



Development Review Committee

Approved Minutes

Pre-Application, PL202300156

Meeting Date: September 12, 2023

McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Jason Heitzinger (Assessing)	952-563-4512
Laura McCarthy (Fire Prev)	952-563-8965	Mike Thissen (Env. Health)	952-563-8981
Pete Miller (Fire Prev.)	952-563-8967	Glen Markegard (Planning)	952-563-8923
Lance Stangoehr (Fire)	952-563-8969	Michael Centinario (Planning)	952-563-8921
Kelly Beyer (Bldg & Insp)	952-563-4519	Emily Hestbech (Planning)	952-563-4507
Tim Kampa (Utilities)	952-563-8776	Kate Ebert (Public Health)	952-563-4962
Kevin Toskey (Legal)	952-563-4889		
Renae Clark (Park & Rec)	952-563-8890		

Project Information:

Project	BCS Residential Phase 5 - 3001 American Blvd. E. - Pre-App
Site Address	3001 AMERICAN BLVD E, BLOOMINGTON, MN 55425
Plat Name	BLOOMINGTON CENTRAL STATION 7TH ADDITION;
Project Description	5-story, 164-unit senior apartment building
Application Type	Final Development Plan Airport Zoning Permit Preliminary Plat - Type III Final Plat - Type III
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202300156" into the search box.

Guests Present:

Name	Email
Eli Sankey	Eli.sankey@kimley-horn.com
Tom Lincoln	Tom.lincoln@kimley-horn.com
Dave Higgins	david.higgins@mcgough.com
Dave Egbert	dave.egbert@esgarch.com
Johnny Meeker	johnny.meeker@mcgough.com
Joy Jayaram	joy.jayaram@mcgough.com

INTRODUCTION – (Mike Centinario)

The applicant is proposing a five-story, 164-unit age restricted apartment building. This represents the 5th residential phase within the Bloomington Central Station (BCS) planned development. Walk out units are proposed along 31st Avenue. Two levels of structured parking are proposed – one above and one below grade. This will require major revisions to the PDP and a final development plan.

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):
 - Calculated a park dedication fee of \$385,149 for this project. This is based on BCS 5. Assuming that it is okay to splitting this lot and take a look at phase 6 when we get to it.
- Mike Thissen (Environmental Health):
 - Rental licenses required for apartments.
 - State department has to review and approve plan for the spa, then the City does permitting and annual inspections.
- Kelly Beyer (Building and Inspection):
 - When you have 80% completion of architectural plans we would like to meet to make sure there are no major code issues.
- Laura McCarthy (Fire Prevention):
 - Same concerns that we addressed with every phase.
 - Want to understand the access road between phase 5 and 6. The access road will need to continue to American Blvd to avoid a dead end situation. Also will need to ensure adequate turning radius for Ladder 3.
 - If there is retail space, we suggest that the retail portion has adequate sprinkler protection for diverse occupancies.
- Dave Egbert (Applicant):
 - Are you suggesting that the road needs to connect to American Blvd E as an emergency vehicle only road?
- Laura McCarthy (Fire Prevention):
 - Yes, the other phases we talked about emergency vehicle only access. The maintaining of the current emergency vehicle only access road has been mostly non-existent as they are not plowed or maintained. We are reluctant to continue with emergency vehicle access only roads because

of that. Our expectation with the previous plans that have been submitted was that they did have that connection point.

- Tom Lincoln (Applicant):
 - Would Public Works allow right-in, right-out?
- Brian Hansen (Engineering):
 - That could be considered.
- Brian Hansen (Engineering):
 - Depending on where we land on access, we may need an update to the traffic study to reflect the new conditions. The number of rooms and mix has changed as well as potential access to and from the site.
 - May require a parking study but we will talk more about the deviation you are seeking.
 - Sidewalk closures need pedestrian access routes identified and open throughout the duration of construction.
 - Need a stormwater management plan meeting surface water requirements.
 - There appear to be steps within the easement area on the east side of the site. Please pull those back so there are no structures in the easement.
- Tim Kampa (Utilities):
 - Department of health and MPCA need letters of reviews filed with Engineering.
 - Need to make sure that there are private common easement and maintenance agreements in place.
 - Didn't see where FDC connection was but I imagine it's near the entrance of the water service into the building. Want to make sure there's a hydrant within 50 feet that the trucks can get to.
 - Need to make sure there is a valve on the water service after the hydrant.
 - There's a service off the east side of the building that looks like it is not going be used and therefore should be abandoned back at the main. You could hang a hydrant so that it doesn't have to be abandoned but we don't want unused services sitting out there.
 - If the Fire Department has to hook onto hydrant to fight fire, we don't want to starve the fire system on the inside of the building.
 - There's a service on the north that showed up and it is already abandoned.
- Tom Lincoln (Applicant):
 - Surveying American Blvd today so we should be able to get the abandoned information through the surveying process.
- Tim Kampa (Utilities):
 - Not sure they have the project as-built yet, but checked with our inspector and he said that one is gone.
- Kate Ebert (Public Health):
 - No comments.
- Kevin Toskey (Legal):
 - No comments.
- Glen Markegard (Planning):

