CITY OF
BLOOMINGTON
MINNESOTA

# Comment Summary

**Application #:** PL2020-69

**Address:** 1900 East 86th Street, Bloomington, MN 55425

**Request:** **Rezoning from R-4 to RM-24(PD), Preliminary Development Plans, and Final Development Plans to add 172 new residential units in two four-story multi-family residential apartment buildings to an existing multi-family residential site.**

**Meeting:** Pre-Application DRC – February 18, 2020
Post-Application DRC – April 14, 2020
Planning Commission – May 07, 2020
City Council (Projected) – May 18, 2020

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## 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 MN Accessibility Code
2) Provide a code analysis with the plans.
3) Separate permit and review by Mn State Elevator inspector for elevators, escalators and moving walkways.
4) SAC review by MET council will be required.
5) Comply with all MN Building Codes effective on March 31, 2020.

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

1) Incorporate all outstanding violations listed by the Environmental Health Division with this projects completion

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

1) Provide for the new structure and maintain for existing structures emergency vehicle access throughout the property.
   - Fire Ladder 3 Turning Exhibits are provided to represent turning movements around the site.
2) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
   - Fire Ladder 3 Turning Exhibits are provided to represent turning movements around the site.
3) Concerned about the turning radius in this area.
   - Fire Ladder 3 Turning Exhibits are provided to represent turning movements around the site
4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of all structure.
   - Hydrants have been relocated to accommodate 150′ spacing, and FDC locations have been moved to within 50′ of hydrant.
5) 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.

6) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
7) 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
8) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
9) Access shall be provided to/from all stairwells on all floors and parking levels.
10) Balconies required to sprinklered unless non-combustible deck material and siding used.
11) Ensure the proposed landscaping doesn't interfere with access to the building.
12) Replace or keep hydrant in current/or near current location.
    - Existing hydrant to remain. Hydrant ring added to C6.01.

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

1) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.
2) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
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) Show location of a bike rack and bike rack detail on the plan.

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

1) Grading on the Current plan directs much of the storm water to the entrances of the underground parking. This could lead to backups of the sanitary sewer via storm water getting into parking ramp floor drains. Design the grading plan and storm system near these ramp entrances to protect the underground parking from the 100 year Storm event.
    - Grading at the top of the ramp to the underground parking has been modified to ensure the 100-year storm elevation of 807.80 will not runoff into the underground parking area. Additionally, inline check valves have been added in two locations at STMH 200 to prevent backup from the existing 36" pipe to the trench drains.
2) See Document Markups
3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
4) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Show an indexed table of the Utility Pipe crossings with an indication of elevations and outside pipe separations.
    - Utility crossing table has been added to C6.02.
6) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. NE corner of lot and Building has no fire hydrant coverage. There must be a fire truck accessible hydrant within 50' of each building FDC.
    - Hydrants have been relocated to accommodate 150' spacing, and FDC locations have been moved to within 50' of hydrant.
7) 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.
8) 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.
9) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. To keep the current building in service this plan should show taps at all the new service and hydrant connection points on the existing main. The plan as shown would require the apartments to be shut down for extended periods of time.
    - C6.01 and C6.02 have been updated to require wet taps.
10) Use schedule 40, SDR 26, or better for PVC sewer services.
    - Building sewer services are required to be PVC SCH 40 per note 2 on C6.02.

12) If this is a stub for a future Building there can't be a hydrant on the line. Tap a new service instead.
    - A separate tap for the building has been added, see sheet C6.02.
13) Why Replace the 8"x6" Tee?
    - The tee will not be replaced. The note on C6.02 has been updated.
14) Water Meters must be located within 10' of the building wall. And Configure the meters in accordance with City details/standards.
15) Water Meters must be located within 10' of the building wall. And Configure the meters in accordance with City details/standards.
16) Don't install a hydrant on the combination fire and domestic service. In a fire using the hydrant would starve the fire system. Tap a new 8" water service instead.
    - A separate tap for the building has been added, see sheet C6.02.

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

1) HOW WILL CONSTRUCTION TRAFFIC BE PREVENTED FROM USING THIS DRIVEWAY FOR CONSTRUCTION ACCESS?
2) STORM SEWER IN THIS AREA WILL SURCHARGE TO 807.8 DURING 100-YR STORM EVENT. DESIGN MUST BE MODIFIED TO ACCOUNT FOR THIS.
    - Grading at the top of the ramp to the underground parking has been modified to ensure the 100 year storm elevation of 807.80 will not runoff into the underground parking area. Additionally, inline check valves have been added in two locations at STMH 200 to prevent backup from the existing 36" pipe to the trench drains
3) THIS CROSS SECTION IS NOT REPRESENTATIVE OF THE ACTUAL CHAMBER CROSS SECTION.
    - The detail has been updated, see sheet C7.02.
4) MODEL SHOWS 6.5' DEPTH
    - Depths on the detail have been updated to match the HydroCAD model, see sheet C7.02.
5) MODEL SHOWS 5' DEPTH
    - Depths on the detail have been updated to match the HydroCAD model, see sheet C7.02.
6) MODEL SHOWS 4' DEPTH
    - Depths on the detail have been updated to match the HydroCAD model, see sheet C7.02.
7) SHOW LOCATION OF SUBSURFACE SYSTEM 3 ON UTILITTY PLAN.
    - Subsurface system 3 label is corrected, see sheet C6.02.

