

## 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  
[bbrohman@civilsitegroup.com](mailto:bbrohman@civilsitegroup.com)  
(612)-615-0060 x 710

**DATE:** 06/05/23

**RE:** PL2023-68 – 1801 and 1851 American Blvd. W., Bloomington, MN 55431 – Post-Application DRC - Comment Memo

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Mike,

Below are responses, **in bold red**, to the comments from the Post – Application DRC - Comment Memo dated 06/05/23. Additional comments made on the plans have been addressed there and are included as a part of the resubmission. I've submitted this response memo along with the updated civil plans, Affordable housing plan and architectural plans to the 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) This can be discussed at the 80% plan review meeting.
- 2) Must meet 2020 MN State Building Code
- 3) Building plans must be signed by a MN licensed architect.
- 4) SAC review by MET council will be required.
- 5) Provide a detailed code analysis with the plans.
- 6) Must meet 2020 MN Accessibility Code.

**ESG RESPONSE:** Acknowledged to all the above.

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

- 1) Obtain a City of Bloomington rental license for facility prior to occupancy.

**CSG RESPONSE:** Noted

**Fire Department Review Contact:** Pete Miller at [pmiller@BloomingtonMN.gov](mailto:pmiller@BloomingtonMN.gov), (952) 563-8967

- 1) See comments on "DRC plan markups - Applicant Responses" document.

**CSG RESPONSE:** Noted. Comments addressed.

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

- 1) See document markups

**CSG RESPONSE:** Comments on plan sheet addressed there.

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

- 1) 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.

**CSG Response:** Note added to sheet C2.0 under city specific notes.

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

**CSG RESPONSE:** Multiple bike rack locations called out on sheet C2.0 Site plan. Bike rack detail shown on sheet C5.0 detail 8.

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

1) Remove patios. With the bus station built, this area is needed for any future utilities. There may be existing utilities within this area already.

**CSG RESPONSE:** Patios removed/adjusted as needed to leave the D&U easement clear.

**ESG RESPONSE:** Site plan, floor plan, elevations and renderings have been updated to remove noted patios. Sheets DRC0.1, 1.1, 2.1 and 3.0 have been revised accordingly.

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

1) Stormwater management plan as submitted appears to meet city stormwater rules. Provide stormwater management plan approved by Nine Mile Creek Watershed District that matches final design with building permit application.

**CSG RESPONSE:** Noted. Watershed permit application is in process and will be provided with the building permit application.

2) Provide enough infiltration BMP access points so inspection and maintenance can be performed.

**CSG RESPONSE:** Access risers are provided at all major inlets and outlets of the proposed BMP.

3) List erosion control maintenance notes on the plan.

**CSG RESPONSE:** Noted

4) An erosion control bond is required.

**CSG RESPONSE:** Noted

5) Show erosion control BMP locations on the plan.

**CSG RESPONSE:** Noted

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

**CSG RESPONSE:** Note added to sheet C4.0 under city specific notes.

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

**CSG RESPONSE:** Note added to sheet C4.0 under city specific notes.

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

**CSG RESPONSE:** Noted. Contractor to provide prior to construction start date.

9) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.

**CSG RESPONSE:** Noted.

10) 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, in process.

11) City owned pre-treatment structure that is overloaded with construction related sediment will be the responsibility of the project to remove. City will perform an inspection of system in early August 2023 to document current conditions and perform post construction inspection once project is complete. Owner's representative welcome to coordinate with city to be involved in any city infrastructure inspection activity.

**CSG RESPONSE:** Note added to plans on SWPPP sheets SW1.0, and SW1.1.

12) This statement appears inconsistent with the stormwater report.

**CSG RESPONSE:** Noted, plans revised.

13) Ensure timelines are consistent with draining to Penn Lake as an impaired water body.

**CSG RESPONSE:** See note on plan sheet SW1.3 under special TMDL BMP requirements.

14) If area is being considered for snow storage consider grading to limit snow melt runoff from running across paved surfaces to increase safety and decrease use of salt.

**CSG RESPONSE:** Berm added to plans. See Site plan and Grading plan Sheets C2.0 and C3.0. Berm added to NE corner of project to direct snow melt runoff towards the Catch basin and away from the nearby public sidewalk.

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

1) This is not a wet tap, there is an existing stub.-JSV

**CSG RESPONSE:** Utility plan revised.

2) eliminate reducer, 8" main should continue to hydrant branch/tee at minimum. 6" combined service must meet fire flow requirements without use of solenoid valve, otherwise 8" combined service should be evaluated. -JSV

**CSG RESPONSE:** Utility plan revised.

3) Proposed config. may starve this hydrant in the event of fire. Add wet tap connection to the east for this hydrant. Wet taps performed by City crews.

The main between this hydrant and tee to west could be eliminated with requested tap, eliminating 5 sewer crossings. If this main remains and crossings are present, provide table with elevations of utility crossings, including separation of outside walls of pipes -JSV

**CSG RESPONSE:** Loop added to utility plan. Hydrant location updated. Table of utility crossings added. See sheet C4.0. Utility plans revised.

4) Add inspection manhole at connection to ex. san stub -JSV

**CSG RESPONSE:** Manhole added. Utility plan revised.

8) Combination fire and domestic service must terminate with a thread on flange or an MJ to flange adapter. -add this note to the plan

**CSG RESPONSE:** Note added to sheet C4.0 under city specific notes.

10) Taps of live water mains are done by City forces. The contractor pays for and coordinates this work. -add this note to the plan

**CSG RESPONSE:** Note added to sheet C4.0 under city specific notes.

11) Private common utility easement/agreement must be provided if sharing a utility with another property.

