



# Development Review Committee

## Approved Minutes

Pre-Application, PL201700229  
 Meeting Date: October 24, 2017  
 McLeod Conference Room  
 Bloomington Civic Plaza  
 1800 West Old Shakopee Road

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### Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Kris Kaiser (Fire Prev) 952-563-8968	Erik Solie (Env. Health) 952-563-8978
Ulysses Seal (Fire Prev) 952-563-4811	Shawn James (Planning) 952-563-8918
Randy Quale (Park & Rec) 952-563-8876	Michael Centinario (Planning) 952-563-8921
Duke Johnson (Bldg & Insp) 952-563-8959	Glen Markegard (Planning) 952-563-8923
Heidi Miller (Police) 952-563-4975	Sara Flagstad (Eng.) 952-563-4627
Steve Segar (Eng.) 952-563-4533	Tim Kampa (Utilities) 952-563-8776
Jen Desrude (Eng.) 952-563-4862	Eric Wharton (Utilities) 952-563-4579

### Project Information:

Project	Bloomington Central Station Residential Phase 3
Site Address	8051 33RD AVE S, BLOOMINGTON, MN 55425
Plat Name	BLOOMINGTON CENTRAL STATION 2ND ADDN;
Project Description	Final Development Plan for a 398 unit multi-family building with approximately 4,100 square feet of commercial space
Application Type	Final Development Plan
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Kimley-Horn and Associates Inc - (651) 643-0469 brandon.elgert@kimley-horn.com
Developer	
Post Application DRC	Yes

### Guests Present:

Name	Email
Christopher Willette	Chris.willette@esgarch.com
Thomas Lincoln	Tom.lincoln@kimley-horn.com
Dave Higgins	David.higgins@mcgough.com
Mark Fabel	mfabel@mcgough.com

**INTRODUCTION:**

This meeting is to review a six story, 398-unit multi-family residential building with 4,000 square feet of commercial space. The site is the next phase in the Bloomington Central Station (BCS) residential development, and is immediately south of IndiGO, which was built as phase 2 and completed last year.

Applicant introductory comments:

Higgins stated that this is the next phase of development following the high success of IndiGO.

Applicant anticipates submitting the formal application November 15<sup>th</sup>. The goal is to have an early to mid-summer construction start. Lincoln added that they are proceeding with the plat which was submitted separately on October 16<sup>th</sup>. They will go to Council with the final plat on December 4<sup>th</sup> and file the plat before end of year. The plat will require park dedication to be resolved before it gets released. There are also some easement vacations which will also be heard by Council on December 4<sup>th</sup>. Much of the site has already been established, such as roadways and utility services. The project will have a drop-off on the west side of the property, adjacent to 33<sup>rd</sup> Avenue and the park. The applicant is submitting an application which will include a revision to the Preliminary Development Plan (PDP) for BCS. This will address the change in density for retail on this site in the northeast quadrant.

- Centinario responded that the Planning Manager considers this a minor change to the PDP and applicant won't need to reapply for the PDP entitlement. However, an updated graphic should be submitted. Applicant should consider how to relocate commercial space in future phases. The approved PDP has 34,000 square feet of commercial space on this phase. With going from 34,000 to 4,000, the applicant should think about where the retail space could be relocated within future phases. FARs for the entire development and unit counts for the residential pieces would be helpful as well.

**Discussion/Comments:**

- Randy Quale (Park and Recreation):
  - No comment.
- Kent Smith (Assessing):
  - Park dedication is required and City staff is working on the calculation. The amount should be available within a day or two. Whether this is paid in cash or credit from the land bank, there will be credit for existing buildings.
- Erik Solie (Environmental Health):
  - No comment.
- Duke Johnson (Building and Inspection):
  - Johnson asked when a plan will be available for code analysis. Applicant stated that this will go out to bid in the spring. Johnson clarified that Building and Inspections would like to see the plans when approximately 80% complete. Once received, it will be assigned to a plan reviewer. Johnson offered to meet sooner if there were any code questions or specific issues, and Willette responded that he would like to meet when they have a 50% completed plan.

