

Approved Minutes

City of Bloomington
Development Review Committee

August 25, 2015

McLeod Conference Room

Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Laura McCarthy (Fire Prev) – Chair, 952-563-8965 Erik Solie (Environmental Health) 952-563-8978
Mark Reichel (Assessing) 952-563-4648 Glen Markegard (Planning) 952-563-8923
Duke Johnson (Bldg. & Inspection) 952-563-8959 Jay Forster (Fire Prev) 952-563-4812
Jen Desrude (Engineering) 952-563-4862 Eric Wharton (Utilities) 952-563-4579
Denise Dargan (Engineering) 952-563-4629 Michael Centinario (Planning) 952-563-8921
Randy Quale (Parks & Rec) 952-563-8876 Nick Johnson (Planning) 952-563-8925
Lisa Firth (Public Health) 952-563-8984

Item Info

<i>Item # 1: Formal</i>	Norman Pointe Residential
<i>Site address</i>	5650 American Blvd.
<i>Application type</i>	Preliminary and/or Final Development Plan
<i>Environmental</i>	Environmental Assessment (EA)
<i>Staff contact</i>	Centinario, Michael Ext. 8921
<i>Proposal</i>	Applicant is proposing a five-story, 179 unit multi-family residential development adjacent to the Norman Pointe office complex. The development would consist of 113 one bedrooms, 61 two bedrooms, and 5 three bedrooms. The development would include a 1,661 square foot party room, 1,092 square foot fitness room, and two amenity terraces. Parking would be accommodated with a two-level underground ramp with 321 parking stalls.
<i>Plat name</i>	Lot 1 Block 1 Norman Pointe Business Center 3rd Addition
<i>Decision maker</i>	City Council
<i>Reviews</i>	DRC; City Council; Planning Commission
<i>Contact 1</i>	Michael Miller > michael.miller@esgarch.com, 612.373.4663; 612.852.4463
<i>Contact 1 address</i>	ESG Architects
<i>Contact 2</i>	Thomas Lincoln > Tom.Lincoln@kimley-horn.com, 651.643.0453; 612.281.6194
<i>Contact 2 address</i>	Kimley Horn 2550 University Avenue West, Suite 238N, St. Paul, MN 55114

Guests Present

Thomas Lincoln, Kimley Horn, 612-281-6194, tom.lincoln@kimley-horn.com
Michael Miller, ESG, 612-373-4663, michael.miller@esgarch.com
Peter Coyle, Larkin Hoffman Attorneys, 952-896-3214, pcoyale@larkinhoffman.com

Charlie Sullivan, Commercial Investment Properties, 402-212-3443, charlies@ciproperties.com
Nick Lyon, Kimley Horn, 319-594-1326, nick.lyon@kimley-horn.com
Tom Schleich, Commerical Investment Properties, 402-436-3301

Discussion/Comments:

- Michael Centinario (Planning):
 - Applicant is proposing a five-story, 179 unit multi-family residential development adjacent to the Norman Pointe office complex. The development would consist of 113 one bedrooms, 61 two bedrooms, and 5 three bedrooms. The development would include a 1,661 square foot party room, 1,092 square foot fitness room, and two amenity terraces. Parking would be accommodated with a two-level underground ramp with 321 parking stalls.
 - The site is Zoned C-4 Planned Development. Residential is permitted as an accessory use. The proposed use is consistent with the Zoning Code and no rezoning is required. The formal application consists of a Major revision to the Norman Pointe Preliminary Development Plan and a Final Development Plan for the apartment building.
- Randy Quale (Park and Recreation): No comment.
- Mark Reichel (Assessing):
 - No Park Dedication intake form was submitted by applicant, but based on info in DRC submittal, Park Dedication has been calculated in the amount of \$152,118, which will need to be paid prior to permit issuance. This is a result of deferral from 2002 platting.
 - Applicant asked if the fees are based on current park fees or the fees from 2002. Reichel responded the fees are based on 2015 rates. In this case, the fee calculated on land valuation rather than unit count, as it is the lessor of the two.
- Erik Solie (Environmental Health): No comment.
- Duke Johnson (Building and Inspection): No comment.
- Laura McCarthy (Fire Prevention):
 - The current plan doesn't meet the code requirements for emergency vehicle access. Coyle asked McCarthy to note the point of conflict. McCarthy noted the access on American goes directly to the office ramp and that is a dead-end. Based on landscaping and access points, it would be difficult to have access on the American Blvd side. Fire Department access includes both aerial and ground ladder access to windows on all sides of the structure. As the trees grow, access will become more of an issue. Coyle said they'd work with Planning and Fire Prevention to determine best options. Centinario suggested relocating trees on the plan that will afford more access to building.
 - Site shall have the address clearly visible from the street. Will need to be able to see numbers from American Blvd.
 - Fire Prevention will work with the Utility and Engineering Divisions to determine hydrant locations. At least 1 hydrant shall be located within 50 feet of the fire department connection.
 - Knox box(s) will be required.
 - All exterior entry doors shall be numbered.
 - Numbering Sequence
All exterior doors that allow access to the interior of the building should be numbered in a sequential order starting with the main entrance (office door/public entrance).
 - The main entrance should always be #1.

- Subsequent doors will be numbered in sequential order in a clockwise manner

- Exterior Numbers

- According to Section 505 of the International Fire Code requirements (§ 505), all numbers should be:
 - Arabic numbers
 - Visible from the street or closest traffic way/driveway
 - Contrasting with their background
- Retro-reflective for low light or smoky conditions

NOTE: In most cases, white numbers work well on clear glass. While a bulk purchase of one color may be economical, it may be less useful on some surfaces or require a back panel.

