

May 6, 2020

Mike Centinario
City Planner
City of Bloomington
1800 West Old Shakopee Road
Bloomington, Minnesota 55431

**RE: New Application # 2020-83
Old Application # PL2020-22
3601 and 3701 American Blvd East, 3, 4, and 6 Appletree Square, 8009 and 8011 34th Ave S
RESPONSE TO CITY COMMENT SUMMARY**

Mr. Centinario,

This correspondence will address the items identified in your Comment Summary which was sent to our office on February 13, 2020. As you may be aware, several developments have occurred with the scope of the project and the adjacent structured parking ramp. The adjacent structured parking ramp is no longer a part of this project as the current Owners are not interested in selling the property to the developers, and as such, the original scope of the project has changed dramatically. We cannot pursue the WorkForce housing on top of the Grocery Store building. The Affordable Senior building located at the south portion of the site has now been changed to be an Affordable WorkForce building with an associated structured parking ramp which will serve the Market Rate building, the Hotel and the Office buildings.

The comments listed below are intended to address your concerns from the February 13th letter for the proposed project. Our design team responses are listed in bold after your comments.

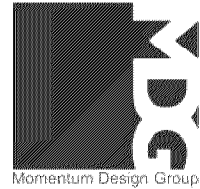
Planning Review Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

1) City Code (Section 21.501.02(f)(1)) requires all properties owners within the development area to sign the application form. Unfortunately, one property owner within the development area has not signed the form or provided a letter consenting to the review process. If the City has not received the consent from the remaining property owner by the end of the business day Thursday, we will reject the application as incomplete.

MDG RESPONSE: The property (and Owners) in question is the existing structured parking ramp. This parcel has been removed from the proposed project.

2) Provide a sidewalk connection from the building to public sidewalk or street. This requirement applies to the market rate and workforce developments. It does not appear like a sidewalk connection is provided for the workforce building. When sidewalk is located immediately adjacent to parking stalls, sidewalks must be widened to account for vehicle overhang. Widen sidewalks to at least 6.5 feet (7.0 feet including the curb).

MDG RESPONSE: For the MR Building, sheet A110 shows that sidewalks are provided from the main entry door of the building to American Square. In addition, sidewalks are shown from every door and exit to a public way.



3) Show location of a bike rack and bike rack detail on the plan.

MDG RESPONSE: Bike racks are shown on sheet A110 near the main entry to the building. In addition, individual bike racks are located throughout the Upper and Lower Level Garage floors. These bike racks are mounted to the wall in front of the vehicle.

4) List the number of parking spaces required by city code and the number of spaces provided on the site plan. The parking study that was submitted with the application is not representative of the current proposal. The updated parking study is needed as soon as possible so staff is able to confirm the proposed parking, including the shared parking component, is sufficient to meet demand.

MDG RESPONSE: An addendum to the original parking study dated 3/27/20 is included in this submittal. The parking spaces are identified on the Cover Sheet of our drawing submittal.

5) Landscaping provided is sufficient for the first two phases of development. The third phase developable area will require an additional 38 trees and 96 shrubs.

ALLIANT RESPONSE: See updated Landscape Plan based upon two phase project.

6) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candles is required on the parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot. Residential parking structures have higher lighting requirements than surface stalls. Portions of parking that are shared between residential and commercial uses must follow commercial lighting requirements.

MDG RESPONSE: Our site lighting was designed by TSR Lighting and meets the City requirements. The drawings are included in our set.

7) Exterior materials must meet Section 19.63.08 and are approved by the Planning Manager. Metal panels must be reviewed for consistency with finish warranty and gauge expectations. Allowing a greater percentage of secondary materials for the market rate building should be identified as development flexibility, not an OHO incentive. The OHO incentives apply to the workforce housing building.

MDG RESPONSE: We have not used any OHO incentives for the MR Building. The exterior material areas and percentages are listed on the Exterior Elevations sheets.

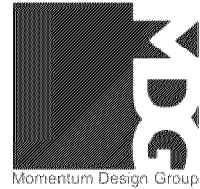
8) Interior trash and recycling must be provided.

MDG RESPONSE: Interior Trash and Recycling is shown on all the plans, and culminates in the Basement Parking Garage levels which has a Trash and Recycling Room.

