



Development Review Committee

Approved Minutes

Pre-Application, PL202000043

Meeting Date:

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Bruce Bunker(Eng.) 952-563-4546
Rena Clark (Park & Rec) 952-563-8890
Megan Rogers (Legal) 952-563-4889
Emma Struss (Sust. Coord) 952-563-4862
Deb Heile (Bldg & Insp) 952-563-4703
Cherie Shoquist (HRA) 952-563-8946

Jason Heitzinger (Assessing) 952-563-4512
Duke Johnson (Bldg & Insp) 952-563-8959
Londell Pease (Planning) 952-563-8926
Nick Johnson (Planning) 952-563-8925
Steve Segar (Utilities) 952-563-4553
Meredith Vandewege (Bldg & Insp) 952-563-4708

Project Information:

Project	Penn Place Revised - 10041 Penn Ave S - PDP and FDP
Site Address	10041 PENN AVE S, BLOOMINGTON, MN 55431
Plat Name	BLOOMINGTON 23RD ADDITION;
Project Description	Major Revision to Preliminary and Final Development Plans to revise previously approved plans (Case #PL2018-167) to construct a new four-story, 43-unit apartment building by expanding the building footprint and unit count to 68 total units.
Application Type	Preliminary Development Plan Final Development Plan
Staff Contact	Nick Johnson - nmjohnson@BloomingtonMN.gov (952) 563-8925
Applicant Contact	Lori Boisclair - lboisclair@boisclaircorporation.com
Post Application DRC	Yes

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202000043" into the search box.

Guests Present:

Name	Email
Lori Boisclair – Boisclair Corporation	LBoisclair@BoisclairCorporation.com
Ryan Dupis – Kaas Wilson Architects	ryand@kaaswilson.com
Nick Conniff - Kaas Wilson Architects	nicke@kaaswilson.com

INTRODUCTION –:

- Nick Johnson (Planning):
 - Preliminary and Final Development Plans were approved in 2018 to construct a new four-story apartment building with 43 total units at 10041 Penn Avenue South (Case #PL2018-167). The property owner seeks to revise the previously approved plan to expand the building footprint of the new multi-family residential building, resulting in 68 total units. The proposed building location in the southeast corner of the site, similar to the previous approval. No longer showing a proof of parking area, they are now looking to construct it.

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):
 - \$122,000 is the park dedication fee.
 - N. Johnson – A platting variance was previously approved for this site which deferred the payment of park dedication until prior to the building permit is issued, as opposed to getting the recording of the plat. Note the previous number is part of the last case reflected a 43 unit building, now that number will change. That number is based on a per-unit basis. That would be due prior to the Building Permit being issued.
- Duke Johnson (Building and Inspection):
 - Code analysis of the construction and occupancy must be completed. Meet MN state code and accessibility code.
 - 80% plan completion meeting is requested with Building and Fire Prevention Divisions before you submit a building permit for life safety review.
- Laura McCarthy (Fire Prevention):
 - Clarification of access. The north side of the parcel looks like the parking lot that ends on Penn Avenue.
 - Applicant Ryan Dupuis: explained in previous plans, it doesn't show it on the sketch plan but there was a proposed drive-able turf so the emergency exit would come in from the existing drive off Penn Avenue, loop around the existing building and exit back to Penn Avenue. Turf-Crete is what was discussed.
 - L. McCarthy – Turf-Crete is not an acceptable surface.
 - Shared exit with Gideon Pond/Pres homes to the north. Talked about circulation and how that would look in the future.
 - Asked Bruce Bunker in Engineering if access location to Penn is ok. He will ask.
 - Applicant Lori Boisclair– There would have to be an interior circulation, Gideon Pond isn't an accessible point we can use for circulation.
 - N. Johnson – The way that it was left in 2018 is that it would be an emergency vehicle access, and because they didn't go through the process of a building permit the details weren't fully completed.
 - Applicant Ryan Dupuis - Asked if it would be acceptable to have a paved surface for emergency access only with breakaway/hinged bollards ?

