



elness swenson graham architects
500 washington avenue south
minneapolis minnesota 55415
p. 612.339.5508
f. 612.339.5382
www.esgarch.com

I hereby certify that this document was prepared by me or under my direct supervision and that I am a duly licensed ENGINEER under the laws of the State of Minnesota

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Typed or Printed Name _____
License # _____ Date _____



Kimley-Horn
and Associates, Inc.
2550 UNIVERSITY AVE. WEST, SUITE 239N
ST. PAUL, MINNESOTA 55114
TEL. NO. (651) 645-4197
FAX NO. (651) 645-5116

NOT FOR
CONSTRUCTION

REVISED PDP
FINAL DP
10/16/2013

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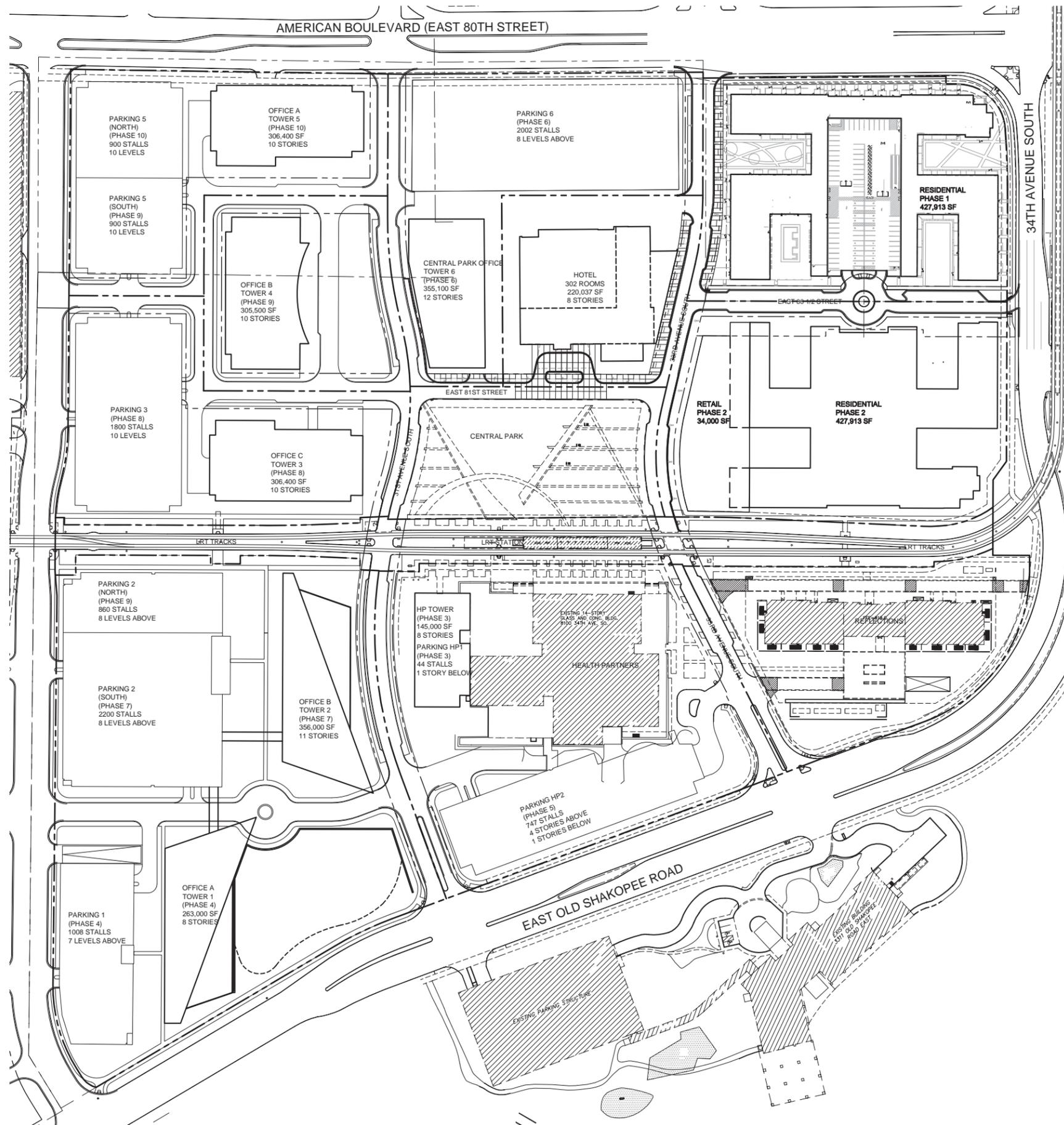
No.	Description	Date
1	CITY COMMENTS	11/08/13

160573003
PROJECT NUMBER

KEY PLAN

Bloomington Central
Station Residential
OVERALL MASTER SITE PLAN -
SITE DATA

PDP 3



SITE DATA

BCS RESIDENTIAL PHASE 1
SITE AREA = 193,854 SF
BUILDING AREA = 427,913 SF
FLOOR AREA RATIO (FAR) = 2.21
BUILDING HEIGHT = 74'-8"

BCS RESIDENTIAL PHASE 2
SITE AREA = 211,459 SF
BUILDING AREA = 427,913 SF
FAR = 2.02
BUILDING HEIGHT = 74'-8"

BCS HOTEL
SITE AREA = 101,566 SF
BUILDING AREA = 220,037 SF
FAR = 2.17
BUILDING HEIGHT = 101'-0"

HEALTH PARTNERS EXPANSION
SITE AREA = 279,554 SF
BUILDING AREA = 615,900 SF
FAR = 2.20
BUILDING HEIGHT = 126'-0"

CENTRAL PARK OFFICE
SITE AREA = 167,949 SF
BUILDING AREA = 359,500 SF
FAR = 2.14
BUILDING HEIGHT = 171'-0"

SOUTHWEST OFFICE A & B
SITE AREA = 383,255 SF
BUILDING AREA = 623,700 SF
FAR = 1.63
BUILDING HEIGHT = 144'-0"

WEST OFFICE C
SITE AREA = 165,375 SF
BUILDING AREA = 306,400 SF
FAR = 1.85
BUILDING HEIGHT = 134'-6"

NORTHWEST OFFICE A
SITE AREA = 151,181 SF
BUILDING AREA = 306,400 SF
FAR = 2.03
BUILDING HEIGHT = 135'-6"

NORTHWEST OFFICE B
SITE AREA = 107,728 SF
BUILDING AREA = 305,500 SF
FAR = 2.84
BUILDING HEIGHT = 135'-6"

CENTRAL STATION PARK
SITE AREA = 96,243 SF

REFLECTIONS
SITE AREA = 138,258 SF
BUILDING AREA = 282,000 SF
FAR = 2.04
BUILDING HEIGHT = 171'-0"

TOTAL DEVELOPMENT AREA = 1,996,421 SF

LRT EASEMENT AREA = 111,559 SF

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