9) As with any development along the Minnesota River Valley, there is the potential for the presence of Archeological artifacts. The City has no knowledge of burial mounds at the development site.

MDG RESPONSE: We understand the historical significance of this area to the State and its peoples. If any artifacts are encountered, the proper protocols will be followed.

10) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District. Prior to the issuance of any permits allowing land



disturbance, the civil engineer must certify the development will result in no adverse impacts to adjacent and downstream properties, unstable slope conditions, or degradation of water quality. Existing hydrology and drainage patterns must be maintained.

ALLIANT RESPONSE: Noted

11) The maximum allowable height is determined by the MSP Airport Zoning Ordinance. The proposed height is below the allowed height for construction without an Airport Zoning Permit. That height is 170 feet. Phase 3 has a height of 160 feet. An Airport Zoning Permit would be required if construction cranes exceed that height. Regardless of MSP Airport Zoning, the building and cranes must procure an FAA No Hazard Determination. FAA review is required based on their notice criteria: <https://customers.macnoms.com/zoning/>

MDG RESPONSE: The initial application to the FAA has been submitted and a follow up application has been submitted with more information.

12) Section 21.301.12 of the City Code establishes noise attenuation standards. These standards require noise attenuation when a development is located within 60 dB DNL noise exposure areas. The American Square project is outside of this area. However, be mindful of airport noise and any attenuation that may be warranted above and beyond standard construction practices.

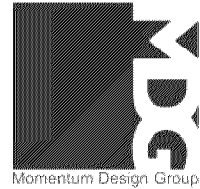
MDG RESPONSE: The double pane windows in the project have a sound transmission coefficient (STC) of 28-34, lower than what is required for the 60 dB DNL noise exposure areas, but higher than the average for double-paned windows. The exterior construction will be sealed at all exterior openings including around the windows, doors, ducts, and other penetrations. All cavity insulation will be cut to fit around elements in the wall including windows, doors, electrical, mechanical, and plumbing equipment, so the insulation completely fills all cavities without compression. Any penetrations of the interior gypsum board will be caulked or sealed to ensure an envelope assembly with low sound transmission.

13) A sidewalk connection is required between American Blvd. E. and the workforce building. Revise architectural plans to show connection to market rate building.

MDG RESPONSE: We believe you are referring to the original WorkForce building which was placed above the existing structured parking ramp. Since this ramp and building is no longer part of this project, no sidewalk is planned. We have provided a pedestrian access from the new Workforce Building (WF) to 34th Avenue South. A sidewalk link from the WF Main Entry to the west property line is shown on the drawings. We cannot provide a sidewalk from the WF building to American Boulevard due to the excessive grade (+7%) from the parking level to the plateau of the MR building.

14) Ensure there is at least 5-feet clear between where bike racks are located. The racks shown in the southwest corner of the site may need to be relocated or rotated 90 degrees.

MDG RESPONSE: We are providing Bike Racks throughout the project. Exterior Bike Racks are shown on the MR-1 and MR-2.1 sheets south of the main entry within the parking courtyard. We also provide for wall hung bike racks at the front of the park parking throughout the parking levels. In addition to this, we offer a Bike Repair Room on the Upper Level Parking floor.



15) Each building is required to have 1 electric vehicle charger per 50 units, rounded up. One additional charger is needed for the market rate building. No additional EV chargers are required for the workforce building.

MDG RESPONSE: The MR building has 115 stalls in the LL-1 (Upper Level) and 118 stalls in the LL-2 (Lower level) for a total of 233 enclosed, heated, and secured parking stalls. This quantity of stalls requires 4.66 (or 5) EV chargers. We have identified three stalls at the NE corner of the Upper Garage and two stalls at the NE corner of the Lower Garage for EV charging stations.

16) A number of deviations from City Code for the market rate building are identified as Opportunity Housing Ordinance (OHO) flexibility. This is misleading because the OHO incentives apply to the workforce housing building, not the market rate building. Instead, flexibility for the market rate building should be identified as development flexibility or deviations from City Code and not make reference to OHO.

MDG RESPONSE: All MR deviations to the City Code are intended to be Development Flexibility, and not OHO related.

17) On the Overall PDP Site Plan (A3-P), identify the building, the address, the primary use of that building, and the gross floor area. Also identify the gross floor area of the grocery on A1-P.

