

Lyndale Senior - Submission Requirements
8/24/2022

Development Team Comments

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

1) Building plans must be signed by a MN licensed architect.	Will be signed at permit submission
2) Must meet 2020 MN State Building Code	Acknowledged
3) SAC review by MET council will be required.	Submitted to Met Council on 8/17/22
4) Must meet 2020 MN Accessibility Code.	Acknowledged
5) Provide a detailed code analysis with the plans.	Will be signed at permit submission
6) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.	Acknowledged
7) Must meet MN State Elevator Code for lobby requirements in this area.	Acknowledged

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

1) Paths	
2) Ensure that walk has no more than 2% cross slope across driveway entrances	This is provided in the plans.
3) Include the detail for Non-Residential entrance w/ walk	Will be included with the permit drawings

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

1) CONSIDER USING A PRETREATMENT DEVICE TO REDUCE OVERALL MAINTENANCE FOR UNDERGROUND SYSTEM.	A pretreatment device is typically not required for an underground pond system. We will add sump structures upstream though.
2) PROVIDE DETAIL OF OUTLET CONTROL STRUCTURE.	Will submit with permit drawings
3) ISN'T THE UNDERGROUND SYSTEM UNDERNEATH THE PAVING LOT?	Yes. Will revise this detail with permit drawings.
4) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)	Will submit application to NMCWD on 9/1/22
5) List erosion control maintenance notes on the plan.	Will update with permit drawings
6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.	In process.

7) An erosion control bond is required.	Will have this in place at permit pickup.
8) Show erosion control BMP locations on the plan.	Will update with permit drawings
9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Report must be consistent with Civil plans.	Will update with permit drawings

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

1) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.	Will include with permit drawings.
2) Loop water system (supply from two points on the City system) is required to provide enough water supply for the hydrants and fire service. This can be done by running the water line around the west side of the building and cutting in a tee and a valve (between the two connections) on the City main.	Will include with permit drawings.
3) 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.	Letter will be provided upon receipt.
4) 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.	Letter will be provided upon receipt.
5) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. - Please add this note to the plan.	Will include with permit drawings.
6) Install interior chimney seals on all sanitary sewer manholes.	Will include with permit drawings.
7) An inspection manhole is required on all commercial sewer services.	Will include with permit drawings.
9) Use Zinc Coated Class 52 DIP water main for pipe 12-inches in diameter and smaller. V-Bio wrap is required on all DIP. - Add this note to the plan.	Will include with permit drawings.
10) Use standard short cone manholes without steps.	Will include with permit drawings.
11) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.	Will include with permit drawings.
12) Add an indexed spreadsheet to the Utility plan showing the design elevations at all water line crossings of the storm and sanitary sewer lines. The table should include an indication of the outside wall pipe separation in inches.	Will include with permit drawings.

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

1) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.	Will include with permit drawings.
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.	Acknowledged.
3) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.	Updated in resubmitted plans.
4) Show location of a bike rack and bike rack detail on the plan.	Bike rack added to Site Plan.

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

1) Retaining walls not allowed in Drainage and Utility easements.	Site Plan updated.
2) 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.	Discussed easement vacation with Bruce Bunker. MWF to submit easement vacation application 8/29/22
3) Public drainage/utility and easements must be provided on the plat as approved by City Engineer	Included on plat.
4) Consent to plat form is needed from any mortgage companies with property interest.	Will include consent to plat as needed.
5) 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.	Plat will be recorded in November '22.
6) Show and label all property lines and easements on all plan sheets.	Will include on all plan sheets.
8) Right-of-way dedication is required on the final plat.	Included on plat.
9) 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.	An updated title commitment will be provided to City prior to request for City signatures.
10) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.	Acknowledged.
11) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.	Acknowledged.

12) 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.	To be provided an approved prior to permit issuance.
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Assessing Review Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

We have calculated a park dedication fee of \$181,700. This includes credit for the existing single-family residence on site.	Park dedication fee to be paid by developer on or before permit issuance.
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Planning Review Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

