



Development Review Committee

Approved Minutes

Development Application, #PL202300179

Mtg Date: 12/26/2023

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	Glen Markegard (Planning)	952-563-8923
Kelly Beyer (Bldg & Insp)	952-563-4519	Liz O'Day (Planning)	952-563-8919
Tim Kampa (Utilities)	952-563-8776	Deb Heile (Eng)	952-563-4628
Kevin Toskey (Legal)	952-563-4889	Jason Schmidt (Comm Dev)	952-563-8922
Renae Clark (Park & Rec)	952-563-8890	Bruce Bunker (Eng)	952-563-4546
Jordan Vennes (Utilities)	952-563-4533	Michelle Benson (Comm Dev)	952-563-4749
Sarina Eschbach (Eng)	952-563-4607		

Project Information:

Project	BCS Phase 5 Residential - PDP/FDP/Type III plat - 3001 American Blvd. E.		
Site Address	3001 AMERICAN BLVD E, BLOOMINGTON, MN 55425		
Plat Name	BLOOMINGTON CENTRAL STATION 7TH ADDITION;		
Project Description	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.		
Application Type	Preliminary Development Plan Final Development Plan Preliminary Plat - Type III Final Plat - Type III		
Staff Contact	Mike Centinario		
Applicant Contact	Johnny Meeker	johnny.meeker@mcgough.com	<NO PRIMARY PHONE>
PC (tentative)	January 18, 2024		
CC (tentative)	January 29, 2024		

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202300179" into the search box.

Guests Present:

Name	Email
Dave Egbert – ESG Architecture	Dave.egbert@esgarch.com
Joy Jayaram – McGough	Joy.jayaram@mcgough.com
Tom Lincoln – Kimley-Horn	tom.lincoln@kimley-horn.com

Introduction: Liz O'Day (Planning)

McGough Development is proposing their fifth phase of residential development within the Bloomington Central Station planned development. This phase would consist of a five-story building with 164 senior market rate apartments. The applicant is pursuing a fee in lieu of providing affordable units. The BCS preliminary development plan (PDP) depicted 250 units with 6,000 square feet of retail. No retail is proposed with this phase.

One level of structured parking would be provided along with some street parking. An access lane would straddle the property line and would be shared with a future BCS Phase 6 to the west.

The project description did not address the City's affordable housing requirement. It is Staff's understanding the applicant will be seeking a fee in lieu of providing affordable units in this development phase.

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):
 - We have a calculated a park dedication fee of \$360,750.
- Erik Solie/Mike Thissen (Environmental Health):
 - Absent
- Kelly Beyer (Building and Inspection):
 - Maximum length of dead-end corridors shall not exceed 50 feet.
 - Enclosed elevator lobbies shall be required per 2020 MN Building Code.
 - Corridor continuity for fire ratings shall be maintained through amenity spaces.
 - Ensure that the travel distance and separation of exits are meeting the Building Code - show details on code analysis and egress plan.
 - The Sky Lounge and Sky Deck would require 2 exits if over 750 s.f.
- Laura McCarthy (Fire Prevention):
 - Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.
 - 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.
 - Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
 - Full width road with no landscaping.
 - See plans for additional comments.
- Desmond Daniels (Police):
 - Absent

- Kevin Toskey (Legal):
 - No comments.
- Christina Scipioni/Matt Brillhart (City Clerk)
 - Absent
- Brian Hansen (Engineering):
 - American Blvd was reconstructed in 2022. Avoid disturbance of pavement on American Blvd.
 - 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.
 - An erosion control bond is required.
 - A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
 - 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.
 - Provide trip generation numbers for the site using ITE Trip Generation Standards.
 - 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.
 - 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.
 - 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.
 - Driveways off of 30th Ave are only permitted during construction. Both driveways and the areas restored prior to CO.
 - The design of the emergency vehicle access to American Blvd will need to be reviewed and approved by the City Engineer and Fire Marshal prior to permit issuance, this will be a condition of approval.
- Tim Kampa (Utilities):
 - Some of the existing utilities on American Blvd have changed. There is a different sewer there now than there was before and I think you are showing hooking up to an old sewer that doesn't exist anymore. I think we coordinated with you guys to put the new service at the right elevation for your development so I want to make sure you'll get that information from us.
 - Applicant said they did get an updated survey in the last week from Sunday. It should be in the asbuilt.
 - All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
 - Exist 10" CIP Water Service Needs to be used or abandoned.
 - Tim talked with inspector and said they did abandon the water services at the main already.
 - 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'.
 - 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.

- Private common utility easement/agreement must be provided.
 - Applicant said it would be combined with the common access and utility maintenance agreement and it will be forthcoming.
- 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.
 - Applicant asked if it would require new service in the area. Tim said yes, somewhere in that area. Tim also said maybe if there is a way to complete the loop to come back to itself or something. He's hoping to avoid the dead-end combined fire and domestic water service line.
 - Applicant said they were trying to stay out of that ROW to reconstruct that entrance so it wouldn't be too difficult of a reach. They had an initial proposition, but they may be able to grab a new service there and leave that service for the BCS Phase 6.
- Kate Ebert (Public Health):
 - Absent
- Liz O'Day (Planning):
 - Sidewalk in front or parking stalls must account for vehicle overhang. Widen to at least 7 feet.
 - Please add annotations to other street parking stalls identifying their designations. In particular, identify which stalls are designated to BCS4.
 - Staff is still evaluating the development flexibility request for the exterior materials on the west elevation upper courtyard.
- Applicant Questions
 - To Liz: We did provide a parking allocation plan in the civil plans.
 - Liz said she would inform Mike Centinario about it.
 - Applicant said they submitted an application for vacation of easements prior to the plat and I know that had an extension to get to January 30th for that action. Is that Council action going to happen in January.
 - Bruce Bunker (Eng) informed the applicant that he hasn't received any word from Johnny to start initiating the application again so once he hears back, he will get it moving. As far as the 30th, he needs to check with the Council calendar to see if he meets the notification timelines but he will provide a more definite answer later today (December 26, 2023) or tomorrow.
 - Applicant said he would notify Johnny about the vacation of easements application.
 - Are we still on-board for January 18th for the Planning Commission?
 - Liz O'Day said yes, January 18th and Council will be on January 29th.
- Meeting Adjourned