- L. McCarthy – Yes that is possible but without the bollards. She recommends a follow-up meeting to discuss emergency vehicle access.
- Bruce Bunker (Engineering):
 - 7 ft. sidewalks to allow vehicle overhang.
 - Nine mile creek copy watershed district permit.
 - Bike rack detail and locations.
 - Plat – almost there, finalizing signature, Original mortgage consent and legal can have that. (Applicant Lori Boisclair - a week ago, waiting for signatures from James and FHA)
 - Consent and shared easement are the only two things staff is waiting for.
 - N. Johnson – traffic stall dimensions must comply with ITE. Anytime you are not using a non-90 degree stall ITE prevails. Are you thinking a one way, drive-aisles, circulation?
 - Applicant Ryan Dupuis - Oriented come along the North, turn and loop back along the face of the building to the South.
 - N. Johnson – With that nontraditional designer we should look at the stall dimension. Curb stops to discuss or how that affects the sidewalks, but we will follow up with Amy Maron to talk about that.
- Steve Segar (Utilities):
 - Previous Utility comments added from the previous review and approval. Consider looping the water system up to Gideon Pond for redundancy. Better fire flow, reliable for main breaks, encouraged to do that. Or to loop back to Penn Ave, but I don't remember if there are any valves which would include cutting in on the street. Encouraged to look at looping into Gideon.
 - See other standard comments.
 - L. McCarthy - Water flow is already weak in this area, so you are most likely going to have to loop it. Which is our requirement, but putting the four story with the 68 units, I don't think you are going to have enough water anyway. Especially with fire flow with 1 hydrant. S. Segar – The hydrant configuration is going to need to be updated, give the 150 ft. radius and where the fire hydrant is and FDC requirements.
 - Private utility agreement would be needed with shared water system connection.
 - D. Johnson – SAC determinations will need to be done through Met Council, have you been discussing with them? Just so you're aware we don't do the SAC Determination that's Met Council.
- Megan Rogers (Legal):
 - No comment
- Cherie Shoquist (HRA):
 - We had a brief overview for incentives under the OHO (Opportunity Housing Ordinance).
 - Affordable Housing plan needs to be submitted. Will be done by next DRC meeting.
- Doug Junker (Licensing):
 - Not in attendance.
 - D. Johnson – generally speaking you work with Environmental Health regarding the licensing type for the apartments and then work with Licensing/ Doug Junker.
- Emma Struss (COB Sustainability Coordinator)
 - Xcel Energy has an Energy Design Assistance Program. Questions about Utility rebates, I am happy to be a resource.

- L. Pease – Have you worked out an agreement with Presbyterian Homes yet regarding shared parking? The neighbor to the north has expressed a desire to build a lot before next year because they have parking supply problems, but just want to make sure that conversations are started
 - Applicant Lori Boisclair – Hoping to break ground summer of next year.
- D. Johnson – Not tearing any structures down. Applicant Lori Boisclair – just a trash enclosure.
- Eileen O’Connell (Public Health):
 - Not in attendance
- Nick Johnson (Planning):
 - Similar to the previous approval your showing a reduction in the closed parking requirement, previously approved it was 7 stalls now you are showing 8. Identify this as a deviation, that’s outside of the OHO so please identify that as part of you plan development application.
 - The parking requirement for the total planned development is 151 total parking stalls and 113 enclosed parking stalls (Sections 21.301.06(d) and 9.19(a)(1)). The parking proposed is 225 total parking spaces and 105 enclosed parking spaces. The enclosed parking quantity is eight spaces less than the Code requirement. The City Council previously approved a deviation to reduce the required enclosed parking spaced by seven stalls (from 88 to 81).
 - Mid-row parking island required when internal parking rows extend beyond 200 feet (Sec. 21.301.06(c)(2)(H)(i)).
 - The trash and recycling storage requirement for the new apartment building is 450 square feet (Sec. 21.301.17). The existing building must have a trash and recycling storage area of 241 square feet. The trash and recycling storage for the existing building is nonconforming.
 - L. Pease – There are 4 criteria that you have to meet in order to have it waived of interior access to trash and recycling storage. Address this in the PD and if it meets those four criteria you should be good.
- D. Johnson – Basement question regarding the location, what is the item near the stairs? Seems like you are crowding your entrance.
 - Applicant Ryan Dupuis – That is an air handling unit for ventilation – air unit. Placeholder for now.
- D. Johnson – Any questions you have for the table (Directed towards applicants)?
 - Applicant Ryan Dupuis – Most questions covered. At this stage just trying to verify that with the affordable housing incentives that we have our bases covered. Nick spoke about our Parking reductions. Utility items are beyond what we have thought about so far, so good next steps for circulation for fire access. Nailing down site plan.
 - Will come back for Formal meeting



Comment Summary

Application #: PL2020-43

Address: 10041 Penn Avenue South, Bloomington, MN 55431

Request: **Major Revision to Preliminary and Final Development Plans to revise previously approved plans (Case #PL2018-167) to construct a new four-story, 43-unit apartment building by expanding the building footprint and unit count to 68 total units.**

