



1/13/2026

City of Bloomington – pre-application DRC review
MICHAEL CENTINARIO | Planning Supervisor
City of Bloomington, MN

Mr. Centinario,

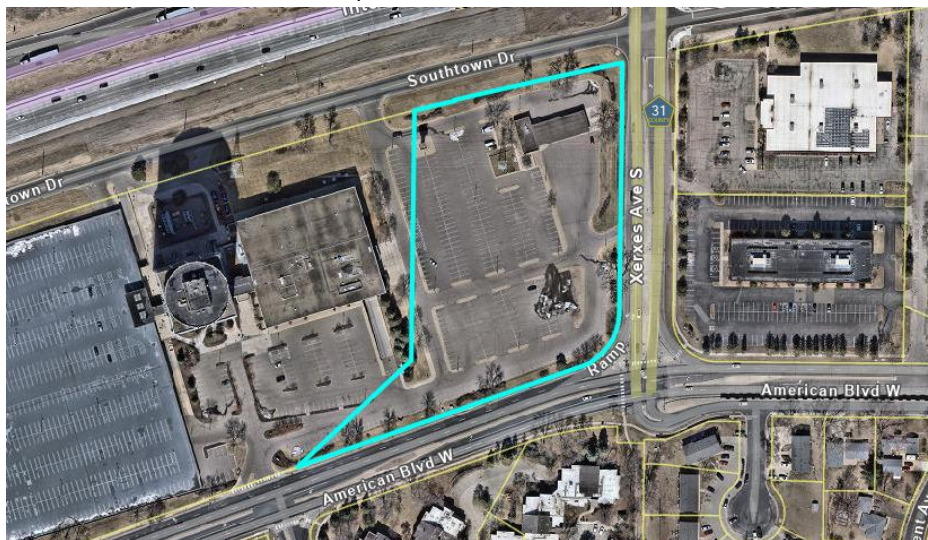
Together with Chase Real Estate and Stonebridge Construction, we are excited to present This preliminary project narrative for a proposed planned unit development (PUD) at the intersection of Xerxes Avenue and American Boulevard in Bloomington, MN. We believe the Penn–American Corridor represents a high-priority opportunity for thoughtful housing and land redevelopment. In partnering with the city of Bloomington’s Forward 2040’s vision, our proposed development will offer new housing options that allow people of any life cycle stage, and from various income levels, to have housing opportunities in the city of Bloomington.

Legal Description:

PID: 0502724210003

Address: 7900 Xerxes Ave S, Bloomington, MN 55431

Parcel Area: 5.2 acres (226,353 sq ft)



Project Overview:

The proposed project will redevelop approximately 4.95 acres of an underutilized surface parking lot into a five-story apartment building constructed above a two-level concrete parking structure. The development will include approximately 270-275+ apartment units, consisting of a mix of market-rate and affordable housing.



The project is designed to make efficient use of the site while delivering high-quality housing, enhanced architectural character, and thoughtfully designed amenities. In addition, the redevelopment will significantly reduce the heat island effect created by the existing surface parking lot, incorporate enhanced landscaping, and improve the site's stormwater management and utility infrastructure.

Proposed Unit Mix:

The building will include a mix of unit types intended to serve a broad range of residents. We will offer the following unit types and various size options.

Alcoves/1 Bedrooms	490-780 Sq. Ft.
1+Dens	823-940 Sq. Ft.
2 Bedrooms	980-1240 Sq. Ft.
3 Bedrooms	1250-1400 Sq. Ft.

The anticipated unit distribution is as follows: approximately 52% alcove/one-bedroom units, 22% one-bedroom plus den units, 20% two-bedroom units, and 5% three-bedroom units.

Affordable Housing Plan:

The proposed development will provide a minimum of 9 percent of the total dwelling units (25 units= 9.1%) affordable to households earning up to 60 percent of Area Median Income (AMI), in compliance with City of Bloomington and State of Minnesota requirements. Affordable units will be proportionately integrated throughout the building in a fair distribution of floor plan types and will not be concentrated in any single area. These units will be comparable in size, design, finishes, and access to amenities to the market-rate units, with final details to be coordinated with City staff during the entitlement process.

Parking:

We have created an agreement with the sellers of the Wells Fargo Plaza to share 175 exterior surface parking stalls. A lot line adjustment will be requested to facilitate a shared parking and access easement, including a shared drive lane serving both properties. In addition, we will have a two-level concrete underground parking garage structure with 350 stalls. These underground stalls (350) + the addition of the 175 exterior surface stalls would bring our parking ratio to 1.9 stalls per apartment (ADA stall count at requirements per code). There is an operable Wells Fargo ATM that will remain in use throughout construction, we will ensure that there is 24/7 access to this atm with the ability to drive in, turn around and exit the property.

