



Development Review Committee

Approved Minutes

Pre-Application, PL202200128

Meeting Date: June 21, 2022

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Lance Stangohr (Fire Prev) 952-563-8969
Kelly Beyer (Bldg & Insp) 952-563-4519
Bernadette Gillespie (Bldg & Insp) 952-563-4709
Tim Kampa (Utilities) 952-563-8776
Maureen O'Brien (Legal) 952-563-8781
Kevin Toskey (Legal) 952-563-4889
Rena Clark (Park & Rec) (952) 563-8890
Kate Ebert (Public Health) 952-563-4962

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
Rozlyn Tousignant (Eng) 952-563-4627
Deb Heile (Eng) 952-563-4628
Bruce Bunker (Eng) 952-563-4546
Julie Long (Eng) 952-563-4865

Project Information:

Project	600 W. 93rd Redevelopment - CPA/Rezoning/PDP/FDP/Platting - Pre-App
Site Address	9216 GARFIELD CIR, BLOOMINGTON, MN 55420 600 W 93RD ST, BLOOMINGTON, MN 55420
Plat Name	DANCO ADDITION; COLONIAL CAR WASH 2ND ADDN;
Project Description	Multiple development entitlements to accommodate a 5-story, 105-unit affordable senior apartment building at 600 W. 93rd and 9216 Garfield Circle: Comprehensive Plan Future Land Use Guide Plan amendment to redesignate properties from Community Commercial to High-Density Residential land use; rezoning from B-2 General Business to RM-50(PD) High Density Residential(Planned Development); preliminary and final development plans; and preliminary and final plat to combine the existing lot and outlot.
Application Type	Comprehensive Plan Amendment Rezoning Preliminary Development Plan Final Development Plan Preliminary Plat - Type III Final Plat - Type III
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Christopher Stokka - chrisstokka@mwfproperties.com
Developer	MWF Properties

Post Application DRC YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202200128" into the search box.

Guests Present:

Name

Email

Jim Parrish
David Knaeble

INTRODUCTION –:

Five-story, 105-unit affordable senior apartment building at 600 W. 93rd and 9216 Garfield Circle: Comprehensive Plan Future Land Use Guide Plan amendment to redesignate properties from Community Commercial to High-Density Residential land use; rezoning from B-2 General Business to RM-50(PD) High Density Residential(Planned Development); preliminary and final development plans; and preliminary and final plat to combine the existing lot and outlot.

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 comments.
- Jason Heitzinger (Assessing):
 - Heitzinger noted that there is a Park Dedication fee calculated for \$157,500.
- Mike Thissen (Environmental Health):
 - Thissen highlighted the rental license requirement.
- Kelly Beyer (Building and Inspection):
 - Beyer reminded the applicant to apply for SAC through the Met Council.
- Lance Stangohr (Fire Prevention):
 - Stangohr addressed some of the general comments from the comments summary form.
- Brian Hansen (Engineering):
 - Hansen discussed the Garfield Circle portion of the development and the potential need for a traffic study prior to submittal of a formal application depending on the final site plan proposed.
 - Hansen noted that the applicant will need to work with Nine Mile Creek Watershed District on any permitting they require. Hansen reminded the applicant to submit a Stormwater Management Plan.
- Tim Kampa (Utilities):
 - Kampa noted that Garfield Circle may be a good option for looping the watermain.
- Kate Ebert (Public Health):
 - Ebert inquired if the building was planned for smoke-free. The applicant indicated that their buildings are smoke-free.

- Kevin Toskey (Legal):
 - Toskey addressed some of the requirements for opportunity housing.
- Mike Centinario/ Londell Pease (Planning):
 - Centinario touched on the platting, rezoning, and affordability requirements, etc.
 - Centinario requested that the applicant include a sidewalk connection from the site to Lyndale Ave..
 - Centinario highlighted the height and density of the proposal, the implications for rezoning, and the development flexibility that would be required.
 - Centinario addressed the City's parking requirements and noted different incentives that the applicant could seek.
 - Centinario suggested that the applicant incorporate 9255 Lyndale Ave. S. (the Popeye's site) into the applicant's site. Incorporating 9255 Lyndale would reduce land use conflicts and have a greater positive impact on the Lyndale Avenue corridor.



Comment Summary

Application #: PL202200128

Address: 600 W. 93rd Street and 9216 Garfield Circle, Bloomington, MN 55420

Request: **Five-story, 105-unit affordable senior apartment building at 600 W. 93rd and 9216 Garfield Circle: Comprehensive Plan Future Land Use Guide Plan amendment to redesignate properties from Community Commercial to High-Density Residential land use; rezoning from B-2 General Business to RM-50(PD) High Density Residential(Planned Development); preliminary and final development plans; and preliminary and final plat to combine the existing lot and outlot.**

Meeting: Pre-Application DRC - June 21, 2022

NOTE: All comments are not listed below.
Please review all plans for additional or repeated comments.

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

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

Fire Department Review - Pre-App 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) Fire alarm and annunciator panel(s), Knox box locations and door numbering to be determined by the Fire Prevention Division and PD.
- 3) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 5) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.
- 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) Building/property shall be adequately signed for emergency response.

Public Works Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Construction of Garfield Cir will be required by Traffic Engineering as a condition of approval for the submitted site plan. If Garfield Cir is not constructed a traffic study would be required if access to the site were only proposed to be provided via W 93rd St.

