



# Development Review Committee

## Approved Minutes

Development Application, #PL202000231

Mtg Date: 1/5/21

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

---

### Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543  
Rozlyn Tousignant (Eng) 952-563-4627  
Tim Skusa (Bldg. & Insp) 952-563-8953  
Laura McCarthy (Fire Prev) 952-563-8965  
Tim Kampa (Utilities) 952-563-8776

Jason Heitziner (Assessing) 952-563-4512  
Mike Thissen (Env. Health) 952-563-8981  
Michael Centinario (Planning) 952-563-8921  
Megan Rogers (Legal) 952-563-4889

### Project Information:

Project	Residential Development - 8131 34th Ave
Site Address	8131 34TH AVE S, BLOOMINGTON, MN 55425
Plat Name	APPLETREE SQUARE 5TH ADDITION;
Project Description	Major revision to the Appletree Square preliminary development plan, final development plans for a six-story, 146-unit senior housing building; and a one-lot preliminary and final plat.
Application Type	Final Development Plan Preliminary Development Plan Preliminary Plat - Type III Final Plat - Type III
Staff Contact	Mike Centinario, mcentinario@bloomingtonmn.gov
Applicant Contact	James Riley james.riley@roerscompanies.com
PC (tentative)	January 28, 2021
CC (tentative)	February 08, 2021

**NOTE:** All documents and minutes related to this case can be viewed at [www.blm.mn/plcase](http://www.blm.mn/plcase), enter the permit number, "PL202000231" into the search box.

### Guests Present:

Name	
James Riley	Doug Loken
Shane LaFave	PJ Disch
Alex Duval	Teresa Forsberg
Bob Loken	Nathan Cannelly
Ryan Samsa	

### Introduction (Centinario):

The applicant has submitted a development application for a 146-unit, six-story independent senior housing building at 8131 34<sup>th</sup> Avenue S. The building would be built on what is currently a surface parking lot. A small right-of-way vacation along 34<sup>th</sup> Avenue is proposed to improve building siting, which is made more challenging given the bluff location.

**Discussion/Comments:**

**Please review the comment summary and plans for mark-up comments as all the comments are not discussed at the meeting.**

- Jason Heitzinger (Assessing):
  - Heitzinger noted the park dedication fee of \$214,108.
- Mike Thissen (Environmental Health):
  - Thissen stated that the pool will need to be approved.
  - Thissen explained rental licenses will be required if these are rental properties
  - Thissen said that if the large concrete retaining wall is kept, the graffiti will need to be addressed; additionally the owner will want to note the history of displaced persons living behind the wall.
- Tim Skusa (Building and Inspection):
  - Skusa highlighted the code analysis process, pay special attention to Section 5.10 of the Minnesota Building Code.
- Laura McCarthy (Fire Prevention):
  - McCarthy noted that there shall be a right-in, right-out along 34<sup>th</sup> Avenue to accommodate fire department access.
  - McCarthy explained that the rooftop terrace may require perimeter sprinklers.
  - Other fire department comments are listed on the plan set.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
  - Hansen shared that the building cannot encroach into the MN River Watershed District Steep Slope area.
  - Hansen requested access to rear of the building should be considered for maintenance activities or describe how that will be addressed when needed.
  - Hansen stated that based off of the plans the encroachments into the sidewalk/bikeway easement on the SW corner of the site would not be approved. The applicant will need to work with Staff moving forward on the design of this corner of the site.
- Tim Kampa (Utilities):
  - Kampa noted that there's a hydrant located on a water service connection, it should be moved to not dominate the supply line.
  - Kampa explained that there needs to be one hydrant within 50 ft of the FDC.
  - Kampa noted that the parking ramp needs to be able to divert water in the case of a 100-year storm event.
- Megan Rogers (Legal):
  - Rogers inquired about the affordability aspect, particularly for seniors.
- Mike Centinario (Planning):
  - Centinario explained that a parking plan should be submitted that explains how the shared parking component would be managed.
  - Centinario highlighted the need for snow storage plan, potentially the need for snow hauling. Centinario also addressed the requirement for disability parking.
  - Centinario explained landscaping requirements. The entire site, including the office site, must meet landscaping requirements. The office site has lost a significant portion of its landscaping over time.
  - Centinario directed the application to the FAA to complete the No Hazard to Air Navigation process.



# Comment Summary

**Application #:** PL20200-231

**Address:** 8131 34TH AVE S, BLOOMINGTON, MN 55425

**Request:** Major revision to the Appletree Square preliminary and final development plan for a six-story, 146-unit senior housing building; and a one-lot preliminary and final plat.

