



Development Review Committee

Approved Minutes

Development Application, #PL202300178

Mtg Date: 10/24/2023

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
Laura McCarthy (Fire Prev)	952-563-8965	Glen Markegard (Planning)	952-563-8923
Pete Miller (Fire Prev.)	952-563-8967	Michael Centinario (Planning)	952-563-8921
Kelly Beyer (Bldg & Insp)	952-563-4519	Liz O'Day (Planning)	952-563-8919
Tim Kampa (Utilities)	952-563-8776	Emily Hestbech (Planning)	952-563-4507
Kevin Toskey (Legal)	952-563-4889	Sarina Eschbach (Eng)	952-563-4627
Renae Clark (Park & Rec)	952-563-8890	Jason Schmidt (Port)	952-563-8922
Kate Ebert (Public Health)	952-563-4962	Julie Long (Eng)	952-563-4865
Matt Brillhart (Admin)	952-563-8785	Nicholas Redmond (Legal)	952-563-8789
Deb Heile (Eng)	952-563-4628	Michael Palermo (Port)	952-563-8924
		Kenny Niemeyer (Port)	952-563-4981

Project Information:

Project	700 American Blvd W - Rezoning/PDP/FDP
Site Address	700 AMERICAN BLVD W, BLOOMINGTON, MN 55420
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, 128-unit senior apartments and 1,500 square feet of commercial space
Application Type	Rezoning Preliminary Development Plan Final Development Plan
Staff Contact	Elizabeth O'Day – eoday@BloomingtonMN.gov
Applicant Contact	Acacia Galle agalle@sr-re.com
PC (tentative)	November 16, 2023
CC (tentative)	December 18, 2023

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202300178" into the search box.

Guests Present:

Name	Email
Acacia Galle (Development Manager for Schafer Richardson)	agalle@sr-re.com
Devon Lundy (UrbanWorks)	
Sidney Angell (UrbanWorks)	

Introduction – Liz O’Day (Planning):

Schafer Richardson is proposing a rezoning from B-2 to RM-100 (PD) and Preliminary and Final Development Plans for a five-story, 128-unit affordable senior apartment building and approximately 1,400 square foot retail space at the currently vacant site at 700 American Blvd W. The retail tenant has not been identified at this time. The applicant is proposing 165 parking stalls with 118 in an underground garage and 47 surface stalls. The applicant is proposing a right-in, right-out emergency access only drive onto Lyndale Avenue. The applicant would also provide streetscape enhancements such as native and urban tolerant trees and plantings, an improved public sidewalk, bike amenities, public art and seating.

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):
 - We have determined a Park Dedication Fee of \$224,919.

- Erik Solie (Environmental Health):
 - Absent

- Kelly Beyer (Building and Inspection):
 - The new MN Energy Code will be adopted in January of 2024. This includes requirements for energy recovery units in each apartment unit. Call Building & Inspections for more information.
 - Applicant asked how other multi-family units achieve that.
 - Kelly Beyer said that the city just learned about this and is still working on it too.

- Laura McCarthy (Fire Prevention):
 - See my comments on the Comment Summary.
 - Traffic Engineering has comments regarding the access road on to Lyndale. Based on those comments, additional conversations will be needed to address Traffic Engineering concerns.

- Desmond Daniels (Police):
 - Absent

- Brian Hansen (Engineering):
 - Our Traffic Engineer has concerns about the “right out” onto Lyndale Ave emergency access as currently designed. A standard driveway onto Lyndale Ave will not be allowed by Traffic Engineering to provide emergency access. Engineering will work with Fire Prevention to propose a design that would provide a hard maintainable surface but would not make it accessible to general traffic. The concern is that even if there are signs for “Emergency Vehicles Only”, that we will have general traffic using it and we don’t want that. We will have these conversations internally to come up with an idea that satisfies everyone.
 - Applicant asked if the city would be open to Metro Mobility vehicles using the access?
 - Brian Hansen explained that a "hammerhead" will need to be provided to accommodate vehicles turning around within the parking lot area.

- Regarding Water Resources review, your design shows that your system is discharging into a MnDOT system and may require a permit. Verify capacity of downstream private storm sewer connection. A private utility agreement would be required between applicant and REI property.
- Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- Your plans show in the northwest corner that there is storm water connection from a catch basin into a structure that is on the REI property. If that is the final plan you'll need a signed maintenance agreement from the property owner and it should be recorded at Hennepin County.

