



Development Review Committee

Approved Minutes

Pre-Application, PL2020-214
Meeting Date: November 17, 2020
Via Web-ex
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Mike Moorehouse (Bldg & Insp) 952-563-8915
Tim Skusa (Bldg & Insp) 952-563-8953
Tim Kampa (Utilities) 952-563-8776
Mike Hiller (Planning) 952-563-4507
Laura McCarthy (Fire Prev.) 952-563-8965
Renaë Clark (Park & Rec.) 952-563-8890
Megan Rogers (Legal) 952-563-4889
Eileen O’Connell (Pub. Hlth) 952-563-4964
Erika Brown (Police) 952-563-4975
Bruce Bunker (Eng.) 952-563-4546

Jason Heitzinger (Assessing) 952-563-4512
Erik Solie (Env. Health) 952-563-8978
Mike Thissen (Env. Health) 952-563-8981
Renaë Clark (Park & Rec.) (952) 563-8890
Londell Pease (Planning) 952-563-8926
Michael Centinario (Planning) 952-563-8921
Jason Schmidt, (Port Auth.) 952-563-8922
Cherie Shoquist, (H.R.A.) 952-563-8946
Maureen O’Brien (Legal) 952-563-8781
Julie Long (Eng.) 952-563-4865
Kirk Roberts (Traffic) 952-563-4915

Project Information:

Project Residential Development - PDP/FDP and Plat - 8131 34th Ave.
Site Address 8131 34TH AVE S, BLOOMINGTON, MN 55425
Plat Name APPLETREE SQUARE 5TH ADDITION;
Project Description Major revision to preliminary development plans, final development plan, and preliminary and final plat for a six-story, 142 unit senior housing development at 8131 34th Avenue S.
Application Type Preliminary Development Plan; Final Development Plan; Preliminary Plat - Type III; Final Plat - Type III
Staff Contact Mike Centinario; mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact Laura Eder - laura.eder@esgarch.com
Post Application DRC YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter “PL202000214” into the search box.

Guests Present:

Name	Email
Laura Eder, ESG Architects	Laura.eder@esgarch.com
Nathan Cantley, ESG	
Robert Loken, ESG	
Ryan Samsa, ESG	
Alex Duval, Roers	
James Riley, Roers	
P.J. Disch, Loucks	
Shane LaFave, Roers Companies	
Bob Wilken, ESG	

INTRODUCTION (Centinario):

The applicant is proposing major revision to preliminary development plans, final development plan, and preliminary and final plat for a six-story, 142 unit senior housing development at 8131 34th Avenue South. To simplify the site layout and to reduce the need to build into bluff protection areas, the applicant is proposing some right-of-way vacation in the south west area of the site along East Old Shakopee Road.

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 comment.
- Jason Heitzinger (Assessing):
 - Preliminary park dedication fee is calculated at \$214,000.
- Erik Solie (Environmental Health):
 - Clarified this development would not be transitional care, and would be strictly residential.
 - Asked for clarification on whether a commercial kitchen would be on site. Loken stated it is not determined at this point. Solie asked the representatives to contact him with any questions regarding commercial kitchen requirements.
- Tim Skusa (Building and Inspection):
 - See Comment Summary at this time as the plans at this point are conceptual. A thorough Code Analysis will be required for this building because of the shape, use and location.
- Laura McCarthy (Fire Prevention):
 - Right-in, right-out would be the minimum for access to the development. More would be better, but due to tracks and median, access is limited.
 - Due to limited emergency vehicle access, automatic wet standpipes may be required.
 - Ensure adequate emergency vehicle access and turning radius for BFD Ladder 3. (Hansen to supply specs to applicant representative)
- Erika Brown (Police):
 - Multiple Knox box locations may be necessary and building/property shall be signed for adequate emergency response.
- Brian Hansen (Engineering):
 - Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
 - Verify the proposed construction is consistent with the LMRWD steep slope requirements.
 - Please provide expected trip generation numbers.
 - Continue to work with Bruce Bunker regarding vacation and platting requirements.
- Tim Kampa (Utilities):
 - Comments in the Comment Summary are pretty standard due to limited plans being provided.
 - Sanitary sewer capacity/needs in the area is changing rapidly due to development. Engineering is working with Planning regarding modeling to meet needs for the area which is ongoing.
 - An exterior grease interceptor and maintenance agreement will be required if a commercial kitchen is part of the development.
- Megan Rogers (Legal)
 - No comment
- Eileen O'Connell (Public Health):
 - Confirmed the building will be smoke free.

