



Development Review Committee

Approved Minutes

Pre-Application, PL202300061
Meeting Date: May 2, 2023
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Erik Solie (Env. Health)	952-563-8978
Laura McCarthy (Fire Prev)	952-563-8965	Mike Thissen (Env. Health)	952-563-8981
Kelly Beyer (Bldg & Insp)	952-563-4519	Glen Markegard (Planning)	952-563-8923
Bernadette Gillespie (Bldg & Insp)	952-563-4709	Michael Centinario (Planning)	952-563-8921
Tim Kampa (Utilities)	952-563-8776	Kate Ebert (Public Health)	952-563-4962
Jorden Vennes (Utilities)	952-563-4533	Rozlyn Tousignant (Eng)	952-563-4627
Kevin Toskey (Legal)	952-563-4889	Mike Palermo (Port Authority)	952-563-8924

Project Information:

Project	1801 American Development - Reguiding/Rezoning/PDP/FDP - Pre-App
Site Address	1851 AMERICAN BLVD W, BLOOMINGTON, MN 55431 1801 AMERICAN BLVD W, BLOOMINGTON, MN 55431
Plat Name	
Project Description	Reguiding 1801 American Blvd. W. from Community Commercial to High-Density Residential; Rezoning from C-5
Application Type	Comprehensive Plan Amendment Rezoning Preliminary Development Plan Final Development Plan
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Bill Brohman - bbrohman@civilsitegroup.com
Developer	
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202300061" into the search box.

Guests Present:

Name	Email
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Ryan Dunlay	
Neil Reardon	
Ryan Samsa	
Teresa Forsberg	
Aron Thomas	
Joseph Rief	
Matt Pavek	

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.

- Erik Solie/Mike Thissen (Environmental Health):
 - Solie noted that Environmental Health requires a rental license.
 - Thissen asked the applicant about the concrete dumpster storage pad. Applicant explained dumpster will be rolled out from the basement on pick-up day only.
- Kelly Beyer (Building and Inspection):
 - Beyer requested that the applicant schedule a meeting once plans are 80% complete.
- Laura McCarthy (Fire Prevention):
 - McCarthy directed applicant to the comment summary.
- Brian Hansen (Engineering):
 - Hansen noted that sidewalk adjacent to perpendicular parking stalls must be a minimum 7' in width; Hansen noted the parking stalls being included along 80 1/2 St must not be included in another developments parking supply.
 - Hansen shared that retaining walls over 4 ft in height require a separate building permit.
 - Hansen addressed the patio encroaching into the easement along Knox Avenue and the need to revise the design so the easement area remains unobstructed.
 - Hansen explained the applicant will need to check with Nine Mile Creek Watershed District for any permitting they require. He additionally highlighted potential grant funding through Nine Mile Creek Watershed District for stormwater management beyond the the watershed requirements for the site.
- Jordan Vennes/Tim Kampa (Utilities):
 - Vennes addressed capacity concerns downstream from this development. Vennes explained that the City will likely need to conduct capacity improvement projects in the future.
 - Applicant asked if the capacity would delay the project. Kampa explained that there's a pipe to the East of 35W that reaches 75% capacity with the additional flows the proposed development would contribute to the City system. Although the 75% capacity is higher than we would like to see it appears there is currently sufficient capacity in the City system to serve the proposed development. .
- Kate Ebert (Public Health):
 - Ebert clarified that the building will be smoke-free.
- Kevin Toskey (Legal):
 - No comment.
- Mike Centinario (Planning):
 - Centinario highlighted the need to amend the Comprehensive Plan land use designation to High-Density Residential. The site must also be rezoned – the RM-100 district is proposed.
 - Centinario informed the applicant that they will need to submit an affordable housing plan.
 - Centinario noted that the applicant is above the required parking, explaining that the City would recommend removing or altering the parking stalls in the northwest corner along American Blvd W. The existing parking plan in the northwest corner would require a significant deviation from City Code. Staff recommended the application consider parallel stalls.
 - Centinario addressed the deferment for Park Dedication. Staff noted that the calculation would be based on the proposed number of units and land-use.
 - Centinario highlighted lighting and landscaping standards.
 - The Opportunity Housing Ordinance provides some relief from exterior materials requirements for non-street facing building elevations. This would only apply to the west elevation; the other three elevations are street facing. Allowing additional secondary materials on the north building elevation would require development flexibility.
 - Centinario discussed the street enclosure and grade change.



Comment Summary

Application #: PL202300061

Address: 1800 American Blvd. W.

Request: **Reguiding 1801 American Blvd. W. from Community Commercial to High-Density Residential; Rezoning from C-5(PD) Freeway Mixed Use (Planned Development) to RM-100(PD) High-Density Residential (Planned Development); preliminary and final development plans for a four-story, 99-unit apartment building.**

Meeting: Pre-Application DRC - May 02, 2023

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) Must meet 2020 MN State Building Code
- 2) SAC review by MET council will be required.
- 3) Provide a detailed code analysis with the plans.
- 4) Must meet 2020 MN Accessibility Code.
- 5) When plans are 80 percent complete please contact Building and Inspections to set up a Building Code review.
- 6) Building Code comments are preliminary - additional comments will be provided when more detailed plans are submitted.

