



Development Review Committee

Approved Minutes

Pre-Application, PL201900171
Meeting Date: September 24, 2019
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Maureen O'Brien (Legal) 952-563-8781	Erik Solie (Env Health) 952-563-8978
Eileen O'Connell (Public Health) 952-563-4964	Mike Thissen (Env Health) 952-563-8981
Duke Johnson (Bldg & Insp) 952-563-8959	Erika Brown (Police) 952-563-2319
Schane Rudlang (Port Authority) 952-563-4861	Cherie Shoquist (Engagement) 952-563-8946
Jason Schmidt (Port Authority) 952-563-8922	Michael Centinario (Planning) 952-563-8921
Tim Kampa (Utilities) 952-563-8776	Glen Markegard (Planning) 952-563-8923
Steve Segar (Utilities) 952-563-4533	Travis Schlangen (Utilities) 952-563-8775
Sue Hults Sellnow (Eng) 952-563-4628	Brian Hansen (Eng) 952-563-4543

Project Information:

Project	Major revisions to Mall of America Preliminary Development Plan and Final Development Plan for the South Loop Waterpark - 8000 24th Ave. S.
Site Address	8000 24TH AVE S, BLOOMINGTON, MN 55425
Plat Name	MALL OF AMERICA 6TH ADDITION;
Project Description	Preliminary Development Plan for South Loop and Final Development Plans for a waterpark
Application Type	Preliminary Development Plan Final Development Plan
Staff Contact	Mike Centinario – mcentinario@BloomingtonMN.gov, (952) 563-8921
Applicant Contact	David Loehr – dloehr@dlrgroup.com, (612) 601-1929
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL201900171" into the search box.

Guests Present:

Name	Email
David Loehr, DLR Group	dloehr@dlrgroup.com
Dave Gotham, Ryan Companies	dave.gotham@ryancompanies.com
Kurt Hagen, Triple Five Group	kurt.hagen@triplefive.com

INTRODUCTION –**Mike Centinario (Planning):**

The Mall of America is partnering with the City of Bloomington to construct an approximately 330,000 square foot waterpark and accompanying parking structure. Parking structure would primarily serve the waterpark, but would share demand with a hotel being planned to the east of the waterpark. The first level of the parking structure would serve as a transportation hub, since the current hub on the north side of Lindau Lane would be removed for this project. Applicant is asking for a revision to the Preliminary Development Plan (PDP) for the whole Mall of America campus, and Final Development Plans (FDP) for the waterpark and the parking structure.

David Loehr (Architect, DLR Group):

A few years ago a PDP was advanced which had more retail, hotel, and residential. The mix of retail and nature of how things are going, really changed for a different kind of approach for the Mall. As retail is changing overall, adding more entertainment venues and keeping the Mall fresh is a really important goal. Over the course of a year of pre-planning the applicant has arrived at this waterpark proposal.

Essentially the waterpark is composed of a main floor with lots of rides and water features. There will be two wave pools, and will be the largest indoor waterpark in North America. This plan fits with the overall theme of the Mall of America. Currently the applicant is working through the design of the aquatics area, and all the other design details, which are unique because they expect to have about 1 million people per year, maybe as many as 4,000 people at peak occupancy, going through the facility.

The facility is composed of two primary functions. The *front-of-house*, where guests will arrive, ticketing will occur, and lockers, showers, etc. will be located. And then there is the *back-of-house* structure/facility, which supplies fire department connections, refuse and recycling, a second level for operations staff, lifeguards, and other components. In addition, there is a 2-level height area that contains the mechanical space in the *back-of-house*.

The design team has just completed the schematic design, and are moving very quickly into a “guaranteed maximum price” (GMP) set of documents. It is important to go through the approval processes at the same time as they move through the construction documents so that there can be a bond sale by about mid-February next year. Hopefully all the approval processes will be completed and project ready to start construction in the spring of next year.

Mr. Loehr discussed several things with respect to an overall master plan for the Mall area. The initial plan is to have a parking structure and a skyway connected to the Mall that leads to the waterpark. They are proposing the parking structure to be expandable as a future hotel might be added. The hotel would be adjacent to the waterpark. Ideally they would like to construct the hotel at the same time as the waterpark, but are not ready yet. Mr. Loehr also mentioned many other long-term ideas/plans across the whole site, but these are very general and highly “changeable” at this point.

For purposes of this application, they are seeking approvals for only the waterpark, and the accompanying parking structure and skyway connecting the waterpark to the Mall.

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.

- Kent Smith (Assessing):
 - Not specifically referred to in application, platting may be needed.
 - Centinario commented that there will be a park dedication required, regardless of whether platting is required or not.

