



Development Review Committee

Approved Minutes

Pre-Application, PL2021-4
Meeting Date: January 19, 2021
Via Webex

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Tim Skusa (Bldg & Insp) 952-563-8953
Steve Segar (Utilities) 952-563-4533
Mike Hiller (Planning) 952-563-4507
Laura McCarthy (Fire Prev.) 952-563-8965
Maureen O'Brien (Legal) 952-563-8781
Cherie Shoquist (HRA) 952-563-8946

Kent Smith (Assessing) 952-563-8707
Jason Heitzinger. (Assessing) 952-563-4512
Erik Solie (Env. Health) 952-563-8978
Renae Clark (Park & Rec) (952) 563-8890
Michael Centinario (Planning) 952-563-8921
Erika Brown (Police) 952-563-4975
Aarica Coleman (HRA Admin.) 952-563-8940
Jason Schmidt (Port/HRA) 952-563-8922

Project Information:

Project 8200 Humboldt Avenue Redevelopment

Site Address 8200 HUMBOLDT AVE S, BLOOMINGTON, MN 55431

Plat Name INLAND PARK;

Project Description Comprehensive Plan Amendment to reguide 8200 Humboldt Avenue from Office to High Density Residential, Rezoning from B-1 Neighborhood Office to RM-50(PD) High Density Multi-Family (Planned Development), and preliminary and final development plans for a 144-unit apartment building at 8200 Humboldt Avenue.

Appl. Type Comprehensive Plan Amendment; Rezoning; Prelim/Final Dev. Plan

Staff Contact Mike Centinario;
mcentinario@BloomingtonMN.gov (952) 563-8921

Applicant Christopher Willette, ESG; christopher.willette@esgarch.com
Contact Teresa Forsberg, ESG; teresa.forsberg@esgarch.com

Post Appl. DRC YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202100004" into the search box.

Guests Present:

Name	Email
Christopher Willette, ESG	christopher.willette@esgarch.com
Teresa Forsberg, ESG	teresa.forsberg@esgarch.com
Alyssa Jagdfeld, ESG	
Brian Bachman, Enclave Companies	
Burt Coffin, ESG	

INTRODUCTION (Centinario):

The applicant has submitted pre-application plans to redevelop an existing 3-story office building with a four-story 144-unit apartment building at 8200 Humboldt Avenue S. The project would entail an amendment to the Comprehensive Plan, a rezoning to high-density residential, and preliminary and final development plans. The property is platted and no changes to property boundaries are proposed.

Discussion/Comments:

PLEASE NOTE: Below is not a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.

- Renae Clark (Park and Recreation):
 - No comment.
- Jason Heitzinger (Assessing):
 - Asked if there is an estimate of the demo costs. Bachman stated around \$350,000.
- Erik Solie (Environmental Health):
 - Obtain a Rental License with our City Licensing Division prior to occupancy.
- Tim Skusa (Building and Inspection):
 - See Comment Summary, and call with questions.
- Laura McCarthy (Fire Prevention):
 - Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes. .
 - Ensure landscaping does not interfere with emergency access.
 - Wet standpipe hose valves shall be located within 200' and dry standpipe hose valves located within 130' of all building areas.
 - See plans for additional comments.
- Erika Brown (Police):
 - Please work with Police for security during construction and demolition as many construction sites are having copper items stolen.
- Brian Hansen (Engineering):
 - Please identify all easements (existing and intended vacations) on plans.
 - Traffic and parking studies required prior to a formal application submittal.
 - Existing private storm sewer on site drains to MnDOT I-35W storm system. Additional permitting from MnDOT related to drainage may be required.
 - The site is within the NMCWD. Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- Steve Segar (Utilities):
 - Suggest you connect to the 8" water main off of Humboldt Avenue and loop from there.
 - Review grading and elevations to prevent 100-yr storm runoff from entering underground parking garage and interior sanitary sewer floor drains.
- Maureen O'Brien (Legal)
 - No comment.
- Cherie Shoquist (HRA):
 - Will provide the applicants with some OHO/development related links to the City's website.
- Jason Schmidt (Port)
 - No comment.
- Aarica Coleman (HRA)
 - No comment.

