



Development Review Committee

Approved Minutes

Development Application, #PL202100057

Mtg Date: 03/30/2021

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
 Laura McCarthy (Fire Prev.) 952-563-8965
 Kelly Beyer (Bldg & Insp) 952-563-4519
 Tim Kampa (Utilities) 952-563-8776
 Megan Rogers (Legal) 952-563-4889
 Maureen O'Brien (Legal) 952-563-8781
 Renae Clark (Park & Rec) (952) 563-8890
 Jason Heitzinger (Assessing) 952-563-4512
 Jennifer Blumers (Assessing) 952-563-
 Erik Solie (Env. Health) 952-563-8978
 Mike Thissen (Env. Health) 952-563-8981
 Nick Johnson (Planning) 952-563-8925
 Rozlyn Tousignant (Eng) 952-563-4627
 Katherine Ebert (Public Health) 952-563-8911

Guests Present:

Mark Fabel MFabel@mcgough.com
 David Higgins david.higgins@mcgough.com
 Johnny Meeker johnny.meeker@mcgough.com
 Joy Jayaram joy.jayaram@mcgough.com
 Luke Martin
 Tom Lincoln Tom.Lincoln@kimley-horn.com
 Laura Clarens Laura.Clarens@kimley-horn.com
 Dave Egbert dave.egbert@esgarch.com
 Ryan Samsa ryan.samsa@esgarch.com
 Han Zhang

Project Information:

Project	BCS Phase 4 Residential and Grocery - Bloomington Central Station (BCS) - PDP/FDP, Type III Plat and Airport Zoning Permit
Site Address	3001 AMERICAN BLVD E, BLOOMINGTON, MN 55425 3097 AMERICAN BLVD E, BLOOMINGTON, MN 55425 3107 AMERICAN BLVD E, BLOOMINGTON, MN 55425 8100 31ST AVE S, BLOOMINGTON, MN 55425
Plat Name	BLOOMINGTON CENTRAL STATION 2ND ADDN; BLOOMINGTON CENTRAL STATION 2ND ADDN; BLOOMINGTON CENTRAL STATION 2ND ADDN; BLOOMINGTON CENTRAL STATION 2ND ADDN;
Project Description	Major Revision to the Preliminary Development Plan for Bloomington Central Station to replace three proposed office towers and associated detached parking structures with three multiple-family residential apartment buildings and other phased site improvements within the northwest portion of the development, Final Development Plans for a six-story, 405-unit apartment building with an approximately 15,000 square-foot grocery space and other associated site improvements, Preliminary and Final Plat (Type III) of Bloomington Central Station 7th Addition, and an Airport Zoning Permit for construction cranes needed for the construction of the project.
Application Type	Preliminary Development Plan Final Development Plan Preliminary Plat - Type III Final Plat - Type III Airport Zoning Permit
Staff Contact	Nick Johnson, Planner
Applicant Contact	David Higgins, McGough Development – david.higgins@mcgough.com

PC April 22, 2021

CC (tentative)

May 03, 2021

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202100057" into the search box.

Introduction:

The subject application includes a Major Revision to the Preliminary Development Plan (PDP) for the BCS planned development. The revisions would replace planned office buildings and associated parking structures with three mixed-use, multiple-family residential apartment structures. Final Development Plans are provided for BCS Phase 4, which include 405 apartments and an approximately 15,000 square-foot grocery space. Additional site improvements include the construction of 31st Avenue South, site landscaping, and other pedestrian amenities.

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):
 - Heitzinger noted that the Park Dedication fee is approximately \$543,909
- Mike Thissen (Environmental Health):
 - Thissen explained that the development will require rental and pool licenses. The grocery use will need to obtain food licenses/approval from EH as well. Work with Erik Solie on this aspect.
- Kelly Beyer (Building and Inspection):
 - No comment
- Laura McCarthy (Fire Prevention):
 - McCarthy referred the applicant to the Comments Summary sheet.
- Erica Brown (Police):
 - No comment
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Hansen explained that the stormwater management plan is still under review.
 - Hansen shared that a new sanitary sewer main will be installed on American Blvd in 2022.
 - Hansen reminded the applicant to keep sawcuts out of the wheelpath.
- Tim Kampa (Utilities):
 - Kampa noted that staff will work with the applicant offline on their items.
 - Kampa briefly addressed the 10" cast iron service on the northside of the property.
- Katherine Ebert (Public Health):
 - Ebert inquired about the smoking status, applicant confirmed the property will be non-smoking.
- Nick Johnson (Planning):
 - Per Section 9.06 of the City Code, the proposed development in the subject Final Development Plans must include a minimum of 36 units affordable to households at or below 60 percent of Area Median Income (AMI).
 - Code would require 203 residential storage units outside of the dwelling be provided. 102 storage units are proposed. Increased numbers of affordable units at 50% AMI or less would allow for further reductions in residential storage.
 - The total parking requirement for the multiple-family residential apartments and associated retail will depend on the unit mix of the proposed future residential buildings and associated levels of affordability. Each future phase of development would require a detailed parking analysis as part of the review of Final Development Plans for each subsequent phase of development. A parking study assessing the total parking supply of Bloomington Central Station may be needed prior to future phases of development proposed on Outlot B.
 - Additional surface parking shown on current Outlot Q to serve the adjacent hotel use may only be considered as an interim phase or condition due to surface parking restrictions associated with the HX-R zoning district.
 - Plantings in between residential courtyards and fire access lanes must be reviewed by the Fire Marshal to ensure adequate emergency access is provided.



