

10/14/2020

CASE #PL2020-201



Nick Johnson
Planner, Planning Division
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

**Re: DRC submittal for the Proposed 100 HEALTH Project
Northeast corner of HWY 494 and HWY 100
Bloomington, MN**

Dear Nick,

The following is the project description for the DRC submittal:

The project site is the old Days Inn site at 7851 Normandale Boulevard in the City of Bloomington - Hennepin County PID No. 0602724220004. The overall project area is approximately 4.021 acres. The site is guided Community Commercial. The site is zoned CS-1 – Commercial Service District. Office is a permitted principal use. It is assumed that the development will not require platting. A Preliminary Development Plan and Final Development Plan will be prepared for the project as part of the Development Application process with the City of Bloomington.

The project site is in the Nine Mile Creek Watershed District (NMCWD). The development will need to adhere to the district rules for stormwater management (Rule 4.0) and erosion control (Rule 5.0). In addition to the rate control and volume reduction requirements, the project will need to implement a chloride management plan. There is a wetland on the project site. It is a Type 4 (Deep Marsh) constructed wetland and is incidental. A Notice of Decision for the Wetland Delineation Report with the RGU (City of Bloomington) and TEP was completed. The US Army Corp of Engineers (USACE) concurred with the Notice of Decision. Depending on the proposed stormwater management plan, Rule 3.0 – Wetland Management may need to be addressed.

The project site is in the NMCWD and FIRM floodplain. The FIRM floodplain elevation is 821.0. The City of Bloomington is managing the local floodplain and has determined an elevation of 822.4. The City requires a minimum of 2 feet of freeboard, so the minimum elevation of the office building will need to be 824.4. NMCWD Rule 2.0 – Floodplain Management and Drainage Alterations will apply and the City will enforce a “no net fill” below an elevation of 822.4.

Sincerely,

POPE ARCHITECTS, INC.

A handwritten signature in black ink that reads "Don Rolf". The signature is stylized with a large, looped "D" and a cursive "Rolf".

Don Rolf, AIA, GGP
Senior Project Manager

cc: Keith Ulstad, United Properties, File

POPE ARCHITECTS, INC.

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