



Development Review Committee

Approved Minutes

PL2016-173
PL201600173

Pre-Application, PL201600173
Meeting Date: October 4, 2016
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
Pete Miller (Fire Prev) 952-563-8967	Michael Centinario (Planning) 952-563-8921
Eric Wharton (Utilities) 952-563-4579	Glen Markegard (Planning) 952-563-8923
Randy Quale (Park & Rec) 952-563-8876	Erik Solie (Env. Health) 952-563-8978
Duke Johnson (Bldg & Insp) 952-563-8959	Heidi Miller (Police) 952-563-4975
Jen Desrude (Eng.) 952-563-4862	Amanda Johnson (Bldg & Insp) 952-563-8961
Amy Schmidt (Legal) 952-563-8520	Deb Williams (Pub.Works) 952-563-4535

Project Information:

Project	Hennepin County Courts Project
Site Address	1800 W OLD SHAKOPEE RD, Unit:, BLOOMINGTON, MN 55431
Plat Name	BLOOMINGTON CITY HALL ADDITION;
Application Type	Final Site and Building Plan
Staff Contact	Mike Centinario mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Hennepin County Property Services (612) 348-0847 jeffrey.houle@hennepin.us
Post Application DRC	Yes

Guests Present:

Name	Email
Michael Noonan	j.michael.noonan@hennepin.us
Jeff Houle	Jeffrey.houle@hennepin.us
Deb Williams	dwilliams@bloomingtonmn.gov
Megan Huang	Megan.huang@hennepin.us
Joel Dunning	jdunning@woldae.com
Briana Turgeon-Schramm	bturgeonschramm@woldae.com
Dave Rey	dave@ajainc.net
Lee Anderson	Lee.anderson@comcast.net

Discussion/Comments:

- Mike Centinario (Planning):
 - Applicant is proposing a 36,000 square foot addition to building at city hall used for the Hennepin County Courthouse. This will be relocated from Edina.
 - The applicant provided an overview of the Courthouse floorplan, integration with Civic Plaza, and day to day court operations and security.
- Duke Johnson (Building and Inspection):
 - Handed out the city code. When plan is 80% complete, he would like a meeting for plan review and will then assign the plan reviewer.
- Randy Quale (Park and Recreation):
 - Mentioned to be cognizant of working out arrangements and having open communication for parking issues during events in Center of the Arts.
- Kent Smith (Assessing):
 - Since property is already platted and re-platting doesn't seem necessary, park dedication is not triggered. The property is currently exempt from property taxes and will likely remain so, but Assessing needs to understand mechanics of who owns what and if there are leases, we will need those so we have documentation that exemption can continue.
- Erik Solie (Environmental Health):
 - No comment.
- Laura McCarthy (Fire Prevention):
 - Fire Prevention has three priority needs - good access points, a good address, and adequate water supply.
 - Access doesn't currently meet code. The addition will add additional challenges.
 - Minimum 20' wide fire lane with turning radius to accommodate BFD Ladder 1 including any new/revised parking lots.
 - Provide hydrant coverage within 150 feet of all parts of the building. A hydrant shall be provided within 50 feet of the Fire Department Connection. Work with utilities and engineering on this.
 - M. Centinario clarified which lots need a turning exhibit. An exhibit showing how to get trucks through needs to be provided and the turning radius needs to be sufficient.
 - Will there be a secondary address for this building?
 - Applicant said yes and L. McCarthy mentioned that that should be discussed with the police department. Also, applicant may want to look at this with engineering as well as to whether or not this will be necessary.
 - For the existing and the new building – will there be any connection points?
 - Applicant answered that yes there will be for staff, but no public connection between the buildings.
 - L. McCarthy mentioned the applicants may need to look at having a dedicated sprinkler system for building with its own fire department connection due to area limitations and available water supply for the system demand. Protection engineers will work on this.
 - Applicant said from a code standpoint for allowable area, they considered it as the same building. They felt there is enough capacity in area to extend the sprinkler system to that area. L. McCarthy said she

isn't sure the water supply is adequate for that so they may want to look at making water system separate.