- Laura McCarthy (Fire Prevention):
  - The biggest concern is the access around the building. Meeting set up next Tuesday to work through those issues along with radio communications in the structure. Defer for now.
  - Kaiser will be the inspector for this phase, as he was with the first two phases.
  - There should be access to all the stairwells from first floor. It is critical that there is access from the interior, not just the exterior.
    - In the fitness area for example, access will need to be created.
    - Willette: NW quadrant does not have access to the main entry as it is isolated by the drive aisle. Is it possible to avoid needing stair access here?
      - McCarthy responded that it is a discussion that needs to be discussed when plans are being finalized to find the best solution with the least amount of deviation from what other Divisions need, and the building code. Keep Fire involved in plan development early on to get the requirements built in ahead of time, or otherwise addressed.
  - Addressing will be a big concern. It's necessary to identify the four quadrants. Exterior signage should make this clearer.
  - Be aware of landscaping, which can impede fire operations. Fire Prevention can work with applicant on this to minimize interference.
  - Lincoln stated that the applicant anticipates a fire pump. McCarthy instructed to work with Kaiser on this.
  - Kaiser added that the biggest hurdle for phase two was the design of the sprinkler protection, especially regarding the three hour fire wall separation. Work with Fire Prevention so that sprinkler contractors are aware how it needs to be designed and submitted. McCarthy added that this should be identified up front for bidders because it will have a financial impact to create zones to incorporate the three hour separation, possibly as a part of the spec book.
  - Willette asked if the City requires direct access to the fire pump room from exterior.
    - McCarthy responded that she believes code says that it is required, but needs to verify. Willette responded that this may be an issue because the fire pump room is in the middle of the parking ramp area. Centinario asked if access has to be on the outer perimeter. McCarthy clarified that it needs to be on the fire department access route. One thing to consider is annual pump testing which will require heavy water flow. Also, an engine will not be able to get into the ramp so perimeter access is required. Access is coming out of 80 ½ St. The preferred option would be having the connection off of 80 ½ so it is easier for usability and consistency with both buildings.
  - McCarthy added that there should be no parking spots in front of the hydrants. This was an issue in the previous phase, and needs to be addressed up front to avoid problems in this phase.
  - Lincoln asked if a fire engine would ever pull into the drop-off on the west side of the site, by the park. McCarthy stated that this could be reviewed at next week's meeting.
- Heidi Miller (Police):
  - No comment.
- Jen Desrude (Engineering):
  - Parking study is underway.
  - If there are questions about comments and redlines, follow up with Desrude.
  - Lincoln added that there were some modifications to the unit count and bedroom count for the traffic analysis. Desrude stated that this information is needed as soon as possible.

- Keep in mind that with a goal of a December 4<sup>th</sup> Council approval for the plat, that is a short window to get signatures for City staff. If mylars are set on December 4<sup>th</sup>, staff can take them and prepare them for signature on the 4<sup>th</sup>.
  - Applicant stated that Hennepin County review is in process right now as well.
- Fabel asked if it is possible to get into the Nov 20<sup>th</sup> meeting. Desrude will check to see if the 20<sup>th</sup> is an option, but because it is type 2, staff needs to verify that advertisement requirements can be met.
- Tim Kampa (Utilities):
  - Most comments are on comment summary.
  - The City is currently in the process of updating the comprehensive plan which includes redoing the sewer model. Some of the pipes coming up to this area were scheduled for capital improvements, but as these developments come on line, they are putting a significant burden on the pipes. With the new model being built, Kampa needs to verify that there is capacity to accommodate this development. There is new pipe in Killebrew Drive and East Old Shakopee Rd starting on 28<sup>th</sup> Avenue. The plan is to go up 28<sup>th</sup> Avenue and over to the development. There is work that would be needed on American also. Applicant may need to look at private systems as well to make sure they can accommodate both buildings. The City needs to really look at this to make sure that the applicant can be served. Lincoln stated that they plan to tie into 80½ as well as 33<sup>rd</sup>.
  - Kampa asked if IndiGO was completely occupied, and Higgins responded that they are at approximately 95% capacity, 90% about a month ago. Kampa stated that the usage patterns are much less than the Met Council's forecast flows. This helps the model, and Kampa wants to use this to model to assess what is expected.
  - Kampa pulled up the Utility Plan. There's a water main just north of the tracks, this was the service to the LRT and was abandoned out on 34<sup>th</sup>. Lincoln stated that he would look into it with Met Council. Kampa recommended working with Kris Olk. Kampa believes that there is an irrigation system and service to the wash-down as well.
  - Utility spacing needs to meet ROW ordinance. There must be space to work lines in the future. Lincoln added that they intend to do a section at the NE corner to show how it can be excavated without undermining the footings.
  - SAC determination is required—contact Met Council. The steam plant may have some good credits available after it is torn down. Work with Eric Wharton to determine how many credits. MCES typically computes that but City has input.
  - Hydrant coverage should be a 150' radius. Get 1 hydrant within 50 feet of fire department connection.
  - For the parking ramps, be sure that stormwater is kept out of the sanitary sewer. Build bump-ups so rain water doesn't go directly into floor drains.
  - Staff may look for stray current test points if the water main is getting close to the LRT tracks.
- Mike Centinario (Planning):
  - The biggest concern with this development is the parking supply. The parking study should shed light on anticipated parking demand. This is a significant deviation that would be requested, over twice the deviation approved at IndiGO. Fabel asked Centinario to look into Reflections for comparison as well.
  - Parking study should look at peak residential and peak visitor demand. Fabel added that SRF will need to answer whether retail drives up demand.
  - Parking calculation did not include party room parking requirements. Also, restaurant seats weren't included. Consider the requirements for the different uses that may be