Comment Summary

Application #: PL2021-57

Address: 3001, 3097 and 3107 American Boulevard East, Bloomington, MN 55425
8100 31st Avenue South, Bloomington, MN 55425

Request: **Major Revision to the Preliminary Development Plan for Bloomington Central Station to replace three proposed office towers and associated detached parking structures with three multiple-family residential apartment buildings and other phased site improvements within the northwest portion of the development; Final Development Plans for a six-story, 405-unit apartment building with an approximately 15,000 square-foot grocery space and other associated site improvements; Preliminary and Final Plat (Type III) of Bloomington Central Station 7th Addition; and an Airport Zoning Permit for construction cranes needed for the construction of the project.**

Meeting: Pre-Application DRC – February 16, 2021
Post-Application DRC – March 30, 2021
Planning Commission – April 22, 2021
City Council (Projected) – May 03, 2021

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 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.
- 3) SAC review by MET council will be required.
- 4) Provide a detailed code analysis with the 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.

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

- 1) Access shall be provided to/from all stairwells on all floors and parking levels.
- 2) 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
- 3) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 4) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing

- 5) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will require multiple panels and Knox boxes.
- 6) Building/property shall be adequately signed for emergency response.
- 7) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 8) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 9) The retail/grocer will be considered a separate building for sprinkler and fire alarm protection purposes.

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

- 1) REMOVE STORM SEWER IF NOT BEING USED
- 2) An erosion control bond is required.
- 3) Provide a turf establishment plan
- 4) 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.
- 5) The stormwater management plan is still under review. Additional comments may be needed.
- 6) List erosion control maintenance notes on the plan.
- 7) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 9) Show erosion control BMP locations on the plan
- 10) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

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

- 1) Consider using an 8"x6" reducer and install the hydrant on this existing 8" service. Otherwise it must be abandoned at the main.
- 2) A new Sewer Main is tentatively scheduled to be installed in Am Blvd in 2022. Contact Bloomington Engineering Staff to coordinate the location, size, elevation, material and timing of this service.
- 3) This watermain is too close to the Storm MH.
- 4) Protect Water main Thrust Block / Restraint When digging for footings.
- 5) There are so many complex pipe crossings please build an indexed table of all pipe crossings including estimated: elevations, depths, and pipe separation to display the required 18" separation and to determine where insulation will be needed.
- 6) Build an indexed table of all water main and sewer crossings including estimated: elevations, depths, and pipe separation to prove the required 18" separation and cover to prevent freezing. For example how will this existing watermain be moved if it is too close?
- 7) Show insulation over all sewer pipes with less than 7' of cover as a shading pattern, so Contractor knows how much insulation is required.
- 8) These hydrants are not allowed to be located within 20' of the edge of the LRT track (because of stray current issues). Also call out taps for the connections to the watermain.
- 9) Suggest using this existing 12" water service and running a private main up to the north. This would save the cost of a 12" tap, a 6" tap, and multiple street repairs. If the existing 12" water service won't be used abandon it back at the main in the street and tap a new 6" hydrant lead for the City Hydrant.
- 10) Please field locate and show all existing water main Stray Current test locations and protect them during construction.
- 11) Use the service above or call out a tap for this hydrant.

- 12) Do not connect the grease interceptor to the Apartment Sewer Service. Ideally it should be connected to the Grocer sewer service so that if the line plugs with grease the owner will be aware and responsible for maintenance.
- 13) 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. Add the City standard detail for the grease interceptor to the plan details.
- 14) 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.
- 15) Private common utility easement and maintenance agreement must be provided. If the Grocer and apartment ever fall into different owners this will be required.
- 16) 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. Show where insulation is required on the plan.
- 17) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 18) 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.
- 19) Existing 10" CIP Water service must be abandoned at the main.
- 20) Clean up these notes and legend.
- 21) Add a valve in this area.

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

- 1) Keep all removal limits out of existing wheel paths
- 2) The City has a Sanitary Sewer Capacity Improvement Project scheduled for 2022 on American Blvd from 28th Ave to east of 34th Ave. Depending on the timing of this work, service connections and overall work will need to be coordinated.
- 3) There are multiple locations that the cross slope is greater than 2%, not meeting ADA requirements
- 4) There are multiple locations on the grading plan with cross slopes of walk shown to be greater than 2%
- 5) Keep sawcuts out of wheel path

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

- 1) Dedication of Outlots K and V, BCS 2nd Addition, Outlot I, BCS Addition and street easement on Outlot U, BCS 2nd Addition as public ROW.
- 2) Bump-out in curblin will affect ROW and easements in this area.
- 3) ROW needs in this area dependent on traffic study.
- 4) Rotate North arrow
- 5) Is this existing watermain public or private? If public, need utility easement to cover.
- 6) Existing easements may be vacated. Contact Bruce Bunker at 952-563-4546 or 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.
- 7) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 8) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 9) 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.
- 10) Private common driveway/access easement/agreement must be provided.
- 11) Private common utility easement/agreement must be provided.

