

## Memorandum

**TO:** City of Bloomington Planning and Economic Development  
1800 W. Old Shakopee Rd.  
Bloomington, MN 55431

Attn: Michael Centinario  
Planner

**FROM:** Civil Site Group PC  
Bill Brohman  
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(612)-615-0060 x 710

**DATE:** 05/17/23

**RE:** PL202300061 – 1801 American Blvd. W. – Pre- Application DRC - Comment Memo

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Mike,

Below are responses, **in bold red**, to the comments from the Pre – Application DRC - Comment Memo dated 05/02/23. I've submitted the revised plans, the Development Application and an updated narrative to the Bloomington Submittal Portal.

Thanks!

Below are my comments on the submittal.

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

- 1) Must meet 2020 MN State Building Code
- 2) SAC review by MET council will be required.
- 3) Provide a detailed code analysis with the plans.
- 4) Must meet 2020 MN Accessibility Code.
- 5) When plans are 80 percent complete please contact Building and Inspections to set up a Building Code review.
- 6) Building Code comments are preliminary - additional comments will be provided when more detailed plans are submitted.

**Fire Department Review - Pre-App Contact:** Laura McCarthy at [lmccarthy@BloomingtonMN.gov](mailto:lmccarthy@BloomingtonMN.gov), (952) 563-8965

- 1) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

**CSG RESPONSE:** There are no plantings that block the access points to the building, are within 10' of hydrants, or 6' either side of FDC.

2) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.

**CSG RESPONSE:** Project is proposed to connect into a water service intended for this development. Water connects into an existing looped water supply. Combined water service is proposed.

3) Provide adequate turning radius for all emergency vehicle access lanes.

**CSG RESPONSE:** See turning movement exhibit on sheet C2.1.

4) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.

**CSG RESPONSE:** Acknowledged

5) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.

**CSG RESPONSE:** Acknowledged

6) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing

**CSG RESPONSE:** Acknowledged

7) Access shall be provided to/from all stairwells on all floors and parking levels.

**CSG RESPONSE:** Acknowledged

8) 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.

**CSG RESPONSE:** Acknowledged

9) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.

**CSG RESPONSE:** Acknowledged

10) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

**CSG RESPONSE:** There adequate hydrant coverage, and the FDC is within 50' of a hydrant.

11) Building/property shall be adequately signed for emergency response.

**CSG RESPONSE:** Acknowledged

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

1) Minimum 7' width for sidewalk adjacent to parking stalls.

**CSG RESPONSE:** Plan has been updated to show a 7' walk along adjacent parking stalls.

2) Walls over 4' in height need to be designed by Mn Licensed Professional Engineer

**CSG RESPONSE:** Noted.

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

1) Confirm that the proposed change in land use still falls within the assumptions used for the District Plan traffic and parking evaluation, i.e. trip generation and shared parking assumptions. Update the District plan traffic and parking analysis, if needed.

**Consultant to address:** Refer to updated traffic memo.

2) If using the existing parking spaces on 80 1/2 Street toward the space count for this proposed development, confirm that those spaces are not counted for the existing development.

**CSG RESPONSE:** These spaces have been confirmed to be used for this development, and not the existing.

3) All construction and post-construction parking and storage of equipment and materials must be on-site.

**CSG RESPONSE:** Noted.

Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.

**CSG RESPONSE:** Noted, all construction related activities will be located on private property.

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

1) There are identified sanitary sewer capacity constraints within the City's network adjacent to the identified parcel. The construction of a new residential building on this parcel would contribute additional flows to the sanitary sewer network that is already at or near capacity. In order to provide additional sanitary sewer capacity in this area to accommodate the proposed development a sanitary sewer improvement project will need to be undertaken by the City. The City Code requires an affirmative finding that "the proposed development will not create an excessive burden on...public facilities and utilities.

A study is underway to evaluate how to fund needed sanitary sewer capacity expansion created by redevelopment. Depending on the outcome of the study, a fee may be in place prior to issuance of the building permit for this project.

**CSG RESPONSE:** Noted.

2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

**CSG RESPONSE:** Noted.

3) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.

**CSG RESPONSE:** Hydrants have been added to cover a 150' radius, and encompass entire building.

4) A Minnesota licensed civil engineer must design and sign all civil plans.

**CSG RESPONSE:** Noted

6) Private common utility easement/agreement must be provided.