- Cherie Shoquist (H.R.A.)
 - No comment.
- Jason Schmidt (Port Authority)
 - No comment.
- Mike Centinario (Planning):
 - The location of this site is along the bluff which presents some challenges, but also opportunities. An analysis by a professional engineer must demonstrate the proposed development will not have adverse impacts to adjacent and downstream properties and water bodies, unstable slope conditions, degradation of water quality, or alteration of existing hydrology and drainage patterns.
 - OHO standards apply. See Planning Review Comment #2 for details.
 - Parking study will be required due to 27% parking deviation. See Planning Review Comment summary #15 for details.
 - Exterior materials must meet Sec. 19.63.08.
 - See Planning Review Comment Summary #6 regarding building height restrictions and temporary construction crane regulations.
 - Parking lot and exterior lighting must meet Sec. 21.301.07.
 - The site is subject to noise attenuation standards, see standards in Sec. 21.301.12.
- LaFave asked for clarification regarding the necessity for the parking study. Centinario stated that due to the 27 % parking deviation from Code, the study is required unless affordability is increased to a level that results in an automatic 30% parking reduction.
- Duval asked for the name of the development that has entitlements with the new bluff standards. Centinario identified the development as American Square.
- Loken stated he appreciates level of professionalism and detail staff has provided. He asked if the Utilities Division has a preferred location for connection for this development. Kampa stated he will work with the applicants offline regarding the sanitary sewer and water connections. After some discussion, it was determined a submission date for the entitlements would likely be December 22. Hansen stated he will work with the applicants to get the parking study work started.
- Duval asked for clarification with the landscaping requirements and whether a green roof could be counted for some of the requirements. Centinario stated since the site is part of an existing Planned Development, the landscaping requirements will be looked at as part of the larger development. He added a green roof could be considered if located on the one level portion of the proposed building.
- Loken asked for clarification regarding the 34th Street access to the site. Staff consensus was access would be limited to a right-in, right-out only.



Comment Summary

Application #: PL2020-214
Address: 8131 34th Avenue South
Request: Major revision to preliminary development plans, final development plan, and preliminary and final plat for a six-story, 142 unit senior housing development at 8131 34th Avenue S.
Meeting: Pre-Application DRC - November 17, 2020

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

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

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

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

- 1) Must meet 2020 MN State Building Code and 2020 MN Accessibility Code.
- 2) Provide a code analysis with the plans.
- 3) SAC review by MET council will be required.
- 4) After City Council approval - please call Building and Inspections to schedule Pre-Permit meetings.

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

- 1) Ensure adequate emergency vehicle access and turning radius for BFD Ladder 3.
- 2) 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.
- 3) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 4) Building/property shall be adequately signed for emergency response.
- 5) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 6) Wet standpipe hose valves shall be within 200' of all areas of the building and within 130' for dry standpipe hose valves.
- 7) Due to the limited emergency vehicle access, automatic wet standpipes may be required.

Water Resources Contact: Brian Hansen at 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.
- 3) An erosion control bond is required.
- 4) List erosion control maintenance notes on the plan.
- 5) Show erosion control BMP locations on the plan
- 6) 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, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 7) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 8) A Minnesota licensed civil engineer must design and sign all civil plans.
- 10) Private common utility easement/agreement must be provided.
- 11) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 12) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 13) Provide a turf establishment plan
- 14) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 15) On page one of the plans on the southwest corner there is a pipe that no longer serves a public purpose and is not maintained by the City.
- 16) Verify the proposed construction is consistent with the Lower Minnesota Watershed Districts steep slope requirements. See http://lowermnrriverwd.org/application/files/2615/8430/0365/LMRWD_FinalRules_19Feb2020_RuleF.pdf

Utility Review - Pre-App Contact: Brian Hansen at 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) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 3) A Minnesota licensed civil engineer must design and sign all civil plans.
- 4) Use schedule 40, SDR 26, or better for PVC sewer services.
- 5) Use standard short cone manholes without steps.
- 6) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 7) An inspection manhole is required on all commercial sewer services.
- 8) Install interior chimney seals on all sanitary sewer manholes.
- 9) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 10) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 11) Provide peak hour and average day water demand and wastewater flow estimates.
- 12) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference.
- 13) 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.
- 14) Private common utility easement/agreement must be provided.
- 15) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 16) 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.

