



Development Review Committee

Approved Minutes

Pre-Application, PL202000001
Meeting Date: January 7, 2020
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Jason Heitzinger (Assessing) 952-563-8707
Duke Johnson (Bldg & Insp) 952-563-8959	Renae Clark (Park & Rec.)
Brian Hansen (Eng.) 952-563-4543	Eileen O'Connell (Public Health) 952-563-4964
Tim Kampa (Utilities) 952-563-8776	Emma Struss (Public Works) 952-563-4862
Tim Skusa (Bldg & Insp) 952-563-8953	Michael Centinario (Planning) 952-563-8921
Becky Schindler (Port) 952-563-8927	Glen Markegard (Planning) 952-563-8923

Project Information:

Project	SICK Campus redevelopment
Site Address	2501, 2601 and 2701 American Boulevard E. and 2600 Lindau Lane
Plat Name	R E MURRAY 1ST ADDITION; BIRD AND CRONIN ADDITION; ALPHA BUSINESS CENTER ADDITION
Project Description	Rezone 2501, 2601 and 2701 American Boulevard E. and 2600 Lindau Lane from LX Lindau Mixed Use to LX(PD) Lindau Mixed Use (Planned Development); Preliminary Development Plans for a Technology Campus at 2501, 2601, and 2701 American Boulevard E. and 2600 Lindau Lane, and Final Development Plans for Phase 1 of the Technology Campus; Preliminary and Final Plat; and Conditional Use Permit for a Technology Campus
Application Type	Rezoning, Preliminary and Final Development Plan, and Conditional Use Permit
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Eric Lagerquist – (612) 379-3400, elagerquist@cunningham.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 “PL202000001” into the search box.

Guests Present:

Name	Email
Eric Lagerquist (Cunningham Group)	elagerquist@cunningham.com
Dave McGinty (SICK Sensor Intelligence)	dave.mcginity@sick.com

INTRODUCTION – Mike Centinario, Planner:

The application under review is a pre-application for SICK planned development, first reviewed March 2019. The application has been revised and the applicant intends to resubmit for City Council approval in the near future. The applicants are seeking rezoning to apply the planned development overlay, preliminary development plan depicting all development phases, final development plan for Phase I, and conditional use permit for Technology Campus. Applicant Eric Lagerquist asked if they need a rezoning. Staff explained the rezoning is needed to apply the planned development overlay district over all the parcels. M. Centinario said the base zoning district is LX, but the planned development overlay only exists on one of the four parcels and needs to be under one zoning regime. The overall is also needed to allow for development flexibility. A preliminary and final plat would adjust property boundaries.

Applicants will be provided the Comment Summary and DRC Minutes. Applicant Eric Lagerquist also asked for drawings with staff markups.

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):
 - As re-development occurs along American Blvd, R. Clark reached out to Three Rivers Park District to solicit feedback regarding how to landscape the corridor for the regional trail designation on the east half of Nine Mile Creek regional trail. R. Clark will report back when she hears from Three Rivers.
- Jason Heitzinger (Assessing):
 - Based upon the information we have at this time, which does not included a preliminary plat, we have calculated the updated park dedication fees for the full project at \$202,000. The fees are \$23,000 for the 1st phase only.
 - M. Centinario explained that to allow the deferral this would be a considered a platting variance. A platting variance is distinct from a zoning variance.
 - Applicant Eric Lagerquist addressed parking on three of the different parcels in phase one for site access.
 - Glen Markegard responded that parking doesn't trigger any park dedication. The fee is based indirectly on employees.
- Erik Solie (Environmental Health):
 - Not present, but had no comments.
- Duke Johnson (Building and Inspection):
 - Noted that a South Loop fee applies to this project and is applied to each permit separately.
 - Also, SAC determination applies to the permit so work with Met Council to determine the amount.
 - These are preliminary plans so there are not comments at this time. Please contact Mr. Johnson when more detailed plans are available to review.
- Laura McCarthy (Fire Prevention):
 - Concern about emergency vehicle and fire department access.

