



# Development Review Committee

## Approved Minutes

Pre-Application, PL202100027  
Meeting Date: February 16, 2021  
Web-EX

### Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543	Jason Heitzinger (Assessing) 952-563-4512
Laura McCarthy (Fire Prev) 952-563-8965	Erik Solie (Env. Health) 952-563-8978
Tim Skusa (Bldg & Insp) 952-563-8953	Mike Thissen (Env. Health) 952-563-8981
Rozlyn Tousignant (Eng.) 952-563-4527	Londell Pease (Planning) 952-563-8926
Tim Kampa (Utilities) 952-563-8776	Nick Johnson (Planning) 952-563-8925
Nicholas Kelly (Public Health) 952-563-4962	

### Project Information:

Project	BCS Phase 4 - six-story, 405-unit apartment building with an above-ground parking ramp and 14,000 square foot grocery space
Site Addresses	8151, 8171, and 8191 30 <sup>th</sup> Avenue South 8100, 8170, and 8200 31 <sup>st</sup> Avenue South 8001, 8031, 8051, 8100, 8150, and 8170 33 <sup>rd</sup> Avenue 8150 34 <sup>th</sup> Avenue South 3001, 3097, 3107, 3295, and 3295 American Boulevard East 3200 E 81 <sup>st</sup> Street 3001 82 <sup>nd</sup> Street South 3098 E Old Shakopee Road
Plat Name	Bloomington Central Station
Project Description	Major Revision to the Preliminary Development Plan of Bloomington Central Station, Final Development Plans for a six-story, 405-unit apartment building with an above-ground parking ramp and 14,000 square foot grocery space and exterior surface parking improvements, and a Type III Preliminary and Final Plat.
Application Types	Preliminary and Final Development Plan Type III Preliminary and Final Plat
Staff Contact	Nick Johnson – <a href="mailto:nmjohnson@bloomingtonmn.gov">nmjohnson@bloomingtonmn.gov</a> (952) 563-8925
Applicant Contact	Laura Clarens - <a href="mailto:laura.clarens@kimley-horn.com">laura.clarens@kimley-horn.com</a> (763) 251-1013
Post Application DRC	Yes

NOTE: To view all documents and minutes related to this review, please go to [www.blm.mn/plcase](http://www.blm.mn/plcase) and enter “PL202100027” into the search box.

**Guests Present:**

Name	Email
Laura Clarens	<a href="mailto:laura.clarens@kimley-horn.com">laura.clarens@kimley-horn.com</a>
Thomas Lincoln	<a href="mailto:Tom.Lincoln@kimley-horn.com">Tom.Lincoln@kimley-horn.com</a>
Mark Fabel	<a href="mailto:mfabel@mcgough.com">mfabel@mcgough.com</a>
Ryan Samsa	<a href="mailto:Ryan.samsa@esgarch.com">Ryan.samsa@esgarch.com</a>
Johnny Meeker	<a href="mailto:johnny.meeker@mcgough.com">johnny.meeker@mcgough.com</a>

**INTRODUCTION – Nick Johnson:**

- Nick Johnson (Planning):
  - McGough proposes to complete a Major Revision to the Preliminary Development Plan of Bloomington Central Station by replacing multiple office uses/buildings and associated parking structures with mixed-use and stand-alone multiple-family residential uses/buildings. Final Development Plans for a 405-unit, six-story mixed use building is also being considered (BCS Phase 4). The building includes an approximately 14,000 square-foot grocery use on the first level at the northeast corner. Additional surface parking improvements at the Hyatt Regency Hotel are submitted for review. The application would include platting for appropriate/applicable phases.

**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.

- Jason Heitzinger (Assessing):
  - Heitzinger noted that there will be a Park Dedication fee of approximately \$543,193.
- Erik Solie & Mike Thissen (Environmental Health):
  - Solie shared that the food facility will go through their office, additionally rental licensing will be handled by the City.
  - Thissen noted that the pool approval will need to initially be processed through state agencies, and the City will take over licensing for the pool after the work with the State.
- Tim Skusa (Building and Inspection):
  - Skusa explained that the applicant will meet with Building and Inspection for a code analysis once plans have been sufficiently drafted.
- Laura McCarthy (Fire Prevention):
  - McCarthy highlighted the automatic wet stand pipes will be required throughout the building.
  - McCarthy explained that each wing/building will need building numbers visible, similar to Indigo and the Fenley.
  - McCarthy shared that emergency vehicle access is a concern.
  - McCarthy highlighted the single staircase in the parking ramp.
- Brian Hansen (Engineering):
  - Hansen explained that there will be a sanitary sewer and reconstruction projects on American Boulevard in 2022.
  - Hansen noted that the applicant will need to provide a stormwater management plan.
  - Hansen shared that this site will require a traffic study which is underway.
- Tim Kampa (Utilities):