- 12) 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.
- 13) Consent to plat form is needed from any mortgage companies with property interest.
- 14) Show and label all property lines and easements on all plan sheets.
- 15) 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.
- 16) Right-of-way dedication is required on the final plat. Outlots K and V, BCS 2nd Addition, Outlot I, BCS Addition, and street easement on Outlot U, BCS 2nd Addition.
- 17) Public drainage/utility and easements must be provided on the plat as approved by the City Engineer.

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

- 1) Add 150' westbound left turn lane
- 2) Show location of a bike rack and bike rack detail on the plan.
- 3) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 4) Install crosswalk pavement markings in accordance with MMUTCD
- 5) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 6) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 7) 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.
- 8) Show stop signs/crosswalk
- 9) all-way stop control mentioned in traffic study.
- 10) Is there a ped crossing proposed at intersection and at raised crossing?

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

- 1) We have calculated a park dedication fee of \$543,909 on this project. The number is based on the proposed lot size of 187,210 SF listed on the plat provided. This number is subject to change if the proposed lot size changes.

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

- 1) Per Section 9.06 of the City Code, the proposed development in the subject Final Development Plans must include a minimum of 36 units affordable to households at or below 60 percent of Area Median Income (AMI).
- 2) The subject property is located within the 60 db DNL noise exposure area. Multi-family dwellings must meet noise attenuation requirements specified in Section 21.301.12 of the City Code.
- 3) Per Sections 21.302.09(d)(7)(B) and 9.23 of the City Code, the apartments must include 203 storage units at a minimum size of 96 cubic feet (min. three-foot horizontal dimensions and four-foot vertical dimensions). The architectural plans propose 102 storage units, as the application is seeking a deviation of 49.8 percent from the storage requirement. Increased quantities of residential units at greater levels of affordability (minimum 20% of total units at 50% AMI or below) would make the project eligible for increased reductions in residential storage (75% total reduction). Storage must be made accessible to opportunity housing units without charge.
- 4) The finish schedule for the trash and recycling storage area dedicated to the grocery use must meet the minimum requirements for grocery stores (Sec. 21.301.17(d)(2)).
- 5) Metal panels utilized to meet primary exterior materials requirements (Sec. 19.63.08(c) and 9.22(a)(3)) must comply with the City's Exterior Materials and Finish Policies and Procedures Guide. Additional

information and specifications about metals, including type, thickness, testing and warranty, must be provided.

- 6) Nonresidential structures in the HX-R zoning district are required to have ground level facades be comprised of 50 percent transparent windows to promote the pedestrian oriented environment (Sec. 19.29(j)(2)(B)). The subject application is requesting a deviation to reduce the window requirement with additions and substitutions of patterned glazing and public art.
- 7) Development signage must comply with the Class VII Sign District (Sec. 19.115.01). A Uniform Sign Design (USD) must be approved for the development prior to the issuance of any sign permits (Sec. 19.109(b)(1)(B)).
- 8) The parking requirement for the development proposed in the subject Final Development Plans (BCS Phase 4), including 405 apartments and 14,271 square feet of grocery floor area, is 693 parking spaces. The proposed parking supply is 642 spaces, representing a requested deviation of 7.3 percent.
- 9) The Major Revision to the Preliminary Development Plan proposes to replace 918,300 gross square feet of office (West Office C, NW Office A and NW Office B) with three multiple-family residential structures (925 total units) with retail space (20,000 square feet of grocery and 6,000 square feet of general retail). Three parking structures (Parking Ramps 2, 3 and 4) with a total parking supply of 3,600 parking stalls are proposed to be removed. Per Section 21.301.06(d), the parking requirements of the office uses would be 3,222 parking spaces. The total parking requirement for the multiple-family residential apartments and associated retail will depend on the unit mix of the proposed future residential buildings and associated levels of affordability. Each future phase of development would require a detailed parking analysis as part of the review of Final Development Plans for each subsequent phase of development. A parking study assessing the total parking supply of Bloomington Central Station may be needed prior to future phases of development proposed on Outlot B.
- 10) Backup parking supply on Outlot B is being evaluated in relation to outstanding proof of parking agreements and parking easements related to prior phases of development. Please confirm and verify all outstanding parking easements/agreements related to prior phases of development.
- 11) Additional surface parking shown on current Outlot Q to serve the adjacent hotel use may only be considered as an interim phase or condition due to surface parking restrictions associated with the HX-R zoning district.
- 12) Plantings in these locations must be coordinated with the Fire Prevention Division to ensure adequate emergency access.