- Looking at Phase 1, and the East-West road, between 26th and 28th Avenue looks like a 24 foot wide road and that provides Fire Department access.
- Phases 2 and 3 present challenges for Fire Department access. Your plan shows a breezeway connecting office buildings and the warehouse. This creates a dead-end and is not code complying. Look at different ideas for 15 year plan.
 - Consider a skyway instead of breezeway with 13.6 foot underneath for fire department access that will benefit all of your future phases.
 - Consider a turn-around where you have parking.
 - A hammerhead takes more space to accommodate a ladder than a turn-around and the truck's aerial device doesn't fit well.
 - Not providing emergency vehicle access around the warehouse may restrict certain types of occupancies/businesses from occupying that require full fire department access to operate. Also, if the surface lot along 26th Avenue is eliminated in future phases it will be inaccessible to emergency vehicles.
- Hydrant coverage shall be provided within 50 feet of the FDC and within 150 feet of all exterior areas of the structure.
- Brian Hansen (Engineering):
 - There is a sanitary sewer Project along 28th Avenue and heading east from 28th Avenue on American Blvd in 2021. This work will need to be coordinated.
 - A traffic study must be completed for the proposed development.
 - Provide stormwater management plan consistent with Chapter 4 of Bloomington's Comprehensive Stormwater Management Plan.
- Tim Kampa (Utilities):
 - A new sewer main project is expected in the next few years that will benefit the entire area. New pipes are planned at 28th Avenue and east on American Blvd. We'll want to coordinate this and work around each other as needed. Applicant Dave McGinty asked if the road will be closed. T. Kampa said that it is likely, but he's not sure as it has not been designed yet.
 - There's a private water main on the south side of the property that is approximately 40 years old. Applicant Eric Lagerquist said utilities would be replaced. As the Utility plan develops we will review all plans and include fire hydrants all the way around the building.
 - Install hydrants to provide fire protection for entire building. Each hydrant covers 150 foot radius and should be 50 feet from building accessible by truck.
 - Your SAC determination helps the Utilities Division figure out your needs to make sure we have enough capacity for your project.
 - Your Civil Engineer can contact Tim Kampa directly if needed.
- Eileen O'Connell (Public Health):
 - No Comment
- Megan Rogers (Legal):
 - Not in attendance
- Mike Centinario (Planning):
 - This is a multi-phase project so the benefit to pursuing a Planned Development is that it allows us to recommend, and the council to approve, needed deviations. The applicant must address the design standards of the LX district, one of City's most prescriptive zoning districts.
 - The Airport overlay standards have height limitations. The building heights seem within the limits. Apply for no hazards determination with FAA as early as possible. A variance with MAC will likely be required for temporary construction cranes. The city will then issue an airport zoning permit. Applicants plan to coordinate with Mortenson and Kimley-Horn.

- A landscaping plan wasn't submitted and is required but can be phased. Landscaping requirements may be met throughout the planned development, not just plantings within the Phase I area.
 - Another deviation that will be required is for precast concrete. Provide information on the various concrete textures and finishes. Glass is a permitted exterior material.
 - Glen Markegard noted that he is happy to see project moving forward.
- Becky Schindler (Port Authority)
 - No comment.



Comment Summary

Application #: PL2020-01

Address: 2501, 2601, 2701 AMERICAN BLVD E. AND 2600 LINDAU LN, BLOOMINGTON, MN 55425

Request: **Rezone 2501, 2601 and 2701 American Boulevard E. and 2600 Lindau Lane from LX Lindau Mixed Use to LX(PD) Lindau Mixed Use (Planned Development); Preliminary Development Plans for a Technology Campus at 2501, 2601, and 2701 American Boulevard E. and 2600 Lindau Lane, and Final Development Plans for Phase 1 of the Technology Campus; Preliminary and Final Plat; and Conditional Use Permit for a Technology Campus**

Meeting: Pre-Application DRC - January 07, 2020

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 following development applications are required to accomplish the development, which is intended to be multiple phases:
 - Rezoning to apply the planned development overlay district.
 - Preliminary development plan depicting all development phases.
 - Final development plan for phase 1.
 - Preliminary and final plat to adjust property boundaries.
- 2) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.

