



Development Review Committee

Approved Minutes

Development Application: #PL202000028

Mtg Date: February 25, 2020

McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Rozlyn Tousignant (Eng.) 952-563-4627
Bobby Wotherspoon (Fire Prev) 952-563-8966
Duke Johnson (Bldg. & Insp) 952-563-8959
Tim Kampa (Utilities) 952-563-8776
Megan Rogers (Legal) 952-563-4889
Jason Schmidt (Port Authority) 952-563-8922
Cheri Shoquist (HRA) 952-563-8946

McCarthy (Fire Prev, Chair) 952-563-8965
Jason Heitzinger (Assessing) 952-563-4512
Erik Solie (Env. Health) 952-563-8978
Mike Thissen (Env. Health) 952-563-8981
Michael Centinario (Planning) 952-563-8921
Glen Markegard (Planning) 952-563-8923
Emma Struss (Sustainability) 952-563-4862

Project Information:

Project	Park 'N Fly Residential
Site Address	3700 American Boulevard East
Plat Name	INTERNATIONAL AIRPORT PARK 5TH ADDN
Project Description	Major revisions to preliminary development plans for a multi-phase planned development at 3700 American Blvd. E; final development plans to convert a portion of the Park N Fly remote airport parking facility into a six-story, 183 unit apartment building; and a preliminary and final plat to subdivide 3700 American Blvd. E. into two lots
Application Type	Preliminary Development Plan Final Development Plan Preliminary and Final Plat - Type III Platting variance
Staff Contact	Mike Centinario – (952) 563-8921 mcentinario@bloomingtonmn.gov
Applicant Contact	Julie A Kimble – (612) 670-8552 juliekimble@kimbleconsult.com
PC	March 19, 2020
CC (tentative)	April 6, 2020

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, “PL202000028” into the search box.

Guests Present:

Name	Email
Mitchell Cookas	Mitchell.cookas@kimley-horn.com
Tom Erikson	terickson@bkgvgroup.com
Chris Ehalt	chrisehalt@weisbuilders.com
Robert Ewert	rewert@bkgvgroup.com
Julie Kimble	juliekimble@kimbleconsult.com

Introduction:

Applicant is seeking approval for major revision to an existing preliminary development plan, final development plan for a 183-unit apartment building, preliminary and final plat to subdivide 3700 American Blvd East into two lots, and platting variance to defer park dedication for future development phases.

Discussion/Comments:

Please review the comment summary and plans for mark-up comments as all the comments are not discussed at the meeting.

- Jason Heitzinger (Assessing):
 - Heitzinger noted that Phase I of the project will trigger a Park Dedication fee of approximately \$280,000.
- Erik Solie (Environmental Health):
 - No comment.
- Duke Johnson (Building and Inspection):
 - No comment.
- Laura McCarthy (Fire Prevention):
 - McCarthy addressed the entrance and exit on the east side of the building for emergency vehicle access.
 - McCarthy noted that the several hydrants on the property that may not be accessible, asking the applicant to review the placement of these hydrants.
 - See marked-up plans for additional comments.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Hansen explained that the Engineering Traffic group has reviewed the median separation and have determined that the current illustration on the plans are acceptable.
 - Hansen stated that staff would not approve of the current plans for the drop-off site, suggesting the applicant revise the plans.
- Tim Kampa (Utilities):
 - Kampa noted that several water and sewer services are not illustrated in the plans, some of these services are within the construction zone.
 - Kampa shared that the applicant should capture all storm water before it enters into the proposed parking ramp.
 - Kampa reminded the applicant that the City requires hydrants to be placed within 50 feet of the FDC and must be accessible to Fire Engines.
 - Kampa went further to explain that the hydrants on the applicant's proposal have 8" valves while Bloomington hydrants/service typically use 6" valves.
 - Kampa explained that the sewer service shown on the plans is approximately 50 years old, the applicant may wish to have it evaluated to ensure the quality and condition of the service.
- Megan Rogers (Legal):
 - No comment.
- Jason Schmidt (Port Authority):
 - Schmidt requested that the applicant reflect any changes to the site plans.