1) The five-story, 125-unit redevelopment entails Comprehensive Plan Amendments to redesignate the properties to High-Density Residential. The zoning district would be change to RM-50 High Density Residential. Since this is a single-phase development, the preliminary and final development plans are the same. The two lots and one outlot require a preliminary and final plat to combine into one lot.	No action
If the applicant hasn't already done so, staff highly recommends reaching out to neighboring property owners to answer questions in advance of those owners receiving a public hearing notice from the City.	Letters were sent to adjacent property owners. One response was received from Chad Anderson (500 W. 93rd) with questions about screening which was addressed with the revised landscape plan.
2) An Affordable Housing Plan was not initially provided with the application, but details on affordability were included in the project description. The applicant proposes to provide three units affordable at or below 30 percent of the area median income, 22 units affordable at or below 50 percent of the area median income, 69 units affordable at or below 60 percent of the area median income. OHO incentives where 20 percent of the units are affordable at or below 50 percent area median income will be considered.	Detailed affordable housing plan has been uploaded.
3) Show location of a bike rack and bike rack detail on the plan.	Bike rack added to Site Plan.
4) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candles is required on the exterior parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot). Structured parking must meet a minimum 3 footcandles.	Permit plans will meet these requirements.
5) Minnesota Pollution Control Agency (MPCA) review and approval is necessary given the presence of a contaminant plume in the Lyndale Avenue corridor.	RAP is in process and will be approved prior to permit issuance.

6) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree. Some islands are without a tree (see markups).	Updated on resubmitted plan.
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.	Property will be platted prior to permit issuance.
8) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principal structure must be provided. Deviations from City Code must be approved by the City Council.	Will be completed with permit submission.
9) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.	A SAC determination letter has been submitted.
10) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)	Acknowledged. Permit drawings will reflect this.
11) Exterior materials must meet Section 19.63.08. Please provide specification information on the architectural concrete proposed for the W. 93rd Street building elevation.	Architectural concrete detail uploaded onto portal.
12) Screening is required around the perimeter of the site to provide a physical separation between residential and commercial/industrial land uses. Please see landscaping plan markups.	See revised landscape plan uploaded on 8/23/22.
13) Landscaping provided is deficient. The minimum quantity of trees and shrubs is not met. There are parking islands without trees, screening is insufficient, and the patio is inadequate.	See revised landscape plan uploaded on 8/23/22.
14) The front yard setback along W. 93rd is a deviation from City Code and must be approved by the City Council.	
15) A three-foot-high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).	See revised landscape plan uploaded on 8/23/22.
16) Exterior signage for multiple family developments is somewhat limited. Please review sign standards for the RM-50 zoning district.	We will review this and modify as needed for the permit drawing package
17) The lighting plan must provide detailed specification information on the proposed lighting fixtures.	See revised photometrics uploaded 8/23/22
18) In order for a permit to be issued the lighting plan must be signed by a professional engineer (PE) or lighting professional (LC).	Acknowledged.
19) Photometric plans for the structured parking stalls must be provided for review.	See revised photometrics uploaded 8/23/22
20) Because there are no parking stalls along the southwest corner of the site, the drive lane width may be reduced to 20 feet. Consider reducing lane width to shift the retaining wall outside of easements.	Site Plan has been updated
21) A 6.7-foot drop along the west property landscape yard is significant. A physical barrier may be necessary at the top of the retaining wall. At an approximately 3-foot setback, a deviation from City Code is necessary.	See revised landscape and site plan.

22) Senior housing does not have a storage unit requirement. It looks like the plan depicts 32 storage units. Is that correct?	Plans currently show the potential of 32 total storage lockers within the storage rooms on floors 2 through 5.
23) Provide materials calculations on the building elevation drawings. Percentage of secondary materials is provided but include an itemized list of each material and the proportion of the elevation. The only "street side" elevation is the south elevation. Street facing elevations may not utilize an OHO incentive.	Building exterior elevation drawings have been updated to include the percentage of each material.
24) No perimeter screening is shown on the plan. Perimeter screening is required between the adjacent land uses and the residential site. Revise plan to show how screening requirements will be met.	See revised landscape plan.
25) All parking islands must have a deciduous tree.	See revised landscape plan.
26) Consider what options there are for a patio/seating at the front entrance.	2 benches flank the main entry door.
27) The proposed patio needs be reconsidered. It seems insufficient for the scale of the site. Consider shifting east parking farther east to make additional room for a patio. Incorporate landscaping and other amenities into the patio.	Additional landscaping material may be desired in front of the main entry stoop/benches.
28) Tree quantities are deficient. Adjust the landscaping plan accordingly.	See revised landscape plan.

ADDITIONAL ITEMS NOT ON COMMENT LIST

Met Council timeline for approval of comp plan	Per Michael Larson, administrative review will take 10-15 business days.
3 EV stalls are needed in UG parking (not just rough ins).	3 EV stations now noted, (not rough-ins)