A platting variance is required to defer park dedication fees on future phases. In other words, a park dedication fee platting variance would allow park dedication fees to be paid when a building permit for future phases is procured. Include

- 3) Provide a sidewalk connection from the building to public sidewalk or street. Provide a sidewalk connection from the building to public sidewalk or street. The sidewalk connection may be integrated into the parking lot design, but pedestrians and workers who take transit must have a sidewalk access from public sidewalk to the primary entrance. There doesn't seem to be a particularly convenient path from the phase II parking structure to the office building. Consider adding sidewalk for workers walking to and from the parking structure.
- 4) List the number of parking spaces required by city code and the number of spaces provided on the site plan. This was included in the pre-application submittal, but please adjust as necessary as plans evolve.
- 5) Exterior materials must meet Section 19.63.08. Glass is a permitted exterior material. Pre-cast concrete, however, requires development flexibility. The project description references, but please provide, additional information on the pre-cast panels texture variety.

To address transparency requirements, please include transparency percentages along street-facing building elevations.

- 6) A landscaping plan was not included in the pre-application submittal. Landscaping requirements are based on developable area. One tree is required for each 2,500 square feet while one shrub is required for each 1,000 square feet. The project description identifies a potential tree-reduction. Further investigation is needed to determine if this reduction, accomplished through a fee in lieu of landscaping, would be warranted.
- 7) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 footcandles is required for surface parking. Minimum illumination for primary entrances is 7.0 footcandles maintained.
- 8) A three foot high screen for a parking lot adjacent to all public streets, Special attention is needed along American Blvd. where truck docks are located. Given the scale of the truck dock area, a higher level of screening is required.
- 9) Interior trash and recycling must be provided with internal access. Detached trash enclosures are not permitted.
- 10) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 11) Maximum building height is somewhat limited due to proximity to MSP. The maximum construction height without an Airport Zoning Permit is 60 feet. If construction cranes exceed 60 feet for Phase 1 construction, an airport zoning permit is required. FAA review is also required - be sure to apply for FAA review as early as practicable. If construction cranes would pierce height limits, a temporary construction variance would be required through the Metropolitan Airports Commission.
- 12) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree. The island must be 3 feet shorter than the adjacent stall to improve truck movements.
- 13) Deviations from City Code are required to allow parking and distribution areas between the building and the street. There are exemptions for site with multiple street frontages. However, there are a number of required findings in order for the City Council to approve those exemptions.
- 14) City Code requires building articulation along public streets. The proposed footprint has long expanses, which must include wall projections and/or recesses. Similarly, there are building massing standards ensuring blank facades do not exceed 20 feet in width. Facades must be "broken up" with architectural features, articulation, windows, or other ornamentation.
- 15) At least 50% of the 28th street frontage must be "enclosed" by a building. Building enclosure is 25% along American Blvd.
- 16) The south and east elevations, because they are located along 28th Avenue and Lindau Lane, are the primary elevations. At least 50% of the ground level between 2 and 10 feet must be transparent.
- 17) What informs the "New" parcel C property boundaries? It looks like the property line would be within the parking lot and within the Phase 4 warehouse. Adjust the property boundary so it is not located within a future building. Or, identify that a future plat would adjust the boundary of a future phase.
- 18) Are there additional details required the proposed landscape screening buffer? The American Blvd. frontage is expansive - landscaping alone may not be sufficient.
- 19) "Phase Two Parcel D" notes are confusing. Is the Building Total Useable Area referring to the parking structure? If so, please identify this area as parking structure. The floor area does not contribute to development FAR.
- 20) Is there a hypothetical Phase 5? Would Phase 5 be additional warehouse? Please address the potential for a Phase 5 in more detail.
- 21) Please double check building floor area totals between plans and Section D(c) in the project description. There appears to be a minor inconsistency.
- 22) Adjust parking ratio for "Production 2" to 1/500. The calculation is correct
- 23) For Floor Area Ratio calculations, exclude parking structure areas.