- Cheri Shoquist (HRA):
 - No comment.
- Mike Centinario (Planning):
 - Centinario requested the applicant provide a footprint and plans of the office tower on top of the existing parking structure if the applicant is intending on retaining the preliminary development plan entitlement on 3750 American Blvd. E.
 - Centinario noted that the applicant is showing approximately a 28% reduction in parking; the project qualifies for up to a 30% reduction in parking so a parking study is not required.
 - Centinario shared that based on the current information, the applicant will not need an airport permit; however, the applicant will need to be mindful of FFA No Hazard Determination requirement.
 - Centinario requested that the applicant provide an exterior material breakdown on the elevation drawings.



Comment Summary

Application #: PL2020-28

Address: 3700 AMERICAN BLVD E, BLOOMINGTON, MN 55425

Request: **Major revision to preliminary development plans for a multi-phase planned development at 3700 American Boulevard East; final development plans to convert a portion of the Park 'N Fly remote airport parking facility into a six-story, 183-unit apartment building; a preliminary and final plat to subdivide 3700 American Boulevard East into two lots; and a platting variance to defer park dedication fees for future phases.**

Meeting: Post Application DRC - February 25, 2020
Planning Commission - March 19, 2020
City Council (tentative) - April 06, 2020

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

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

- 1) In addition to the sidewalk and bikeway easement meet the minimum width along public right-of-way, it should also encompass where the sidewalk/bikeway will physically be located. Adjustments are necessary along American Blvd. E.
- 2) Consider continuing sidewalk to the north property line and include a gate. If the affordability component changes and the "by-right" parking reduction is reduced, staff will be recommending that Proof of Parking be included. Residents would need to have access to surface parking proposed to be part of the remote airport parking portion of the site.
- 3) When adding surface parking stalls, the parking ratio is about 1.43 stalls per unit.

Although the Affordable Housing Plan is under review, meeting the 9% very low income standard would afford the development a "by-right" 30% parking reduction. Currently, the proposed parking constitutes about a 28% reduction.

- 4) Include the office tower footprint, GFA, and FAR on the PDP graphic as currently approved.
- 5) Please work with planning on double checking the floor area calculations.
- 6) 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.
- 7) Show location of a bike rack and bike rack detail on the plan - within and outside the building.
- 8) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 9) Interior trash and recycling must be provided.
- 10) The maximum allowable height is dictated by FAA height limits. The building is well under the height limits. A construction crane up to 150 feet is permitted without the need for an Airport Zoning Permit. Regardless of whether or not an Airport Zoning Permit is needed, an FAA No Hazard Determination will be needed for the building and temporary construction crane.

- 11) The project is not required to meet additional noise attenuation requirements in Section 21.301.12 of the City Code. Given elevated noise due to the airport, however, consider additional noise attenuation beyond standard building practices.
- 12) Notwithstanding Opportunity Housing Ordinance incentives, exterior materials must meet Section 19.63.08. Brick, stone, stucco, glass, and architectural concrete are permitted exterior materials. Metals may be permitted, subject to Planning Manager review. Materials such as EIFS and fiber cement siding are limited to 15% of each building elevation.

The street facing elevation is compliant with materials standards, subject to review of the metal panels and stucco acrylic finish. Although precise percentages for the non-street side elevations were not provided, they appear to be compliant with OHO incentive where 75% of the elevation may be clad with a secondary exterior material.

- 13) A 50% reduction in storage units is permitted through OHO. Therefore, 92 storage units are required. Multiple storage areas are depicted, but it is not clear how many storage units are proposed. Given the bike storage inside the building, the minimum dimensions are 3 by 4 foot horizontal, 4 foot vertical, with a 96 cubic foot volume. They may be stacked.
- 14) The landscaping quantity exceeds City Code requirements. Prior to the issuance of a building permit, a landscape surety must be provided to the City equal to \$0.50 per square foot developable area. The City will retain that surety for one full growing season following planting and inspection.
- 15) Structured and surface parking lots and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candles is required on the surface parking area. The structured parking surface must include a 3.0 footcandle minimum. See City Code Section 21.301.07.
- 16) For the preliminary development plan (PDP), select the use/uses you envision for each subsequent phase. With the range of potential uses identified for future phases, staff is not able to adequately analyze utility, transportation, and parking needs.
- 17) Incorporate parallel parking bump-outs at the ends of parallel parking areas.

