



Development Review Committee

Approved Minutes

Application #PL202100257
Meeting Date: December 21, 2021
Web-Ex

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Laura McCarthy (Fire Prev) 952-563-8965
Kelly Beyer (Bldg & Insp) 952-563-4519
Maureen O'Brien (Legal) 952-563-8781
Rena Clark (Park & Rec) 952 563-8890
Erik Norling (Police) 952-563-8847
Steve Segar (Utilities) 952-563-4533

Jason Heitzinger (Assessing) 952-563-4512
Erik Solie (Env. Health) 952- 563-8978
Mike Thissen (Env. Health) 952-563-8981
Londell Pease (Planning) 952-563-8926
Michael Centinario (Planning) 952-563-8921
Kate Ebert (Public Health) 952-563-4962
Rozlyn Tousignant (Eng) 952-563-4627

Project Information:

Project	8200 Humboldt Redevelopment - Comp Plan Map Amendment, Rezoning, Prelim/Final Development Plan
Site Address	8200 Humboldt Avenue S.
Plat Name	Inland Park Addition
Project Description	Comprehensive Plan Map Amendment to change the land use guide plan designation of 8200 Humboldt Avenue South from Office to High-Density Residential; Rezone from B-1 Office to RM-50(PD) Multiple-Family Residential(Planned Development); and Preliminary and Final Development Plans for a four-story, 149-unit apartment building.
Application Types	Comprehensive Plan Amendment Rezoning Preliminary Development Plan Final Development Plan
Staff Contact	Michael Centinario – mcentinario@bloomingtonmn.gov or (952) 563-8921
Applicant Contact	Brian Bochman - brian@enclavecompanies.com
Post Application DRC	Yes

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202100258" into the search box.

Guests Present:

Name	Email
Brian Bochman	brian@enclavecompanies.com
Collin Kaas	collink@kaaswilson.com
Peter Costanzo	PCostanzo@kaaswilson.com

Introduction:

8200 Humboldt Ave Redevelopment for a four-story apartment building. Property is currently a three story office building.

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.

- Renae Clark (Park and Recreation):
 - No comment.
- Jason Heitzinger (Assessing):
 - No comment.
- Mike Thissen (Environmental Health):
 - Thissen reminded the applicant to apply for a City Rental License.
- Kelly Beyer (Building and Inspection):
 - No comment.
- Laura McCarthy (Fire Prevention):
 - No comment.
- Erik Norling (Police):
 - No comment.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Hansen noted that a 15 ft clearview triangle is required at driveway entrance, the proposed sign can not obstruct the clearview triangle.
 - Hansen explained that any existing curb cuts on 83rd or Irving Ave that aren't being used will need to be replaced with high-back or full-back curb.
 - Hansen addressed that traffic & parking study and revised site plan.
 - Hansen shared that there may be an underground storage tank that may potentially be leaking. The stormwater design should not touch the potential contaminants.
 - Hansen discussed the Nine Mile Creek Watershed District requirements.
 - Hansen explained that some of the stormwater discharge touches a MnDOT system, the applicant should contact MnDOT for any questions or potential permitting that may be required.
 - Hansen requested that the applicant provide any easement termination agreement.
- Steve Segar (Utilities):
 - Segar noted that the downstream capacity may be limited for the sanitary sewer. Staff will need to understand any peak water needs that may exist for the property.
 - Segar requested that the applicant install/utilize a looping watermain in the event of a watermain break or emergency.
- Kate Ebert (Public Health):
 - No comment.
- Maureen O'Brien (Legal):
 - No comment.
- Mike Centinario (Planning):
 - Centinario addressed the affordable housing requirement, detailing the affordability incentives and the plan's consistency with those incentives.
 - Centinario noted the plans have been provided to MnDOT for their comments.
 - Centinario reminded the applicant connect with the neighborhood regarding the plans.
 - Centinario noted that landscaping and lighting requirements are addressed in the Comments Summary form.



Comment Summary

Application #: PL202100257

Address: 8200 HUMBOLDT AVE S, BLOOMINGTON, MN 55431

Request: **Comprehensive Plan Map Amendment to change the land use guide plan designation of 8200 Humboldt Avenue South from Office to High-Density Residential; Rezone from B-1 Office to RM-50(PD) Multiple-Family Residential(Planned Development); and Preliminary and Final Development Plans for a four-story, 149-unit apartment building**

Meeting: Post Application DRC - December 21, 2021
Planning Commission - January 13, 2022
City Council (Anticipated) - February 07, 2022

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) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.
- 2) Building plans must be signed by a MN licensed architect.
- 3) Must meet 2020 MN State Building Code
- 4) SAC review by MET council will be required.
- 5) Must meet 2020 MN Accessibility Code.
- 6) Provide a detailed code analysis with the plans.

