



Comment Summary

Application #: PL202300179

Address: 3001 AMERICAN BLVD E, BLOOMINGTON, MN 55425

Request: **Major revision to the Bloomington Central Station planned development preliminary development plan; final development plans for a 5-story, 164-unit senior apartment building at 3001 American Blvd. E.; and type III preliminary and final plat to subdivide 3001 American Blvd. to accommodate the residential development.**

Meeting: Post Application DRC - December 26, 2023
Planning Commission - January 18, 2024
City Council - January 29, 2024

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

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

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility 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) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.
- 7) The Sky Lounge and Sky Deck would require 2 exits if over 750 s.f.
- 8) Ensure that the travel distance and separation of exits are meeting the Building Code - show details on code analysis and egress plan.
- 9) Corridor continuity for fire ratings shall be maintained through amenity spaces.
- 10) Enclosed elevator lobbies shall be required per 2020 MN Building Code.
- 11) Maximum length of dead-end corridors shall not exceed 50 feet.
- 12) Window cleaning anchors shall be installed in compliance with Section 3114 of 2020 MN Building Code.

Fire Department Review Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

- 1) Concerned about the accessibility and visibility of this location.
- 2) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 3) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 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.
- 5) All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons.
- 6) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand. The use of solenoids to meet sprinkler demand is not allowed.
- 7) Full width road with no landscaping
- 8) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

- 9) Access shall be provided to/from all stairwells on all floors and parking levels.
- 10) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will require multiple panels and Knox boxes.
- 11) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 12) 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.
- 13) Decks and balconies may require sprinkler protection depending on construction type, combustibility of exterior building materials and type of roof assembly.
- 14) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
- 15) Sprinkler protection may be required on the exterior side of the separation wall between the building and sky lounge/sky deck
- 16) Building/property shall be adequately signed for emergency response.
- 17) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

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

- 1) American Blvd was reconstructed in 2022. Avoid disturbance of pavement on American Blvd. Sawcut limits will need to be outside of wheel paths and may need to extend to a lane line.
- 2) Existing pavement section on American Blvd is 8" bituminous (4" Wear, 4" Non-Wear) and 8" class 5. Modify this typical section to match existing.
- 3) Commercial driveways don't have truncated domes installed but they still need to meet x-slope requirements.
- 4) C6.0 inset shows 5" concrete thickness. Per MnDOT Standard plan, ramps and landings should be 6" minimum.

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

- 1) An erosion control bond is required.
- 2) 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.
- 3) See markups on Civil Plans and Stormwater Report.
- 4) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 5) Provide SWPPP and proof of coverage for MPCA NPDES CSW Permit.
- 6) The proposed 24" storm sewer connects to an existing 18" storm sewer, which may need to be upsized for BCS 6. Provide storm sewer design flows at that time.

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

- 1) Public drainage/utility and easements must be provided on the plat.
- 2) 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.
- 3) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 4) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 5) 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.
- 6) Consent to plat form is needed from any mortgage companies with property interest.
- 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.

- 8) Private common utility easement/agreement must be provided.
- 9) 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.
- 10) Private common driveway/access easement/agreement must be provided.
- 11) No steps in easement.
- 12) Northern trees are within drainage and utility easement.

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

- 1) Provide trip generation numbers for the site using ITE Trip Generation Standards.
- 2) Provide a construction site circulation plan that includes the following: site access locations, vehicle circulation, pedestrian circulation, construction parking area, laydown/staging/delivery area, construction fencing limits.
- 3) 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.
- 4) 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.
- 5) Consider Bump out for shorter ped crossing and so parked vehicles will not block view of pedestrian.
- 6) Driveways off of 30th Ave are only permitted during construction. Both driveways and the areas restored prior to CO.

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

- 1) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 3) 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.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Show the location of the building Fire Department Connection (FDC) and show a fire truck accessible hydrant within 50'.
- 6) Install interior chimney seals on all sanitary sewer manholes.
- 7) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. The proposed hydrant on the south side of the building is too close to the storm sewer line.
- 8) Exist 10" CIP Water Service Needs to be used or abandoned.
- 9) Private common utility easement/agreement must be provided.
- 10) 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.
- 11) There must not be a hydrant on the dead-end combined fire and domestic water service line - using the hydrant in a fire would starve the fire system. This configuration would be allowable if the fire service was looped to the city main to the north.

Assessing Review Contact: Jason Heitzinger at jheitzinger@BloomingtonMN.gov, (952) 563-4512

- 1) We have calculated a park dedication fee of \$360,750 on this project. This number is based on the current information available and subject to change based on any new information provided.

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

- 1) All dwelling units meet the minimum floor area requirement by unit type.
- 2) At 164 units, the total parking requirement for the residential component is 246 stalls. With 223 stalls provided, this represents a 9.3% reduction from City Code. Staff is supportive of this modest reduction.
- 3) Sidewalk in front of parking stalls must account for vehicle overhang. Widen to at least 7 feet.

- 4) Please add annotations to other street parking stalls identifying their designations. In particular, identify which stalls are designated to BCS4
- 5) The building incorporates a setback along most of the east elevation. The step back encroachment is minor and would aid in providing visual interest to the streetscape. Staff is supportive of this deviation.
- 6) How is trash and recycling intended to be picked up? Will the hauler enter the garage or will staff wheel trash and recycling outside? The designated trash area outside should be paved.
- 7) While staff's preference would be to have dwelling units or more activity along the north elevation, we appreciate the quality of the exterior design where there is structured parking behind the facade.
- 8) Staff is still evaluating the development flexibility request for the exterior materials on the west elevation upper courtyard.
- 9) Walk up units are an excellent addition to the 31st Avenue streetscape. This particularly true given the surface parking on the east side of the street that will likely exist there for some time.
- 10) 41 trees are the requirement for trees. 41 trees are depicted.

The landscaping plan exceeds requirements for shrubs.

- 11) 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. This change necessitates a major revision to the preliminary development plan (PDP).
- 12) The "Parking 5" footprint is incompatible with the monument sign intended for the corner of 31st Ave. and American Blvd.
- 13) Please provide a status update on the FAA review, if one is available. The project description indicates the 7460 No Hazard Determination application has been submitted.