



Development Review Committee

Approved Minutes

Pre-Application, PL202300139

Meeting Date: August 22, 2023

McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Jason Heitzinger (Assessing)	952-563-4512
Brue Bunker (Eng.)	952-563-4546	Erik Solie (Env. Health)	952-563-8978
Laura McCarthy (Fire Prev)	952-563-8965	Mike Thissen (Env. Health)	952-563-8981
Pete Miller (Fire Prev.)	952-563-8967	Londell Pease (Planning)	952-563-8926
Lance Stangohr (Fire Prev.)	952-563-8969	Liz O'Day (Planning)	952-563-8919
Kelly Beyer (Bldg & Insp)	952-563-4519	Emily Hestbech (Planning)	952-563-4507
Tim Kampa (Utilities)	952-563-8776	Mike Palermo (Port)	952-563-8924
Kevin Toskey (Legal)	952-563-4889	Kenneth Niemeyer (Port)	952-563-4981
Desmond Daniels (Police)	952-563-8848	Jason Schmidt (Port)	952-563-8922

Project Information:

Project	Shafer Richardson Senior Housing
Site Address	700 American Boulevard
Plat Name	REI Bloomington Addition
Project Description	Rezoning from B-2 General Business to RM-100(PD) High-Density Residential (Planned Development); preliminary and final development plans for a five-story, 125-unit senior apartments and 1,500 square feet of commercial space
Application Type	Rezoning and a Preliminary and Final Development Plan
Staff Contact	Elizabeth O'Day - (952) 563-8919 e0day@bloomingtonmn.gov
Applicant Contact	Acacia Galle - (612) 359-5845 agalle@sr-re.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 "PL202300139" into the search box.

Guests Present:

Name	Email
Katie Anthony	
Acacia Galle	agalle@sr-re.com
David Miller	
Devon Lundy	
Clair VanderEyck	

INTRODUCTION – Liz O’Day (Planning):

The applicant proposes a five-story, mixed-use building at 700 American Blvd W with 125-units of affordable senior apartments and 1,500 square feet of commercial space on the first floor. The applicant is proposing to rezone the property to RM-100 with a Planned Development overlay.

They are proposing a level of underground parking with 118 stalls and 40 surface stalls for a total of 158 parking stalls. Vehicle access from the street would be from American Blvd via the existing curb cut to REI and Bauer Hockey. There is a fire lane right-out only onto Lyndale Avenue. The site would be enhanced with landscaping materials, an improved sidewalk, bike parking, and public art. Anticipated construction would be in Spring 2024.

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.

- Jason Heitzinger (Assessing):
 - We understand that no park dedication was paid at the time this was platted. There is a park dedication fee of \$224,919. Subject to change if there is anything new.
- Erik Solie (Environmental Health):
 - Do you foresee restaurants in the commercial space?
- Acacia Galle (Applicant):
 - It’s a little too early to tell, but some initial assumptions are based on retail and service district parking requirements.
- Katie Anthony (Applicant):
 - We don’t intend to put a fume hood in this location so that it would exclude heavy restaurant users, but a café could be considered. There have been no leasing efforts so far.
- Erik Solie (Environmental Health):
 - If there does end up being something there with a hood, some odor control requirements may be required at this location.
- Kelly Beyer (Building and Inspection):
 - General comments at this point. Call us if you want to meet regarding building code questions when there is a more complete plan.
- Laura McCarthy (Fire Prevention):
 - Several comments have been added to the plans.
 - Emergency vehicle access lanes need to be at least 20 feet wide, have no overhead obstructions less than 13” 6”, and support a minimum of 40 tons, including the north side where a portion of the underground garage will be.
 - If the retail piece becomes a restaurant, the conversation would be with Environmental Health and Fire Prevention to determine if a type I hood is needed and what that means for fire suppression.
- Desmond Daniels (Police):
 - When construction does start, someone can reach out to the Police to talk about the security plans in place if people are trespassing on the property.

- Brian Hansen (Engineering):
 - When you know the information based on the bedroom mix, we will talk about parking. From an Engineering perspective, there is nowhere for them to park off-site that doesn't effect the neighborhood. There are some deviations that the OHO affords you but Engineering just wants to be comfortable with the parking space number.
 - Identify a bike rack/bike parking on the site plan.
 - There needs to be a surface water management plan, you need to meet the Bloomington requirements for storm water treatment. The site is within the Nine Mile Creek Watershed District, so you must apply for a permit with them. The City's requirements mirror Nine Mile Creek's, so if you match the watershed's requirements, you match the City's requirements.
 - The driveway onto Lyndale is that just for emergency vehicles or is it for general use?