- Kent Smith (Assessing)
 - City records indicate a local owner of the site. Narrative indicated a New York contact for ownership. Bachman clarified the owner has both a local and New York address. The site has not changed ownership.
- Mike Centinario (Planning):
 - This site has limitations and staff realizes flexibility is needed for this project to work.
 - Keep in mind that when flexibility is being requested, there are findings of fact that must be made. For planned developments, development flexibility is based on a finding of public benefit.
 - The proposed use is a big change to the neighborhood which is often challenging for neighbors.
 - The city encourages the applicant team to engage with the surrounding neighborhood. City can supply surrounding property owner addresses in a mailing label format.
 - The minimum setback is for the RM-50 zoning district 40-feet. The proposed setback is 20-feet. We encourage the team to increase this setback along Irving Avenue.
 - A shadow study is required.
 - The site has a nine percent affordable housing requirement and there are development incentives outlined in Chapter 9 of the City Code.
 - The party room contributes to the parking requirement. Identify the amenity spaces on the first level. A 29% parking reduction is high for this location. A parking study will analyze the proposal to determine if that level of reduction is appropriate.
 - Identify the number of storage units. With bike parking, the storage volume must be at least 96 cubic feet. Using the OHO incentive, 72 storage units are required.
 - 300 square feet of usable open space is required per dwelling unit. At 144 units, 43,200 square feet of usable open space is required. Balconies are permitted two times their area in meeting open space. Please complete a useable open space analysis.
- Bachman will contact Shoquist offline. Bachman stated it is their intent to provide some kind of open space amenity that would be accessible to the neighborhood residents and not just for the residents of the development.
- Willette asked Hansen for clarification regarding a traffic comment requesting two different site plan configurations: current and future. Hansen stated the comment is to ensure plans submitted will take into account the present and future I-35W southbound ramp configuration as these modifications do not have a date certain for completion.
- Willette asked Skusa to comment on Building & Inspection Comment Summary #7. Skusa explained the plans are not detailed enough to answer all of the existing requirement questions. A higher level discussion will need to be done during Code Review. McCarthy added that hose valves requirements will need to be kept in mind as part of this review.



Comment Summary

Application #: PL202100004

Address: 8200 Humboldt Avenue South

Request: Comprehensive Plan Amendment to reguide 8200 Humboldt Avenue from Office to High Density Residential, Rezoning from B-1 Neighborhood Office to RM-50(PD) High Density Multi-Family (Planned Development), and preliminary and final development plans for a 144-unit apartment building at 8200 Humboldt Avenue.

Meeting: Pre-Application DRC - January 19, 2021

NOTE: All comments are not listed below.
Please review all plans for additional or repeated comments.

Building Department Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) Must meet 2020 MN State Building Code and 2020 MN Accessibility Code.
- 2) Provide a detailed code analysis with the plans.
- 3) SAC review by MET council is required.
- 4) After City Council approval - please schedule Pre-Permit meetings with Building and Inspections.
- 5) Separate permit required for the parking lot.
- 6) Elevator lobbies required on all levels.
- 7) All exits shall be to the exterior.

Fire Department Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

- 1) Wet standpipe hose valves shall be located within 200' and dry standpipe hose valves located within 130' of all building areas.
- 2) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 3) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 5) Building/property shall be adequately signed for emergency response.

Construction/Infrastructure Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Use standard Non-Res Driveway Approach at all entrances.
- 2) Existing walk currently wraps around entire parcel. Will part of the sidewalk be removed as well?

Environmental Health Review Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) Obtain a Rental License with our City Licensing Division prior to occupancy.

Utility Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Provide peak hour and average day water demand and wastewater flow estimates.
- 2) All unused water services must be properly abandoned at the main (many have been completed previously). All unused sanitary sewer services must be properly abandoned at the property line.
- 3) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Meter to be located within 10' of exterior wall.
- 4) An inspection manhole is required on all commercial sewer services.
- 5) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Fire truck accessible FDC to be within 50' of hydrant.
- 6) Provide peak hour and average day water demand and wastewater flow estimates.
- 7) A Minnesota licensed civil engineer must design and sign all civil plans.
- 8) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 9) Install interior chimney seals on all sanitary sewer manholes.
- 10) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 11) Use standard short cone manholes without steps.
- 12) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 13) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 14) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 15) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 16) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 17) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed.
- 18) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 19) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 20) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division
- 21) Use schedule 40, SDR 26, or better for PVC sewer services.
- 22) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 23) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 24) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 25) Design ramp to underground parking to prevent 100-yr stormwater runoff entering structure and interior sanitary sewer drains.
- 26) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 27) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 28) Review grading and elevations to prevent 100-yr storm runoff from entering underground parking garage and interior sanitary sewer floor drains

PW review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Show and label all property lines and easements on all plan sheets. There are existing sidewalk and sidewalk/bikeway/utility easements. There is an old temporary license agreement with the City for a transportation facility that may or may not be valid any longer.