- Tim Kampa (Utilities):
 - I have quite a few standard comments on the Comment Summary. Please call with questions.
 - All unused water services must be properly abandoned at the City main. Note there are 2 - 6" Services in American Blvd W. Suggest installing another private hydrant on the existing service to the east (so they won't have to dig out at the main) and abandon the existing service to the west.
 - Bring a single 8" water service into the building and split the service into the fire and domestic in the mechanical room. This keeps the water fresh in the line and we've had problems with a valve being shut off so we want to make sure the fire line is open.
 - Make sure there is a hydrant located within 50' of the building Fire Department Connection and make sure that these are accessible by a fire truck.
 - Laura McCarthy, the Fire Marshall, added that the hydrant location was proposed on the north side within approximately 50 feet as long as it has appropriate access and flow. The FDC will be part of that. Again, our proposal is to put the hydrant on the north side on one of the islands, but we will address this after we figure out the emergency access.
 - The applicant asked if she can assume the hydrant will be on Lyndale Avenue.
 - Laura McCarthy said the Lyndale hydrant won't work due to the positioning of the building and having it on the west side is a right in turn only. We will work out the access lane but having the hydrant on Lyndale Avenue is not a good option.
 - Tim Kampa added a comment about American Blvd and corrected the supply lines on the plan.
 - Later Tim Kampa added another Utility comment regarding the retail component in the plans. He noted that if it is a restaurant with commercial food we need to figure out how grease is going to be controlled.
 - The applicant explained that no tenant is lined up but a café is preferred over a commercial restaurant.
 - The applicant added that they usually put the grease interceptor in an internal space.

- Kate Ebert (Public Health):
 - A question for the applicants, Are the housing units expected to be smoke free?
 - Applicant said Yes.
 - Public Health offered help with signage.

- Kevin Toskey (Legal):
 - While reviewing a Public Hearing Notice for this case I wondered if Schafer Richardson will be filing as an LLC or a Corporation?
 - The applicant responded that it is a SRVP (it is an LLC).
 - Kevin Toskey also noted that the Opportunity Housing requires deed restriction, for a period on 20 years. Kevin Toskey will work with their legal team.

- Liz O'Day (Planning):
 - All landscaping materials must be kept outside of the sidewalk/bikeway easement. There is a tree planting bed that appears close to the public sidewalk. Ensure there is a two-foot separation.
 - The code requires screening from non-residential uses. Screening is required on the north and west sides. The screening on the north side is sufficient provided it is 5 feet tall. However, the screening on the west side looks like it's not tall enough.
 - If you are requesting a deviation from this requirement, be sure to call it out and provide reasoning as to how this deviation is a public benefit.
 - The property line is shown in different places between the civil plan and the site plan in the architectural set. Please make sure they are consistent.
 - The handicapped parking spaces are also shown differently in the two sets of plans.
 - Make sure to label all the spaces on the floor plan.
 - Provide a unit plan so staff can conduct a unit review for the storage space requirement of 96 cubic feet.
 - Please call out bike storage.

Brian Hansen opened the meeting to questions from applicants:

- The applicant asked about the process for communicating the plans for the fire lane.
 - Brian Hansen explained that staff will meet soon and will get back to you.
 - Brian Hansen assured the applicant that it would not hold up the process as staff is supportive of having the access, but we'll need to figure out how it will function best.
- Laura McCarthy discussed the challenges the staff will discuss with regards to materials, snowplowing, maintenance, proximity to intersections, etc.
- Liz O'Day added that this is scheduled to go to Planning Commission on November 16 and to Council on December 18 for a final decision.



