



Comment Summary

Application #: PL20190-40

Address: 1901 and 1951 American Boulevard West, Bloomington, MN 55431
8049 Morgan Circle, Bloomington, MN 55431
8000 Knox Avenue South, Bloomington, MN 55431

Request: **Rezone 1901 and 1951 American Blvd W., and 8049 Morgan Circle from C-5 to C-5(PD); Preliminary Development Plans for two four-story multiple-family residential buildings and an existing restaurant; and Final Development Plans for two four-story multiple-family residential buildings totaling 248 units; Variance to reduce the lot size and lot width of the proposed parcel at 8000 Knox Ave S. from 80,000 square feet to 78,691 square feet and from 250 feet to 191.7 feet respectively; and Platting Variance to defer payment of park dedication fees for future development phases.**

Meeting: Pre-Application DRC – October 2, 2018
Planning Commission – April 25, 2019 and May 9, 2019
City Council (Projected) – May 20, 2019

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

Planning Review Contact: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) Private street and utility easements must be obtained from neighboring property owners for any proposed street or utility encroachments. Easements must be obtained prior to construction in those locations.
- 2) City Code requires 590 parking spaces, whereas 491 total spaces are proposed. The application requests a parking deviation of 16.7 percent. A parking study was performed by Alliant Engineering, which concluded that adequate parking is provided according to the ITE and Local Parking Model methods.
- 3) A deviation for a 4.8-foot parking setback is requested to American Boulevard West as a result of the revised right-of-way line.
- 4) The applicant is requesting PD flexibility to the Exterior Materials and Finish Policies and Procedures Guide with respect to the finish warranty of metal panels on residential building elevations facing the interior courtyards.

Fire Department Review Contact: Lance Stangohr at lstangohr@BloomingtonMN.gov, (952) 563-8969

- 1) Provide adequate turning radius for BFD Ladder 1 for all emergency vehicle access lanes.
- 2) All emergency vehicle access lanes including all areas above the parking structure shall support a minimum 40 tons.
- 3) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 4) Access shall be provided to/from all stairwells on all floors and parking levels.
- 5) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe

- 6) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 7) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 8) Standpipe coverage/hose valves shall be located in stairwells at the floor landing and within 200' of all areas.

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

- 1) Extend sidewalk to connect with sidewalk along Knox Ave
- 2) Sidewalk alignment must be reconfigured, location of crosswalk across 81st may need to be relocated

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

- 1) 10' transition between curb types - project wide
- 2) Wall height > 4 ft, signed by licensed MN engineer
- 3) Update elevations
- 4) Show CL, show property line/ROW,
label alignment
all x-sections
- 5) Also include MnDOT Standard Detail 5-297.250 (Sheets 1 through 6)
- 6) Is this going to drain? Is this being connected to existing storm MH?
- 7) Include storm sewer schedule
- 8) Is this going to drain? Is this being connected to existing storm MH?
- 9) Is this going to drain? Is this being connected to existing storm MH?
- 10) Cross walk shown in gutter line
- 11) Flared areas are undersized for 10" curb transition, grade for flares exceeds 8.3% maximum of walkable area
- 12) Not all of these items were demo'd with the current Penn-American Stormwater Project, nor were they intended to be included in that project. Some of these items will need to be included in the Penn-American Phase III Project and not done by the City.
- 13) Stairs on a public sidewalk is not suggested. Also, it appears that this sidewalk re-route is not within existing easements?
- 14) Minimum 0.5% grade
- 15) Printing issue

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

- 1) See Document Markups
- 2) Public drainage/utility and easements must be provided on the plat.
- 3) Private common utility easement/agreement must be provided.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) 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.
- 6) 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
- 7) Show and label all property lines and easements on all plan sheets.
- 8) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

- 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.
- 10) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 11) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Gas, communication and electric lines and light standards appear too close to sewer and water lines in many locations and may need to be re-routed.
- 12) Provide peak hour and average day water demand and wastewater flow estimates.
- 13) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 14) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 15) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 16) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 17) 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.
- 18) An inspection manhole is required on all commercial sewer services.
- 19) Install interior chimney seals on all sanitary sewer manholes.
- 20) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 21) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 22) 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.
- 23) Use schedule 40, SDR 26, or better for PVC sewer services.
- 24) 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.
- 25) A noise source shall not exceed an L10 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L10 noise level of 50 dBA in the nighttime (10:00 p.m. to 7:00 a.m.) as measured on the property line of the source. (Section 10.29.02)

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

- 1) Removed and replaced by City, connected to new storm
- 2) Planned to be restored with bituminous curb
- 3) Structure not removed by City
- 4) water not removed by City
- 5) to be temporarily restored with bituminous walk
- 6) storm removed with city project
- 7) New 50' 24" storm by city project
- 8) removed and replaced by city project
- 9) to be temporarily restored with bituminous surface by city project
- 10) New B924 curb installed for future transit station
- 11) new concrete pavement installed by city project
- 12) CB's are not within project area and are on adjacent private property
- 13) protect pervious pavement from construction debris
- 14) surface water run-on area
- 15) Will need to coordinate with Red Lobster to access trash and receive deliveries at back of house
- 16) Review invert elevations. Top of box 826.0
- 17) top of box 823.0 (sump section)
- 18) All storm pipe connections to box culvert shall have pre-treatment. Consider having one point for storm to connect to box
- 19) abandoned water line with city project

- 20) 8" DIP installed with city project
- 21) Light pole on storm line
- 22) CB on storm line
- 23) Add detail for B624 Standard Curb & Gutter
- 24) Note: B624 C&G on Knox Ave
- 25) B924 C&G
- 26) 10" x 120' concrete pavement section
- 27) B624 C&G
- 28) Stormwater report needs to be updated for consistency with current development project

PW Admin Review Contact: Steve Jorschumb at sjorschumb@BloomingtonMN.gov, (952) 563-4864

- 1) All required agreements and easements must be reviewed by City Staff, signed and in place prior to any permits being issued.