Stormwater Management and Site Improvements:



A key component of the proposed development is the improvement of stormwater management on the site. The project will significantly enhance the efficiency of stormwater runoff through modern stormwater infrastructure and best management practices, improving upon existing conditions and contributing to downstream environmental protection. These improvements will meet or exceed applicable City and watershed district requirements while supporting Bloomington’s sustainability and environmental stewardship goals.

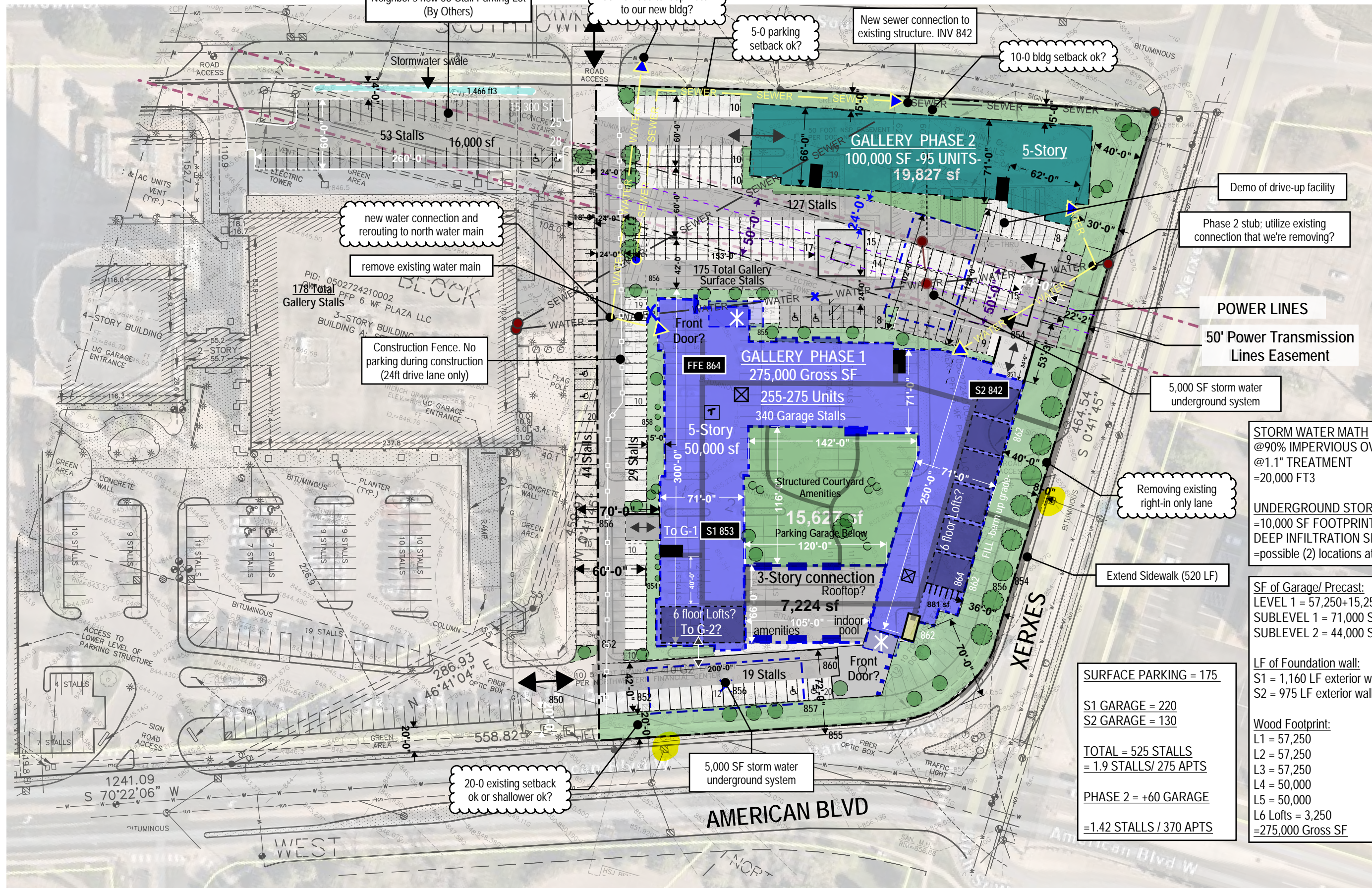
Background on ChaseRE and Stonebridge Construction:

ChaseRE specializes in Multifamily Development, Single-family Land Development and lot sales, Commercial Properties, Construction and Financing. The company has been involved in Twin Cities real estate for over 35 years and was previously one of the state’s largest single-family home builders. Owner, Andy chase built over 2,500 homes with his company Chase Homes before focusing on multifamily development in 2002 when he founded Stonebridge; a sister company that now has over 90 employees and builds hundreds of apartment units each year. As a vertically integrated owner, developer, general contractor and property management team we are proud to have surpassed 1.1 billion dollars of construction work. In addition, together with its construction company Stonebridge, ChaseRE has become a significant multifamily, senior living, condominium and affordable housing developer of nearly 8,000 apartments and condos in the Twin Cities.

