

# THE FENLEY RESIDENTIAL PROJECT



## PROJECT SUMMARY

The six-story, 402 unit The Fenley apartment project was developed by McGough Development. It opened in phases starting in April 2020 with all units open by August 2020. 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 40 units affordable to those making 80% AMI. It offers numerous amenities including a fitness center, yoga/on demand workout studio, a sauna, an outdoor swimming pool, club room, work-from-home café, meeting spaces, library lounge, a sky-lounge, multiple fire pits and gas grilling stations, LuxerOne package delivery system, and a pet-spa/washing station for residents' pets. The project features multiple courtyards including landscaped seating areas, BBQ/grilling stations, pool terrace seating, pergolas, and bocce court. It is located to the north of the two Reflections condominium towers, south of the IndiGO apartment project, and east of the Bloomington Central Station park. It has convenient access to the Minnesota Valley National Wildlife Refuge.

### 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:	4.26
Total Housing Units:	402
Affordable Units:	40
Jobs:	8
Estimated Total Development Cost:	\$100 million
City/Port Public Assistance:	Redevelopment TIF: \$10.6M

## HOW THIS PROJECT SUPPORTS LIVABLE COMMUNITIES

Housing density and 40 income restricted units

## TOD METRICS

Stories:	6
FAR:	2.35
Parking Ratio:	1.5 spaces per unit

## STATION AREA

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

## TOD GRANT INFORMATION

Applicant:	City of Bloomington
Funding Cycle:	2018
Grant Amount:	\$250,000 from Hennepin County TOD
Funded Elements:	The funds will be used for public improvements including, street lighting, landscaping and public sidewalks.

