



May 19, 2020

Boisclair Corporation
ATTN: Lori Boisclair
610 Ottawa Avenue North
Golden Valley, MN 55422

RE: Case # PL202000068 – PDP and FDP to construct a 68-unit apartment building
10041 Penn Avenue South

Ms. Boisclair:

At its regular meeting of May 18, 2020, the City Council approved a Major Revision to Preliminary and Final Development Plans to revise a previously approved but not yet constructed four-story, 43-unit apartment building (Case #PL201800167) by expanding the building footprint and increasing the unit count to 68 total units (Case #PL202000068).

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 Access, circulation and parking plans must be approved by the City Engineer.
3. Prior to Permit A private common parking/access agreement for shared parking be filed with Hennepin County and proof of filing provided to the Engineering Division.
4. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
5. Prior to Permit Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
6. Prior to Permit All trash and recyclable materials must be stored inside the principal building (Sec. 21.301.17).
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 Landscape plan, with revisions discussed in the staff report, must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52).

9. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
10. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
11. Prior to Permit A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.
12. Prior to Permit An erosion control surety must be provided (16.08(b)).
13. 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).
14. Prior to Permit Sidewalk as approved by the City Engineer must be installed along Penn Avenue at the developer's expense (Section 21.301.04(b)(1)).
15. Prior to Permit A Hennepin County permit for work within the right-of-way must be obtained and a copy submitted to the Engineering Division prior to work beginning in the right-of-way.
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 Sewer Availability Charges (SAC) must be satisfied.
18. 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).
19. Prior to Permit A Minor Revision to the Final Development Plan must be submitted and approved for 9901 Penn Avenue and 10030 Newton Avenue South (Presbyterian Homes of Bloomington) for site modifications necessary to accommodate shared parking.
20. Prior to Permit A sidewalk must be provided to link the primary entrance of each building on site with the public sidewalk network. (Section 21.301.04)
21. Prior to Permit Lockable storage lockers for all new dwelling units must be provided as required in City Code Section 21.302.09(d)(7) and as allowed in the Opportunity Housing Ordinance.
22. 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.
23. Prior to Permit Park dedication fee must be paid.
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 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.
27. Prior to C/O Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.
 28. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
 29. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.
 30. Ongoing Opportunity housing units may not be charged fees for access to parking on-site.
 31. Ongoing All construction related loading, unloading, pick-up, drop-off, staging, stockpiling or parking must occur on site and off public streets.
 32. Ongoing Alterations to utilities must be at the developer's expense.
 33. Ongoing Development must comply with the Minnesota State Accessibility Code.
 34. Ongoing Recyclable materials must be separated and collected (Sec. 10.45).
 35. Ongoing Prior to installation of a playground as shown on the Final Development Plans, a safety plan that includes a barrier restricting access to the adjacent railroad track must be reviewed for approval by the Planning Manager.

Should you have any questions regarding this action, please contact Nick Johnson, Planner, at (952) 563-8925 or nmjohnson@BloomingtonMN.gov.

Sincerely,



Glen Markegard, AICP
Planning Manager

C: Link Wilson, Kaas Wilson Architects
Ryan DuPuis, Kaas Wilson Architects