



September 17, 2019

Bryan Suchy
Tegra Group
801 Nicollet Mall, Suite 1850
Minneapolis, MN 55402

RE: Case # PL201900127
2411 E 86TH ST and 2401 E 86TH ST – SkyWater Technology Foundry, Inc.

Dear Bryan Suchy:

At its regular meeting of September 9, 2019, the City Council approved a rezoning of the base zoning of 2401 and 2411 East 86th Street from CO-1 Commercial Office 1.0 (Planned Development) to IT Innovation and Technology (Planned Development); and Major Revisions to preliminary and final development plans for an approximately 67,000 square foot addition (Case # PL2019-127).

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Footing, Foundation or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

1. Prior to Permit 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.
2. Prior to Permit Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52). A deciduous tree must be incorporated into each parking island. The overall quantity of trees and shrubs must meet or exceed City Code requirements.
3. Prior to Permit All trash and recyclable materials must be stored inside the principal building consistent with the design standards of City Code (Sec. 19.51).
4. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
5. Prior to Permit Given that the building addition crosses an existing property line, the applicant must provide either proof of execution of a tax parcel combination or proof of recording of a replat that resolves the encroachment.
6. Prior to Permit An additional parking lot island in compliance with City Code requirements must be added to the parking row closest to the building addition.
7. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
8. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.

9. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
10. Prior to Permit A Minnesota Department of Health (MDH) watermain review and approval must be obtained or notification from MDH that this permit is not required must be submitted to the City (State of MN).
11. Prior to Permit Applicant must submit a petition and waiver for City sanitary sewer upgrades off site to expand the capacity sufficient to serve the expansion.
12. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
13. Prior to Permit Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
14. Prior to Permit A building permit for all required changes to accommodate the proposed use be obtained.
15. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508). Amend the plans to show a fire hydrant within 50 feet of the fire department connection and within 150 feet of any exterior wall as approved by the Fire Marshal.
16. Prior to C/O Buildings shall meet the requirements of the Minnesota State Fire Code Appendix L (Emergency Responder Radio Coverage) adopted through City Ordinance to have approved radio coverage for emergency responders based upon the existing coverage levels of the public safety communication systems.
17. Prior to C/O Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
18. Prior to C/O The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.
19. Prior to C/O Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
20. Ongoing All construction stockpiling, staging and parking must take place on site and off adjacent public streets and public right-of-way.
21. Ongoing The building use is limited based on the number of on-site parking spaces. No other uses are permitted unless a parking study is conducted.
22. Ongoing All rooftop equipment must be fully screened (Sec. 19.52.01).
23. Ongoing Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.

Should you have any questions regarding this action, please contact Michael Palermo, Planner, at (952) 563-8924 or mpalermo@bloomingtonmn.gov.

Sincerely,



Glen Markegard, AICP
Planning Manager