Some of our most recent projects include:

- **Gallery Vadnais Heights** – Vadnais Heights, MN – Under Construction (2 phases) – *Phase 1 opening December 2026*
 - Phase 1 (231 units) + Phase 2 (approx. 110 units) ~ 341 units
- **The Murphy** – Savage, MN *opening March 2026*
 - 105 Units
- **Jeffers Waterfront** - Prior Lake, MN – *Opened Late 2024*
 - 197 units
- **The Carver** – Chaska, MN *Opened 2023*
 - 175 Units
- **Gallery on Nicollet** – Burnsville, MN *Opened 2022*
 - 171 Units
- **Eagan Heights** – Eagan, MN *Opened 2022*
 - 162 units

Preliminary (concept) Site Plan: *Please see page 4.*



Neighbor's new 53-Stall Parking Lot (By Others)

do we need to loop water to our new bldg?

5-0 parking setback ok?

New sewer connection to existing structure. INV 842

10-0 bldg setback ok?

new water connection and rerouting to north water main

remove existing water main

Construction Fence. No parking during construction (24ft drive lane only)

Demo of drive-up facility

Phase 2 stub; utilize existing connection that we're removing?

POWER LINES

50' Power Transmission Lines Easement

5,000 SF storm water underground system

STORM WATER MATH
@90% IMPERVIOUS OVER 5 ACRES
@1.1" TREATMENT
=20,000 FT³

UNDERGROUND STORM OPTION
=10,000 SF FOOTPRINT FIELD AT 4-5FT DEEP INFILTRATION SECTION
=possible (2) locations at 5,000 SF each

SF of Garage/ Precast:
LEVEL 1 = 57,250+15,250 courtyard = 71,000
SUBLEVEL 1 = 71,000 SF
SUBLEVEL 2 = 44,000 SF

LF of Foundation wall:
S1 = 1,160 LF exterior wall x 11ft = 12,760 sf
S2 = 975 LF exterior wall x 11ft = 10,725 sf

Wood Footprint:
L1 = 57,250
L2 = 57,250
L3 = 57,250
L4 = 50,000
L5 = 50,000
L6 Lofts = 3,250
=275,000 Gross SF

SURFACE PARKING = 175

S1 GARAGE = 220
S2 GARAGE = 130

TOTAL = 525 STALLS
= 1.9 STALLS/ 275 APTS

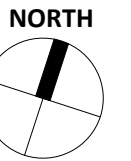
PHASE 2 = +60 GARAGE
=1.42 STALLS / 370 APTS

Removing existing right-in only lane

Extend Sidewalk (520 LF)

20-0 existing setback ok or shallower ok?

5,000 SF storm water underground system



Gallery Bloomington

American Blvd & Xerxes, Bloomington, MN

CHASE REAL ESTATE, BURNSVILLE

Unit Description	<i>Units</i>	<i>SF</i>	<i>Total SF</i>
A1 1 Bed 1 Bath	30	612	18,360
A2 1 Bed 1 Bath Affordable @ 60% AMI	3	612	1,836
A3 1 Bed 1 Bath	78	759	59,202
A4 1 Bed 1 Bath Affordable @ 60% AMI	10	759	7,590
A5 1 Bed 1 Bath	23	780	17,940
144 52%			
B1 1 Bed + Den 1 Bath	25	875	21,875
B2 1 Bed + Den 1 Bath	21	823	17,283
B3 1 Bed + Den 1 Bath	9	940	8,460
B3 1 Bed + Den 1 Bath Affordable @ 60% AMI	6	940	5,640
61 22%			
C1 2 Bed 2 Bath	10	1,240	12,400
C2 2 Bed 2 Bath	10	1,080	10,800
C2 2 Bed 2 Bath Affordable @ 60% AMI	5	1,080	5,400
C3 2 Bed 2 Bath	20	980	19,600
C4 2 Bed 2 Bath	10	1,000	10,000
55 20%			
D1 3 Bed 2 Bath	5	1,400	7,000
D2 3 Bed 2 Bath	9	1,250	11,250
D2 3 Bed 2 Bath Affordable @ 60% AMI	1	1,250	1,250
15 5%			
275 100% Total Units:	275	857.8	235,886
	Affordable Units	25	9.1%
	Affordable Square Feet:	21,716	9.2%

2025 Rental Housing

# Bedrooms	30% AMI	50% AMI	60% AMI	80% AMI
Efficiency	\$694	\$1,158	\$1,389	\$1,852
1 Bedroom	\$744	\$1,241	\$1,489	\$1,985
2 Bedrooms	\$894	\$1,490	\$1,788	\$2,384
3 Bedrooms	\$1,032	\$1,721	\$2,065	\$2,753
4 Bedroom	\$1,152	\$1,920	\$2,304	\$3,072