



Development Review Committee

Approved Minutes

Pre-Application PL202200030
Meeting Date: February 22, 2022 at 9:50 AM
Web-EX

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543	Kent Smith (Assessing) 952-563-8707
Kelly Beyer (Bldg & Insp) 952-563-4519	Erik Solie (Env. Health) 952-563-8978
Bernadette Gillespie (Bldg & Insp) 952-563-4709	Michael Centinario (Planning) 952-563-8921
Tim Kampa (Utilities) 952-563-8776	Mike Hiller (Planning) 952-563-4507
Kevin Toskey (Legal) 952-563-4889	Kate Ebert (Public Health) 952-563-4962
Rena Clark (Park & Rec) (952) 563-8890	Todd Angus (Assessing) 952-563-4539
Doug Junker (Licensing) 952-563-4923	Erik Norling (Police) 952-563-8847
Aarica Coleman (HRA) 952-563-8940	

Project Information:

Project	Hempel/Enclave Apartments
Site Address	2001, 2051 and 2101 Killebrew Drive
Plat Name	M C M I 2 nd ADDITION and BLOOMINGTON 31 st ADDITION
Project Description	Preliminary and Final Development Plans for a six-story apartment building
Application Type	Preliminary and Final Development Plan
Staff Contact	Mike Centinario – mcentinario@bloomingtonmn.gov (952) 563-8921
Applicant Contact	Brian Bochman – brian@enclavecompanies.com (701) 212-8110 Dave Morck – davem@kaaswilson.com (651) 202-8682

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/please and enter “PL202200030” into the search box.

Guests Present:

<u>Name</u>	<u>Email</u>
Brian Bochman	brian@enclavecompanies.com
Dave Morck	davem@kaaswilson.com

INTRODUCTION –:

Converting a surface parking lot into housing. Requires preliminary and final development plan. This is a commercially zoned property, but multi-family housing is permitted, subject to performance standards. Staff will not discuss all comments in the summary. Please review the comment summary and follow up with City staff with questions.

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
- Todd Angus (Assessing):
 - If platting will be required, a park dedication fee will be due. Assessing staff will prepare a Park Dedication Fee estimate.
- Erik Solie (Environmental Health):
 - No Comment
- Kelly Beyer (Building and Inspection):
 - Due to the project being done in phases, make sure to apply for permits for each separate building.
- Kris Kaiser (Fire Prevention):
 - Most concerned with access on the south and west sides, currently they can't drive on the west elevated parking, this is something that will need to be looked at.
 - Refer to the plan for other comments.
- Erik Norling (Police):
 - No Comment
- Brian Hanson (Engineering):
 - Stormwater management plan will be required. There is some private storm sewer in place on the current surface lot, plans will need to demonstrate how this storm sewer will be revised with the project.
 - Sidewalk on the east side of the proposed building would be a public sidewalk maintained by the city via a sidewalk/bikeway easement. Sidewalk would need to extend all the way to the frontage road on the north end of the parcel.
 - Platting requirements. Need a private common driveway access easement to allow for both parties to use site – Same with the utilities.
- Tim Kampa (Utilities):
 - If there is food service, we need an external grease interceptor. Used to be a looped water system, but it looks like that may have been blocked with the parking ramps that went up. Right now, the most westerly building is served by one pipe and two fire hydrants – need to beef up the supply to these buildings
- Kate Ebert (Public Health):
 - No comment
- Kevin Tosky (Legal):
 - No comment
- Mike Centinario (Planning):

- PDP shows retail being added to middle office building – want to see that incorporate into architectural renderings.
- We have significantly different square footages than shown on plans, which will affect parking calculations. Please review gross floor areas.
- Need lighting and landscaping plans as part of a formal application submittal. The landscaping may be distributed throughout the whole site as opposed to the multi-family parcel only.
- If a mural is to be incorporated, there will need to be a discussion about where that will be.
- Sidewalk is shown along the building, maybe put this along the property line – offers more room for landscaping and more comfortable for pedestrians. Code requirement to have a sidewalk connection between public sidewalk and the main entrance. There is no sidewalk connection to the middle building, and with the retail being retrofitted, will need to be incorporated.
- There is some work to be done on the overall parking calculation.