- Kampa noted that the 3” water service pipe is no longer standard, the City would prefer 4” or 6” Private service for the grocery use.
  - Kampa reminded applicants to note the grease interceptor more clearly on the planset.
  - Kampa shared that the watermain loops should be a 12” service.
  - Kampa explained that there are several utilities that either aren’t noted or appear differently than City records show; Kampa noted that City staff will work with the applicant to amend any discrepancies.
  - Kampa asked the applicant to label the water main and sewer crossings.
  - Kampa explained that the City is aiming to keep all watermains 20 feet away from LRT tracks.
- Nicholas Kelly (Public Health):
    - Kelly asked about the residential buildings’ smoking status. No smoking designation is preferred.
  - Nick Johnson (Planning):
    - The formal application must include an Affordable Housing Plan demonstrating that the project meets the affordable housing requirement specified in Section 9.06 of the City Code. Based upon a total unit count of 405 units, a minimum of 36 units must be affordable to households at or below 60% AMI.
    - The formal application should include analysis of the proposed Floor Area Ratio (FAR) of the full planned development resulting from the Major Revision to the PDP.
    - Based upon the development intensity proposed in the Final Development Plans (405 apartments and 13,924 square feet of grocery), the required quantity of parking required by the City Code is 690 spaces assuming that the project is eligible for a 20 percent parking reduction of the multiple-family residential parking requirement as allowed by the OHO (Sec. 9.19). With a proposed parking supply of 640 spaces, you would be seeking a 7.3 percent deviation from the parking requirement.
    - Additional analysis of the overall parking supply of the Bloomington Central Station planned development must be completed by Planning and Traffic staff to assess overall compliance with the approved Preliminary Development Plan and research the existence and impacts of cross-parking easements or proof of parking measures deployed as part of previous phases of development.
    - Surface parking proposed on existing Outlot Q northwest of the hotel conflicts with the parking restrictions of the HX-R zoning district (Sec. 19.29(i)(2)(A)). Please clearly identify the requested duration of this interim parking condition or phase.
    - Residential storage must be provided per Sections 21.302.07 and 9.23 of the City Code. The Code-required quantity of storage units would be 203 units. Requests for PD flexibility to these requirements must be consistent with intent of the PD Overlay Zoning District and provide public benefit.
    - Staff must complete analysis of the proposed structure height in relation to the pedestrian street step-back standards (Sec. 21.301.10(e)).



# Comment Summary

**Application #:** PL2021-27

**Address:** 8151, 8171 and 8191 30<sup>th</sup> Avenue South  
8100, 8170 and 8200 31<sup>st</sup> Avenue South  
8001, 8031, 8051, 8100, 8150 and 8170 33<sup>rd</sup> Avenue  
8150 34<sup>th</sup> Avenue South  
3001, 3097, 3107, 3295 and 3297 American Boulevard East  
3200 East 81<sup>st</sup> Street  
3001 East 82<sup>nd</sup> Street  
3098 East Old Shakopee Road

**Request:** **Major Revision to the Preliminary Development Plan of Bloomington Central Station, Final Development Plans for a six-story, 405-unit apartment building with an above-ground parking ramp and 14,000 square foot grocery space and exterior surface parking improvements, and a Type III Preliminary and Final Plat.**

**Meeting:** Pre-Application DRC - February 16, 2021

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**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](mailto:djohnson@BloomingtonMN.gov), (952) 563-8959

- 1) After City Council approval - please call Building and Inspections to schedule Pre-Permit meetings.
- 2) Must meet 2020 MN State Building Code and 2020 MN Accessibility Code.
- 3) Provide a detailed code analysis with the plans.
- 4) SAC review by MET council will be required.
- 5) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.

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

- 1) Emergency vehicle access shall be provided within the future residential building along American boulevard as shown on plan.
- 2) Wet standpipe hose valves shall be located within 200' and dry standpipe hose valves located within 130' of all areas of the building.
- 3) Due to limited emergency vehicle access, automatic wet standpipes per section 503.1.1.1(2) may be required.
- 4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the 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) Each building and property shall be adequately signed for emergency response.
- 8) This project will require multiple annunciator panels and lock boxes. Locations will be designated by fire prevention.
- 9) Due to limited emergency vehicle access, automatic wet standpipes per section 503.1.1.1(2) may be required.
- 10) Standpipes are required in all stairwells and hose valves shall be located at the floor landing. Access to all stairwells on all floor shall be provided.