**CSG RESPONSE:** Noted. Will be provided at a later submission.

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

1) Built up patio areas encroach into sidewalk/bikeway/drainage/utility easements.

**CSG RESPONSE:** These patio encroachments are purposeful and are intended to enhance the bus station with improved landscaping and architectural features as well as pedestrian scale. Additional detail and notes added to sheet C2.2.

2) Sidewalk outside of sidewalk/bikeway easement. Grant additional easement?

**CSG RESPONSE:** CSG will prepare a new easement document to grant the additional sidewalk easement.

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

1) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org)) .

**CSG RESPONSE:** Noted. Nine Mile Creek Watershed District Permit is in the process of being obtained.

2) List erosion control maintenance notes on the plan.

**CSG RESPONSE:**

3) Show erosion control BMP locations on the plan.

**CSG RESPONSE:** Included as part of the SWPPP sheets.

4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.

**CSG RESPONSE:** Storm water report will be included in this submission.

5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

**CSG RESPONSE:** Noted. Note added to utility plans under city of Bloomington site specific notes.

6) 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, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.

**CSG RESPONSE:** Noted. Noted added to utility plan under City of Bloomington Site specific notes.

7) Additional funding may be available for additional volume control that exceeds permit requirements. Public funding would cover construction related costs for upsizing infiltration BMP beyond what is required to meet existing permitting, but BMP would remain owned, operated, and maintained by the property owner. If interested in further conversation contact Bryan Gruidl, Bloomington Public Works Engineering, at 952.563.4557 or [bgruidl@bloomingtonmn.gov](mailto:bgruidl@bloomingtonmn.gov)

**CSG RESPONSE:** After discussing with ownership, additional funding for additional volume control will be pursued. CSG will be in contact with Bryan Gruidl.

8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.  
**CSG RESPONSE:** Noted. A Maintenance Agreement will be provided in a later submission.

10) An erosion control bond is required.

**CSG RESPONSE:** Noted

11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

**CSG RESPONSE:** Noted

12) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

**CSG RESPONSE:** Noted.

13) Pre-treatment of all runoff prior to entering system. Roof runoff water directly connected to BMP does not require pre-treatment.

**CSG RESPONSE:** Noted. Pretreatment has been provided in the updated utility plan. Pretreatment is provided with sumped catch basins and with solid pipe segments at all storm inlets within infiltration basin.

Soil boring information required to confirm design infiltration rate. Maximum infiltration rate allowed is 8.4"/hr.

14) Protect underground parking from flooding

**CSG RESPONSE:** Draft geo-tech report has been received. Soil boring information indicates Sandy soils in the vicinity of the infiltration basin of hydrologic soil group A.

Possible swamp deposits layers are present throughout site and to the east. Note added to over excavate and perform soil correction if unsuitable soils are discovered in the field.

Note added to perform double ring infiltrometer test in the field during construction. See Civil Detail sheet

15) Top of Box = 826.00-ft

**CSG RESPONSE:** Noted.

16) First 40-ft of box top elevation is 823.0-ft

**CSG RESPONSE:** Noted

17) Storm sewer removed under previous project

**CSG RESPONSE:** Incorrect in this particular area according to as-builts from city. 72" and 36" Storm pipes are present.

18) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)

**CSG RESPONSE:** Details have been added to the plans.

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

1) The proposed residential development necessitates reguiding 1801 American from Community Commercial to the High-Density Residential land use designation. Given the proposed density of 55 units/acre, a rezoning to the RM-100 district is necessary. Proposed deviations to the City code necessitate the Planned Development Overlay applied to the site.

**CSG RESPONSE: Noted.**

2) Submit an Affordable Housing Plan (AHP) with the development application. If you no longer have the AHP template we'll send it again. The narrative identifies 9 percent of the units affordable at 50 percent AMI. As the site is located at an Orange Line BRT stop, the Opportunity Housing Ordinance (OHO) may provide a 15 percent parking reduction.

**CSG RESPONSE: Acknowledged and submitted.**

3) List the number of parking spaces required by city code and the number of spaces provided on the site plan. The development is eligible for a 15 percent parking requirement reduction, which brings the requirement to 135 stalls. With 156 stalls proposed the proposal is 21 stalls above the requirement when the OHO incentive is taken into account.

