



# Comment Summary

**Application #:** PL202500036  
**Address:** 6 APPLETREE SQUARE, BLOOMINGTON, MN 55425  
**Request:** Final development plan for a four-story, 81-unit senior apartment building at 6 Appletree Square.  
**Meeting:** Pre-Application DRC - April 01, 2025

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

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

- 1) The proposed development is substantially similar to the Phase II development depicted in the American Square preliminary development plan (PDP) approved by the City Council. A major revision to the PDP will not be required.
- 2) Exterior materials must meet Section 21.301.24. The Opportunity Housing Ordinance includes incentives that provide some relief from those exterior material requirements.
- 3) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 4) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 5) Provide a sidewalk connection from the building to public sidewalk or street. A connection between the building and 34th Avenue will be especially important to facilitate transit use and greater connectedness with the South Loop District.
- 6) Landscaping quantities are calculated using the site area. 6 Appletree Square is 75,208 square feet. The minimum landscaping requirement is 30 trees and 75 shrubs.
- 7) Parking lot and exterior security lighting must meet Section 21.301.07. If the parking is shared with office uses, a minimum of 2.0 foot-candles is required on the parking surface (which may be reduced to 1.0 foot-candles for the outer perimeter of the parking lot). Structured parking must also meet the office use minimum lighting levels.
- 8) List the number of parking spaces required by City code and the number of spaces provided on the site plan. An update to the parking study will be necessary.
- 9) Provide a sidewalk connection between the main entrance and the trail on the east side of the drive lane.
- 10) Senior housing is not subject to the storage unit requirement. That said, City Code does require adequate in-unit storage space. It may be prudent to incorporate storage units anyway.
- 11) How will tenants, both residential and office, know where to park (and where not to)?

**Building Department Review - Pre-App Contact:** Kelly Beyer at [kbeyer@BloomingtonMN.gov](mailto:kbeyer@BloomingtonMN.gov), (952) 563-4519

- 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.

On January 2nd, 2025, the City of Bloomington implemented a City SAC charge. The cost will be \$2,026 per

City SAC unit. The amount of SAC charged will mirror the MET Council Determination. This applies to any permits submitted on or after 01/02/25.

- 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.

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

- 1) Dead end created further reducing access to existing structures.
- 2) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 3) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 4) Ensure fire alarm system is code compliant for the designated occupancy.
- 5) Code compliant smoke and carbon monoxide (CO) alarms shall be provided for all sleeping areas. Smoke alarms 10 years or older and CO alarms older than 7 years shall be replaced.
- 6) Hose valves shall be provided throughout the lower level of the parking ramp.
- 7) 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.
- 8) 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
- 9) Access shall be provided to/from all stairwells on all floors and parking levels.
- 10) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 11) Building/property shall be adequately signed for emergency response.
- 12) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 3) 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)
- 4) An erosion control bond is required.
- 5) A Minnesota licensed civil engineer must design and sign all civil plans.
- 6) List erosion control maintenance notes on the plan.
- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 9) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 10) Show erosion control BMP locations on the plan.
- 11) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

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

- 1) A Parking study update may be needed to clarify parking needs for Two Appletree square. Is there still a separate parking ramp being considered for Two Appletree Square?
- 2) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 3) Provide a sidewalk connection from the building to public sidewalk or street.

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

- 1) Provide peak hour and average day water demand and wastewater flow estimates.
- 2) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 3) Install hydrants to provide fire protection for the entire building. Each hydrant covers a 150-foot radius.
- 4) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

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

- 1) Provide updated private common access and parking agreement and common utility agreement.
- 2) Agreement for existing building on the property.