- No park dedication intake form received as yet. Preliminary park dedication calculation provided to Ryan at \$210,000 to \$250,000 range; with a slightly smaller size could be in the \$193,000 range. Calculation will be subject to change based on final size determination. Further discussions will take place off-line.
- Mike Thissen/Erik Solie (Environmental Health):
 - Thissen asked if the disinfectant system will be a UV system.
 - Applicants responded that it will be.
 - Solie commented, with a chlorine residual at the end.
 - Thissen commented that there have been issues with other parks, and the UV system really seems to take care of the issues.
- Duke Johnson (Building and Inspection):
 - B&I has been meeting frequently with the architects and design team, and we feel pretty confident that the designs will meet the building codes. No other comments.
- Laura McCarthy (Fire Prevention):
 - Fire has also had several meetings to discuss access, water supply, addressing, etc. No other comments other than what has been discussed in other meetings, and what will be provided on the Comments Summary document.
- Erika Brown (Police):
 - Need a layout of the building for emergency purposes.
 - Doors should be numbered for easy identification in emergency situations.
 - KNOX box provided so fire and police have access to a key for all doors to the building.
 - If needed/desired, Bloomington police can be hired to provide extra security at night during the construction period (have provided this for other developments in the past).
- Brian Hansen (Engineering):
 - Staff has been in discussions with applicants regarding storm water management plans, and have received the storm water infiltration and flow assessment from Braun. Hansen will set up a meeting to discuss further, since a completed stormwater management plan is a requirement of a complete application.
 - Traffic engineering will require an update to the South Loop traffic study. Staff will develop a scope of work, send to the consultants, and get a proposal back to provide to applicants for review/approval.
 - Applicant asked for confirmation that this is the same process as in the past, where the city hires the consult, and the applicant pays for the study to be completed.
 - Hansen responded that that is the process. Staff will provide applicant with proposals and provide their approval, before a consultant is hired to complete the study.
 - Centinario asked if this work can happen simultaneous to staff reviews.
 - Hansen responded that it can.
 - Review all other comments on the Comments Summary document.
- Tim Kampa (Utilities):
 - Estimated sewer flows from July showed 274 gallons per minute, and this has jumped to 1,600 gallons per minute on the newer submittal (9/9/19). Kampa has been in contact with SEH who is looking into this issue. This will be an issue, since the last pipe before it hits the city system only has a capacity of 1,100 gallons per minute. Most likely this has to do with the draining of the pool. Also, staff is looking at updating some city-owned pipes, and this issue may drive us to make them bigger than initially planned. Staff will continue to work with SEH to figure out the correct gallons per minute flow.

- Review hydrant coverage, noted an area in the plans that seems light in coverage.
 - Seems that there are a few water / sewer services that cross each other. Asking for a table of service conflicts and how they will be resolved.
 - Provided applicant with City's information on gravity grease interceptors. It provides information on cleanouts and typical layouts. This should also be included on the plans.
 - Reminder that water meter needs to be located within 10 feet of where the service crosses the building exterior wall. According to the current plan, this looks to be okay.
 - At the Ikea intersection, noted a 12" water mains, hydrant line, MHs, and irrigation system that will need to be abandoned (see #7 on comment summary). Be sure to include the removal on the plans.
 - Any water services that are planned to be reused, call out this on the plans. If not used, staff needs to see on the plans that they will be abandoned.
 - Review all notes on the Comments Summary and in the plan markup for what typically should be included on the plans.
- Eileen O'Connell (Public Health):
 - No comment
 - Maureen O'Brien (Legal):
 - No comment
 - Jason (Port Authority):
 - No comment
 - Mike Centinario (Planning):
 - Since this is a PDP/FDP approval process, staff will still need to have the Mall of America Phase 3 area included in the submittal so that the entire campus covered. In the 2015 PDP, Phase 3 was parking – overflow and a parking structure – with a future skyway. Even if this hasn't changed, it should be included for the review/approval.
 - Applicant asked for clarification on Phase 3 – meaning the east lot and surrounding lands?
 - Centinario responded yes.
 - Address the current shared access easements that are in place with Ikea. Access to Ikea on the north side will not be lost, but will change with this development. Make sure there isn't any conflict with Ikea that could delay the process.
 - Add an entrance door at the southwest corner of the bridge to improve access. Appears that the nearest entrance is around the building about 1,600 feet. Recognize that this is not a main entrance, and applicant will be *directing* people elsewhere, but it is an access concern that staff would like addressed. It may be an important access point for people utilizing the D-line; a D-Line stop is planned along American Blvd. along the Ikea/Mall of America property line.
 - There is a master sign plan, which allowed for flexibility for super graphics. Once the name of waterpark and theming have been determined, begin review/revision process for this plan. Will need to address in the plan what would happen to existing super graphics along Lindau.
 - Staff requests more detail about what the precast exterior material will look like. Provide samples, if possible.
 - Staff has concern with the east elevation, in that it is a large area without any architectural articulation, embellishments, or screening. If the hotel comes to fruition, much of that elevation would not be visible. However, if the hotel does not materialize, then staff want to see plans for changes that can be made to improve the appearance of that exterior elevation.
 - A substantial amount of the landscaping was planted on the subject site to meet landscaping requirements for Phase 1C. Since this will be removed with the development, that landscaping will need to be replaced. In addition, applicant will need to address the landscaping required for