Traffic Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Show location of a bike rack and bike rack detail on the plan.
- 2) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Brian Hansen (952-563-4543, bhansen@BloomingtonMN.gov) for permit information.
- 3) A traffic study calculating trip generation and traffic impacts and mitigation on routes to the site is required.
- 4) The parking deviation from City Code of 29% will be very difficult to justify in a residential area where the spillover parking will have impacts on the adjacent neighborhoods and residential roadways. All site parking demand is to be accounted for and accommodated on site. Advance planning with the understanding that on-street parking will not be allowed.
- 5) Show site plan with two versions - one with existing roadway network connections and one over the planned future conditions (staff will provide the most current MnDOT plan). The plans should be prepared for work to fit into the existing conditions, including closing existing curb cuts, etc. The site circulation should make sure that it works with the future roadway network changes.
- 6) Extend sidewalk along 82nd street to edge of property line. This will connect to existing Humboldt Avenue and future off-road trail connection after Humboldt is removed.

Water Resources Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) An erosion control bond is required.
- 2) List erosion control maintenance notes on the plan.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) Existing private storm sewer on site drains to MnDOT I-35W storm system. Additional permitting from MnDOT related to drainage may be required.
- 5) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 7) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 9) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 10) Show erosion control BMP locations on the plan
- 11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

Planning Review Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) The subject site is guided for office land uses in the Comprehensive Plan and is zoned B-1 Neighborhood Office. The property must be reguided and rezoned for high-density residential land uses. The project is not fully-entitled until the Metropolitan Council has affirmed the Comprehensive Plan Amendment.
- 2) Exterior materials must meet Section 19.63.08. Please identify all exterior materials and their percentages. This site is surrounded on all four sides by public right-of-way - the Opportunity Housing Ordinance exterior materials allowances do not apply. Any deviation from City Code materials requirements would need to be approved by City Council as development flexibility.
- 3) Show location of a bike rack and bike rack detail on the plan - consult with City Engineering staff on quantity and location.
- 4) Given the site's proximity to Interstate 35W, the project may need to incorporate noise attenuation beyond standard building practices. See Minnesota Rules 7030.0010-0080.
- 5) List the number of parking spaces required by city code and the number of spaces provided on the site plan. The parking deviation that would be needed seems too high for this location. A parking study conducted by an independent engineering firm will be required before we can accept a development application.
- 6) There is some uncertainty of the right-of-way status due to 494/35W interchange modifications. MnDOT staff coordination is necessary to ensure the site design is compatible with right-of-way changes.
- 7) Interior trash and recycling must be provided.
- 8) A minimum 20 foot landscape yard is required along all street frontages. It looks like the landscape yard is met, but the 20-foot building setback should be increased.
- 9) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candles is required on the parking surface. Structured parking must have a minimum of 3.0 foot-candles.
- 10) One tree is required for each 2,500 square feet of developable area. One shrub is required for each 1,000 square feet of area. The tree and shrub requirement is 48 and 120, respectively.
- 11) The 1 enclosed parking stall per unit standard would be met with 161 structured stalls.
- 12) 300 square feet of usable open space is required per dwelling unit. At 144 units, 43,200 square feet of usable open space is required. Balconies are permitted two times their area in meeting open space. Please complete a useable open space analysis.
- 13) The party room contributes to the parking requirement. Identify the amenity spaces on the first level.
- 14) Parking along the east side of the site does not meet the minimum 20-foot landscape yard area. A deviation from City Code must be requested.
- 15) Sidewalk along W. 82nd must be 8-feet wide.
- 16) Sidewalk along Irving and W. 83rd must be 6-feet wide.
- 17) Sidewalk along parking stalls must be 7 feet wide (6.5 feet plus curb) to account for vehicle overhang.
- 18) Identify the number of storage units. With bike parking, the storage volume must be at least 96 cubic feet. Using the OHO incentive, 72 storage units are required.
- 19) A shadow study is required. If not for all times of day, then at least for the AM shadow. With four stories and a 20-foot setback, staff is concerned about the impact to single-family homes across the street.
- 20) Please review exterior materials requirements. Brick and glass are permitted primary exterior materials. Metals may be primary materials, but are subject to warranty and thickness requirements. Fiber cement panels are secondary exterior materials.
- 21) Providing 211 stalls would represent about a 29 percent parking reduction from City Code requirements. This location may not support this level of deviation. A parking study must be conducted to demonstrate this parking supply would be adequate. While there is transit available, 29 percent is high.
- 22) Has an ITE trip generation analysis been completed? The number of trips may be impactful to the neighborhood should the number of trips be higher than a fully-occupied office building. This is especially true assuming W. 82nd at Irving Avenue is right-in, right-out.