



Development Review Committee

Approved Minutes

Pre-Application, PL2021-223
Meeting Date: November 9, 2021
Via WebEx
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543	Kent Smith (Assessing) 952-563-8707
Kelly Beyer (Bldg & Insp) 952-563-4519	Jason Heitzinger (Assessing) 952-563-4512
Bernadette Gillespie (Bldg & Insp) 952-563-4709	Mike Thissen (Env. Health) 952-563-8981
Melissa Manderscheid (Legal) 952-563-4895	Mike Hiller (Planning) 952-563-4507
Rena Clark (Park & Rec) (952) 563-8890	Maureen O'Brien (Legal) 952-563-8781
Kate Ebert (Public Health) 952-563-4962	Lance Stangoehr (Fire) 952-563-8969
Julie Long (Eng.) 952-563-4865	Mike Centinario (Planning) 952-563-8921
Erik Norling (Police) 952-563-8847	Jason Schmidt (Port) 952-563-8922

Project Information:

Project	8200 Humboldt Ave Redevelopment - Comp Plan Amendment, Rezoning, Preliminary and Final Development Plan
Site Address	8200 HUMBOLDT AVE S, BLOOMINGTON, MN 55431
Project Description	Comprehensive Plan Amendment to reguide 8200 Humboldt Avenue from the Office to the High-Density Residential land use; rezoning 8200 Humboldt from B-1 Neighborhood Office to the RM-50(PD) High Density Residential zoning district; preliminary and final development plans for a four-story, 149-unit apartment building.
Application Type	Comprehensive Plan Amendment; Rezoning; Preliminary Development Plan; Final Development Plan
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Collin Kaas - collink@kaaswilson.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 "PL202100223" into the search box.

Guests Present:

Name	Email
Collin Kaas, Kass Wilson Architects	collink@kaaswilson.com
Brian Bachman, Enclave	brian@enclavecompanies.com

INTRODUCTION – (Centinario):

The applicant is pursuing a redevelopment of an existing three-story office building at 8200 Humboldt Avenue. The proposed development would be a four-story apartment building. The redevelopment entails changing the Comprehensive Land Use Guide Plan, rezoning the property to high density multi-family, and preliminary and final development plans. Metropolitan Council would review the Comprehensive Plan as well.

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):
 - No comment.
- Mike Thissen (Environmental Health):
 - Confirmed the dog run/park is no longer part of the plans.
- Kelly Beyer (Building and Inspection):
 - When architectural plans are at 80 percent complete, call to set up a meeting with B/I.
 - See Comment Summary.
- Lance Stangohr (Fire Prevention):
 - See Comment Summary.
- Erik Norling (Police):
 - No comment.
- Brian Hansen (Engineering):
 - Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits.
 - Provide stormwater management plan meeting requirements of Bloomington Comprehensive Surface Water Management Plan.
 - Loop water system.
 - May be additional review from MnDOT. See Comment Summary Water resources Review #13 for details.
 - Demonstrate the site layout and driveway off W. 83rd Street works in the existing roadway condition and with future proposed 83rd Street and Humboldt Avenue realignment that will be part of the future MnDOT project.
 - Provide or show the existing sidewalk connection in the NE part of the site, to the sidewalk and crosswalks at the signalized intersection.
- Kate Ebert (Public Health):
 - With dog park no longer part of the site plan, will this area be part of the pocket park? Kaas confirmed it would.
 - Encourage the site to be smoke free. Encourage applicants to call with questions and signage.
- Melissa Manderscheid (Legal)
 - No comment.
- Mike Centinario (Planning):
 - The City requires at least 9 percent of units be affordable to those at the 60 percent area median income level. I understand Tax Increment financing (TIF) may also be a part of this development, which may impact the proposed affordability level. The Opportunity Housing Ordinance (OHO) provides some relief from certain development standards, including parking.
 - Please give some thought to bicycle parking within the parking structure.

- 14 affordable units are identified in your project description which gives you flexibility for parking reductions and several other incentives established through the OHO.
- City Code required building setback is 40 feet. Staff is supportive of some flexibility given the site is surrounded by ROW on all four sides. Consider increasing the building setback along Irving to the extent possible. Staff would like to see at least 30 feet along Irving Avenue.
- Shadow study required as part of the formal development application submittal.
- Sidewalk along Irving and W. 83rd Street must be 6 feet wide concrete.
- Sidewalk along W. 82nd Street must be 8 feet wide between Irving and the crosswalk.
- Collin Kaas asked Centinario to comment on MnDOT review. Centinario stated once the site plan is settled, we can send that to MnDOT for their review.

Once a formal development application is submitted, the Development Review Committee will re-convene for a formal DRC review. We understand that a neighborhood meeting was conducted earlier this year. While not a City Code requirement, we strongly encourage further communication with nearby residents.



Comment Summary

Application #: PL2021-223

Address: 8200 HUMBOLDT AVE S, BLOOMINGTON, MN 55431

Request: Comprehensive Plan Amendment to reguide 8200 Humboldt Avenue from the Office to the High-Density Residential land use; rezoning 8200 Humboldt from B-1 Neighborhood Office to the RM-50(PD) High Density Residential zoning district; preliminary and final development plans for a four-story, 149-unit apartment building.

Meeting: Pre-Application DRC - November 09, 2021

NOTE: All comments are not listed below.

Please review all plans for additional or repeated comments.