Meeting: Pre-Application DRC – March 3, 2020

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

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

- 1) The subject application includes a Major Revision to Preliminary Development Plans and Major Revision to Final Development Plans. The subject application fee is \$1,660.
- 2) The required minimum open space for the site would be 67,800 square feet (600 sq. ft. per unit) (Sec. 21.203.07(c)(1)). Please provide an exhibit demonstrating compliance.
- 3) The parking requirement for the total planned development is 151 total parking stalls and 113 enclosed parking stalls (Sections 21.301.06(d) and 9.19(a)(1)). The parking proposed is 225 total parking spaces and 105 enclosed parking spaces. The enclosed parking quantity is eight spaces less than the Code requirement. The City Council previously approved a deviation to reduce the required enclosed parking spaced by seven stalls (from 88 to 81).
- 4) Mid-row parking island required when internal parking rows extend beyond 200 feet (Sec. 21.301.06(c)(2)(H)(i)).
- 5) Residential storage must be provided at 50 percent of the required quantity in Section 21.302.09(d)(7) of the City Code.
- 6) The trash and recycling storage requirement for the new apartment building is 450 square feet (Sec. 21.301.17). The existing building must have a trash and recycling storage area of 241 square feet. The trash and recycling storage for the existing building is nonconforming.
- 7) Please confirm the status of the plat of Penn Place Addition in the formal application submittal. Has the plat been recorded? Please note that a platting variance was previously approved (Case #PL201900008) to defer payment of park dedication fees until prior to building permit.
- 8) Site landscaping must include a total of 69 trees and 173 shrubs.
- 9) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candle is required on the parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter 25 feet of the parking lot) for the surface parking area. For enclosed parking areas, a minimum of 3.0 foot-candles is required on the parking surface (which may be reduced to 1.5 foot-candles for the outer perimeter 25 feet of the parking area).
- 10) Cross-parking and access easements must be provided between the existing and new apartment building sites and between the apartment buildings and senior living site to the north of the subject property.
- 11) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)

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

- 1) Must meet current MN State Building Code
- 2) SAC review by MET council will be required.
- 3) Plans must include a current building code analysis.
- 4) When 80 percent of plans are completed, a preliminary plan review meeting can be set up with Building and Inspections manager.
- 5) Elevator lobby required on all levels.
- 6) Must meet current MN State Building Code

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

- 1) Provide for the new structure and maintain for existing structures emergency vehicle access throughout the property.
- 2) Provide adequate turning radius for BFD Ladder 1 for all emergency vehicle access lanes.
- 3) Access shall be provided to/from all stairwells on all floors and parking levels.
- 4) 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
- 5) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 6) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
- 7) 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.

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

- 1) 7' Minimum sidewalk to account for vehicle overhang
- 2) Use City Standard Non- Residential Driveway

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

- 1) SEE PLAN MARKUP.
- 2) Private common utility easement/agreement must be provided.
- 3) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) Show and label all property lines and easements on all plan sheets.
- 6) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 9) An erosion control bond is required.
- 10) Show erosion control BMP locations on the plan
- 11) List erosion control maintenance notes on the plan.
- 12) Provide a turf establishment plan
- 13) 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, ConSeal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.

- 14) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 15) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)

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

- 1) Add parking stall dimensions
- 2) Project description indicates 31 stalls shared with Presbyterian homes that are not counted. Identify or shade these spaces. I'm assuming it is the spaces that cross over the property line?
- 3) Coordination needed between the two properties to eliminate this "kink" in the sidewalk.
- 4) Sidewalk should be extended in the new easement to closer to the property line - to avoid future alignments like shown above.
- 5) 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 Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.
- 6) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 7) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 8) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.
- 9) Show location of a bike rack and bike rack detail on the plan.
- 10) List the number of parking spaces required by city code and the number of spaces provided on the site plan.

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

- 1) Approx. existing water service
- 1) See Document Markups
- 2) Example looped water to Gideon Pond private water service, requires private agreement
- 2) Private common utility easement/agreement must be provided for water service loop.
- 3) Example water system loop
- 3) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 4) Superimposed existing water service (approx.)
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 6) 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.
- 7) 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
- 8) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 9) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 10) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Provide table with crossing elevations and separations.
- 11) Provide peak hour and average day water demand and wastewater flow estimates.
- 12) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. Example shown on plans.

- 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(s). Each hydrant covers 150-foot radius, and provide a hydrant within 50 feet of FDC.
- 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 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.
- 18) 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.
- 19) An inspection manhole is required on all commercial sewer services.
- 20) Use standard short cone manholes without steps.
- 21) Install interior chimney seals on all sanitary sewer manholes.
- 22) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 23) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 24) 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.
- 25) Use schedule 40, SDR 26, or better for PVC sewer services.
- 26) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 27) 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.

PW Admin Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 2) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 3) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Public drainage/utility and easements must be provided on the plat as approved by City Engineer.
- 6) Private common utility easement/agreement must be provided if utilities cross property lines.
- 7) Private common driveway/access easement/agreement must be provided.
- 8) Existing easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 9) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 10) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.

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

- 1) We have calculated a park dedication fee of \$122,000 based on a site size of 95,870 SF and 68 units allowable.