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

- 1) This site is within the MPCA Lyndale Avenue Corridor study area. Please see <https://www.pca.state.mn.us/waste/bloomington-lyndale-avenue-corridor-site> for more information.
- 2) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 3) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 4) An erosion control bond is required.
- 5) List erosion control maintenance notes on the plan.
- 6) Show erosion control BMP locations on the plan.
- 7) 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.
- 8) A Minnesota licensed civil engineer must design and sign all civil plans.
- 9) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 10) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 11) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 12) Provide a turf establishment plan.
- 13) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

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

- 1) Show location of a bike rack and bike rack detail on the plan.
- 2) Existing curb cuts must be removed and replaced with curb and gutter per City standard details.
- 3) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 4) Provide trip generation numbers for the site using ITE Trip Generation Standards.
- 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.

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

- 1) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 2) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 3) Hydrants, FDC etc...
- 4) 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.
- 5) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 6) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 7) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

- 9) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 10) 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
- 11) 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.
- 12) Use schedule 40, SDR 26, or better for PVC sewer services.
- 13) 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.
- 14) A Minnesota licensed civil engineer must design and sign all civil plans.
- 15) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 16) Install interior chimney seals on all sanitary sewer manholes.
- 17) 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.
- 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) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 20) An inspection manhole is required on all commercial sewer services.
- 21) Use standard short cone manholes without steps.
- 22) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 23) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 24) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 25) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

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

- 1) Public drainage/utility and easements must be provided on the plat as approved by City Engineer. Discuss easement needs on north adjacent to Grand Ave.
- 2) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 3) 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.
- 4) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 5) 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.
- 6) 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.
- 7) Consent to plat form is needed from any mortgage companies with property interest.
- 8) A 10 -foot sidewalk/bikeway easement shall be provided along all street frontages. To include adjacent to Grand Ave on the north? Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 9) Private common driveway/access easement/agreement must be provided for access to Grand Ave ROW on the north.

- 10) Who is constructing cul-de-sac on Grand Ave. To construct as shown will likely require access and construction activity on neighboring properties.

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

- 1) Obtain a rental license from City prior to final occupancy

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

- 1) Obtain a rental license from City prior to final occupancy
- 2) This site is within the MPCA Lyndale Avenue Corridor study area. Please see <https://www.pca.state.mn.us/waste/bloomington-lyndale-avenue-corridor-site> for more information. Located within vapor intrusion area of concern. Vapor mitigation system required?

Assessing Review - Pre-App Contact: Derly Navarro at dnavarro@BloomingtonMN.gov, (952) 563-8961

Based on the preliminary data received so far, we have calculated a park dedication fee of \$157,500. This number is subject to change as we receive more information on the project.

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

- 1) The redevelopment entails amending the Comprehensive Plan to redesignate the properties from Community Commercial to High-Density residential land use. Along with the Comprehensive Plan Amendment, the site would need to be rezoned to RM-50(PD) High Density Residential(Planned Development). Preliminary and final development plans would depict the physical improvements on the site. A preliminary and final plat would be required to combine the two parcels into one.
- 2) The development must meet affordability requirements established in Chapter 9 of the City Code. A minimum of 10 units affordable at 60% area median income must be provided. Greater levels of affordability have the increasing opportunities for development incentives. Submit an Affordable Housing Plan (AHP) that includes the proposed affordability mix for the development. Please include the number of units for various affordability levels. City staff will provide a blank AHP template.
- 3) Staff believes the development is a positive step towards implementing the vision of the Lyndale Retrofit Plan. That said, incorporating 9255 Lyndale Avenue would greatly improve the redevelopments impact on the Lyndale Avenue corridor and reduce some of the challenges with redevelopment at this site.
- 4) Show location of a bike racks and bike rack detail on the plan.
- 5) Interior trash and recycling must be provided (see City Code Section 21.301.17). Consider how the trash hauler will pick up trash and recycling when designing parking structure and drive lanes.
- 6) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principal structure must be provided. To the extent possible, limit the height of the retaining wall near property lines - a deviation from City Code is required for a retaining wall 4-feet or greater within primary structure setbacks.
- 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. Platting triggers Park Dedication, which must be paid prior the plat being recorded.
- 8) Exterior signage must meet Chapter 19, Article X of the City Code. Refer to sign requirements for multiple-family residential development.
- 9) Include a landscaping plan as part of the development application. Section 21.301.06 establishes landscaping Code requirements - 1 tree is required per 2,500 square feet of development area and 1 shrub per 1,000 square feet. Screening from non-residential uses is required. Essentially, screening is required on all sides of the site except along W. 93rd.

- 10) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 11) A minimum 20-foot landscape yard is required along all street frontages (see City Code Section 21.301.15).
- 12) 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. Structured parking has a 3.0 minimum foot-candle requirement.
- 13) Exterior materials must meet Section 19.63.08. The Opportunity Housing Ordinance may provide some relief from exterior material requirements for non-street side building elevations.
- 14) A six-foot sidewalk along W. 93rd is required. Extend the sidewalk to connect with the existing sidewalk along Lyndale Avenue.
- 15) To the extent possible, the building should be located away from industrial land uses to the east given potential land use conflicts between residential and industrial development
- 16) The maximum building height at this site is 4 stories/60 feet. An OHO height incentive would be required to allow for a 5-story building. The height incentive would allow 5 stories/70 feet.
- 17) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 18) A three-foot-high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).
- 19) With 105 units, the density rounds to 64 units an acre. This necessitates approval of density bonus through an OHO density incentive.
- 20) Once a floor plan is prepared, staff will calculate the parking requirement. OHO incentives offer parking reductions based on the level of affordability. Please review the incentives and the corresponding affordability levels – the standards have recently been revised. If the proposed parking deviation is greater than the OHO incentive, a parking study would be needed to evaluate if the supply is sufficient for the apartment building.