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

- 1) SAC review by MET council will be required.
- 2) Must meet 2020 MN State Building Code
- 3) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.
- 4) Building plans must be signed by a MN licensed architect.
- 5) Must meet 2020 MN Accessibility Code.
- 6) Provide a detailed code analysis with the plans.

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

- 1) Landscaping shall not interfere with truck and ladder access to the building.
- 2) Access shall be provided to/from all stairwells on all floors and parking levels.
- 3) 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
- 4) Building/property shall be adequately signed for emergency response.
- 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) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 8) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 9) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.

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

- 1) Show easements.

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. Downstream sewer capacity may require further review.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line. Water services on Irving are shown to be previously abandoned.
- 4) Install interior chimney seals on all sanitary sewer manholes.
- 5) 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.
- 6) 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.
- 7) A Minnesota licensed civil engineer must design and sign all civil plans.
- 8) Use schedule 40, SDR 26, or better for PVC sewer services.
- 9) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Provide hydrant within 50' of FDC.
- 10) 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
- 11) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 12) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 13) Use standard short cone manholes without steps.
- 14) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 15) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 16) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 17) 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.
- 18) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 19) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 20) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 21) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 22) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. Note taps into larger PCCP watermain that surround this site are expensive. Taps into the 8" CIP WM are preferable, but may require an additional valve be installed.
- 23) Use Zinc coated Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil V-Bio polywrap is required on all DIP.
- 24) 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.

Water Resources 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) List erosion control maintenance notes on the plan.
- 3) Show erosion control BMP locations on the plan.
- 4) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) 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, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 8) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 9) Provide a turf establishment plan.
- 10) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 12) An erosion control bond is required.
- 13) Existing storm sewer drains to MnDOT storm sewer. Additional review and approval from MnDOT may be required for modification of drainage to MnDOT storm sewer. Change of drainage discharge location to storm sewer on West 83rd will need to be reviewed for potential impacts to existing drainage system and receiving water, Penn Lake, which is listed as impaired for nutrients by the MPCA.

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

- 1) Demonstrate that the site layout and driveway (off W 83rd Street) works in the existing roadway condition and with the future proposed 83rd and Humboldt realignment that will be part of the future MnDOT project. ALM
- 2) Show location of a bike rack and bike rack detail on the plan.
- 3) The minimum drive aisle width or parking space must meet the City Code requirements (21.301.06).
- 4) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.
- 5) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 6) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 7) Provide or show the existing sidewalk connection in the NE part of the site, to the sidewalk and crosswalks at the signalized intersection.
- 8) 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.

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

- 1) The subject site is guided for office land uses in the Comprehensive Plan and is zoned B-1 Neighborhood Office. The property must be reguided and rezoned for high-density residential land uses. The project is not fully-entitled until the Metropolitan Council has affirmed the Comprehensive Plan Amendment.
- 2) Exterior materials must meet Section 19.63.08. Please identify all exterior materials and their percentages. This site is surrounded on all four sides by public right-of-way - the Opportunity Housing Ordinance exterior

materials allowances do not apply. Any deviation from City Code materials requirements would need to be approved by City Council as development flexibility.

- 3) Show location of a bike rack and bike rack detail on the plan - consult with City Engineering staff on quantity and location.
- 4) Given the site's proximity to Interstate 35W, the project may need to incorporate noise attenuation beyond standard building practices. See Minnesota Rules 7030.0010-0080.
- 5) The standard maximum height is four stories/60 feet. The OHO increases the permitted height to five stories/70 feet.
- 6) Prepare a landscaping plan that includes one tree per 2,500 square feet of site area and one shrub per 1,000 square feet. There is an allowance for perennial plantings to be used as shrubs.
- 7) A minimum 20 foot landscape yard is required along all street frontages (see City Code Section 21.301.15). Development flexibility will be needed to construct parking and drive lanes at the property line along I-35W. The dog run area along W. 82nd Street may need development flexibility if located less than 20 feet from property boundaries.
- 8) Provide an open space graphic identifying proposed open space. Without taking into consideration OHO incentives, the per unit open space requirement is 300 square feet. Balconies and porches of at least 50 square feet in area with a minimum width and length of five feet are eligible for a usable open space bonus.
- 9) 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. Structured parking has a minimum 3.0 footcandle requirement.
- 10) Provide a sidewalk connection from the building to public sidewalk or street. The minimum sidewalk width is 5-feet clear. Sidewalks along parking spaces must account for vehicle overhang - the minimum sidewalk width is 7 feet in these areas.
- 11) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 12) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 13) Continue to list the number of parking spaces required by city code and the number of spaces provided on the site plan. The traffic study may need to be updated based on the revisions to the overall development plan. Taking the OHO parking reduction into account, the proposed deviation from City Code with 228 spaces is 3.4 percent. The parking stall to unit ratio has increased slightly from when the parking study was conducted. Staff is comfortable with the proposed parking supply.
- 14) If possible, the courtyard amenity spaces should be at grade to reduce the overall mass of the building.
- 15) The City Code required building setback is 40 feet. Staff is generally supportive of some flexibility given the site has right of way on all four sides. Consider increasing the building setback along Irving Avenue to the extent possible.
- 16) Sidewalk along Irving and W. 83rd must be 6-feet concrete.
- 17) Sidewalk along W. 82nd must be 8-feet wide between Irving and the crosswalk.
- 18) A shadow study will be required as part of the formal development application.