**CSG RESPONSE:** Noted

14) Contractor shall obtain a Public Works permit for underground work within the right-of-way. A permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.

**CSG RESPONSE:** Note added to sheet C4.0 under city specific notes.

15) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. -add this note to the plan

**CSG RESPONSE:** Note added to sheet C4.0 under city specific notes.

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

**CSG RESPONSE:** Note added to sheet C4.0 under city specific notes.

18) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. -add this note to the plan

**CSG RESPONSE:** Note added to sheet C4.0 under city specific notes.

19) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.

**CSG RESPONSE:** Note added to sheet C4.0 under city specific notes and note added to utility plan.

20) 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.

**CSG RESPONSE:** Note added to sheet C4.0 under city specific notes.

21) 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.

**CSG RESPONSE:** MPCA will be contacted, and their response will be provided.

22) 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.

**CSG RESPONSE:** MDH will be contacted, and their response will be provided.

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

1) The development necessitates modifying the Comprehensive Plan's land use designation from Community Commercial to High-Density Residential and rezoning from C-5 to RM-100. The applicant is seeking the appropriate entitlements. Should the City Council approve the development the Metropolitan Council must affirm the Comprehensive Plan Amendment.

**ESG RESPONSE:** Acknowledged.

Nine percent of the units are proposed to be affordable at a 50% Area Median Income (AMI) level. This is consistent with Chapter 9 of the City Code and allows the development to take advantage of some Opportunity Housing Ordinance incentives.

**ESG RESPONSE:** Acknowledged.

2) A minimum 20-foot landscape yard is required along all street frontages (see City Code Section 21.301.15). In the northwest corner of the site only a 6-foot landscape yard is proposed. Staff continues to believe a greater setback is warranted and will recommend a larger landscape yard is incorporated into the plan.

**CSG RESPONSE:** Noted.

3) Landscaping quantities provided meet City Code requirements. The parking lot island proposed for trash storage requires development flexibility.

**CSG RESPONSE:** Noted.

4) 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.

**CSG RESPONSE:** Noted.

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

**ESG RESPONSE:** Acknowledged.

6) 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:** Updated lighting plan will be provided with the next submission.

7) The minimum open space of 29,700 square feet is provided. Staff concurs with the open space calculations as presented. Balconies must remain at least 50 square feet to take advantage of the open space bonus.

**CSG RESPONSE:** Noted

8) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.

**CSG RESPONSE:** Noted. Islands are dimensioned. Trees have been added to two of the three empty islands. Plans revised.

9) A three-foot-high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).

**CSG RESPONSE:** Noted. Landscaping has been amended to provide greater screening in the NW corner of the site. The NE corner has been grading to provide additional screening with a 3-foot high berm. This berm also serves to improve snow-melt drainage. See Landscape plan sheet L1.0 and grading plan sheet C3.0.

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

**CSG RESPONSE:** Interior trash and recycling are provided on the first floor adjacent to the stairs on the NW side of the building.

11) Exterior materials must meet Section 19.63.08. Continue to work with staff on the exterior materials palette.

**ESG RESPONSE:** Acknowledged.

12) The combination of 34 storage lockers and 22 stall storage boxes meets the City Code storage unit requirement when taking the OHO incentive into account.

**ESG RESPONSE:** Acknowledged.

13) Two level II or better EV chargers are required. This can be in the parking garage or on the surface lot.

**ESG RESPONSE:** Acknowledged; two will be provided in the parking garage.

14) All affordable units are proposed to be studio units. The expectation is that there are a few one-bedroom affordable units. This is at issue with the following OHO Objective:

(b) Integration. Opportunity housing units in a housing development must be mixed with, and not clustered together or segregated in any way from market rate units. Opportunity housing units in a housing development must be distributed across all unit sizes proposed in the development, including efficiencies, one, two, and three or more bedroom units.

**ESG RESPONSE:** Acknowledged; refer to Stuart Development Corporation's updated Affordable Housing Plan.

15) Provide specification information for Prefinished Metal Wall Panel 5A. City staff is primarily concerned with metal panel finish warranty and panel gauge.

**ESG RESPONSE:** ESG has prepared document excerpted from The District Apartments exterior material & finishes selection document. Design intent is that Metal Panel 5A match as noted in red on document. Specifications included to document intended warranty and panel gauge.

16) Each parking island must have a deciduous tree. Three islands do not include a tree - one of those islands is proposed for dumpster storage on pick-up days.

**CSG RESPONSE:** A tree has been added to two of the three islands mentioned.

17) Is a 5-foot landscape strip in the middle of the parking lot wide enough to support long term tree health?

**CSG RESPONSE:** Yes, 5 feet is the standard width in many street boulevards throughout the cities and is adequate to support long term tree health. Have swapped out the larger overstory trees for ornamental trees, to provide for more long-term stability. Will also request a structural soil to be used help promote long-term tree health.

18) Staff believes the line of grasses and dogwood shrubs is not adequate to meet the parking lot screen standard. This is especially true if the reduced landscape yard along American Blvd. is approved by the City Council.

**CSG RESPONSE:** See response to comment #9.

19) The proposed combination of grading and retaining wall meets staff's expectation for improved street enclosure along Knox Avenue S.

**CSG RESPONSE:** Noted

20) Provided the stucco and metal panel 5A meet City requirements the north, south, and east building elevations meet City Code requirements. The west building elevation would take advantage of the OHO exterior material incentive.

For the metal panel, please ensure the panels have a minimum 30-year finish warranty. For steel panels, a minimum of 22-gauge panel is required to be considered a "primary" material. The finish and gauge requirement does not apply to secondary panels.

**ESG RESPONSE:** See response to comment #15

**End of Comment Memo**