- Wanted to follow up on the park dedication fee with Assessing. Looking at the plats submitted with plans—the outlot would be subdivided into buildables lots for both phase 5 and phase 6 so it would trigger park dedication on both phases. However, we have the ability to approve a platting variance that would defer park dedication on phase 6 until building permits are issued. A platting variance application would be necessary.
- Mike Centinario (Planning):
 - Would the applicant consider retaining phase 6 as an outlot? Our preference would be for the Phase 6 lot to be platted and you to file a platting variance to defer park dedication fees.
 - Parking requirement count: base requirement is 246 spots while the proposed is 221 spots, which is a 10 percent reduction. Given the location in the South Loop District, we are comfortable with that level of reduction. It is my opinion we do not need to go through parking study with a caveat; in the description it identified 16 street stalls that count towards the total supply. In Phase 4, the materials said there were 28 stalls that were counted towards that supply. Looking for a graphic to ensure the street stalls aren't double counted towards different phases of construction. We want to keep the analyses distinct between the various phases.
 - The walkouts along 31st Ave will be a great addition.
 - One of the biggest design concerns is the structured parking along American Blvd that doesn't create a positive pedestrian environment. Look to designers to ensure there isn't a blank building elevation along American. Examples include windows on the north elevation, art, green walls, or dense landscaping.
 - In the project description it identified the need for out of unit storage but senior housing performance standards do not require out of unit storage. The storage requirement is in unit that requires a walk-in closet for a certain dimension. We want to see floor plans with those dimensions to ensure those requirements are being met.
 - OHO affordability requirement is 9 percent of units at 60% AMI. The developer is considering fee-in-lieu instead of providing affordable units. We want that addressed clearly in the materials when you apply with how you intend to meet the City Code standards related to affordability..
- Dave Higgins (Applicant):
 - I assume that based on the comments about American Blvd and making it more pedestrian friendly the conversations we reviewed together still stand as acceptable approaches?
- Mike Centinario (Planning):
 - Nothing has changed from staff's perspective in how we view the north elevation. It sounds like you are aware of it.
- Glen Markegard (Planning):
 - I remember the conversation—those were good examples that were presented.
- Dave Egbert (Applicant):
 - Was it determined if this is a type 1 or type 3 plat?
- Mike Centinario (Planning):
 - It is a type 3 plat.
- Dave Egbert (Applicant):
 - Related to that, we are proposing a common access and utility easement along the shared property line. We don't want to dedicate a public D/U along that internal property line. We will work with Bruce on that. The idea is that we will plat a D/U on the exterior perimeter of each of

the lots and dedicated public drainage and utility easement along that shared boundary. I've got strategies identified for vacating some easements.

- Dave Higgins (Applicant):
 - Question about steps in the easement area: sometimes there are easements that are maintained for balconies that overhang into the easement area. Is there an opportunity here to have an easement amendment to allow for those or are they a non-starter?
- Brian Hansen (Engineering):
 - Our strong preference is that it could be designed without the stairs in the easement. The overhead balconies are different if there is enough clearance to access the easement.



Comment Summary

Application #: PL202300156

Address: 3001 American Blvd. E., Bloomington, MN 55425

Request: **Final development plan for a 5-story, 164-unit senior apartment building at 3001 American Blvd. E.**

Meeting: Pre-Application DRC - September 12, 2023

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) Must meet 2020 MN State Building Code
- 2) Building plans must be signed by a MN licensed architect.
- 3) SAC review by MET council will be required.
- 4) Must meet 2020 MN Accessibility Code.
- 5) When plans are 80% complete, please contact Building & Inspections to set up a Building Code review.
- 6) Provide a detailed code analysis with the plans.
- 7) Separate permit and review by MN State Elevator inspector for elevators.
- 8) If there will be any alternate means requests - please schedule a meeting with City Plan Reviewer to discuss.