**Meeting:** Post Application DRC - January 05, 2021  
Planning Commission - January 28, 2021  
City Council (Projected) - February 08, 2021

---

**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](mailto:djohnson@BloomingtonMN.gov), (952) 563-8959

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

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

- 1) Obtain appropriate rental or Health Department license for occupancy

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

- 1) Diagram to include turning radius for right turn in from 34th Avenue using the ladder 3.
- 2) FDC location to be determined when building plans are 80% complete.
- 3) Additional hydrant coverage may be needed to provide coverage within 150' of all areas of the building.
- 4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 5) Insure landscaping does not interfere with aerial and ground ladder access to the building.
- 6) Maintain emergency vehicle access to existing structures and throughout the job site during construction.
- 7) Due to limited emergency vehicle access, automatic wet standpipes per section 503.1.1.1(2).
- 8) Wet standpipe hose valves shall be located within 200' and dry standpipe hose valves located within 130' of all areas of the building.
- 9) Roof top terrace may require perimeter sprinkler coverage.
- 10) 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.
- 11) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 12) Building/property shall be adequately signed for emergency response.

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

- 1) Also, will need to be designed by a Licensed Professional Engineer in the State of MN
- 2) Why isn't a pedestrian ramp being installed on the opposite side?
- 3) This ADA ramp only leads to two sets of metal stairs
- 4) Use ADA casting for trench drain, heel proof recommended due to adjacent parking area

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

- 1) Verify Lower Minnesota River Watershed District slope boundary. It appears the building encroached into that area.
- 2) No access or working pad along the back. How will future maintenance be performed without disrupting the slopes?
- 3) Provide documentation of drainage and utility easement from USF&WS.
- 4) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 5) The City of Bloomington does not intend to maintain the storm sewer located on the south side.
- 6) Provide erosion control plan showing the location of all erosion control measures. Two rows of silt fence will be required at the top of the slope.
- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) Minnesota River is an impaired water body and must be listed in the SWPPP.
- 9) No net increase in stormwater applies to the new development. Redevelopment requires a 60 percent removal for TP and 90 percent for TSS.
- 10) Use infiltration BMP for calculating removal efficiencies.
- 11) An erosion control bond is required.
- 12) 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.
- 13) Provide a turf establishment plan
- 14) Show erosion control BMP locations on the plan
- 15) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 16) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 17) A Minnesota licensed civil engineer must design and sign all civil plans.
- 18) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 20) Private common utility easement/agreement must be provided.

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

- 1) Use care putting hydrant connections where the water service may starve the fire system when needed.
- 2) Use a single combination fire and domestic water service that is split apart in the mechanical/meter room. Water service must be metered within 10' of where the line crosses the outside wall of the building. Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.  
- Add this last sentence to the plan.
- 3) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure there is a hydrant within 50' of the Building Fire Department Connection that is accessible by fire trucks.

- 4) Make sure the grading or design keeps storm water from reaching any underground parking areas (with floor drains discharging to the sanitary sewer system). Even in the event of a 100 year storm. It should not be able to bypass the garage door / trench drain.
- 6) Private common utility easement/agreement must be provided.
- 7) Install interior chimney seals on all sanitary sewer manholes.
- 8) 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.
- 9) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 10) 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.
- 11) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 12) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. - Add this note to the plan.
- 13) 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. - Add this note to the plan.
- 14) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 15) 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)
- 16) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. - Add this note to plan
- 17) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 18) Make sure there is the equivalent of 8' of cover over water and wastewater lines - insulate in accordance with City standards if there is not.  
Use 2 sheets of 2" high density insulation with staggered joints as a minimum.

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

- 1) Show location of a bike rack and bike rack detail on the plan.
- 2) Install crosswalk pavement markings in accordance with MMUTCD
- 3) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 4) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 5) 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.

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

- 1) Extend Ped access easement over vacated street.
- 2) No steps allowed in City ROW or easements.
- 3) Keep private storm water system outside of public D/U easements.
- 4) No trees allowed in the City ROW
- 5) Sidewalk and Utilities outside of easements require easements or re-locate.
- 6) Existing right-of-way and drainage, utility, sidewalk, bikeway, and public access easements may be vacated. Contact Bruce Bunker at 952-563-4546 or [bbunker@BloomingtonMN.gov](mailto: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.