**CSG RESPONSE: Noted, although the site is eligible for a parking reduction, the project and surrounding developments would be best served by meeting market demand for parking of a proposed 1.6 stalls/unit. The required data is provided on the Architectural Site Plan DRC-0.1.**

4) The minimum building setback in the RM-100 zoning district is 10 feet. A minimum 20-foot landscape yard is required along all street frontages (see City Code Section 21.301.15). The parking in the northwest corner significantly encroaches into the landscape yard.

**CSG RESPONSE: Acknowledged; the applicant respectfully requests a deviation. Refer also to the narrative.**

5) Show location of a bike rack and bike rack detail on the plan.

**CSG RESPONSE: Bike rack locations adjusted See sheet C2.0 for bike rack locations. See Civil Detail sheet C5.0 for bike rack detail.**

6) Exterior materials must meet Section 19.63.08. Exterior material incentives identified in Section 9.22 will be considered.

**CSG RESPONSE: Acknowledged. Applicant meets the Ordinance on the north, east and south facades. Applicant is requesting the allowance for the west facade. Refer also to the building elevations, Affordable Housing Plan, and narrative.**

7) 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).

**CSG RESPONSE: A lighting plan will be included in this submission.**

8) A sidewalk connection from the building to public sidewalk or street. the proposed site plan depicts great connectivity to public sidewalk.

**CSG RESPONSE: Noted.**

9) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)

**CSG RESPONSE:** Acknowledged

10) Interior trash and recycling must be provided (see City Code Section 21.301.17).

**CSG RESPONSE:** Interior trash room is provided in northwest of building on level 1. See Arch'l plans. Exterior trash and recycling staging and pickup area is provided as well. See Site plan sheet C2.0.

11) Consider widening sidewalk in parking islands. The 1-foot pervious strips would be a maintenance challenge.

**CSG RESPONSE:** We kept the sidewalk widths at 5', as it was needed for grading. However, we are not planting any vegetation in those one-foot strips. Those strips will be rock mulch.

12) Increase wall height along Knox to 6 feet. Four feet wouldn't provide enough sense of enclosure and would not afford much opportunity for art or a green wall.

**CSG RESPONSE:** Plans updated. Wall will be flat top of constant elevation of 834.60 coinciding with the FFE of the first floor of the building.

13) Relocate a tree into parking island. Except for the pedestrian connection to American all parking islands must include at least one deciduous tree.

**CSG RESPONSE:** We have added trees in all parking islands that we are able to. In two of the islands we had to locate hydrants in them to cover the 150' radius coverage. The second is being used as the transition point for exterior pick up of the site refuse.

14) The building/street enclosure standard is not met along Knox Avenue. Staff is supportive of flexibility from this standard but would like to see at the retaining wall at least six feet in elevation above the sidewalk elevation. If there is at least 2 feet of grade change between the sidewalk and wall, the wall could be four feet.

**CSG RESPONSE:** Grading plan calls out more than 2' grade change between the sidewalk and the retaining wall. Additionally, the retaining wall along Knox Ave is called out as being flat top constant elevation of 834.60 which would correspond to approximately six feet of wall height extending above grade along Knox Ave.

15) Remove utility pad areas from usable open space measurements.

**CSG RESPONSE:** Done.

16) The south, east, and north building elevations are street facing and are not eligible for OHO exterior materials incentives. The narrative identifies some flexibility may be south for the north building elevation. Please continue to communicate with staff.

**CSG RESPONSE:** Acknowledged. Applicant meets the Ordinance on the north, east and south facades. Applicant is requesting the allowance for the west facade. Refer also to the building elevations, Affordable Housing Plan, and narrative.

17) Increase the sidewalk width along the west side of the building from 4 to 5 feet.

**CSG RESPONSE:** Sidewalk has been widened from 4 to 5 feet on the plans. This sidewalk connection is private. Could this be 4' wide to reduce impervious and increase green space?

18) The landscaping requirements are substantially greater than what is listed on the plan. The developable area is equivalent to the site area for this development - 78,691 square feet. Please adjust the landscape plan accordingly. The shrub quantity is met.

**CSG RESPONSE:** Trees have been added to meet the requirements.

19) A four-foot wide median seems too narrow to accommodate trees. Consider moving to other areas of the site.

**CSG RESPONSE:** The median has been widened to 5', which is standard boulevard width in many areas.