



September 5, 2023

Michael Centinario, Planner
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

**RE: City of Bloomington – Knox and American Comprehensive Plan Amendment -
Administrative Review**
Metropolitan Council Review File No. 21953-15
Metropolitan Council District 5

Dear Michael Centinario:

We received the City's Knox and American comprehensive plan amendment on August 15, 2023. The amendment reguides 1.8 acres from Commercial to High Density Residential located at 1801 and 1851 American Boulevard West. The purpose of the amendment is to support a 4-story, 99-unit apartment building. Nine units will be affordable at 50% of area median income (AMI) per the City's Opportunity Housing Ordinance requirement.

Council staff finds the amendment meets the Comprehensive Plan Amendment Administrative Review Guidelines revised by the Council on November 30, 2022. The proposed amendment does not affect official forecasts; and it furthers City's ability to accommodate its share of the region's affordable housing need. Therefore, the Council will waive further review and action; and the City may place this amendment into effect.

However, staff offers the following advisory comments for your consideration:

Forecasts (Todd Graham, 651-602-1322)

The development associated with this amendment, as well as other recent proposed development, will advance the City's population and households estimates toward the Council's 2030 and 2040 forecasts. A higher forecast is not required currently. However, the Metropolitan Council may consider the need for higher forecasts with future amendments that add to residential land supply, and/or as part of the forecasting process for the Council's 2050 regional development guide.

Water Resources (Maureen Hoffman, 651-602-8026)

The developer should work closely with Nine Mile Creek Watershed District to meet their rules and requirements. The Council's Localized Flood Map Screening Tool identifies the site as being at high risk for localized flooding. This should be considered while designing the underground parking structure.

Water Supply (Lanya Ross, 651-602-1803)

The project site is located within a Drinking Water Supply Management Area (DWSMA) for the City of Bloomington. Redevelopment provides opportunities to prevent or reduce risk of

contamination to water supplies using best management practices for source water protection, including pretreatment of runoff before infiltration.

The amendment, explanatory materials, and the information submission form will be appended to the City's Plan in the Council's files. If you have any questions regarding the review please contact Michael Larson, Principal Reviewer, at 651-602-1407 or via email at michael.larson@metc.state.mn.us.

Sincerely,



Angela R. Torres, AICP, Senior Manager
Local Planning Assistance

CC: Tod Sherman, Development Reviews Coordinator, MnDOT Metro Division
John Pacheco Jr., Metropolitan Council District 5
Michael Larson, Sector Representative/Principal Reviewer
Reviews Coordinator

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