- 7) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 8) Public drainage and utility and easements must be provided on the plat.
- 9) Updated private common utility easement/agreement must be provided.
- 10) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 11) Consent to plat form is needed from any mortgage companies with property interest.
- 12) 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.
- 13) A 10-foot sidewalk and bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 14) Updated private common driveway/access easement/agreement must be provided.
- 15) Property must be platted per Chapter 22 of the City Code.

**Environmental Health Review Contact:** Mike Thissen at [mthissen@BloomingtonMN.gov](mailto:mthissen@BloomingtonMN.gov), (952) 563-8981

- 1) MDH pool plan review and approval required. Subsequently, a Bloomington pool license required.

**Assessing Review Contact:** Kent Smith at [ksmith@BloomingtonMN.gov](mailto:ksmith@BloomingtonMN.gov), (952) 563-8707

- 1) Assessing has calculated a park dedication fee of \$214,108. Subject to change if there are any revisions to the final plat.

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

- 1) The original Appletree Square preliminary development plan (PDP) anticipated a multi-story residential building similar to the 8121 34th Avenue S. condominium building. A major revision to the PDP is required, along with a final development plan and preliminary and final plat to accomplish the proposed building.
- 2) Exterior materials must meet Section 19.63.08. A review of the proposed metal panels will be necessary. For the building elevations, please remove the exposed pre-cast parking structure from material calculations. This will be needed to determine if the proposed materials are consistent with the exterior materials allowance through the Opportunity Housing Ordinance.
- 3) Building height is dictated by Airport Zoning standards. The proposed building height is consistent with zoning standards. An FAA review is necessary for the building and construction crane. While an Airport Zoning Permit will not be necessary for the building, one may be necessary for the construction crane. Airport Zoning Permits are generally handled administratively following the PDP/FDP review process.
- 4) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.
- 5) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 6) Parking lot and exterior security lighting must meet Section 21.301.07. Surface and shared parking must meet the office land use standard. Photometric plans are to include initial foot-candles as well as maintained levels with a 0.81 light loss factor. Structured parking photometric plans must also be provided.
- 7) As a planned development, the entire site (8131 and 8101 34th Avenue) must meet landscaping standards. A significant amount of landscaping from the 8101 34th Avenue site has been removed over time and must be replanted to replaced. The total "developable area" equals the entire 8101 34th Avenue parcel in addition to the total disturbance area on the 8131 parcel. Staff will continue to work with the landscape designer on meeting landscaping requirements.
- 8) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.

- 9) Interior trash and recycling must be provided. An interior recycling area is dictated by Minnesota Administrative Rules 1303.1500. An additional equivalent amount of space for trash storage is also required.
- 10) The project description requests a deviation for storage units within the building. However, storage units outside of the dwelling unit is required by City Code. Dwelling unit plans were not submitted; staff could not evaluate whether the in-unit storage meets City Code requirements.
- 11) A deviation from City Code is requested to reduce the parking supply for the residential building and office building planned development. The total deviation is about 30 percent, but some shared parking between the buildings is proposed. The project description identifies 62 stalls available for shared parking, but staff would like information as to how those stalls will be shared and secured.
- 12) Check the "Alternative exterior materials allowance" box in the Affordable Housing Plan. This flexibility is needed for the proposed building.
- 13) Include parking stall and driveway dimensions on structured parking levels.
- 14) Please clarify the temporary trash staging area. Is this where dumpsters are to be moved from the trash room for pick up? Will a truck be able to access this spot?
- 15) Two parking islands are missing a tree on the north side of the drive lane. Please add.
- 16) Staff was able to locate the approved landscaping plan for 8101 34th Avenue. As is commonly the case, much of the landscaping that was identified on the plan has been removed and not replaced. Deficient landscaping must be restored as part of this development. The approved landscaping plan has been uploaded to the case file for review by the applicant.
- 17) Bloomington Ladder 1 has been retired. Please use Ladder 3 specifications, which will be provided by staff.
- 18) There is a discrepancy between architectural plans and landscaping plans. These stalls are identified as handicap stalls. This location does not seem to function well for handicap stalls.
- 19) Would the stalls directly across the drive lane from the main entrance be a more suitable location for handicap stalls?
- 20) Has snow storage been considered? There is not a lot of space for snow storage along 34th Avenue and the north side of the building. Snow may need to be hauled away if there is inadequate space for storage.
- 21) Shift transformer pad so there is at least 2 feet of clearance between transformer and edge of public sidewalk. It appears the separation is only about 1 foot.