Additional questions/comments:

Dave Morck asked about fire access. They need to complete the loop, but is there other requirements to the access besides fire hydrants (ex. Truck access)?

Kris Kaiser stated that what they are looking for is access all the way around the building. Doesn't look like south side has access right now. West side has an elevated surface, there is a restricted access right there currently due to weight, which is concerning. Plan for about 20 feet.

Petro Megits asked if they are on track as far as aesthetics go.

Mike Centenario said that generally speaking, they like the elevations, they can talk more specifically about performance standards of the specific exterior materials. They are supportive of the material palette, and would be a good addition to the south loop.



Comment Summary

Application #: PL20220-30
Address: 2001, 2101, 2051 KILLEBREW DR, BLOOMINGTON, MN 55425
Request: Preliminary and Final Development Plans for a Six-Story Apartment Building;
Preliminary and Final Plat to convert Outlot to Lot and Block Status
Meeting: Pre-Application DRC - February 22, 2022

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

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

- 1) Building plans must be signed by a MN licensed architect.
- 2) Must meet 2020 MN State Building Code and 2020 MN Accessibility Code.
- 3) SAC review by MET council will be required.
- 4) Provide a detailed code analysis with the plans.
- 5) When plans are 80 percent complete, contact Building and Inspections to set up a Building Code review.
- 6) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.
- 7) Potential for dead end corridor at 50' - on each level.
- 8) Separate Building permits required for each address/building.
- 9) 20% of budget must be applied to accessibility updates.

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

- 1) Provide emergency vehicle access to accommodate ladder 3 including turning radius and weight (40 tons)
- 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) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 5) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 6) All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons.
- 7) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 8) 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.
- 9) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.
- 10) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 11) Building/property shall be adequately signed for emergency response.

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

- 1) Show how the private storm sewer would be replaced.
- 2) The 100-year flood elevation is 808.8 feet.
- 3) Stormwater treatment and volume retention are required. Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 4) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 7) An erosion control bond is required.
- 8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 9) List erosion control maintenance notes on the plan.
- 10) Show erosion control BMP locations on the plan.

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

- 1) Extend sidewalk connection north so it connects to sidewalk running along service road
- 2) Show location of a bike rack and bike rack detail on the plan.
- 3) List the number of parking spaces required by city code and spaces provided on the site plan.
- 4) Provide trip generation numbers for the site using ITE Trip Generation Standards.
- 5) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.

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

- 1) Platting of the outlot is required. See checklist of items to be included on a preliminary and Final plat per the Bloomington City Code, Chapter 22.
- 2) Public drainage/utility and easements must be provided on the plat.
- 3) 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.
- 4) Right-of-way dedication is required on the final plat.
- 5) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 6) Consent to plat form is needed from any mortgage companies with property interest.
- 7) 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.
- 8) Existing easements may be vacated. Contact Bruce Bunker at 952-563-4546 or 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.
- 9) 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. Possible sidewalk/bikeway easement along east line.
- 10) Private common driveway/access easement/agreement must be provided unless platted as one lot.
- 11) Private common utility easement/agreement must be provided including shared storm sewer with lot to the east.

Utility 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) Use standard short cone manholes without steps.
- 3) Provide peak hour and average day water demand and wastewater flow estimates.
- 4) 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.
- 5) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 6) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. The existing water supply for the 2001 Killebrew building is no longer looped as it was approved when originally built. Without the water loop the existing 6" water service will not be able to supply the building fire service and the two hydrants at the same time. Complete the loop so that the fire service will have adequate water supply to fight a fire when the hydrants are in use.
- 7) 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.
- 8) Install interior chimney seals on all sanitary sewer manholes.
- 9) An inspection manhole is required on all commercial sewer services.
- 10) Use schedule 40, SDR 26, or better for PVC sewer services.
- 11) 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
- 12) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 13) 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.
- 14) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 15) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 16) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 17) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 18) 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.
- 19) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 21) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 22) 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.
- 23) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 24) Private common utility easement/agreement must be provided.

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

- 1) Since the site is an outlot, platting is required for the redevelopment. The Assessing Division will calculate a park dedication amount.

