



Development Review Committee

Approved Minutes

Pre-Application, PL201900110

Meeting Date: June 25, 2019

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965

Duke Johnson (Bldg & Insp) 952-563-8959

Rozlyn Tousignant (Eng.) 952-563-4627

Brian Hansen (Eng.) 952-563-4543

Tim Kampa (Utilities) 952-563-8776

Kent Smith (Assessing) 952-563-8707

Erik Solie (Env. Health) 952-563-8978

Michael Centinario (Planning) 952-563-8921

Glen Markegard (Planning) 952-563-8923

Project Information:

Project Skywater Technology Expansion

Site Address 2411 E 86TH ST, BLOOMINGTON, MN 55425
2401 E 86TH ST, BLOOMINGTON, MN 55425

Plat Name CYPRESS ADDITION; CYPRESS ADDITION;

Project Description Major Revision to development plans for an expansion at Skywater Technology Foundry located at 2401 and 2411 E. 86th Street.

Application Type Preliminary Development Plan
Final Development Plan

Staff Contact Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921

Applicant Contact Brady Busselman - (763) 259-6674 BBusselman@sambatek.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 "PL201900110" into the search box.

Guests Present:

Name

Carey Brendalen

Brady Busselman

Brad Ferguson

Sam Marroquin

Ross Naylor

Bryan Suchy

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INTRODUCTION (Centinario):

Skywater Technology Foundry is proposing an approximately 30,000 square foot footprint expansion of their production facility. The two level addition would be located in the southwest corner of the existing building. Existing parking would be removed and a proof of parking structure is depicted on the east side of the site.

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.

- Scott Breuer (Park and Recreation):
 - No comment
- Kent Smith (Assessing):
 - No comment
- Duke Johnson (Building & Inspections):
 - No comment
- Laura McCarthy (Fire Prevention):
 - McCarthy stressed the need to maintain emergency vehicle access.
 - McCarthy noted that the applicant will need to ensure hydrant access and possible addition coverage with the expansion. Fire Prevention and Engineering can meet with the applicant to discuss further.
- Brian Hansen (Engineering):
 - Hansen noted that Engineering is conducting a parking study.
 - Hansen explained that the applicant should note the construction staging locations on the application.
 - Hansen stated that proposed underground stormwater infiltration may require geotechnical review.
 - 20 minutes
- Tim Kampa (Utilities):
 - Kampa noted that Skywater is currently experiencing some capacity concerns.
 - Kampa shared that there is a white material coming from the Skywater facility that is showing up in the sanitary pipes in the area and explained that City staff would like to work with the applicant on the matter.
 - Kampa suggested rerouting a water main.
 - Kampa stated that the east side of the building may need more hydrants.
- Megan Rogers (Legal):
 - No comment
- Mike Centinario (Planning):
 - Centinario explained that the zoning of the property is a CO-1, and the City is looking to rezone to the Information and Technology (IT) zoning district. A conditional use permit would be not be necessary if the property were to be rezoned to IT.
 - Centinario noted that native burial sites have been recorded along the east side of the property. The burial mounds and the mound buffers must remain undisturbed.
 - Centinario stated that there is airport zoning over the site, explaining that the northern portion of the building is within the airport safety zone B. FAA height limitations are set at 130 feet above

grade, but also apply to temporary structures (like cranes). The building, but certainly cranes, would require an FAA no hazard determination through the 7460 process.

- Centinario noted that the applicant should provide sidewalks connection between East 86th street and the building's main entrance.
- Centinario explained that the applicant will need to install bike racks, the ratio can provided by Brian Hansen.
- Regarding the parking structure depicted as "proof of parking," Centinario explained that parking structures are not appropriate for proof of parking given the high construction cost. If the applicant wishes to submit the development application in advance of the parking study being completed, plans should show the parking structure being constructed as part of the addition, not as proof of parking
- Centinario addressed the shared parking with the Church, stating that the City would want to review the agreement. A parking study to evaluate parking requirements is underway.
- Centinario explained the exterior lighting and material requirements. Centinario noted that painting exterior materials is not permitted for commercial buildings.



Comment Summary

Application #: PL2019-110

Address: 2401 and 2411 E. 86th Street, Bloomington, MN 55425

Request: Major Revision to development plans for an expansion at SkyWater Technology Foundry located at 2401 and 2411 E. 86th Street.