- 11) Only one stairwell access has been provided on one of the levels.
- 12) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

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

- 1) Estimated park dedication fee is about \$543,193. This number is subject to change based on any alterations to the final plans.

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

- 1) Provide an Environmental Health Plan Review application with plan submittal for each proposed food facility.

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

- 1) A 7 foot minimum sidewalk width adjacent to parking stalls to allow for vehicle overhang.
- 2) Maintain 2' clearance from sidewalk for all hydrants, signs or similar items.
- 3) The 2020-502 American Blvd Sanitary Sewer Capacity Improvement Project is scheduled for 2022 on American Blvd from 28th Ave to east of 34th Ave. Also, the reconstruction of American Blvd in this location is tentatively scheduled for 2022. All of this work will need to be coordinated with BCS work.
- 4) Include grades showing that pedestrian ramp locations are ADA compliant.
- 5) Include construction details for the entire development.
- 6) Provide details for concrete pavement vs concrete walk as this looks to serve pedestrians as well emergency vehicle. Set concrete walk to match district standards and create demarcation lining use to emergency vehicles.
- 7) The curbs should be 4" mountable to match other emergency access in South Loop.

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

- 1) An erosion control bond is required.
- 2) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 3) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 5) Show erosion control BMP locations on the plan
- 6) List erosion control maintenance notes on the plan.
- 7) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 8) Provide a turf establishment plan
- 9) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

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

- 1) What's the reason for the alignment at E American Boulevard?
- 2) Illustrate that sidewalks meet ADA requirements for cross slope and longitudinal grade. Construct sidewalk ramps with metal truncated domes, if required.
- 3) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 4) Install crosswalk pavement markings in accordance with MMUTCD

- 5) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 6) 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.
- 7) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 8) 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](mailto:sjenkins@BloomingtonMN.gov)) for permit information.
- 9) Show location of a bike rack and bike rack detail on the plan.
- 10) A Traffic Study is required to be completed before a formal application is submitted. The study is currently in progress.

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

- 1) Existing easements may be vacated. Contact Bruce Bunker at 952-563-4546 or [bbunker@BloomingtonMN.gov](mailto: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.
- 2) Private common utility easement/agreements must be provided.
- 3) Show and label all property lines and easements on all plan sheets.
- 4) 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.
- 5) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 6) Private common driveway/access easement/agreement must be provided and updating of any agreements between BCS and City of Bloomington.
- 7) A \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 8) Public drainage/utility and easements must be provided on the plat as approved by City Engineer
- 9) 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.
- 10) 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.
- 11) Consent to plat form is needed from any mortgage companies with property interest.
- 12) No stairs in sidewalk/bikeway/drainage and utility easement.
- 13) Emergency vehicle access agreement needed for this area.
- 14) Identify where there are public or private water mains?
- 15) ROW needs may change pending in process traffic study results.

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

- 1) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Use a combination Fire and Domestic service to the Retail Building - Don't use 3" pipe. Make sure all water services are metered within 10' of where they enter the building.
- 2) 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. Label the Grease interceptor on the plan. Work with Bloomington staff to count fixtures and size the unit.

- 3) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. Make sure the water loop is the same size at both tie in points. Current plan shows using an 8" on the west and a 12" on the east. NOTE there is a 12" service available that is not shown as being used.
- 4) 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.
- 5) There are several existing utilities that don't show up on the plans or look different than what is in the City records. Work with Engineering and Utilities staff to field locate and show these on the plans. Examples: The existing water system layout and valving off the SE corner of the building isn't shown and may be in conflict with the footings. There are older abandoned sewer lines in the north lot than what the current plans show.
- 6) 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.
- 7) 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.
- 8) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 9) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 10) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Please include an indexed table showing calculations of separation distance between outside edges of pipes for all water main and sewer crossings. (Both San and Storm).
- 11) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants. There need to be several more valves shown on the plan. Show hydrant aux valves in standard location per City Standard details.
- 12) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Show the location of the FDC(s) and make sure there is a truck accessible hydrant within 50' of the FDC.
- 13) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 14) Make sure hydrants are no closer than 20' to LRT tracks. May need to flip hydrants to the north along the tracks. Also locate and avoid existing water main stray current test stations.
- 15) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. Show all new connections to existing live water mains as taps.
- 16) Bloomington Engineering Staff are in the process of drawing up plans for a new sanitary sewer main in American Blvd. Please work closely with them to make sure all services for the BCS projects are installed where they are needed. This new sewer main may need to be in place before certificate of occupancy can be issued for BCS 4.

