



Dylan Palmer - City Planner
City of Bloomington, MN

RE: Gallery Bloomington Development Proposal
7900 Xerxes Ave S Bloomington, MN 55431

Mr. Palmer,

Chase Real Estate is thrilled to present our Development Proposal for our Gallery Bloomington plans for the Wells Fargo Plaza -Lot 2- property at the intersection of Xerxes Avenue and American Boulevard.

The Gallery is a substantial investment into this significant intersection and location of the City that will add vibrancy and high-quality design to an underutilized corner property. Our team looks forward to building perhaps our most beautiful project to date. This PD Amendment, Two-Phased, Multi-family housing project will transform a vacant 5-acre parking lot into a beautiful property with upscale architectural design, amenities, landscaping and features.

Please find attached and uploaded onto the City Portal, our application materials and plans. Additionally, we have made various improvements since our January 20th DRC application and review meeting. Responses to those staff comments are attached as well. We look forward to our next steps with you and the City.

Thank you,

A handwritten signature in black ink, appearing to read "Joe McElwain", written over a thin horizontal line.

Joe McElwain
Director of Development
Chase Real Estate
Burnsville, MN 55337
joe@chasere.com



**The Gallery Apartments
Proposed Development | Formal Application**

7900 Xerxes Ave S
Bloomington, MN 55431
April 1, 2026

Applications Submitted:

1. Rezoning from CO-1 to C-4
2. Major Revision to PDP/FDP for 7900 Xerxes
3. Lot Line Adjustment

Property Owner: PFP 6 WF PLAZA, LLC – (Wells Fargo Plaza)
c/o City Center Real Estate Services, LLC
7900 Xerxes Avenue, Suite 210
Minneapolis, MN 55431
Contact: Eric Anderson
E: eric@ccrpllc.com

Developer: Chase Real Estate
2100 County Road 42 West
Burnsville, MN 55337
Contact: Joe McElwain
E: joe@chasere.com

Civil Engineer: Hill Incorporated
2999 West County Road 42
Suite 100, Burnsville, MN 55306
(952) 890-6044
Contact: Eric Fagerberg, PE
E: eric@mnhill.com

Architect: Collage Architects, LLC.
708 15th Avenue NE.
Minneapolis, MN. 55413
Contact: Pete Keeley, Lukas Van Sistine
E: lvansistine@collagearch.com

Zoning Applications:

1. Rezoning CO-1 to C-4
2. Amendment to Wells Fargo Plaza PD; Prelim/Final PD Plans
3. Lot Line Adjustment

Submitted Documents:

1. Development Application
2. Civil Plans
3. Stormwater Management Report
4. Easement Drafts for Lot 1 & Lot 2 (shared parking, access, utilities)
5. Existing Easements Vacation
6. Trip Memo
7. Property Survey
8. Architecture Plans
9. Landscape Plan
10. Affordable Housing Plan
11. Affordable Housing Overall Floor Plan Exhibit
12. Site Photometric Plan
13. DRC Comments - Responses

Property Legal Description:

PID: 0502724210003

Address: 7900 Xerxes Ave S, Bloomington, MN 55431

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

Plat: Northwestern Financial Center

Lot 1 = WF Plaza

Lot 2 = Proposed Gallery Apartments (Purchase Agreement)

Project Overview:

The Gallery Apartments will redevelop approximately 4.95 acres of an underutilized surface parking lot into a two phase, two building multi-family apartment property totaling 360 total apartment units in two, 5-story buildings w/ underground parking garage foundations. Phase 1 is the primary and substantial project improvement project of this development with the larger 270-unit apartment building. The Phase 2 apartment building will occur based on market demand and conditions in the future following the stabilized lease-up of Phase 1. That building will feature same/similar exterior and interior design and materials.

As part of our Purchase Agreement with the property owner (Prime Financial) we will have various shared access, parking, and utility easements across our adjoining properties. We will also be building Prime a 53-stall parking new surface lot to the north of their existing 3-story Wells Fargo office building.

