



March 20, 2018

Mr. David Higgins  
McGough Development  
2737 Fairview Avenue North  
St. Paul, MN 55113

RE: Case # PL2018-21  
8041 and 8051 33rd Avenue South

Mr. Higgins:

At its regular meeting of March 19, 2018, the City Council approved a Final Development Plan for a six-story, mixed use building with 402 residential units and approximately 2,100 square feet of commercial space (Case # PL2018-21).

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Footing, Foundation or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

1. Prior to Permit A Site Development Agreement, including all conditions of approval, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development
2. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
3. Prior to Permit An erosion control surety must be provided (16.08(b)).
4. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
5. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
6. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).
7. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
8. Prior to Permit Food service plans must be approved by the Environmental Health Division (City Code Sec. 14.360).
9. Prior to Permit Signs must be in compliance with the requirements of Chapter 19, Article X

- of the City Code and Uniform Design Plan.
10. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
  11. Prior to Permit During plan review for building permits and during construction, the developer's consultant will provide installation instructions for the windows and doors, have the contractors prepare a mock up, evaluate the mock up and verify correct installation of 10 percent of the units constructed and share these evaluation reports with the Building and Inspections Division to ensure that the windows and doors are being installed appropriately.
  12. Prior to Permit Plans submitted for building permits must include documentation that unit construction will provide a Sound Transmission Class (STC) rating in accordance with Table 7 in the Exterior Facade Acoustical Design memorandum from Veneklasen Associates, dated January 16, 2018. In addition, provide documentation that the HVAC equipment and vents passing through the unit's walls to the building exterior provide a noise reduction of at least 30 dBA within the dwelling units.
  13. Prior to Permit An external grease interceptor must be provided if the proposed tenant will have food preparation and service that will produce fats, oils, grease or wax in excess of 100 mg/L. The external grease interceptor design must be approved by the Utilities Engineer. A grease interceptor maintenance agreement must be filed with the Utilities Division, if an external grease interceptor is installed.
  14. Prior to Permit An Airport Zoning Permit must be approved by the Community Development Director for any crane or structure on site that exceeds 80 feet in height above existing grade (MSP Airport Zoning Ordinance Section VIII (A)).
  15. Prior to Permit Federal Aviation Administration review is required through the 7460 airspace analysis process.
  16. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508).
  17. Prior to Permit Haul Route and Construction Traffic Control Plans must be approved by the City Engineer or their designee.
  18. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
  19. Prior to Permit A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City (State of MN).
  20. Prior to Permit A Minnesota Department of Health (MDH) watermain review and approval must be obtained or notification from MDH that this permit is not required must be submitted to the City (State of MN).
  21. Prior to Permit A parking management plan must be approved by the City Engineer.
  22. Prior to C/O The developer must submit electronic utility as-builts to the Public Works

- Department prior to the issuance of the Certificate of Occupancy.
23. Prior to C/O Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
  24. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
  25. Prior to C/O Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).
  26. Prior to C/O The Tier 1 Transportation Demand Management plan for Bloomington Central Station must be updated to accomodate this new phase of development (Sec. 21.301.09(b)(2)).
  27. Prior to C/O Buildings shall meet the requirements of the Minnesota State Fire Code Appendix L (Emergency Responder Radio Coverage) adopted through City Ordinance to have approved radio coverage for emergency responders based upon the existing coverage levels of the public safety communication systems.
  28. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
  29. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
  30. Ongoing All loading and unloading must occur on site and off public streets.
  31. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
  32. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
  33. Ongoing Alterations to utilities must be at the developer's expense.

Should you have any questions regarding this action, please contact Mike Centinario, Planner, at (952) 563-8921 or [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov).

Sincerely,



Glen Markegard, AICP  
Planning Manager