- Interior Numbers

The numbers should:

- Match the number on the outside of the door
- Contrast with their background
- Be retro-reflective for low light or smoky conditions

- Non-Access Doors

Doors which do not allow access to the building should not be numbered. Examples of these may be storage rooms or trash rooms. They may be labeled “Storage Only”, “No Access”, etc.

- Jennifer Desrude (Engineering) provided the Public Works comments and noted the following:
 - Update current agreement for use of outlot for access and shared utilities.
 - Steps and patios encroach into an existing drainage and utility easement that contains a storm sewer. An encroachment agreement is required to be recorded with the property.
 - Nine Mile Creek Watershed District permit is required.
 - Coyle asked if City has concluded if Normandale Lake Blvd can be converted from a private road to a public road. Desrude noted that she had met with the City Engineer and the City Traffic Engineer. They have not concluded if the City would be able to take the road as public. The City will not take it beyond the bubble because existing office garage access points are too close to street. Markegard asked if the cul-de-sac bubble would need to be completed. Desrude stated that she would want to have autoturn done to ensure the truck turnaround before accepting. Monument signs would have to be removed or moved to meet setback and sight lines. Applicant asked if both signs would need to be removed, or if only the one closest to the apartment. Desrude explained that the definite problem is on the apartment side, but that both sides would have to be studied for sight distance. Still evaluating design to see if it meets current standards.
 - Centinario asked whether or not the applicant intended on installing any freestanding signage. Markegard explained sign setbacks are different if Normandale Lake Boulevard is converted from private to public. Centinario will check on permitted signage amounts. The Norman Pointe office park has a Uniform Sign Design (USD) that establishes some standards for signage beyond the City Code. Signage for the apartment building will need to be incorporated into that USD before a sign permit may be issued.

- Coyle asked about timing of American Blvd widening. Desrude confirmed no new additional information.
- Eric Wharton (Utilities):
 - Show existing water services on Normandale Lake Blvd. that are to be abandoned (two 8" and one 2") and note abandonment work to be done. Lincoln mentioned north of sign there is an irrigation line. Survey doesn't reflect that. Wharton to send information to applicant since they do not have access to those plans.
 - Combine fire and domestic water services as a single service into the building. Show fire department connection location.
 - Show existing water vault on plans and abandonment work (if proposed with this project).
 - Because of sewer capacity limitations in American Blvd, the building sewer should be connected to the stub at Normandale Lake Blvd off to the west side. Desrude noted that this would connect the property to the sanitary sewer constructed in 2011 that has a pending assessment for the site. The applicant asked what the cost of the assessment was and Desrude approximated \$135,000 for 200 units. Will calculate for current units and resend.
 - If any sanitary sewer drains are located in the underground parking, confirm that the storm system and trench drains can be prevented from overflowing into the sanitary sewer system.
 - Remove any building structures from utility easements.
- Lisa Firth (Public Health):
 - Asked if this will this be a smoke-free residential complex.
- Michael Centinario (Planning):
 - The approved Preliminary Development Plan identifies a 10-story, 332,000 square foot office building along with a parking structure. The change to an apartment building necessitates the PDP revision.
 - Although the use is consistent with the Zoning Code, there are a number of Code requirements and performance standards that apply to the site.
 - Development intensity (21.301.01(d)) and setback (21.301.02(e)) requirements:
 - Maximum Floor area ratio for the planned development is 2.0. Parking garages are not considered floor area. Proposed FAR is 1.7 for this particular parcel, although the FAR for the overall planned development is much lower. The proposal meets FAR requirements.
 - Maximum impervious surface coverage is 90 percent. The proposed surface cover rate is 74.6 percent.
 - Minimum along setback along any public street is 35 feet. Normandale Lake Boulevard is not a public street. The proposed setback is 23 feet from American Blvd. Development flexibility for this elevation is required.
 - The per unit Code requirement for storage space is 25 square feet. Therefore, 4,475 square feet is required. Storage rooms comprising 3,660 square feet are proposed, which represents an 18.2 percent deviation. The applicant will afford residents the opportunity for additional storage, although that storage would be located in the garage. The applicant should be prepared to address this reduction before the Planning Commission and Council. Coyle asked about bumpouts. Michael Miller mentioned storage in front of parking as an option.

- Based on the proposed unit mix and party room space, 367 stalls are required. The application proposes 321 stalls, which represents a 12.4 percent reduction. The application provided a parking demand study in support of the parking stall reduction and staff is comfortable with this level of reduction.
 - Staff will need additional information on the metal panels proposed as well as the extruded aluminum. Brick and stucco are approved materials. Michael Miller said one of the chosen metal panels is the same product that was approved as part of the BCS IndiGO project. Centinario stated that if that material has already been approved by the City for other projects, the material is acceptable here, but staff will need some information to add to the record for this Case file. Discussed material and will meet after DRC to further review materials. Staff normally requires a 30-year warranty for the panel finish.
 - A lighting plan for the drive aisle/front entrance area was submitted. After a cursory review it appears that the lighting levels are a little low. One footcandle is required where the parking stalls are located. Five footcandles are required at the primary entrance and two footcandles are secondary entrances.
 - Lighting is also required for the parking structure, although a plan has not been prepared. Lighting plans are often not included as part of the Planning Commission or City Council review, but a Code-compliant lighting plan is required before the issuance of a building permit.
 - The landscape plan depicts 45 trees and 130 shrubs. The Code requirement for this site is 45 trees and 130 shrubs. The plan meets landscaping requirements. A landscaping performance bond, letter of credit, or cashier's check in the amount of \$56,340. The surety will be released after one full growing season and all dead plants are replaced. Staff will work with the applicant on adjusting landscape plan to address Fire Prevention's concerns.
 - The Planning Commission meeting for this is scheduled for September 17th. City Council review is tentatively scheduled for September 28th.
 - Would need updated plans within the next week.
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