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

- 1) The three properties, 2101, 2051, and 2001 Killebrew are zoned C-4 Freeway Office (Planned Development). Multiple-family residential uses are permitted provided a minimum non-residential portion of the overall development. There is a minimum 0.2 non-residential floor area requirement, which this development would exceed. The redevelopment proposal is consistent with the Comprehensive Plan and zoning designations.
- 2) The City of Bloomington has an affordability requirement established by Chapter 9 of the City Code - the Opportunity Housing Ordinance (OHO). The minimum requirement is that 9 percent of the units are affordable at a 60% area median income (AMI) level. The OHO provides incentives to provide some relief from the cost of affordable units. There is also a fee in lieu of affordable units, but the fee in lieu does not include the development incentives. An Affordable Housing Plan (AHP), which details the number of affordable units, affordability level, and the requested development incentives, is required as part of a formal development application.
- 3) Parking lot and exterior security lighting must meet Section 21.301.07. Surface and structured parking have different lighting requirements. Building entrance areas have elevated lighting requirements.
- 4) The existing parking lot is a platted outlot. For redevelopment to occur, 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.
- 5) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 6) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 7) Exterior signage must be consistent with Chapter 19 Article X of the City Code. As a planned development, a uniform sign design (USD) will be required. A USD will require coordinated sign designs among the three properties.
- 8) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 9) As a planned development, the west side yard setback is treated differently because it abuts another property within the planned development. That said, the east and south (side and rear, respectively) yards do not meet the minimum setback requirements. Development flexibility is required.
- 10) A three-foot-high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).
- 11) For multiple-family uses, one-storage unit is required for each dwelling unit. Opportunity Housing Ordinance incentives allow for some relief from storage requirements depending on the level of affordability, but the plans do not depict any storage units.
- 12) Please review the rendering. A landscaped parking island is in front of the garage entrance.
- 13) Overall, this is a great preliminary development plan graphic. Incorporate the modifications for the retail portion of the project. Both to the first-floor building space and the parking/patio changes. Is the retail conversion a future phase?
- 14) The impervious surface coverage for the C-4 District is 90%. However, for residential uses within the C-4 District, the coverage is limited to 85%. Please provide the impervious surface coverage for the residential site individually as well as the entire planned development.
- 15) Given the parking information on the Project Data page lower right side, the parking table is confusing.
- 16) Please review the proposed setbacks. The side and rear proposed setbacks do not meet the City Code minimum and will require development flexibility.
- 17) It appears only five parking stalls are located immediately in front of the main entrance.
- 18) Exterior materials must meet Section 19.63.08. The mix of materials depicted for the residential building are acceptable, subject to additional review. We require at least a 30-year manufacturer finish warranty for metal panels and to ensure sufficient panel thickness. Please work with staff on reviewing exterior materials.
- 19) The approved landscaping plans are attached to the case file. Please review the landscaping plans. It is quite likely that a significant portion of the landscaping depicted on the plans no longer remains on site. Given the redevelopment would largely fill-out the east property, some of the landscaping requirement may be provided on the other two properties.

- 20) Are the front entry parking stalls the surface stalls in front of the building? If so, these are not enclosed.
- 21) Painting the existing unpainted office buildings is prohibited. Please explore alternatives to painting. Murals are considered "secondary exterior materials" and are allowed to be up to 15% of each building elevation. So, murals are permitted, but a mural may not be painted directly onto the brick. It may be painted on a separate surface then attached to the building exterior.
- 22) Retail is a permitted limited use in the C-4 zoning district. Limited uses mean no more than 25% of the building's floor area may be dedicated to those uses. The proposed amount of retail is well below the limited threshold.
- 23) Please review gross floor areas for the two office buildings. City records show different floor areas. Accurate gross floor areas are needed to calculate parking requirements.

The parking requirement for the apartment building is 328 stalls. With a proposed supply of 226 stalls, the proposed deviation from City Code is 31.2 percent. The plans exceed the minimum of one enclosed stall per dwelling unit. Along with the shared parking component, 1.7 parking stalls seems like a good stall to unit ratio. Depending on the final parking requirement calculation, a parking study may or may not be required.