



Development Review Committee

Approved Minutes

Development Application, #PL202000069

Mtg Date: 04/14/2020

Via Webex

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Rena Clark (Park & Rec) 952-563-8890
Tim Skusa (Bldg. & Insp) 952-563-8953
Tim Kampa (Utilities) 952-563-8776
Eileen O'Connell (Pub. Hlth) 952-563-4964
Laura McCarthy (Fire Prev) 952-563-8965

Jason Heitzinger (Assessing) 952-563-8707
Erik Solie (Env. Health) 952-563-8978
Maureen O'Brien (Legal) 952-563-4923
Londell Pease (Planning) 952-563-8926
Mike Hiller (Planning) 952-563-4507
Cherie Shoquist (HRA) 952-563-8946

Project Information:

Project	Village Club Expansion
Site Address	1900 E 86 th Street
Plat Name	VERSAILLES 2ND ADDITION;
Project Description	Rezoning from R-4 to RM-24(PD), Preliminary Development Plans, and Final Development Plans to add 172 new residential units in two four-story multi-family residential apartment buildings to an existing multi-family residential site.
Application Type	Rezoning; Preliminary Development Plan; Final Development Plan
Staff Contact	Nick Johnson, nmjohnson@bloomingtonmn.gov – (952) 563-8925
Applicant Contact	Leslie Roering, lroering@aeon.org , (612) 746-4853
PC (scheduled)	05/07/2020
CC (tentative)	05/18/2020

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202000069" into the search box.

Guests Present:

Name	Email
Leslie Roering	lroering@aeon.org
Josh McKinney	JMcKinney@sambatek.com
Stephanie Karp	Skarp@aeon.org
David Haaland	DHaaland@urban-works.com
Megan Larson	MLarson@sambatek.com
Bart Nelson	BNelson@urban-works.com
Andrew McLean	AMcLean@aeon.org

Introduction:

Property is proposed to be rezoned from R-4 to RM-24(PD). Preliminary and Final Development Plans are submitted to construct two four-story multi-family residential buildings with a combined total of 172 units in the northeast corner of the site. The existing residential structures are to be preserved and rehabilitated. The surface parking lots at the property would be reconfigured and reconstructed. The existing detached garages at the site would be removed.

Discussion/Comments:

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

- Renae Clark (Park and Recreation):
 - No Comment
- Jason Heitzinger (Assessing):
 - No comments submitted since no platting being proposed at this time. If platted in the future, Park Dedication fees would be triggered.
- Erik Solie (Environmental Health):
 - Continue to work with Environmental Health staff to resolve outstanding violations for the existing structures.
- Tim Skusa (Building and Inspection):
 - Please prepare a full Code analysis with the permit application.
 - The Minnesota Building Code has changed with the adoption of the newer code on March 31, 2020. A list of all Codes is available on the website.
- Laura McCarthy (Fire Prevention):
 - Concerned with the turning radius between the new and existing buildings and the new parking lot configuration lot along 86th Street. Please provide a full auto-turn analysis/exhibit for ladder 3 throughout the site.
 - Hydrant coverage along the east side of the existing buildings and new parking configuration is lacking adequate coverage. It appears at least one hydrant is being removed and not replaced.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Any work in the ROW requires a right-of-way permit.
 - During a 100 year rain event the flood elevation on the NE corner of the site is higher than the proposed structure elevations which could result in surcharges of those stormwater structures.
 - The distribution and location of the parking provided remains a concern.
 - Coordinate the addressing with staff contact Bruce Bunker (952-563-4546).
- Tim Kampa (Utilities):
 - Grading on the current plan sends the stormwater to the underground parking entrance. The entrance must be protected from the 100 year storm.
 - Require 18 inch spacing between water and sewer services. Provide a full index table for the water and sewer services.
 - A fire hydrant needs to be within 50 feet of each connection. Please verify that is provided.
 - Several water mains show a T-connection that requires prolonged shutdown of service to the existing building. Suggest taps be considered to reduce service downtime to existing residents.
 - Verify water meters details and standards. They must be located within 10 feet of outside wall near the entrance.
 - One location has a hydrant and domestic service shared. The hydrant must be on its own main.
- Eileen O'Connell (Public Health):
 - Reiterated the desire from Public Health that the apartment buildings be designated as smoke free.