- L. McCarthy clarified the plan for the parking garage and if there is a lower parking level. Applicant answered no lower level, just main level. They are taking the existing asphalt and roofing over it so the turning radius will be maintained and now enclosed, not open air.
 - L. McCarthy mentioned in jail area currently, we have a holding area, so need to figure out where the horizontal exiting is and the need to extend the existing smoke control system. Applicant mentioned usually S-3 occupied parking areas aren't required to have new smoke control system but with a new holding area, will have too.
 - L. McCarthy clarified looking at this being an assembly occupancy. There are new alarm requirements that were adopted to be aware of as well.
- Heidi Miller (Police):
 - Suggested the sidewalk and the fence continue to define spaces in public vs private for safety issues. She suggests working to do what they can to define space as private area and for way finding services to be connected to Logan.
 - Applicant asked how this is related to courts. H. Miller said that they will have more foot traffic.
 - Questioned what security will be in place for 2nd floor waiting areas and how to monitor it.
 - Applicant would expect camera coverage in area and a Deputy stationed in the holding area will have view of that. There have been discussions to separate them as well.
 - Jen Desrude (Engineering):
 - Interested in way finding plans needed for crossing, signage, and crosswalks.
 - Applicant said by virtue of the development contract it will be the city's responsibility.
 - Eric Wharton (Utilities):
 - One water main will need to be relocated and one that will need to be redone.
 - Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
 - Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
 - Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
 - Need to clarify the wastewater connection to the existing building or separate them.
 - Amy Schmidt(Legal):
 - Communication on the maintenance and operations agreement along with the construction agreements should involve her.
 - Mike Centinario (Planning):
 - Review building material callouts. Annotations do not appear to be correct in a couple locations. It needs to be a unified building.
 - Exterior materials must meet Section 19.63.08. Please provide documentation that the copper shingles are consistent with the existing Civic Center materials.

Face brick must be at least two inches thick. Pre-cast concrete is generally an acceptable material.

- If a ramp is not part of the proposal, remove the ramp from renderings.
- Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 7.0 foot-candles is required within 10 feet of primary building entrances and 2.0 foot-candles at secondary entrances. The City may wish to coordinate replacement of parking lot lighting with the Courthouse project. This will demonstrate meeting minimum lighting requirements. City may want to talk about updating their own lighting as well.
- Include the current impound lot on site plans and the proposed modifications to the lot. Pedestrian improvements are necessary for workers or visitors to cross Logan Avenue. Applicant stated they are not responsible for the changes to the impound lot. M. Centinario stated that whether or not the County is responsible for paying for changes, the changes to the impound lot must be identified on the site plan.
- Because the parking requirement for the various uses at Civic Plaza with the courthouse will exceed the parking supply on site, some sort of non-concurrent use agreement will be necessary. Staff will incorporate parking study information as part of the site plan review.
 - Applicant says will have to coordinate with legal on what they will do on parking because a parking agreement has already been completed. It says that with the supply and demand analysis for parking, the supply is sufficient to meet demand except for significant theatre events. For those days, they can communicate with off-site parking or rescheduling. On a typical day, there would be plenty of parking. If an issue comes to place, the following steps would take place: 1. Management of city and court operations; 2. Implementation of mitigation of measures to deal with physical environment; and 3. If perpetual problem, a study of the ramp would be completed.
 - M. Centinario asked who led the lot study. Asked if the parking agreement has been executed. A.Schmidt says yes and can provide a copy of the study. Since the initial formal study was completed, part of court moved to Southdale Mall, which further reduced parking demand at the Edina location.
 - L. McCarthy asked where existing city vehicle parking would be located. Legal says it is not for impound lot. Lot will then be partly impound and partly court staff lot. City vehicle lot will be moved to another part of the lot – conversation was had with Chief Potts.
- Work with M. Centinario on submitting formal. The application type “major revision to final site and building plans.” M. Centinario will provide additional details about the application submittal outside of meeting for deadlines and requirements.
- G. Markegard asked the applicant to confirm the orientation of the entrance would be changing to be oriented to the west. Applicant stated that is the intent. G. Markegard agrees with the change to better distribute parking.