Phase 1 Improvements:

- 270-Unit Multifamily Apartment Building
 - 5-story, 2-levels underground garage
 - Various amenities; 2-story lobby, on-site management office, club room(s), work from home, lounge, pool patio, interior landscaped courtyard amenities, grilling, gym/yoga, sauna, golf simulator, game room, pet wash, resident additional storage, 5th floor club room.
- Neighbor's 53-stall parking lot (Prime Financial / Wells Fargo property)
- Site improvements: entire parking lot, underground stormwater and utilities
- Phase 2 building pad will be graded and seeded.
 - The proposed underground stormwater system is designed to handle Phase 2. Utility stubs will be installed. Per Civil Plans.
- Schedule:
 - April 1, 2026 – Development Applications Submitted
 - Late April: Neighborhood Meeting
 - May/June: Final Council Meetings/Approvals
 - Record DA, Lot Line Adjustments, Entitlements
 - Summer 2026: Closing. Construction Plans underway.
 - Fall 2026: Excavation Start / Construction begins
 - June 2027: Demolition of WF Drive-Up facility
 - Spring 2028: Temp. Certificates of Occupancy per phased openings
 - Summer 2028: Project complete, exterior improvements and parking lot final lifts completed.

Phase 2 (Future) Improvements:

- +/- 90-Unit Multifamily Apartment Building
 - 5-story, underground garage
 - Same/similar exterior and interior design as Phase 1.
- Schedule
 - TBD per Market Demand. Possibly Fall 2029 construction start.
 - Plans do be developed after successful lease-up / occupancy of Phase 1.

Rezoning:

Zoning from CO-1 to C-4.

Lot Line Adjustment:

A lot line adjustment will simplify the shared property lines of Lot 1 and Lot 2; delineated along the western shared drive lane and shared access easement. Access and utility easements for each party will be provided. Refer to draft Civil Easement Exhibits.

Proposed Apartment Home Unit Mix:

The building will include a mix of unit types and variety of floor plans:

Unit Type:	Size:	Mix %
Studio	516 SF	2%
Alcove / 1-Bedroom	612-816 SF	44%
2-Bedroom	877-1290 SF	49%
3-Bedroom	1292-1926 SF	5%

Affordable Housing Plan:

See attached. The proposed development will provide the zoning code’s requirement of 9 percent of the total dwelling units (24 units) affordable to households earning up to 60 percent of the Area Median Income (AMI) in compliance with the City of Bloomington. 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. All apartment homes will feature the same finishes. Final details to be coordinated with City staff during the entitlement and building permit process.

Parking Agreement with Wells Fargo Plaza:

We have created agreements with the neighboring property owner of the Wells Fargo Plaza to share 168 exterior surface parking stalls on the Gallery property. WF will only utilize these stalls for overflow, rare demand needs. Those stalls will be open to WF users from 8am to 5pm Monday-Friday only. This shared parking model works well with the Gallery residents who leave for work during the day. Most residents will be parking underground. Additionally, access over the shared property line drive lane, American Boulevard access and Southtown Drive access will be provided via shared access easements. Refer to attachments.

Resident Parking:

Across our 3,000 apartments, our typical demand for a similar property is 1.6 cars / unit.

Surface Parking Lot	#
Gallery Property	170

Parking Garage	#
Level G2	210
Level G1	159
Total Garage:	369 (1.33)
Total Stalls (Phase 1)	539
Per 270 apartments:	2.0 stalls/apt
Phase 2 (Garage estimate)	65
Total build-out	604
Per 360 apartments:	1.68 stalls/apt

City Parking Code:

Unit Type:	Stalls Required:	Total Required:	PD / Proposed:
Studios	5 units x 1.6 cars/unit =	8 stalls	
1-bedroom	120 units x 1.6 cars/unit =	192 stalls	
2-bedroom	131 units x 2.0 cars/unit =	262 stalls	
3-bedroom	14 units x 2.0 cars/unit =	28 stalls	
		=490 total stalls	539 total stalls
		1:1 underground =270 garage stalls	369 garage stalls

Our office owns and manage 3,000 apartment units in the Twin Cities across urban and suburban properties. Our demand, as measured and studied annually, is typically no greater than 1.6 cars / unit, which includes enough parking for guests. All of our residents register their cars with our property management software. This development is providing a substantial investment in underground parking, in addition to the 170-stall surface lot.

Bike and Resident Storage:

All exterior-facing garage parking stalls will have a bicycle storage rack on the connecting foundation wall. Each bike rack can hold up to two bicycles. We provide additional bike racks for residents when requested.

Resident Storage Units will be provided in Garage Level 1; drywall and sprinklered, and heated with the adjacent garage.

Request for PD Flexibility regarding Resident Storage requirements.

Across our 3,000 apartments units, we have numerous empty storage closets due to lack of demand; in properties where we were required to build based on antiquated suburban property zoning codes. The actual demand per our property metrics -per Spring 2026 - works out to between 20-22% of residents desiring a storage unit.

Provided: 61 Storage Units (22.5%).
Variety of sizes from 6x4 to 10x6 (9-10 feet tall)