

INDIGO RESIDENTIAL PROJECT



PROJECT SUMMARY

The six-story, 394 unit IndiGO apartment project was developed by Lennar Multifamily Communities. It opened in phases starting in October 2016 with all units open by March, 2017. The project is part of Bloomington Central Station, a master-planned, 50-acre transit-oriented development that's being developed by McGough Development. The project has mostly market-rate units with eight Section 8 units available. It offers numerous amenities like a fitness center, a sauna, an outdoor swimming pool, meeting space, a skydeck and a pet-washing station for residents' pets. The project features courtyards including a zen garden, a dog park, a life-sized chess game and a children's playground. It is located to the east of the Hyatt Regency hotel, northeast of the Bloomington Central Station park and is directly west of the American Boulevard Blue Line LRT station. It has convenient access to the Minnesota Valley National Wildlife Refuge.



TOD GRANT INFORMATION

Applicant: City of Bloomington
Funding Cycle: 2014
Grant Amount: \$400,000 from Hennepin County TOD
Funded Elements: The funds were used for public improvements including, street lighting, landscaping and public sidewalks.

**CITY OF BLOOMINGTON
PORT AUTHORITY**
952-563-4861
portauthority@BloomingtonMN.gov
1800 West Old Shakopee Road, Bloomington, MN 55431

FAST FACTS

Developer: McGough Development
Project Type: Apartment
Acres: 3.86
Total Housing Units: 394
Affordable Units: 8
Jobs: 10
Estimated Total Development Cost: \$78.5 million

HOW THIS PROJECT SUPPORTS LIVABLE COMMUNITIES

Housing density

TOD METRICS

Stories: 6
FAR: 2.21
Parking Ratio: 1.74 spaces per unit

STATION AREA

Transit: Metro Blue Line
Station: Bloomington Central Station and 34th Avenue Station