Fire Department Review - Pre-App Contact: Lance Stangohr at lstangohr@BloomingtonMN.gov, (952) 563-8969

- 1) Parking area to support a minimum 40 tons.

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

- 1) Max 2% grade in handicap accessible area

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

- 1) 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.
- 2) 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.
- 3) Install interior chimney seals on all sanitary sewer manholes.
- 4) Private common utility Easement/ and Maintenance agreement must be Filed with Bloomington Engineering.
- 5) If a retail / restaurant building is included with the development an exterior gravity grease interceptor and grease interceptor maintenance agreement are required.
- 6) Install hydrants to provide fire protection for entire building. Each hydrant covers a 150-foot radius. Make sure the Building FDC is located within 50' of a hydrant and make sure a fire truck has full access to the hydrant.

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

- 1) Sidewalk Closures any requested sidewalk closure will only be considered for a limited duration and alternative access/TPAR will be required, as approved by the City Engineer.
- 2) Show location of a bike rack and bike rack detail on the plan.
- 3) An update to the previous traffic study is required to include the most recent traffic projections for this phase. It looks like the number of rooms and retail components have changed since the traffic study was completed. Also, it looks like the planned access to this development (off of 31st Ave) was removed since the traffic study was completed.
- 4) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 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.
- 6) Any requested sidewalk closure will only be considered for a limited duration and alternative access/TPAR will be required, as approved by the City Engineer.

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

- 1) An erosion control bond is required.
- 2) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 3) Provide a turf establishment plan.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 6) List erosion control maintenance notes on the plan.
- 7) Show erosion control BMP locations on the plan.
- 8) HDPE pipe connections into all concrete structures must be made with watertight 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.
- 9) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

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

- 1) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 2) \$15 fee for a certified copy of the final plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 3) 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.
- 4) Public drainage and utility and easements must be provided on the plat as approved by City Engineer.
- 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) Private common driveway/access easement/agreement must be provided.
- 7) Private common utility easement/agreement must be provided.
- 8) Existing public drainage, utility, sidewalk, and bikeway 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.
- 9) Move steps out of right-of-way or easement.

- 10) 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.
- 11) Consent to plat form is needed from any mortgage companies with property interest.

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

We have calculated a park dedication fee of \$385,149 for this project. This number is subject to change if the final unit count or lot size changes. This amount is inclusive of lot 1 block 1 for the BCS 5 project only. Park dedication for BCS 6 to be located on Lot 2 block 1 will be calculated separately when more information on that project is available.

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

- 1) The proposed apartment building is a departure from the approved BCS PDP, which depicted a 250-unit building and 6,000 square feet of retail. The proposed development will also require a major revision to the preliminary development plan (PDP). Include an updated PDP graphic in the application materials.
- 2) A landscaping plan and landscaping surety is required before a building permit may be issued. The "developable area" will be determined by the lot area established by the plat.
- 3) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 4) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 5) Exterior materials must meet Section 19.63.08. There are exterior material incentives based on the affordability level and quantity of affordable units.
- 6) Height limits are determined by the Airport Zoning Ordinance. While the height is within the allowances, an FAA No Hazard Determination is needed for the construction cranes and potentially for the building. An airport zoning permit is also needed to document the FAA review.
- 7) Parking lot and exterior security lighting must meet Section 21.301.07. Minimum lighting levels are determined by the use - retail and structured parking have higher minimum lighting levels than residential surface parking.
- 8) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 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) Show location of a bike rack and bike rack detail on the plan.
- 11) In the application submittal, include a revised PDP graphic depicting the proposed site plan. Also update the site data summary
- 12) The total City Code requirement is 246 spaces. 221 spaces represent the requirement with a 10 percent reduction.
- 13) A significant concern is the architectural treatment, or lack thereof, on the north elevation's first level. Architectural embellishments are necessary, such as - windows, dense landscaping, art, green walls, etc. A blank concrete wall will not be acceptable.
- 14) Please provide floor plans when they are available. Senior apartment development does not require a storage unit outside of the dwelling. However, storage space is required within the unit.
- 15) 16 street stalls are proposed to be "counted" towards meeting parking supply. 28 street stalls were identified for Carbon 31. Please include a graphic depicting which street stalls are technically allotted to the various developments.
- 16) The City Code requires at least 9 percent of the units are affordable at a 60 percent area median income (AMI) level. How would BCS 56 meet the affordability requirement? Provide the required units or pay the fee in lieu?