- 17) 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
- 18) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 19) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 20) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 21) 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.
- 22) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 23) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 24) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 25) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 26) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 27) Show existing watermain. Approx. location.

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

- 1) Please provide expected trip generation numbers.
- 2) Is this access proposed to remain a right out only?

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

- 1) Right of Way vacation must be reviewed. Please contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the developer responsibility 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.
- 2) Public drainage/utility and easements must be provided on the plat.
- 3) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 6) Updated private common driveway/access easement/agreement must be provided.
- 7) Updated private common utility easement/agreement must be provided.
- 8) 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.
- 9) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy from Hennepin County.
- 10) 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.
- 11) Property is currently a platted lot. If platting is required, the 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.
- 12) Utilities outside of easements. Grant utility easement?
- 13) No steps allowed within public easements

Assessing Review - Pre-App Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) Preliminary park dedication fee of \$214,000 for this project based on the information received. This calculation could change based on the exact square footage of the final plat.

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

- 1) The application necessitates a major revision to preliminary development plans for the Appletree Square planned development, final development plans for the six-story, 142 unit building, and a preliminary and final plat to incorporate vacated right-of-way into the developable lot.
- 2) Please review Chapter 9 of the City Code - Opportunity Housing Ordinance. The City of Bloomington has an affordable housing requirement - at least 9% of the units (13 units) must be affordable to those at 60% area median income. A number of development incentives apply, but the incentive level increases with greater affordability levels. An Affordable Housing Plan, as outline in Chapter 9, is required as part of the application.
- 3) The number of parking spaces required by city code and the number of spaces provided on the site plan are identified. Add a calculation for the building's party room, which requires 1 space per 100 square feet. The party room would be a dedicated space for gatherings and may be reserved, but does not need to entail all amenity spaces.
Depending on the level of affordability, a deviation from City Code parking requirements may not be necessary. Meeting the OHO's 9 percent of units at a 60% Area Median Income level affords an automatic 20% parking reduction.
- 4) Bluff disturbance should be minimized to the extent possible. The landscaping requirement is based on a site area standard - 1 tree per 2,500 square feet and 1 shrub per 1,000 square feet. The undisturbed portion of the bluff will be considered undevelopable and deducted from the site area calculation. It may be difficult to meet the landscaping requirement on the 8131 34th property, so some coordination with the neighboring property may be necessary.
- 5) Exterior materials must meet Section 19.63.08. Generally, permitted materials entail brick, stone, glass, and stucco. Metal panels are permitted, subject to warranty and gauge requirements. Depending on the level of housing affordability, there are different degrees of exterior material incentive flexibility applied.
- 6) The site is within the MSP Airport Safety Zone C, which limits building heights. The height limit for this particular site is 991 - well above what the proposed elevation will be. An Airport Zoning Permit would not be required for the building, but would be needed for a temporary construction crane if it exceeds 150 feet above grade.
Also, while not a City process, an FAA No Hazard Determination will be needed for the building and construction crane. Ensure the 7460-1 is submitted early in the review process.
- 7) Continue to provide a direct sidewalk connection from the building to public sidewalk.
- 8) Interior trash and recycling must be provided based on Minnesota State standards.
- 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) 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. However, parking that is to be shared with the office site must meet office lighting standards, which are slightly higher. For surface parking, that is a 1.5 footcandles minimum instead of 1.0.
- 11) A separate application is needed for the right-of-way vacation. Please coordinate with engineering staff. Depict the incorporated right of way in the preliminary and final plat.
- 12) There is no minimum building setback the HX-R zoning district. The required setback equals the public easement along the property line - existing or as vacated.
- 13) Because the building encroaches into bluff protection areas, an analysis by a professional engineer must demonstrate the proposed development will not adverse impacts to adjacent and downstream properties

and water bodies, unstable slope conditions, degradation of water quality, or alteration of existing hydrology and drainage patterns.

- 14) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 15) Staff believes this site is compatible with shared parking between the residential and office land uses. However, the level of parking reduction requires an independent, third-party parking study.

An alternative is to increase the level of housing affordability - an independent parking study may not be necessary.

- 16) The minimum drive aisle width for 90 degree stalls is 24 feet (21.301.06). The stall width within structured parking may be reduced to 8.5 feet.
- 17) Show location of a bike rack and bike rack detail on the plan. The City Engineer will determine the number of racks required.
- 18) The site falls within the 2019 MSP DNL 60 boundary. The site is subject to noise attenuation standards in City Code Section 21.301.12.