accommodated within the commercial space. Lincoln stated that they will work with ESG to see which has a higher demand.

- Landscaping plan meets code requirements. Work with McCarthy to consider location of trees. Lincoln stated they will bring a landscape plan to fire meeting next week.
- The development is outside of airport overlay zone, but is still in the safety zone. Applicant won't need an airport permit for the building itself, but one will be needed from the FAA for the cranes.
- Exterior parking areas and entrances have lighting requirements.
- Resident storage units are shown; there are volume and area requirements in the zoning code. Please include details on storage room area and volume.
- Dog run that was listed on a plan extended into future easement in public ROW and will need to be relocated. The dog run should not extend beyond the face of the building.
  - Fabel asked if the encroachment could be accommodated. Centinario recommended possibly vacating the ROW if it is not needed. For right now though, the dog run must be relocated.
- Two different trash rooms are included. The cursory calculation shows that trash room size is acceptable.
- Pedestrian street step-back was a consideration for IndiGO, but that does not apply here because of the park across the street.
- Lincoln asked if there were any concerns about the locations of public entries. Centinario replied that there were no obvious issues but would look into it.
- The development will come back for a formal DRC review once final application is received. There must be a full week between formal submittal and a formal review.

- Applicant Questions:

- Willette inquired about the exterior finishes, and calculated elevations. Many of the materials that are shown are code compliant. Staff will need to review panels 5A-D. Willette inquired what is required in terms of panels. Centinario replied that an 18 gauge aluminum panel was used for IndiGO. Twenty gauge has been used for steel. If pre-finished, a 30 year manufacturer's warranty on the finish is required.
- Willette stated that the balconies extend over the utility easements. Desrude replied that this is an issue and staff will need to verify that equipment can get in to perform maintenance in the ROW. Willette inquired about the review process. Desrude stated that the applicant will need to apply for a permit (300.00 fee), and the review takes about a month. From there, there would be a recorded agreement between the City and developer. There was an encroachment agreement for IndiGO for the stoop. Applicant requested that Desrude send the developer a copy of the encroachment agreement.
- Willette asked if the signage process is included in the DRC. Centinario responded that it is an administrative review. Work with planning staff before getting too far into sign design.
- Willette started to ask a phased development question, but was unsure the intent and will need to follow up.
- Fabel stated that there will be phased occupancy; two separate phases. McCarthy stated that there will be requirements with this that will be worked out down the line.
- Applicant stated that the two phases will be complete in approximately June, and then the following February.