the waterpark and parking structure phase. Work with staff to figure out how to meet these significant landscaping requirements. Landscaping requirements are based on area.

- Several comments provided regarding parking and the unique demands for parking at this site and the Mall in general. Review Comments Summary for specifics and work with staff to ensure all necessary analysis is done regarding parking for the waterpark.
- Complete the airport analysis as soon as possible to get the airport zoning perming; keeping in mind an airspace surface (at 930 elevation), which is not part of Airport Zoning standards. If construction cranes will be eclipsing or penetrating that surface then applicant will need to pursue a variance with MAC before a City of Bloomington Airport Zoning Permit may be issued.



Comment Summary

Application #: PL2019-171

Address: 8000 24TH AVE S, BLOOMINGTON, MN 55425

Request: Preliminary Development Plan for South Loop and Final Development Plans for a waterpark

Meeting: Pre-Application DRC - September 24, 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) The submitted plans represent a substantial departure from the existing Preliminary Development Plan (PDP) and constitutes a major revision. The PDP establishes the existing and future land use mix for the entire Mall of America campus. A Final Development Plan approval is required for what is proposed to be constructed in this phase - the waterpark, the connection to MOA, and the parking structure.
- 2) Staff will review the PDP and FDP applications for consistency with the Urban Design Guidelines established in 2003. Those guidelines deal with unifying elements, balance among phases, building materials, entry point prominence, circulation, and environmental integration. The project description submitted as part of the PDP/FDP applications should specifically address how the proposals are consistent with these guidelines.
- 3) A Site Development Agreement, including all conditions of approval, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
- 4) Add an entrance door at the southwest corner of the bridge to improve access along with west side of the project.
- 5) Identify the exterior materials on the elevation drawings.
- 6) The parkulator analysis has yet to be completed. Similar to past PDP/FDP reviews, provide a detailed accounting of existing floor areas as well as proposed uses and floor areas.

In addition to incorporating the forthcoming ULI standard for waterpark parking demand into the analysis, the impact of the Park Assist program needs to be incorporated.

- 7) Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
- 8) Parking lot and exterior security lighting must meet Section 21.301.07. Approved initial and maintained photometric plans are needed before a building permit may be issued.
- 9) Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52). A substantial amount of landscaping was planted on the subject site to meet landscaping requirements for Phase IC. That landscaping will need to be replaced in addition to landscaping required for the waterpark and parking structure phase.

- 10) Provide detailed information, including samples, of the proposed pre-cast concrete system. Include details on the various textures and finishes throughout the exterior design.
- 11) The east elevation does not have any architectural variety or articulation. Exterior alternatives should be available if the hotel development to the east does not move forward. Additional improvements should be considered in locations where the east elevation may remain prominent, such as from the north.
- 12) Unless the exterior sign package is entirely Code complying, an amendment to the master sign plan will be necessary. The master sign plan provides some flexibility from sign standards, but requires very specific, detailed plans.
- 13) An Airport Zoning Permit must be approved by the Community Development Director for any crane or structure on site that exceeds 60 feet in height above existing grade (MSP Airport Zoning Ordinance Section VIII (A)). An FAA No Hazard Determination (7460 review) should must precede an Airport Zoning Permit.

Building Department Review - Pre-App Contact: Bernadette Gillespie at bgillespie@BloomingtonMN.gov, (952) 563-4709

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) Provide a code analysis with the plans.
- 4) SAC review by MET council will be required.
- 5) Building permit and all associated trade permits required

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

- 1) Provide Emergency vehicle access and turning radius with a minimum 20' wide maintainable surface of asphalt or similar and able to support ladder 3 and 40 tons.
- 2) Fire alarm panel, annunciator panel and knox box will be determined when the building plans are submitted. This project may require more than one annunciator panel and knox box.
- 3) Commercial kitchens with appliances producing grease laden vapors shall have a code compliant hood suppression system connected to the sprinkler system.
- 4) The travel distance for standpipe hose valves is 130' for a dry standpipe and 200' for a wet standpipe. The travel distance is calculated the same as the path of egress by measuring the path the hose would lay when deployed.