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

- 1) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 2) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 3) Provide adequate turning radius for all emergency vehicle access lanes.
- 4) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 5) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.
- 6) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 7) Access shall be provided to/from all stairwells on all floors and parking levels.
- 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) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
- 10) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 11) Building/property shall be adequately signed for emergency response.

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

- 1) Minimum 7' width for sidewalk adjacent to parking stalls
- 2) Walls over 4' in height need to be designed by Mn Licensed Professional Engineer

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

- 1) Confirm that the proposed change in land use still falls within the assumptions used for the District Plan traffic and parking evaluation, i.e. trip generation and shared parking assumptions. Update the District plan traffic and parking analysis, if needed.
- 2) If using the existing parking spaces on 80 1/2 Street toward the space count for this proposed development, confirm that those spaces are not counted for the existing development.
- 3) 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.

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

- 1) There are identified sanitary sewer capacity constraints within the City's network adjacent to the identified parcel. The construction of a new residential building on this parcel would contribute additional flows to the sanitary sewer network that is already at or near capacity. In order to provide additional sanitary sewer capacity in this area to accommodate the proposed development a sanitary sewer improvement project will need to be undertaken by the City. The City Code requires an affirmative finding that "the proposed development will not create an excessive burden on...public facilities and utilities.

A study is underway to evaluate how to fund needed sanitary sewer capacity expansion created by redevelopment. Depending on the outcome of the study, a fee may be in place prior to issuance of the building permit for this project.

- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 6) Private common utility easement/agreement must be provided.

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

- 1) Built up patio areas encroach into sidewalk/bikeway/drainage/utility easements.
- 2) Sidewalk outside of sidewalk/bikeway easement. Grant additional easement?

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

- 1) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 2) List erosion control maintenance notes on the plan.
- 3) Show erosion control BMP locations on the plan.
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 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, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.

- 7) Additional funding may be available for additional volume control that exceeds permit requirements. Public funding would cover construction related costs for upsizing infiltration BMP beyond what is required to meet existing permitting, but BMP would remain owned, operated, and maintained by property owner. If interested in further conversation contact Bryan Gruidl, Bloomington Public Works Engineering, at 952.563.4557 or bgruidl@bloomingtonmn.gov
- 8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 10) An erosion control bond is required.
- 11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 12) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 13) Pre-treatment of all runoff prior to entering system. Roof runoff water directly connected to BMP does not require pre-treatment.

Soil boring information required to confirm design infiltration rate. Maximum infiltration rate allowed is 8.4"/hr.

- 14) Protect underground parking from flooding
- 15) Top of Box = 826.00-ft
- 16) First 40-ft of box top elevation is 823.0-ft
- 17) Storm sewer removed under previous project
- 18) 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

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

- 1) The proposed residential development necessitates regrading 1801 American from Community Commercial to the High-Density Residential land use designation. Given the proposed density of 55 units/acre, a rezoning to the RM-100 district is necessary. Proposed deviations to the City code necessitate the Planned Development Overlay applied to the site.
- 2) Submit an Affordable Housing Plan (AHP) with the development application. If you no longer have the AHP template we'll send it again. The narrative identifies 9 percent of the units affordable at 50 percent AMI. As the site is located at an Orange Line BRT stop, the Opportunity Housing Ordinance (OHO) may provide a 15 percent parking reduction.
- 3) List the number of parking spaces required by city code and the number of spaces provided on the site plan. The development is eligible for a 15 percent parking requirement reduction, which brings the requirement to 135 stalls. With 156 stalls proposed the proposal is 21 stalls above the requirement when the OHO incentive is taken into account.
- 4) The minimum building setback in the RM-100 zoning district is 10 feet. A minimum 20-foot landscape yard is required along all street frontages (see City Code Section 21.301.15). The parking in the northwest corner significantly encroaches into the landscape yard.
- 5) Show location of a bike rack and bike rack detail on the plan.
- 6) Exterior materials must meet Section 19.63.08. Exterior material incentives identified in Section 9.22 will be considered.
- 7) 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).
- 8) A sidewalk connection from the building to public sidewalk or street. the proposed site plan depicts great connectivity to public sidewalk.
- 9) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 10) Interior trash and recycling must be provided (see City Code Section 21.301.17).

- 11) Consider widening sidewalk in parking islands. The 1-foot pervious strips would be a maintenance challenge.
- 12) Increase wall height along Knox to 6 feet. Four feet wouldn't provide enough sense of enclosure and would not afford much opportunity for art or a green wall.
- 13) Relocate a tree into parking island. Except for the pedestrian connection to American all parking islands must include at least one deciduous tree.
- 14) The building/street enclosure standard is not met along Knox Avenue. Staff is supportive of flexibility from this standard but would like to see at the retaining wall at least six feet in elevation above the sidewalk elevation. If there is at least 2 feet of grade change between the sidewalk and wall, the wall could be four feet.
- 15) Remove utility pad areas from usable open space measurements.
- 16) The south, east, and north building elevations are street facing and are not eligible for OHO exterior materials incentives. The narrative identifies some flexibility may be south for the north building elevation. Please continue to communicate with staff.
- 17) Increase the sidewalk width along the west side of the building from 4 to 5 feet.
- 18) The landscaping requirements are substantially greater than what is listed on the plan. The developable area is equivalent to the site area for this development - 78,691 square feet. Please adjust the landscape plan accordingly. The shrub quantity is met.
- 19) A four-foot wide median seems too narrow to accommodate trees. Consider moving to other areas of the site.