## Comment Summary

**Application #:** PL2017-229

**Address:** 8051 33RD AVE S, BLOOMINGTON, MN 55425

**Request:** **Final Development Plan for a 398 unit multi-family building with approximately 4,100 square feet of commercial space**

**Meeting:** Pre-Application DRC - October 24, 2017

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

- 1) The applicant is proposing a six-story 398 unit multiple-family residential building with 4,059 square feet of commercial space. The project is the next residential phase in the Bloomington Central Station development. The site is located immediately south of Indigo, a six-story residential building that was completed last year.
- 2) The Planning Manager has determined a major revision to the preliminary development plan is not required for the Phase 3 project. However, an updated preliminary development plan graphic should identify where the commercial space that was removed from the Phase 3 residential project could be located within Bloomington Central Station.
- 3) From a Planning and Zoning perspective, the amount of parking deviation required is a concern. The parking study must take into consideration peak resident parking demand and peak visitor/guest parking demand, which may not be at the same time.

To mitigate parking issues that have occurred at Indigo, a detailed guest and retail parking management plan, addressing recommendations of the forthcoming parking study, should be prepared in advance of the development application.

Staff's parking analysis is higher than indicated in the DRC materials. There is a significant amount of party room space which is identified as a parking requirement, but not included in the parking analysis. Further, the commercial space is strictly retail. Restaurant parking requirements are based on seat counts and the parking requirement for restaurants are often higher than retail spaces of a similar size.

- 4) Include the FAR for the total development area, as well as the number of residential units for each of the residential phases.
- 5) For the development application submittal, please include parking stall and drive lane dimensions. Stall dimensions within the structure are 8.5 by 18 feet. Any stalls outside of the structure are a standards 9 by 18 feet. Drive lanes where there is 90 degree parking is 24 feet minimum.
- 6) Based on site size, 73 trees and 186 shrubs are required. Up to 25% of the shrub requirement may be met with perennial grasses. The tree requirement is met as well as the shrub requirement given the amount of perennial grasses.

- 7) Consider shifting trees slightly farther away from fire access to avoid vegetative conflicts in the future.
- 8) To be used as primary exterior materials, additional review is required for Metal Panel 5A-D. A prefinished aluminum Firestone product was approved as a primary building material for the Indigo project. If using the same product, we would only need some basic documentation to keep in our case file.
- 9) An Airport Zoning Permit will be required for construction cranes or for any portion of the building 80 feet or more above grade. To procure an Airport Zoning Permit a No Hazard determination from the FAA must be provided.

Any construction cranes that exceed a height of 991 feet will require a temporary variance from the Metropolitan Airports Commission.

- 10) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 11) Parking structure and exterior security lighting must meet Section 21.301.07. A minimum of 5.0 foot-candles is required on the parking surface associated with the retail use (which may be reduced to 2.5 foot-candles for the outer perimeter of the parking lot. Parking associated with the residential use requires 3.0 footcandles and may be reduced to 1.5 footcandles along perimeters.
- 12) A fully enclosed, lockable storage space, located outside the unit must be provided for each dwelling unit. Each storage space must have at least three feet horizontal dimension, four feet vertical dimension, and a minimum 96 cubic feet. The submittal materials indicated resident storage areas, but did detail the number of storage units of the volume of each unit.
- 13) A dog run is located along 34th Avenue South and extends into an easement and public right of way. The dog run must be relocated so it does not extend past the face of the building. Consider relocated to the northern patio area along 34th Avenue where the space is more uniform.
- 14) Interior trash and recycling must be provided. There is a multiple-family trash sizing requirements as well as uniform building code recycling requirements. A separate trash room is identified on the plan, but commercial trash and residential trash should not be mixed. After a cursory review, staff believes the trash facilities are adequate.
- 15) Pedestrian street step back requirements apply to buildings along 33rd Avenue South. However, this requirements do not apply to this particular development because there is no building across the street (BCS Park).

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

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

**Construction/Infrastructure Review - Pre-App Contact:** Jen Desrude at  
jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Dimension Turnaround Radius.