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

- 1) See Mike Thissen comments for review

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) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
- 3) 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
- 4) 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.
- 5) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 6) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 7) Building/property shall be adequately signed for emergency response.
- 8) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.
- 9) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

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

- 3) Install Commercial Driveway entrance (all locations), include detail
- 4) See Document Markups

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

- 1) Demonstrate that 15' clear view triangle is not obstructed with the proposed monument sign.
- 2) Close existing curb/driveway opening.
- 3) Add aisle width dimension
- 4) Include bike rack detail (and number of bikes accommodated) on the plan.
- 5) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches and at the intersection of W 83rd and Irving) is not obstructed by landscaping or signage.
- 6) A MnDOT right-of-way permit may be required for work on Humboldt Avenue/Frontage Road Area.
- 7) 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.
- 8) Existing curb cuts must be removed and replaced with curb and gutter per City standard details and with surface ROW obstruction permit.
- 9) 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.

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

- 1) Minnesota Pollution Control Agency has records of a past leaking underground storage tank and current underground tank onsite. Geotechnical report identifies an underground storage tank and indicates samples were taken for an environmental assessment, but no additional information on environmental risk is provided. Provide documentation that proposed stormwater infiltration will not mobilize contaminants.
- 2) Verify Nine Mile Creek Watershed District rules on low floor. FFE generally must have 2-feet of freeboard from 100-yr high water in constructed stormwater facilities. HyrdoCAD indicates peak elevation at stormwater BMP is 842.68 for 100-yr event. FFE of parking garage is 840.17.
- 3) An erosion control bond is required.
- 4) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 6) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) List erosion control maintenance notes on the plan.
- 9) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 10) 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.
- 11) Show erosion control BMP locations on the plan.
- 12) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 13) Additional permitting from MnDOT may be required for storm sewer discharge to MnDOT storm sewer system.

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

- 1) Per document transportation facility easement can be terminated with written notice. Provide written notice.

Utility Review Contact: Brian Hansen at 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.
- 2) Provide peak hour and average day water demand and wastewater flow estimates. Downstream capacity may be limited, provide sewer flow.
- 3) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Provide hydrant within 50' of FDC.
- 4) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. Current single service does not provide reliability.
- 5) 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.
- 6) Use schedule 40, SDR 26, or better for PVC sewer services.
- 7) Use standard short cone manholes without steps.
- 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
- 9) 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.
- 10) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 11) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 12) 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.
- 13) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 14) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 15) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 16) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP. Use zinc coated WM and V-Bio poly wrap per 2021 Specification, see City website.
- 17) Install interior chimney seals on all sanitary sewer manholes.
- 18) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 19) 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.
- 20) 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.
- 21) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 22) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc. Label existing City utilities materials and pipe sizes.
- 23) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 24) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.

Environmental Health Review Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1) Requires city rental license.
- 2) No dog park, correct?

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

- 1) For the "maintained plan," please use 0.81 for the LLF.
- 2) Signs are reviewed and approved administratively. The two freestanding signs do not meet the minimum 15-foot setback from property boundaries. Be sure to review Section 19.111 of the City Code before applying for a sign permit.
- 3) The sidewalk immediately in front of parking spaces meets the City width standard!
- 4) Two exterior bike racks seems too low. Consider where additional racks could be added.
- 5) The proposed 24-25 foot setback is a significant deviation from City Code (40 feet). In the project description, provide some reasoning for the setback reduction.
- 6) The landscaping plan does not include plantings depicted within the courtyards. Those plantings "count" towards the total requirement.
- 7) The storage space volume is reduced to 96 cubic feet if there is indoor bike storage. Assuming there will be some sort of indoor bike storage, please show on garage plan.
- 8) The level of affordability identified in the Affordable Housing Plan provides a 30% parking reduction.
- 9) Please provide additional details on the proposed stucco and metal panels. EIFS is not considered a primary material. Metals are primary materials when finish warranty and gauge requirements are met.
- 10) Some additional detail is needed in the project description. Please identify the proposed deviations from City Code and a brief reason why they are necessary. Most of this is within the Project Data sheet, but also needs to be included in the project description. Also ensure the proposed number of units and level of affordability is consistent between documents.
- 11) Show location of a bike rack and bike rack detail on the plan.
- 12) Exterior materials must meet Section 19.63.08. Additional review is needed for the proposed metal panels.
- 13) The proposed development meets the allowed impervious surface coverage of 90 percent in the RM-50 zoning district.
- 14) 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).
- 15) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 16) The maximum allowable height is 4 stories/60 feet.
- 17) The minimum affordability requirement is 14 units at 60% area median income (AMI). The Affordable Housing Plan is a commitment to the number and level of affordable units. The level of affordability is a consideration to approve development flexibility. Amending plans to provide fewer units or less affordable units would require re-approval from the Planning Commission and City Council.
- 18) The development entails a comprehensive plan amendment to change the land use designation from Office to High-Density Residential. Along with the land use change, a rezoning is required to rezone the property from B-1 Neighborhood Office to RM-50(PD) High-Density Residential (Planned Development). Following the City entitlement process, if approved, City staff will need to submit the land use designation change to the Metropolitan Council for their consideration. Permits, other than a demo permit, may not be issued until the Met Council affirms the change.