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

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

- 1) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 2) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 3) Provide for the new structure and maintain for existing structures emergency vehicle access throughout the property.
- 4) Provide hydrant coverage accessible from the parking area.
- 5) Accessibility?
- 6) Ensure the proposed landscaping doesn't interfere with access to the building.
- 7) 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
- 8) Access shall be provided to/from all stairwells on all floors and parking levels.
- 9) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 10) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
- 11) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 12) 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.
- 13) Building/property shall be adequately signed for emergency response.
- 14) Balconies required to sprinklered unless non-combustible deck material and siding used.

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

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

- 1) In addition, the contractor shall notify Bloomington Environmental Health Division at 952-563-8934 if a well is found.
- 2) Minnesota River not Mississippi - correct on all sheets
- 3) Do not use this crosswalk detail on public property
- 4) Keep sawcut limits out of wheel paths
- 5) Ensure that a pedestrian route along the front side of the building has a maximum cross slope of 2%. It's hard to tell where the pedestrian route will be.

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

- 1) Median separation will likely be needed where centerline striping is shown.
- 2) Replace the 8' concrete sidewalk through the site, connecting to existing walkway on each property line. Show temporary connections and full build out connections
- 3) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 4) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.
- 5) 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.
- 6) Show location of a bike rack and bike rack detail on the plan.
- 7) The requested transit parking deviation (26%) exceeds the 10% that has been approved in the past when located in close proximity to Light Rail.
- 8) Show drive aisle width or parking space dimensions on the plan sheets.
- 9) 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.
- 10) Drop off location as proposed would not be permitted by Traffic Engineering.

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

- 1) Use a Combined Fire and Domestic Water service make sure water meter is located within 10' of where it enters the bldg.
- 2) See Document Markups
- 3) Get rid of all the 5 feet from building notes see plan note #24 instead.
- 4) Contact Engineering for as-built drawings or GIS images of existing Water and Sewer mains and services. These plans are missing existing water and sewer services to the 3700 and 3750 American Blvd E buildings that are located in the construction areas.

Stormwater must be captured outside the parking ramp door so that the sanitary sewer and elevator pits etc are not flooded. Provide proof that the 100 year storm will not cause runoff into the ramp.

- 5) Provide separation from private utilities to allow for future repairs of water service.
- 6) Private common utility easement/agreement must be provided for any shared private utilities.
- 7) Call this water connection out as a TAP.
- 8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 9) Don't build this watermain in the ROW or Easement.

- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) Eliminate Tee - Future water connection to be made via TAP.
- 12) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. The watermain should not be built in the ROW or public easements.
- 13) Provide a Table and reference index of proposed pipe crossings including elevations and separation between outsides of pipes.
- 14) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants. More valves are needed.
- 15) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Please show a fire truck accessible hydrant within 50' of the building FDC.
- 16) 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.
- 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) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference.
- 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.

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

- 1) Conflict?
- 2) Are there two lines here?
- 3) Provide detail for outlet control structure.
- 4) Is BMP #2A connected to BMP #2 or stand alone?
- 5) Provide detail for outlet control structure.
- 6) Infiltration systems must remain offline until areas tributary to each system are fully stabilized.
- 7) Show actual number of pipes and label appropriately.
- 8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 9) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 10) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 11) An erosion control bond is required.
- 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, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 14) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.

PW Admin Review 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.

- 6) Private common utility easement/agreement must be provided.
- 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 15-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 Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) Based on the site size of 127,410 SF which represents Block 1 Lot 1 utilized in phase 1 of the project, we have calculated a park dedication fee of \$280,000. This assumes a deferral has been granted to pay park dedication as each phase is developed. Park dedication on the entire site (378,124 SF), is estimated to be about \$832,000 based on limited information available at this time.