Post-Application DRC Meeting – PL2020-69

- Maureen O'Brien (Legal):
 - No comment.
- Cherie Shoquist (HRA):
 - Affordable housing plan provided and under review.
 - Working on public assistance requests and meeting tomorrow for the TIF analyses.
- Nick Johnson (Planning):
 - The City Code required quantity of parking is 850 parking spaces (80% of 1,062 parking spaces)(Sec. 21.301.06(d) and 9.19). The proposed parking supply is 713 parking spaces, representing a parking deviation of 16.1 percent. Per the findings of the parking study dated March 25, 2020, the supply of parking proposed is adequate.
 - As a means to improve parking proximity and convenience, please evaluate the feasibility of constructing 90-degree parking in these areas to better serve the proposed buildings and eastern existing building. Parallel parking design does not maximize parking quantity where it is in greater need. Staff sent a sketch to Village Club team for consideration on April 8, 2020.
 - Per the recommendations of the parking study and City Code Section 21.301.06(c)(2)(C)(iii)(bb)), provide greater distribution of compact parking stalls.
 - There are multiple existing nonconforming sidewalks and parking islands on site. Expansion of overall floor area within the planned development would trigger conformance for all site characteristics on site. Are you seeking deviation or flexibility to allow the existing condition to remain? If so, you must provide rationale for this request and present public benefit associated with this flexibility.
 - A tree survey must be provided for existing trees that are proposed to receive credit towards minimum landscaping requirements (Sec. 19.52(c)(2)). The landscaping plan notes 155 existing trees are to remain post-construction. Tree species, size and health must be verified to receive credit. Trees on the City's prohibited plant species list (Sec. 18.03) and unhealthy trees are not eligible to count towards required landscape quantities.
 - Other comments on the landscape plan include parking lot island trees and the location of trees in the utility easements that need to be moved.
- David Haaland asked for clarification regarding receiving the red-lined plans and Comment Summary documents as well as the minutes for the meeting. Hansen stated all documents will be available through the Portal and/or provided by Nick Johnson.
- Leslie Roering stated that revised plans showing 90-degree parking along the east-west drive aisle north of the existing buildings can be provided, and that platting is likely to be completed in the future, but not part of this application.



Comment Summary

Application #: PL2020-69

Address: 1900 East 86th Street, Bloomington, MN 55425

Request: **Rezoning from R-4 to RM-24(PD), Preliminary Development Plans, and Final Development Plans to add 172 new residential units in two four-story multi-family residential apartment buildings to an existing multi-family residential site.**

Meeting: Pre-Application DRC – February 18, 2020
Post-Application DRC – April 14, 2020
Planning Commission – May 07, 2020
City Council (Projected) – May 18, 2020

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

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

- 1) Must meet MN Accessibility Code
- 2) Provide a code analysis with the plans.
- 3) Separate permit and review by Mn State Elevator inspector for elevators, escalators and moving walkways.
- 4) SAC review by MET council will be required.
- 5) Comply with all MN Building Codes effective on March 31, 2020.

Environmental Health Review Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) Incorporate all outstanding violations listed by the Environmental Health Division with this projects completion

Fire Department Review 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 3 for all emergency vehicle access lanes.
- 3) Concerned about the turning radius in this area.
- 4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of all structure.
- 5) 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.
- 6) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 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) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
- 9) Access shall be provided to/from all stairwells on all floors and parking levels.
- 10) Balconies required to be sprinklered unless non-combustible deck material and siding used.
- 11) Ensure the proposed landscaping doesn't interfere with access to the building.
- 12) Replace or keep hydrant in current/or near current location.

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

- 1) 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.
- 2) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 3) 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.
- 4) Show location of a bike rack and bike rack detail on the plan.

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

- 1) Grading on the Current plan directs much of the storm water to the entrances of the underground parking. This could lead to backups of the sanitary sewer via storm water getting into parking ramp floor drains. Design the grading plan and storm system near these ramp entrances to protect the underground parking from the 100 year Storm event.
- 2) See Document Markups
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Show an indexed table of the Utility Pipe crossings with an indication of elevations and outside pipe separations.
- 6) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. NE corner of lot and Building has no fire hydrant coverage. There must be a fire truck accessible hydrant within 50' of each building FDC.
- 7) 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.
- 8) 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.
- 9) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. To keep the current building in service this plan should show taps at all the new service and hydrant connection points on the existing main. The plan as shown would require the apartments to be shut down for extended periods of time.
- 10) Use schedule 40, SDR 26, or better for PVC sewer services.
- 12) If this is a stub for a future Building there can't be a hydrant on the line. Tap a new service instead.
- 13) Why Replace the 8"x6" Tee?
- 14) Water Meters must be located within 10' of the building wall. And Configure the meters in accordance with City details/standards.
- 15) Water Meters must be located within 10' of the building wall. And Configure the meters in accordance with City details/standards.
- 16) Don't install a hydrant on the combination fire and domestic service. In a fire using the hydrant would starve the fire system. Tap a new 8" water service instead.

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

- 1) HOW WILL CONSTRUCTION TRAFFIC BE PREVENTED FROM USING THIS DRIVEWAY FOR CONSTRUCTION ACCESS?
- 2) STORM SEWER IN THIS AREA WILL SURCHARGE TO 807.8 DURING 100-YR STORM EVENT. DESIGN MUST BE MODIFIED TO ACCOUNT FOR THIS.
- 3) THIS CROSS SECTION IS NOT REPRESENTATIVE OF THE ACTUAL CHAMBER CROSS SECTION.
- 4) MODEL SHOWS 6.5' DEPTH
- 5) MODEL SHOWS 5' DEPTH
- 6) MODEL SHOWS 4' DEPTH
- 7) SHOW LOCATION OF SUBSURFACE SYSTEM 3 ON UTILITTY PLAN.