Meeting: Pre-Application DRC - June 25, 2019

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

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

- 1) SkyWater Technology Foundry is an existing planned development with a CO-1 base zone. The expansion represents a major revision to the approved preliminary and final development plans. Planning Commission and City Council review are required.
- 2) The City is seeking to proactively rezone properties guided for Innovation and Technology land uses in the Comprehensive Plan to the Innovation and Technology (IT) zoning district. Has a rezoning request been considered as part of the application? The benefit of rezoning to IT is it would eliminate the need for a conditional use permit - research laboratories and computer component manufacturing are conditional uses in CO-1 while they are permitted uses in IT. Further, the maximum structure coverage within the CO-1 district is 30% whereas the IT zone allows for much more development intensity.
- 3) The "Potential Alternate Proof-of-Parking" location is not an option due to burial mound buffer areas.
- 4) The southeast corner of the proof of parking ramp is likely within a burial mound buffer area. Buffer area must be left unaltered.
- 5) 479 stalls is the parking requirement for the existing facility. The addition will increase the parking requirement. One stall per 500 square feet of "fab" space is required.
- 6) A proof of parking structure cannot be approved by the City. Structured parking will likely be needed unless the parking study underway determines it is not necessary. There are design efficiencies to increase parking beyond what is depicted on the concept site plan.
- 7) The site is within Safety Zone B, as designated by MSP Airport zoning standards. Fuel storage tank farms and above-ground fuel tanks are prohibited. Would there be any new fuel tanks as part of the expansion?

Depending on the height of the building, an FAA No Hazard Determination may be needed. So long as construction cranes do not exceed 130 feet above grade, an Airport Zoning Permit would not be required.

- 8) Provide a sidewalk connection from the building to public sidewalk or street.
- 9) Show location of a bike rack and bike rack detail on the plan.
- 10) Correct the number of parking spaces required by city code and the number of spaces provided on the site plan. One stall per 500 square feet of production space is required and one stall per 1,000 square feet of warehouse/storage.

If SkyWater would like adjacent parking at the church site to "count" towards meeting parking

requirements, details on the shared use parking agreement must be outlined for review. SkyWater must have permanent access to the stalls.

- 11) Landscaping requirements would be based on the disturbance area of the project. Any disturbed area of the parking lot must meet minimum requirements, such as landscape parking islands that meet dimensional requirements and have at least one deciduous tree.
- 12) 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).
- 13) Exterior materials must meet Section 19.63.08. It appears the existing building has been painted, which is not permitted by City Code. If concrete is the preferred material, it must meet be "architectural concrete." Provide detailed specifications of the proposed concrete panels. All exterior concrete must be integrally colored.
- 14) Interior trash and recycling must be provided. Exterior trash enclosures are not permitted.
- 15) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.

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

- 1) Must meet current MN State Building Code
- 2) SAC review by MET council will be required.
- 3) Plans must include a current building code analysis.
- 4) When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.

Fire Department Review - Pre-App Contact: Kris Kaiser at kkaiser@BloomingtonMN.gov, (952) 563-8968

- 1) Provide for the new structure and maintain for existing structures emergency vehicle access throughout the property.
- 2) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 3) Maintain emergency vehicle access and circulation throughout the property.
- 4) Hydrant coverage shall be provided within 150' of all portions of the structure.
- 5) Fire Hose Valves shall be provided throughout all levels of the parking ramp.

Traffic Review - Pre-App 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.
- 2) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 3) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD
- 4) 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.
- 5) Install crosswalk pavement markings in accordance with MMUTCD
- 6) Provide bicycle parking, number to be provided by City Engineer. Show location of a bike rack and bike rack detail on the plan.
- 7) Please indicate where construction, material and equipment staging will be located. Please also indicate where existing parking stalls impacted by construction activities will be temporarily relocated to in order to maintain the current required parking supply.

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

- 1) The sewer mains downstream of the SkyWater facility are filling up with a compound that looks like grease but maintenance crews say it isn't grease. There is some evidence from CCTV inspection that the lines may have surcharged at times in the past. Please work with Bloomington Utilities to figure out how to safely get this removed from the mains and stop further discharge of the material.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Provide peak hour and average day water demand and wastewater flow estimates.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) 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
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 8) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 9) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 10) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 11) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 12) 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.
- 13) 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.
- 14) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 15) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 16) 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.

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

- 1) If proposing underground stormwater infiltration location may require geotechnical review to ensure Bluff stability.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 7) An erosion control bond is required.
- 8) Show erosion control BMP locations on the plan
- 9) List erosion control maintenance notes on the plan.
- 10) 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.

- 11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 12) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.