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

- 1) The subject application would include the following requests: 1) Major Revision to Preliminary Development Plan (\$830), Final Development Plan (\$1,660), Type III Preliminary Plat (\$800 + \$90 per lot) and Type III Final Plat (\$400 + \$20 per lot). The final development application fee would depend on the final number of lots submitted in the Preliminary and Final Plats,
- 2) The formal application must include an Affordable Housing Plan demonstrating that the project meets the affordable housing requirement specified in Section 9.06 of the City Code. The required content for the Affordable Housing Plan is found in Section 9.32 of the City Code. Based upon a total unit count of 405 units, a minimum of 36 units must be affordable to households at or below 60% AMI.
- 3) The formal application should include analysis of the proposed Floor Area Ratio (FAR) of the full planned development resulting from the Major Revision to the PDP.
- 4) Based upon the development intensity proposed in the Final Development Plans (405 apartments and 13,924 square feet of grocery), the required quantity of parking required by the City Code is 690 spaces assuming that the project is eligible for a 20 percent parking reduction of the multiple-family residential

parking requirement as allowed by the OHO (Sec. 9.19). With a proposed parking supply of 640 spaces, you would be seeking a 7.3 percent deviation from the parking requirement.

- 5) Additional analysis of the overall parking supply of the Bloomington Central Station planned development must be completed by Planning and Traffic staff to assess overall compliance with the approved Preliminary Development Plan and research the existence and impacts of cross-parking easements or proof of parking measures deployed as part of previous phases of development.
- 6) The proposed parking improvements north of the Hyatt Regency Hotel would address outstanding conditions from Case #2830ABCD-13. Surface parking proposed on existing Outlot Q northwest of the hotel conflicts with the parking restrictions of the HX-R zoning district (Sec. 19.29(i)(2)(A)). Please clearly identify the requested duration of this interim parking condition or phase.
- 7) 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.
- 8) The subject property is located in MSP Airport Safety Zone C. A FAA No Hazard Determination (Form 7460-1) must be provided for the proposed structure and associated construction equipment prior to the issuance of a building permit. It is anticipated that an Airport Zoning Permit would be needed for the construction crane and possibly the building depending on final height.
- 9) Staff must evaluate the proposed building for compliance with the pedestrian street step-back standard in Section 21.301.10(e) of the City Code.
- 10) The subject properties are located within the 60 dB DNL noise exposure area. All new construction must comply with the noise attenuation requirements specified in Section 21.301.12 of the City Code.
- 11) Residential storage must be provided per Sections 21.302.07 and 9.23 of the City Code. The Code-required quantity of storage units would be 203 units. Requests for PD flexibility to these requirements must be consistent with intent of the PD Overlay Zoning District and provide public benefit.
- 12) Alternative exterior materials allowances are specified in Section 9.22 of the City Code and vary by level of affordability. Please provide calculations of ground level window for elevations that face public or private streets.
- 13) Interior trash and recycling storage areas must be provided for the apartment building and grocery uses (see City Code Section 21.301.17). Staff estimates that the total trash and recycling area needed would be 962 square feet. The trash and recycling storage area for the grocery use must meet the finish schedule requirements for food service facilities.
- 14) Parking lot and exterior security lighting must meet Section 21.301.07 of the City Code. Surface parking for retail uses must have a minimum of 2.0 foot-candles on the parking surface. Structured parking for retail uses must have a minimum of 5.0 foot-candles on the parking surface, which can be reduced by 50 percent (2.5 foot-candles) at the perimeter of the parking area. Structured parking for residential uses must have a minimum of 3.0 foot-candles on the parking surface, which can be reduced by 50 percent (1.5 foot-candles) at the perimeter of the parking area.
- 15) Minimum sidewalk width in the HXR zoning district is six feet (Sec. 19.29(k)(8)(B)).
- 16) Sidewalks serving retail uses in the HXR district must be eight feet in width (Sec. 19.29(k)(8)(A)).
- 17) The building is dog friendly (with the wash) yet no exterior area provided. Please confirm there is no intent to provide an outdoor area for dogs or show it on the plan.
- 18) Tree missing in the new parking island along E. American Blvd for the Hyatt parking changes.
- 19) There is adequate space for ornamental trees on the north side of the retail grocer. At a minimum add trees to the areas east and west of the parking field.