Comment Summary

Application #: PL202300178

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, 128-unit senior apartments and 1,500 square feet of commercial space**

Meeting: Post Application DRC - October 24, 2023
Planning Commission - November 16, 2023
City Council - December 18, 2023

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

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

- 1) Verify Trees will not block PTZ camera that is in this location
- 2) add a detail for the concrete walk along Lyndale Avenue and American Blvd - stamped/colored concrete boulevard in these areas instead of grass blvd.
- 3) bike rack detail not included - Site plan references this sheet for bike rack detail
- 4) Show clear view triangle and confirm no vegetation will be planted in the clear view triangle.
- 5) 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.
- 6) 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.
- 7) Sidewalk impacts on Lyndale Avenue and on American Blvd will only be allowed for a limited duration.
- 8) A standard driveway onto Lyndale Ave will not be allowed by Traffic Engineering to provide emergency access. Engineering will work with Fire to propose a design that would provide a hard maintainable surface but would not make it accessible to general traffic. A "hammerhead" will need to be provided to accommodate vehicles turning around within the parking lot area.

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

- 1) The five-story, 128-unit senior housing development entails a rezoning to RM-100 (PD), High Density Residential, (Planned Development). This is a single-phase development. A specific tenant for the commercial space has not been identified at this time.
- 2) An Affordable Housing Plan was submitted with the application. The applicant would provide a mix of one, two and three-bedroom units. The development would provide 20% of the units at or below 50% AMI. The remaining units will be available to households earning 60% AMI. OHO incentives will be applied with this development.
- 3) Tree planting bed appears close to the public sidewalk. Ensure there is a two foot separation.
- 4) Pavers, plaza and crushed stone are located in the 20 foot landscape yard. Deviation has been requested.
- 5) The Code requires an 18.25 setback from the side (west) property line. A setback of 11 feet is proposed. A setback deviation has been requested.

- 6) Pervious pavers require further review and a maintenance agreement filed and recorded with Hennepin County.
- 7) Island must be 8 feet wide from inside curb-to-curb. Section 21.301.06(c)(2)(H)(iv).
- 8) Island must be three feet shorter than adjacent parking stall to promote egress/ingress from parking space (Section 21.301.06(c)(2)(H)(ii)).
- 9) Trees required in parking lot islands.
- 10) On the architectural plan, the compact spaces and handicap spaces are marked differently. Ensure the plans are matched for consistency.
- 11) Consider replacing the overstory tree with an ornamental to decrease impact to the garage below.
- 12) Property line location is not in the same place as shown on the rest of the civils.
- 13) Interior trash and recycling must be provided (see City Code Section 21.301.17). The floor plans do not identify a trash facility for the retail space. Please ensure there is an indoor trash room for the retail space or construct a corridor to share the trash room for the apartment facility.
- 14) There are spaces on the floor plan that are not labeled. Please label all areas. In addition, please include a unit plan so staff can measure in-unit storage space. 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. (Section 21.301.06(d)(7)(C)). Will there be a separate space for bicycle storage? It is unclear on the floor plans.
- 15) 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.
- 16) 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 0.50 foot-candles for the outer perimeter of the parking lot) for senior housing. A minimum of 2.0 foot-candles is required on the parking surface for the retail space, which may be reduced to 1.0 foot-candles on the outer perimeter. A minimum of 3.0 foot-candles are required for the parking garage. An initial and maintained photometric plan, signed by an electrical engineering or licensed certified professional, must be submitted for the parking space and the underground parking a garage.
- 17) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 18) Exterior materials must meet Section 19.63.08. Provide material calculations on the building elevation drawings. Street facing elevations, the south and east sides, are not eligible for OHO incentives. Metal panels must meet thickness and warranty standards. A 30-year warranty is required. Documentation must be submitted prior to building permit.
- 19) Ensure that all landscaping is located outside the sidewalk/bikeway easement.
- 20) There is no signage identified on the plans. Please refer to City Code Section 19.111 for signage requirements. Please note that the City is reviewing changes to the Sign Code so the standards may be different by the time of sign permit.
- 21) Code requires 192 stalls for the senior apartments and 8 stalls for the commercial space. The OHO provides a 20% reduction in parking for a total of 154 stalls. The total parking required is 162 stalls where 165 stalls are provided.
- 22) How will snow storage be handled? Identify snow storage on the site plan. Consider the placement of the snow storage to reduce the overuse of salt.
- 23) The minimum open space of 28,800 square feet (with 25% OHO reduction applied) has been provided.
- 24) This access does not need to be 24 feet wide. Consider reducing the width. Less than 20 feet wide is possible depending on the angle.
- 25) Consider relocation of this tree to help with visibility and sight lines coming out of the parking garage.
- 26) Screening is required from the non-residential uses on the north and west sides. The screening on the north side is sufficient provided it is 5 feet tall. However, Shrubs HL2 do not provide adequate screening. If this is requested as flexibility, please provide a letter stating the flexibility and how the deviation from Code provides a public benefit.
- 27) Depending on the use of the retail space, a conditional use permit may be required. If the space is used for food service, odor control and other restaurant standards may apply.