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

- 1) Provide an Environmental Health Plan Review Application
- 2) Provide specification sheets for all new and used equipment being proposed for use in this facility
- 3) Provide floor, wall and ceiling finish schedule of kitchen and service area
- 4) Trash and recycling storage must comply with Section 21.301.17 of the City Code.
- 5) Any additions or changes to food service must be approved by the Health Department prior to construction if required.

Water Resources Review - Pre-App Contact: Bryan Gruidl at bgruidl@BloomingtonMN.gov, (952) 563-4557

- 1) How will 72" storm be maintained in the future?
- 2) Do not locate signal over storm
- 3) Move storm lines from under parking structure.
- 4) Capacity concerns regarding two 48" diameter storm pipes leading to one 48" pipe
- 5) Move storm off water
- 6) CBMH needs to continue to accept surface flows

- 7) What is area well intake?
- 8) Needs separation. Public infrastructure must be maintainable
- 9) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 10) 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
- 11) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 12) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 13) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 14) An erosion control bond is required.
- 15) Show erosion control BMP locations on the plan
- 16) List erosion control maintenance notes on the plan.
- 17) Provide a turf establishment plan
- 18) 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.
- 19) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

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

- 1) Show all existing water mains and services on plan and show how they will be abandoned.
- 2) Existing water meter MH and irrigation line.
- 3) Show connection as a Tap by City Forces Paid for by Contractor
- 4) Show connections as Taps by City Forces Paid for by Contractor
- 5) There are no hydrants in this area. Bring water mains into this area for hydrant supply and for future build-out water system looping.
- 6) Show water services for future build out system looping.
- 7) Show how 12" water mains, Hydrant line, MHs and irrigation system will be abandoned.
- 8) Sanitary Sewer Main to be abandoned/ Removed
- 9) Locate valve at connection to existing water main so that all new pipe can be tested.
- 10) City Records show this as an existing 12" water service
- 11) Need to show Bidirectional Clean-outs as indicated on City standards for Grease Interceptors
- 12) Show connection as a Tap by City Forces Paid for by Contractor
- 13) Must have 18" of separation from outside of pipes at crossing. And the equivalent of 8' of cover to prevent freezing. Insulation may be necessary.
- 14) If these existing 8" water services are not going to be used abandon them at the main.
- 15) Show connection as a Tap by City Forces Paid for by Contractor
- 16) Show water and sewer services.
- 17) Show outside drop sections for all sewer services located more than 2' off the floor of the receiving MH
- 18) Check for Grade conflicts
- 19) Show outside drop sections for all sewer services located more than 2' off the floor of the receiving MH
- 20) Show the rest of the water main profile.
- 21) Show all future Water and Sewer services and how they will get across the conflicting Storm Sewer with required separation.
- 22) Show the water main profile.
- 23) Move valve to connection point.
- 24) If these existing 8" water services are not going to be used abandon them at the main.
- 25) Possible Grade Conflict.
- 26) Possible Grade Conflict.

- 27) Show connection as a Tap by City Forces Paid for by Contractor
- 28) City Records show this as an existing 12" water service
- 29) Water Meter must be located within 10' of where it crosses the outside wall of the building.
- 30) Show alterations and removals of the existing water service, Hydrant, Meter MH and irrigation system.
- 31) Need to show Bidirectional Clean-outs as indicated on City standards for Grease Interceptors
- 32) Are these the Sewer Main that is going to be removed?
- 33) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 34) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 35) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 36) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. There are several possible conflicts on the plans. Please provide a spreadsheet or table and mapping showing the details of outside pipe separation dimensions at all water, storm and sanitary sewer crossings.
- 37) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 38) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 39) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See attached documentation for description and standards.
- 40) Install interior chimney seals on all sanitary sewer manholes.
- 41) 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.
- 42) 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.
- 43) Use schedule 40, SDR 26, or better for PVC sewer services. Use proper schedule or SDR for pipes as recommended by manufacturer in areas of depths greater than 15'. And call out any special bedding needed.
- 44) 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.
- 45) 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.

Assessing Review - Pre-App Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) Although there is no platting listed, we have evaluated the basic information supplied and come up with a rough estimate of \$193,000 if the property needs to be platted. More detailed information will be required if and when it is determined that property is to be platted.