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

- 1) Coordinate addressing of CIC division and buildings with Bruce Bunker, 952-563-4546 or bbunker@bloomingtonmn.gov.
- 2) Provide copy of CIC documents.

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

- 1) The City Code required quantity of parking is 850 parking spaces (80% of 1,062 parking spaces)(Sec. 21.301.06(d) and 9.19). The proposed parking supply is 713 parking spaces, representing a parking deviation of 16.1 percent.
- 2) As a means to improve parking proximity and convenience, please evaluate the feasibility of constructing 90-degree parking in these areas to better serve the proposed buildings and eastern existing building. Parallel parking design does not maximize parking quantity where it is in greater need. Staf sent a sketch for consideration on April 8, 2020.
- 3) There are multiple existing nonconforming sidewalks and parking islands on site. Expansion of overall floor area within the planned development would trigger conformance for all site characteristics on site. Are you seeking deviation or flexibility to allow the existing condition to remain? If so, you must provide rationale for this request and present public benefit associated with this flexibility.
- 4) Per the recommendations of the parking study and City Code Section 21.301.06(c)(2)(C)(iii)(bb)), provide greater distribution of compact parking stalls.
- 5) All compact parking stalls must be identified on the site plan.
- 6) Per Section 9.19(a)(3) of the City Code, the development may not charge opportunity housing units for access to parking below the new residential buildings.
- 7) Existing parking does not meet required 20-foot setback for off-street parking along public streets. Please confirm you are seeking a deviation to allow the existing condition to remain.
- 8) Sidewalks perpendicular to 90-degree parking must be seven feet in width (Sec. 21.301.04(d)(1)(B)).
- 9) A tree survey must be provided for existing trees that are proposed to receive credit towards minimum landscaping requirements (Sec. 19.52(c)(2)). The landscaping plan notes 155 existing trees are to remain post-construction. Tree species, size and health must be verified to receive credit. Trees on the City's prohibited plant species list (Sec. 18.03) and unhealthy trees are not eligible to count towards required landscape quantities.
- 10) Both mid-tier and end-of-tier parking islands must have deciduous trees. There are a number of parking islands that do not include trees. If an islands is provided solely for pedestrian circulation and safety, it may be eligible for flexibility through the planned development (PD) application.
- 11) Parking island tree needed. Shrubs must not interfere with access to fire hydrants.
- 12) Trees and other landscape material should not be located within City drainage/utility easements to prevent future disruption to this material.
- 13) Remove trees from D/U easements.

- 14) Parking stalls within 40 feet of public right-of-way must be screened.
- 15) Trash enclosures as proposed would not comply with the requirement of a fully enclosed space. Open air gates are not adequate, and the gap between the roof and the walls is far too large to be considered "fully enclosed" (Sec. 21.301.17(c)(2)).
- 16) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 17) Existing parking areas must be brought up to Code for minimum illumination (1.0 FC).
- 18) Primary and secondary building entrances must meet minimum illumination levels (5.0 FC and 3.0 FC respectively - Sec. 21.301.07). Sidewalks serving primary entrances must also be illuminated.
- 19) Photometric lighting plans (both Initial and Maintained) of the proposed underground parking garages must be provided.

HRA Review Contact: Cherie Shoquist at cshoquist@BloomingtonMN.gov, (952) 563-8946

See attached document

AEON VILLAGE CLUB 172

Opportunity Housing Ordinance – Affordable Housing Plan

Residential developments of 20 units or more must submit an Affordable Housing Plan to the City of Bloomington as a part of the application for a final site and building plan, a final development plan or for NOAH preservation.

The Affordable Housing Plan, Example Plan and additional information regarding the incentives are available at: [blm.mn/OHO Incentives and Tools](http://blm.mn/OHO_Incentives_and_Tools). The greater the level of affordability, the greater the eligibility for incentives. Carefully consider the affordability level that will apply to this project. A table of the incentives at a glance is available at: www.bloomingtonmn.gov/sites/default/files/Opportunity%20Housing%20Incentives%20Table.pdf.

Affordable Housing Tools and Incentives

- ☒ Density bonus
- ☐ Floor area ratio bonus
- ☐ Height bonus
- ☒ Parking stall reduction
- ☒ Enclosed parking space conversion
- ☐ Minimum size reduction
- ☐ Alternative exterior materials allowance
- ☐ Storage space reduction
- ☐ Landscape fee in-lieu reduction
- ☐ Development fee reimbursements
- ☐ Development fee deferment
- ☒ Expedited review of plans
- ☐ Land write down
- ☒ Housing Tax Increment Financing
- ☐ Project based housing vouchers

Affordable Housing Trust Fund

- ☐ Revolving Loan Fund

Eligibility for incentives and awards of public assistance funding must be approved by the Housing and Redevelopment Authority or the Port Authority and the City Council.