- 2) Maintain a 2' clear zone from poles to walkable surface.
- 3) Use City of Bloomington detail for Non-Res Driveway approach w/ sidewalk.
- 4) How will the sod survive with 1' of clean washed, free draining sand? Shouldn't it be mixed with organics/topsoil?
- 5) Concrete in driveway area likely to have greater depth than sidewalk. Hatch accordingly.
- 6) Much of curb on westside of the site is D418 rather than B612 and is not called out.
- 7) Can design cues be added to the fire lane? It invites pedestrians to the road where we don't want them to be especially given the proximity to the LRT line.
- 8) This line extends 4'-6' past south ROW line.
- 9) Show existing Xcel line.
- 10) Show the electrical lines in this area.
- 11) Irrigation Crossing.
- 12) Show irrigation conduit.
- 13) Show electrical lines.
- 14) Is this some sort of storm water treatment pipe galley? Does BCS have rights to do storm water management in the LRT right-of-way? Typically Bloomington says storm water treatment needs to occur on private property.
- 15) Why is there temp parking shown on the walk/ fire lane?
- 16) Show how this truck dock works with a moving truck and doesn't block 80 1/2 Street traffic.
- 17) Clarify how snow removal will work as this is the only entrance/exit to the ramp.
- 18) Proposed symbols do not match grading plan.
- 19) Existing?

**PW Admin Review - Pre-App Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement. Walls at circle on north side.

**Traffic Review - Pre-App Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Traffic comments are forthcoming.

**Utility Review - Pre-App Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Looks like this water service was already abandoned at the main in 34th Ave. The pipe might still be in the ground running parallel to the tracks.
- 2) This water service takes a jog to the west as shown. If the service won't be reused it must be abandoned at the main.



- 3) There is some confusion regarding how the water service runs to the LRT station. Some records indicate that the long water service was abandoned at the main in 34th Ave so that the proposed pipe shown here would no longer be needed. Work with Bloomington Utilities Staff to confirm the pipe configuration.
- 4) Don't want MH's sticking up in green spaces. Make them flush but provide grading so that they are in a high spot and not in a ponding area.
- 5) Utilities must be located far enough away from the buildings to enable future repair/excavation without damaging the building structure or foundation. Suggest ten foot spacing.
- 6) Private common utility easement/agreement must be provided.
- 7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 8) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 9) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line. Clearly show which services are to be used.
- 10) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 11) Provide peak hour and average day water demand and wastewater flow estimates. The City's Comp plan had this scheduled to be built in 2024. Wastewater system modeling will be needed to examine if the City System can accommodate the additional flow. This model is in the process of being built and will be available sometime in December 2017.
- 12) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 13) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure there is a hydrant within 50 feet of the Building Fire Connection.
- 14) 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.
- 15) 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.
- 16) An inspection manhole is required on all commercial sewer services.
- 17) Use standard short cone manholes without steps.
- 18) Install interior chimney seals on all sanitary sewer manholes.
- 19) 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.
- 20) The water meter for Combination fire and domestic services must be located immediately where it enters the building.

**Water Resources Review - Pre-App Contact:** Steve Segar at [ssegar@BloomingtonMN.gov](mailto:ssegar@BloomingtonMN.gov), (952) 563-4533

- 1) Turn off sidewalk shading/hatch to improve clarity.

- 2) See Document Markups.
- 3) Manhole?
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Reference existing approved SWMP and confirm plan is consistent.
- 5) Manholes?
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) Show pipe profiles and existing utilities.
- 8) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 9) Show MH sizing, 48" RCP requires minimum 84" MH, probably 108" or 120" for MH 173, increased footprint increases risk of conflicts.
- 10) An erosion control bond is required.
- 11) 18. Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 12) Show erosion control BMP locations on the plan.
- 13) Does line thickness vary for pipe size?
- 14) List erosion control maintenance notes on the plan.
- 15) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information. See note on C4.0.
- 16) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.

**Assessing Review - Pre-App Contact:** Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) Since the property will need to be re-platted, park dedication is triggered. We haven't seen plat details, so are unable to calculate the actual amount. We need a park dedication intake form. There will be some or all credit from existing buildings.

**Parks and Recreation Review - Pre-App Contact:** Randy Quale at rquale@BloomingtonMN.gov, (952) 563-8876

- 1) Clarify whether park dedication fees for this development were already addressed through the construction of Bloomington Central Station Park.