MDG RESPONSE: As you are aware, the Grocery Store is no longer part of this project, but these identifiers have been placed on the appropriate sheet in the PDP submittal. The City should provide direction on addressing of the individual buildings.

18) The project description indicates the project will take advantage of the unit size reduction in OHO. However, all proposed units meet minimum unit sizes. Are unit sizes likely to decrease below City Code minimums?

MDG RESPONSE: The unit sizes are set as per the submittal.

19) The mixed-use building includes an approximately 32,000 square foot grocery store. A grocery store is a permitted limited use in the HX-R zoning district. Limited uses are limited to 25% of the building's gross floor area. The proposed grocery would be about 17% of the proposed buildings gross floor area.

MDG RESPONSE: Not applicable to this submittal.

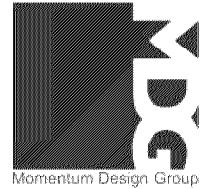
Building Department Review Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

1) Must meet current MN State Building Code. Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD.

MDG RESPONSE: The design team has been working with the Building Department staff on exiting and egress from the building. The buildings shall have a comprehensive review of Building Code prior to Building Permit submittal. Disabled parking signage has been located on the drawings.

2) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.

MDG RESPONSE: This will be submitted by the Owner prior to Building Permit submittal.



3) A noise source shall not exceed an L10 noise level of 60 dBA in the daytime (7:00 a.m. to 10:00 p.m.) and an L10 noise level of 50 dBA in the nighttime (10:00 p.m. to 7:00 a.m.) as measured on the property line of the source. (Section 10.29.02).

MDG RESPONSE: With the proposed residential use, we do not anticipate noise levels of that magnitude. If, however, that noise level is problematic, we will work with the City to remediate the issue.

4) Must meet current MN State Building Code

MDG RESPONSE: The design team has been working with the Building Department staff on exiting and egress from the building. The buildings shall have a comprehensive review of Building Code prior to Building Permit submittal.

5) Must meet MN Accessibility Code

MDG RESPONSE: The buildings shall have a comprehensive review of State Accessibility Code prior to Building Permit submittal.

6) Provide a code analysis with the plans.

MDG RESPONSE: The design team has been working with the Building Department staff on exiting and egress from the building. The buildings shall have a comprehensive review of Building Code prior to Building Permit submittal.

7) SAC review by MET council will be required.

MDG RESPONSE: This will be submitted by the Owner prior to Building Permit submittal.

8) Per MN Building code section 406.5.5 - minimum 30' of open space to maintain open parking structure.

MDG RESPONSE: This portion of the code is related to Area Increases for Motor-Vehicle Related Occupancies. The next section, 406.5.6 defines the Fire Separation Distance found in Tables 602 and section 705. Table 602 states that a Type 1A or 1B Open Parking Garage between 10' and 30' from the property line does not require a fire resistance rating. Our proposed new parking ramp is located 24' from the existing ramp. This distance was discussed with the Fire Department. A code review of the existing ramp may be required to determine the Construction Type, Allowable Areas and heights, and any area or height increases required to meet the current size of the existing building. MDG will work with the Building Department to coordinate the existing building requirements prior to Building Permit submittal.

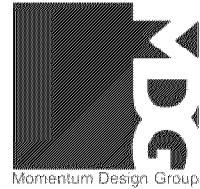
Environmental Health Review Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

No comments were submitted to MDG.

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

1) Fire Department access into the parking structure shall be provided along the south side on both the east and west ends.

MDG RESPONSE: A 24' wide drive aisle is provided along the entire southern elevation of the existing parking ramp. This drive aisle is accessed from within the new parking ramp associated with the WF building (phase 2).



2) Provide for the new structure and maintain for existing structures emergency vehicle access throughout the property.

MDG RESPONSE: A 24' wide drive aisle is provided along the entire southern elevation of the existing parking ramp. This drive aisle is accessed from within the new parking ramp associated with the WF building (phase 2).

3) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.

MDG RESPONSE: Adequate turning radii have been accommodated. Turning radii have been shown on the drawings for both the MR and WF buildings as well as the new parking structure associated with the WF building.

4) Hydrant coverage shall be provided within 50' of the FDCs and within 150' of all portions of the structures.

ALLIANT RESPONSE: See submitted plans. Due to the steep slopes on south and east sides of market rate building, hydrants and access is not feasible. The Engineer shall work with Fire Department to determine final hydrant locations.

5) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

MDG RESPONSE: This note has been included in the Design/Build Fire Suppression Notes on all overall floor plan sheets.

6) 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.

MDG RESPONSE: This note has been included in the Design/Build Fire Suppression Notes on all overall floor plan sheets.

7) 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.

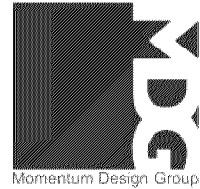
MDG RESPONSE: This note has been included in the Design/Build Fire Suppression Notes on all overall floor plan sheets.

8) Access shall be provided to/from all stairwells on all floors and parking levels.

MDG RESPONSE: This note has been included in the Design/Build Fire Suppression Notes on all overall floor plan sheets.

9) Standpipe coverage/hose valves shall be located at the landings in stairwells and within 200' of all areas.

MDG RESPONSE: This note has been included in the Design/Build Fire Suppression Notes on all overall floor plan sheets.



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

1) Are these garden level apartments? What is the sidewalk dimensions thru these locations?

MDG RESPONSE: There are no Garden Level apartments. All apartments start at 1st floor. In most cases, the 1st floor is significantly above the adjacent grade. Only at the front main entry courtyard area, do the apartments have a direct access to grade.

2) All walls 4' in height and greater must be designed by a licensed professional engineer in the State of MN

MDG RESPONSE: All retaining walls greater than 4' in height shall be designed by a Design/Build Retaining Wall Engineer as per our Retaining Wall Specification.

3) There is limited space for ADA compliance between the vestibule and what looks to be columns.

MDG RESPONSE: On the MR Building, we have several decorative columns on the exterior of the Main Entry Vestibule. This area is not intended for pedestrian access. All areas within the Accessible Route shall abide by ADA clearance requirements.

4) No curb cuts are shown adjacent to ADA parking lots or near the main entrance.

ALLIANT RESPONSE: See revised plan.

5) Keep removal limits in American Blvd out of wheel paths

ALLIANT RESPONSE: Noted.

6) City to make tap w/ 48 hour notice

ALLIANT RESPONSE: Noted.

7) Use updated MNDOT ped ramp details

ALLIANT RESPONSE: Noted.

Traffic Review Contact: Kirk Roberts at kroberts@BloomingtonMN.gov, (952) 563-4915

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.

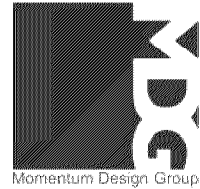
MDG RESPONSE: The contractor shall be notified of this requirement.

2) 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.

MDG RESPONSE: See attached drawings.

3) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.

MDG RESPONSE: See attached drawings.



4) Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

MDG RESPONSE: See attached drawings.

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.

MDG RESPONSE: The contractor shall be made aware of this requirement.

6) Show location of a bike rack and bike rack detail on the plan.

MDG RESPONSE: The Bike Racks are located within the parking courtyard south of the Main Entry. Details have been added to the drawings.

7) Surface lot should be designed for circulation - access aisle along the south end needed. - SLM

MDG RESPONSE: All newly submitted plans are designed for circulation.

8) Show walk dimension. 7' minimum when adjacent to parking stalls, for vehicle overhang - ALM

MDG RESPONSE: All sidewalks adjacent to head-in in parking shall be 7' wide to accommodate vehicle overhang.

9) Replaced sidewalk/trail should be 10' wide - Nine Mile Creek Regional Trail Master Plan - ALM

MDG RESPONSE: The Regional trail has been increased from 8' to 10' as requested.

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

1) Private common utility easement/agreement must be provided.

ALLIANT RESPONSE: Noted

2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

ALLIANT RESPONSE: Noted

3) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.

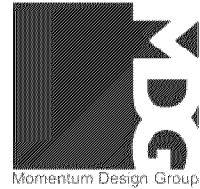
ALLIANT RESPONSE: Noted.

4) 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.

ALLIANT RESPONSE: See revised plans as submitted.

5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

ALLIANT RESPONSE: Noted.



6) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure Bloomington Fire has approved location and number of hydrants.

ALLIANT RESPONSE: Alliant to work with Bloomington Fire after plan review to finalize hydrant locations.

7) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc. Change note #10 to indicate minimum of 8' of cover required.

ALLIANT RESPONSE: Note revised.

8) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP. Change note #12 to comply.

ALLIANT RESPONSE: Utilities to be privately owned and operated, city standards not required.

9) 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.

ALLIANT RESPONSE: Noted.

10) 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.

ALLIANT RESPONSE: Noted.

11) 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.

ALLIANT RESPONSE: No food service facility proposed with current plans.

12) Install interior chimney seals on all sanitary sewer manholes. See City Detail.

ALLIANT RESPONSE: Utilities on site to be privately owned and maintained – not required to meet City specifications.

13) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. - Please add this note to the plan.

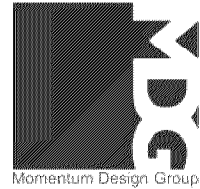
ALLIANT RESPONSE: Note added to plans.

13) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. - Please add this note to the plan.

ALLIANT RESPONSE: Note added.

14) 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. Use a minimum of 2 sheets of 2" insulation and stagger the joints.

ALLIANT RESPONSE: Noted.



15) Use schedule 40, SDR 26, or better for PVC sewer services.

ALLIANT RESPONSE: Utilities on site to be privately owned and maintained – not required to meet City specifications.

16) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. - Please add this note to the plan.

ALLIANT RESPONSE: Noted on plans.

17) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed. - Please add this note to the plan.

ALLIANT RESPONSE: Utilities on site to be privately owned and maintained – not required to meet City specifications.

18) See Bloomington standards regarding: MH covers, Pipe types, Chimney Seal, etc. Eliminate note #11, See notes # 2 and #18 instead. Also please provide a table of all pipe crossings indicating the distance between outsides of pipes at crossings.

ALLIANT RESPONSE: Utilities on site to be privately owned and maintained – not required to meet City specifications.

19) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants. Add valves on the building services.

ALLIANT RESPONSE: See revised plans.

20) Please show more detail on the connections to existing watermain. The north connection should include replacement of the 8" Valve, Tee, and Hydrant - so that all new pipe will pass hydrostatic testing. The west connection should be a watermain tap and the plan needs more detail to avoid conflicts with existing tees and valves.

ALLIANT RESPONSE: Noted – shall be provided with final plans on Phase 2

21) Lift Station in dog park area?

ALLIANT RESPONSE: See revised plans.

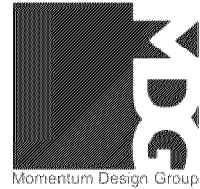
Water Resources Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

1) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.

ALLIANT RESPONSE: Noted.

2) The city's Comprehensive Stormwater Management Plan prohibits infiltration in areas where high levels of contaminants will be mobilized by the infiltrating water. Given the level of contaminated soils on site, provide discussion from Geotech on the appropriateness of infiltration.

ALLIANT RESPONSE: No improvements / changes planned for existing storm pond. Hand borings within pond area did not identify any contaminants, and no reason to expect there to be any in this area.



3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

ALLIANT RESPONSE: Noted.

4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.

ALLIANT RESPONSE: Noted.

5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

ALLIANT RESPONSE: Noted

6) An erosion control bond is required.

ALLIANT RESPONSE: Noted.

7) Provide a turf establishment plan.

ALLIANT RESPONSE: See submitted Landscape plan and E/ C plan for turf establishment plans.

8) 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.

ALLIANT RESPONSE: Noted.

9) SILT FENCE ALONE IS NOT ACCEPTABLE INLET PROTECTION.

ALLIANT RESPONSE: Noted see revised E/C plan.

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

1) Private common utility easement/agreement must be provided.

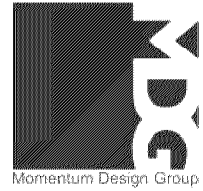
ALLIANT RESPONSE: Noted.

2) Private common driveway/access easement/agreement must be provided.

ALLIANT RESPONSE: Noted.

3) Show and label all property lines and easements on all plan sheets.

ALLIANT RESPONSE: See revised plans and easement exhibits submitted.



If you have any questions regarding the content within this correspondence, please give me a call.

Sincerely,
Momentum Design Group, LLC.

A handwritten signature in black ink, appearing to read 'Jeff Wrede', written over a light gray background.

Jeff Wrede, Architect
Partner