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

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code

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

- 1) Insure the proposed landscaping doesn't interfere with access to the building.
- 2) Building/property shall be adequately signed for emergency response.
- 3)
- 4) Access road to continue to 28th Avenue.
- 5) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 6) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will require multiple panels and Knox boxes.
- 7) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 8) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 9) All phases shall provide emergency vehicle access around/to all structures.
- 10) Emergency Vehicle Access not provided.
- 11) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas of all buildings 3 stories or more.
- 12) Hose valves shall be provided throughout the parking ramp(s) within 130' of all areas.

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

- 1) All driveway installation will need to use Bloomington detail for Standard Non-Residential Driveway Entrance w/ Sidewalk
- 2) There will be a Sanitary Sewer Project along 28th Ave and heading east from 28th Ave on American Blvd in 2021. This work will need to be coordinated.

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

- 1) 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.
- 2) 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.
- 3) Show location of a bike rack and bike rack detail on the plan.
- 4) Identify intended level of access at each of these driveways, i.e. full access, right-in/right-out only, exit only
- 5) Remove driveway opening
- 6) A traffic study must be completed for the proposed development

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

- 1) Private common utility easement/agreement must be provided.
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.

- 4) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 5) An erosion control bond is required.
- 6) Show erosion control BMP locations on the plan
- 7) List erosion control maintenance notes on the plan.
- 8) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 9) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 10) While not a FEMA-mapped property, Bloomington storm sewer modeling indicates a potential for flash flooding during large rainfalls. Flood elevations vary across the site from 808 to 811. See Sheet 6 for more detail.
- 11) Provide stormwater management plan consistent with Chapter 4 of Bloomington's Comprehensive Stormwater Management Plan.
- 12) Approximate flood elev = 808.2 to 811
- 13) Approximate flood elev = 810.6
- 14) Approximate flood elev = 809
- 15) Approximate flood elev = 809
- 16) Protect underground infiltration areas from compaction.

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

- 1) See previous plan review comments regarding Utilities requirements.
- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 4) 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
- 5) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 6) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 7) 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.
- 8) 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.
- 9) An inspection manhole is required on all commercial sewer services.
- 10) Use standard short cone manholes without steps.
- 11) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 12) Install interior chimney seals on all sanitary sewer manholes.
- 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) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 15) The water and sewer flow estimates (submitted 3/20/2019) look like they are based on the domestic plumbing fixture counts covering the rest rooms, kitchen fixtures etc. We had asked that the flow estimates for average daily and peak flow estimates be based upon the Met Council's regional sewer use SAC parameters (as they will be required to determine those numbers for the Met Council SAC permits prior to getting building permits anyway). Our best approximation of average daily sewer flow rate for phase one, (using the overall building square footage at the Met Councils Mixed Use SAC criteria), estimates average daily flow rates at three times what was submitted, and peak flows at 600 GPH higher than what was submitted. We also still need confirmation that there is no additional water use or sewer flow needed for the manufacturing process. Neither the City estimate nor the submittal estimate calculations include any process water. It's critical that we get accurate sewer and water estimates so that

the public system modeling and evaluation can be completed. The developer's Engineer should please resubmit revised estimates based on the Met Council SAC parameters and verify if any process water will be needed.

- 16) There are new Water and Sewer Services to the Cambria Hotel located on the East side of 28th Ave - Field locate and show on plans to avoid conflicts when digging for the new water service.
- 17) The project Engineer needs to work with Utilities staff to determine sewer connection points that will work for the development phases and the City's Comp Plan system upgrades. At this point it looks like the sewer service for phase one should be directed to the existing 8" sewer main in 28th Ave S. Additional sewer modeling is needed once the final forecast flows are known to confirm this recommended 28th Ave route.

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

- 1) Verify easement area includes all existing utilities and utilities not in building pad.
- 2) Provide radius on right of way line.

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

- 1) Based upon the information we have at this time, which does not include a preliminary plat, we have calculated the updated park dedication fees as follows:

Full project - \$202,000
1st Phase only - \$23,000

These numbers are subject to change when we receive the final platting documents.