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.
- 3) Building plans must be signed by a MN licensed architect.
- 4) SAC review by MET council will be required.
- 5) Provide a detailed code analysis with the plans.
- 6) Separate permit required for Parking Lot/Driveway.
- 7) Separate permit and review by MN State Elevator inspector for elevators.
- 8) The new MN Energy Code will be adopted in January of 2024. This includes requirements for energy recovery units in each apartment unit. Call Building & Inspections for more information.

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

all wells have been sealed according to our records

Fire Department Review 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) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 3) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand. The use of solenoid valves can not be used to meet the sprinkler and hose demand.
- 4) 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
- 5) Access shall be provided to/from all stairwells on all floors and parking levels.
- 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) Fire alarm panel(s), annunciator panel(s) and Knox box locations to be determined by the Fire Prevention Division.
- 8) All emergency vehicle access lanes including all areas of the parking structure (top and lower levels) shall support a minimum 40 tons.
- 9) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 10) Decks and balconies may require sprinkler protection depending on construction type, combustibility of exterior building materials and type of roof assembly.
- 11)
- 12) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.
- 13) Building/property shall be adequately signed for emergency response.
- 14) Access shall be provided to/from all stairwells on all floors and parking levels.

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

- 1) Keep sawcut limits out of vehicle wheel paths

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

- 1) Provide piped overflow connection for rain garden.
- 2) Provide pretreatment for infiltration chambers.
- 3) Relocate concrete washout area away from infiltration areas.
- 4) Show location of all inlet protection on SWPPP. Provide for overflow at low areas.
- 5) Storm sewer needed in SE corner of site to collect snow melt before sheeting across sidewalk.
- 6) Verify site location on SWPPP.
- 7) Verify capacity of downstream private storm sewer connection. Is private easement required? This system discharges to Mn/DOT right-of-way and may require a permit.

- 8) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 9) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 10) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 11) An erosion control bond is required.
- 12) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

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

- 1) All unused water services must be properly abandoned at the City main. Note there are 2 - 6" Services in American Blvd W. Suggest installing another private hydrant on the existing service to the east (so they won't have to dig out at the main) and abandon the existing service to the west.
- 2) 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.
- 3) Install interior chimney seals on all sanitary sewer manholes.
- 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.
- 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. Typically the equivalent of 8' of cover is needed.
- 6) 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
- 7) Use schedule 40, SDR 26, or better for PVC sewer services.
- 8) 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.
- 9) 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. - Please add this note to the plans.
- 10) 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.
- 11) 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.
- 12) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. - Please add this note to the plans.
- 13) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 14) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 15) Use standard short cone manholes without steps.
- 16) A Minnesota licensed civil engineer must design and sign all civil plans.
- 17) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 18) Bring a single 8" water service into the building and split the service into the fire and domestic in the mechanical room. See the attached [commercial_watermeter.pdf](#) detail regarding meter setting.
- 19) Make sure there is a hydrant located within 50' of the building Fire Department Connection and make sure that these are accessible by a fire truck.

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

- 1) Relocate utilities or expand easement.
- 2) Move trench drain out of platted easement.
- 3) Show easement lines
- 4) Agreement with neighboring property owner for construction on their property needed.

- 5) Private common utility easement/agreement must be provided for storm sewer connection to REI property.
- 6) Is a private common driveway/access easement/agreement needed for REI traffic cutting through to take right onto Lyndale Ave?
- 7) Agreement for cut through traffic from REI to Lyndale needed?

Assessing Review Contact: Jason Heitzinger at jheitzinger@BloomingtonMN.gov, (952) 563-8707

- 1) We have calculated a park dedication amount of \$224,919. This number is subject to change if we receive any new information prior to final approval.

Environmental Health Review Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1) Rental license is required.