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

1) Coordinate addressing of CIC division and buildings with Bruce Bunker, 952-563-4546 or bbunker@bloomingtonmn.gov.
2) Provide copy of CIC documents.

**Planning Review Contact**: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

1) The City Code required quantity of parking is 850 parking spaces (80% of 1,062 parking spaces)(Sec. 21.301.06(d) and 9.19). The proposed parking supply is 713 parking spaces, representing a parking deviation of 16.1 percent.
2) As a means to improve parking proximity and convenience, please evaluate the feasibility of constructing 90-degree parking in these areas to better serve the proposed buildings and eastern existing building. Parallel parking design does not maximize parking quantity where it is in greater need. Staf sent a sketch for consideration on April 8, 2020.
    - 90 degree stalls have been added north of existing building.
3) There are multiple existing nonconforming sidewalks and parking islands on site. Expansion of overall floor area within the planned development would trigger conformance for all site characteristics on site. Are you seeking deviation or flexibility to allow the existing condition to remain? If so, you must provide rationale for this request and present public benefit associated with this flexibility.
4) Per the recommendations of the parking study and City Code Section 21.301.06(c)(2)(C)(iii)(bb)), provide greater distribution of compact parking stalls.

5) All compact parking stalls must be identified on the site plan.
   - Additional compact stalls label added to C3.01.
6) Per Section 9.19(a)(3) of the City Code, the development may not charge opportunity housing units for access to parking below the new residential buildings.
7) Existing parking does not meet required 20-foot setback for off-street parking along public streets. Please confirm you are seeking a deviation to allow the existing condition to remain.
   - Existing stalls within 20' setback have been removed.
8) Sidewalks perpendicular to 90-degree parking must be seven feet in width (Sec. 21.301.04(d)(1)(B)).
   - Sidewalks perpendicular to 90 degree parking stalls have been expanded to 7'.
9) A tree survey must be provided for existing trees that are proposed to receive credit towards minimum landscaping requirements (Sec. 19.52(c)(2)). The landscaping plan notes 155 existing trees are to remain post-construction. Tree species, size and health must be verified to receive credit. Trees on the City's prohibited plant species list (Sec. 18.03) and unhealthy trees are not eligible to count towards required landscape quantities.
10) Both mid-tier and end-of-tier parking islands must have deciduous trees. There are a number of parking islands that do not include trees. If an islands is provided solely for pedestrian circulation and safety, it may be eligible for flexibility through the planned development (PD) application.
11) Parking island tree needed. Shrubs must not interfere with access to fire hydrants.
12) Trees and other landscape material should not be located within City drainage/utility easements to prevent future disruption to this material.
13) Remove trees from D/U easements.
14) Parking stalls within 40 feet of public right-of-way must be screened.
15) Trash enclosures as proposed would not comply with the requirement of a fully enclosed space. Open air gates are not adequate, and the gap between the roof and the walls is far too large to be considered "fully enclosed" (Sec. 21.301.17(c)(2)).
16) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
17) Existing parking areas must be brought up to Code for minimum illumination (1.0 FC).
18) Primary and secondary building entrances must meet minimum illumination levels (5.0 FC and 3.0 FC respectively - Sec. 21.301.07). Sidewalks serving primary entrances must also be illuminated.
19) Photometric lighting plans (both Initial and Maintained) of the proposed underground parking garages must be provided.

**HRA Review Contact**: Cherie Shoquist at cshoquist@BloomingtonMN.gov, (952) 563-8946

See attached document

**AEON VILLAGE CLUB 172**

**Opportunity Housing Ordinance – Affordable Housing Plan**
Residential developments of 20 units or more must submit an Affordable Housing Plan to the City of Bloomington as a part of the application for a final site and building plan, a final development plan or for NOAH preservation.

The Affordable Housing Plan, Example Plan and additional information regarding the incentives are available at: blm.mn/OHO_Incentives_and_Tools. The greater the level of affordability, the greater the eligibility for incentives. Carefully consider the affordability level that will apply to this project. A table of the incentives at a glance is available at: www.bloomingtonmn.gov/sites/default/files/Opportunity%20Housing%20Incentives%20Table.pdf.

Affordable Housing Tools and Incentives
☒ Density bonus
☐ Floor area ratio bonus
☐ Height bonus
☒ Parking stall reduction
☒ Enclosed parking space conversion
☐ Minimum size reduction
☐ Alternative exterior materials allowance
☐ Storage space reduction
☐ Landscape fee in-lieu reduction
☐ Development fee reimbursements
☐ Development fee deferment
☒ Expedited review of plans
☐ Land write down
☒ Housing Tax Increment Financing
☐ Project based housing vouchers
Affordable Housing Trust Fund
☐ Revolving Loan Fund

Eligibility for incentives and awards of public assistance funding must be approved by the Housing and Redevelopment Authority or the Port Authority and the City Council.