- Acacia Galle (Applicant):
 - The driveway is just for emergency vehicle access.
 - I have the bedroom counts: 63 one bedrooms, 56 two-bedrooms, 6 three-bedrooms proposed. That's 193 bedrooms total. The parking ratio per bed is .82. This project pivoted to a senior deal because it qualifies for a 1.5 parking ratio. Utilizing the OHO reduction, we are within zoning requirements and are one stall over.

- Tim Kampa (Utilities):
 - Many comments to help build your civil plan
 - If there will be a food service in the building, we must examine how grease will be controlled. Typically, a restaurant would have an exterior gravity grease interceptor. Work with utility customer service.
 - This property is served by a portion of the sewer system being overrun with development, and there's not much capacity left. If the service goes across Lyndale Avenue, there might be room. We need the SAC determination's average daily flow and peak hour information. This will be run through sewer models to evaluate the sewer system capacity.

- Liz O'Day (Planning):
 - There is a non-compliant western building setback. A setback deviation is required for the non-compliant setback.
 - Exterior materials are included in OHO incentive for non-street facing elevations of the development, which only applies to the north and west sides.
 - Regarding lighting and landscaping, submit lighting plans, both initial and maintained. Submit a landscaping plan, 32 trees and 80 shrubs must be dispersed around the site.
 - Screening is required from non-residential uses—the north and west sides.
 - 50 percent of buildings facing public streets should be landscaped with foundation plantings.
 - There are additional zoning standards for restaurants, including odor control.

- Kevin Toskey (Legal)
 - If this goes through Council and gets approved, we will work on agreements that might need to come out of the conditions.

- Londell Pease (Planning):
 - What is the planned timeline for submitting plans?

- Acacia Galle (Applicant):
 - We are going in for bonds in December, and the timeline requires us to close by June 30th. We would be looking to get a building permit in Q1 of 2024 and start construction in Q2 of 2024.



Comment Summary

Application #: PL202300139
Address: 700 AMERICAN BLVD W, BLOOMINGTON, MN 55420
Request: **Rezoning from B-2 General Business to RM-100(PD) High-Density Residential (Planned Development); preliminary and final development plans for a five-story, 125-unit senior apartments and 1,500 square feet of commercial space**
Meeting: Pre-Application DRC - August 22, 2023

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

Planning Review - Pre-App Contact: Elizabeth O'Day at today@BloomingtonMN.gov, (952) 563-8919

- 1) The proposed residential development would require rezoning to RM-100. Any proposed deviations to the City Code requires a Planned Development overlay applied to the site.
- 2) Submit an Affordable housing Plan (AHP) with the development application. A minimum of 9% of units be affordable at 50% area median income must be provided. Greater levels of affordability have increasing opportunities for development incentives. Submit an Affordable Housing Plan (AHP) that includes the proposed affordability mix for the development. Please include the number of units for various affordability levels. City staff will provide a blank AHP template.
- 3) Staff believes the development takes a positive step towards achieving the vision of the Lyndale Avenue Retrofit Plan.
- 4) List the number of parking spaces required by city code and the number of spaces provided on the site plan. The proposed development is taking advantage of the parking reduction incentive. With the incentive, 157 stalls required with 158 proposed (118 underground, 40 surface).
- 5) The minimum building setback in the RM-100 zoning district is 10 feet from property lines along streets, 20 feet from the rear property line and 10 feet plus 0.25 feet for each foot in height over 30 feet. The proposed height is 60 feet which requires a 17.5 foot setback from the side property lines. A setback deviation is required for the western property line building setback. (City Code Section 21.301.02(d)(1)).
- 6) A minimum 20 foot landscape yard is required along all street frontages (see City Code Section 21.301.15). It appears the public plaza, bike rack and the art piece would be located within the 20 foot landscape yard. Staff will evaluate the improvements within the landscape yard.
- 7) Show location of a bike rack and bike rack detail on the plan.
- 8) Exterior materials must meet Section 19.63.08. The Opportunity Housing Ordinance may provide some relief from exterior material requirements for non-street side building elevations. Fiber cement is an alternative material for non-street side building elevations and is incentivized through the Opportunity Housing Ordinance. Refer to Section 9.22 for information.
- 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 3.0 minimum foot-candle requirement with may be reduced to 1.5 foot-candles for the outer perimeter. Submit both an initial (1.0 LLF) and maintained (0.81 LLF) lighting plans for review.

- 10) Provide a sidewalk connection from the building to public sidewalk or street. (City Code Section 21.301.04(b)(2)(A)).
- 11) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 12) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 13) Exterior signage must meet Chapter 19, Article X of the City Code. Refer to sign requirements for multi-family residential development.
- 14) Include a landscaping plan as part of the development application. Section 21.301.15 requires 1 tree per 2,500 square feet and 1 shrub per 1,000 square feet of developable landscape area. In this case, 32 trees and 80 shrubs are required to be evenly dispersed around the site. Screening from non-residential uses is required. Fifty percent of the frontage of a building facing a public street should be landscaped with foundation plantings.
- 15) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 16) Provide a plan for snow storage or indicate if it will be hauled off-site. Also, consider snow storage location with building shadow, and slope to prevent over-use of salt.
- 17) The retail use requires 1 space per 180 square feet. Depending on the use identified to fill the space, a conditional use permit may be required. There are additional restaurant standards that may apply.
- 18) The requirement for open space is 300 square feet per unit or 37,500 square feet. Balconies and porches and rooftop decks qualify as a bonus for open space requirements. Provide the size of each balcony so that staff can determine compliance. Refer to 21.203.09 for requirements and 9.16.05 for open space reduction incentives.
- 19) Each parking islands must include one tree, no less than 8 feet wide and must be three feet shorter than the adjacent parking stall. (City Code Section 21.301.15(c)(7) and Section 21.301.06(c)(2)(H)).
- 20) A designated storage space of at least 96 cubic feet, with minimum dimensions at least four feet high, four feet wide and four feet deep must be located within each dwelling unit. (City Code Section 21.302.09(d)(7)(C)).
- 21) Depending on the use identified in the commercial space, odor suppression may be considered. The nuisance impacts of uses that generate odors including but not limited to restaurants, are magnified by proximity to residential uses. Therefore, the issuing authority may require through condition of approval odor generating uses on sites containing residential uses to install and utilize odor suppression systems.

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

- 1) Must meet 2020 MN State Building Code
- 2) Building plans must be signed by a MN licensed architect.
- 3) SAC review by MET council will be required.
- 4) Must meet 2020 MN Accessibility Code.
- 5) Provide a detailed code analysis with the plans.

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

- 1) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 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) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 5) Provide adequate turning radius for all emergency vehicle access lanes.
- 6) 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.

- 7) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 8) Decks and balconies may require sprinkler protection depending on construction type, combustibility of exterior building materials and type of roof assembly.
- 9) Fire alarm panel(s), annunciator panel(s) and Knox box locations to be determined by the Fire Prevention Division.
- 10) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.
- 11) Building/property shall be adequately signed for emergency response.
- 12) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Environmental Health Review - Pre-App Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

- 1) If a restaurant is located in the commercial area below residential, it will require an odor control system for any kitchen exhaust according to section 10.24 of the City Code
- 2) Obtain a rental license with the City Clerks office prior to occupancy

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

- 1) The requested parking requirement reduction (20%) seems like too much for this site. Provide the proposed number of bedrooms in addition to number of units.
- 2) Show location of a bike rack and bike rack detail on the plan.
- 3) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 5) 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.
- 6) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 7) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way. Show signage and markings that will be used to ensure/enforce the restricted access to Lyndale.
- 8) 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.
- 9) The minimum drive aisle width or parking space must meet the City Code requirements (21.301.06).

Utility 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) Install interior chimney seals on all sanitary sewer manholes.
- 3) A Minnesota licensed civil engineer must design and sign all civil plans.
- 4) An inspection manhole is required on all commercial sewer services.
- 5) 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.
- 6) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 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) Use schedule 40, SDR 26, or better for PVC sewer services.
- 9) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.- Please add this note to the Plans.

- 10) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 11) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 12) 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. - Please add this note to the Plans.
- 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) Use standard short cone manholes without steps.
- 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
- 16) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 17) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Show a table of water pipe crossing dimensions to verify the required separation.
- 18) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 19) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.- Please add this note to the Plans.
- 20) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. - Please add this note to the Plans if a tap is needed.
- 21) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 22) Use Class 52 DIP Zinc Coated water main for pipe 12-inches in diameter and smaller. A minimum 8 mil V-Bio polywrap is required on all DIP.
- 23) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 24) Provide peak hour and average day water demand and wastewater flow estimates. City forces will use this information to evaluate water and sewer system capacities for serving this development.

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

- 1) City must retain swk/bkwy, utility and traffic signal easement rights at time of sale.

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) An erosion control bond is required.
- 3) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management 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) Provide a turf establishment plan.
- 8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 9) Show erosion control BMP locations on the plan.
- 10) List erosion control maintenance notes on the plan.
- 11) 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.

Assessing Review - Pre-App Contact: Derly Navarro at dnavarro@BloomingtonMN.gov, (952) 563-8961

- 1) We have calculated a park dedication fee of \$224,919 based on the information provided. This number is subject to change based on any new information provided.