



Development Review Committee

Approved Minutes

Pre-Application, PL202000107
Meeting Date: June 30, 2020
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Mike Thissen (Env. Health) 952-563-8981
Tim Skusa (Bldg & Insp) 952-563-8953	Londell Pease (Planning) 952-563-8926
Brian Hansen (Eng.) 952-563-4543	Nick Johnson (Planning) 952-563-8925
Rozlyn Tousignant (Eng) 952-563-4627	Jason Heitzinger (Assessing) 952-563-4512
Steve Segar (Utilities) 952-563-4533	Eileen O'Connell (Pub. Health) 952-563-4964
Megan Rogers (Legal) 952-563-4889	

Project Information:

Project	Seagate parking ramp - 7801 Computer Ave - PDP/FDP
Site Address	7850 Nord Avenue South, Bloomington, MN 55435 7801 Computer Avenue South, Bloomington, MN 55435
Plat Name	SEAGATE 2ND ADDITION; SEAGATE 2ND ADDITION;
Project Description	Seagate parking ramp
Application Type	Major Revision to Preliminary Development Plan Final Development Plan
Staff Contact	Nick Johnson - nmjohnson@BloomingtonMN.gov (952) 563-8925
Applicant Contact	Eric Sahnnow - esahnnow@bwbr.com
Post Application DRC	Yes

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/please and enter "PL202000107" into the search box.

Guests Present:

Name	Email
Eric Sahnnow	esahnnow@bwbr.com
Peter Wenzel	
Rick Beaver	
Trever Gruys	tgruys@loucksinc.com
Nate Roisen	nroisen@bwbr.com

INTRODUCTION –:

- Nick Johnson (Planning):
 - Major Revision to Preliminary Development Plans and Final Development Plans for to construct a three-story parking ramp with 600 parking stalls with the ability to add 200 more parking stalls with a future expansion and other associated site improvements. The site plan

includes a future phase building addition that would be submitted and reviewed as part of a separate application process later this summer/fall.

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.

- Jason Heitzinger (Assessing):
 - No comment
- Mike Thissen (Environmental Health):
 - No comment
- Tim Skusa (Building and Inspection):
 - Skusa noted that staff would like to see a code analysis and that the applicant will need to be mindful of the updated MN building code as well as accessibility requirements.
- Laura McCarthy (Fire Prevention):
 - Fire has significant concerns regarding the reduced, and in some cases, no emergency vehicle access to the existing campus the proposed development creates.
 - Emergency vehicle access to the existing campus shall be maintained during construction.
 - Fire has significant concerns regarding the proposed elimination and relocation of existing hydrants and access to the existing fire department connection(s).
 - McCarthy requested a separate meeting to discuss emergency vehicle access and water supply for the project and existing property.
- Brian Hansen (Engineering):
 - Hansen noted that this project will require a stormwater management plan, and that the applicant will need to work with the Nine Mile Creek Watershed District on any permitting they will require.
 - Hansen addressed ingress and egress preferences for the ramp with ingress provided from the most east entrance and egress from the west.
 - Hansen asked that the applicant illustrate property lines on future plans.
- Steve Segar (Utilities):
 - Segar noted that there is a hydrant coverage radius staff added to plans.
 - Segar explained that the City prefers that the applicant maintain looping.
- Eileen O'Connell (Public Health):
 - No comment
- Megan Rogers (Legal):
 - No comment
- Nick Johnson (Planning):
 - Parking structure exterior materials and design must be compatible with surrounding buildings and must block the visibility of headlights. Structure facades fronting public streets must be enhanced as noted in subsection (B)(ii), and structure access points fronting on public streets must be architecturally articulated to add visual interest. See Section 21.301.06(h)(2)(B) of the City Code for parking structure design standards.

- The City Code does not allow business signs on a parking ramp. Signs must be on the wall of the occupied building or freestanding, as allowed.
- A tax parcel combination to combine the tax record of the two subject properties must be completed. See Section 22.11.1 of the City Code to understand the Tax Parcel Combination application process and requirements.
- The comment summary includes multiple performance standards pertaining to surface and structure parking stall design.



Comment Summary

Application #: PL2020-107

Address: 7850 Nord Avenue South, Bloomington, MN 55435
7801 Computer Avenue South, Bloomington, MN 55435

Request: Seagate parking ramp

Meeting: Pre-Application DRC - June 30, 2020

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

Planning Review: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) Parking quantity requirements are specified in Section 21.301.06(d) of the City Code. The applicable parking ratios are as follows: warehouse = 1/1,000 SF, manufacturing/production = 1/500 SF, and office 1/285 SF. A full parking analysis can be completed when more information about the proposed future addition is provided.
- 2) The minimum size for 90-degree parking stalls within a parking structure is 8.5 feet x 18 feet. Minimum drive aisles width must be 24 feet for 90-degree parking. Up to 20 percent of stalls can be compact stalls (8' x 16') if meeting other performance standards. See Section 21.301.06(h)(2)(C) of the City Code for parking structure dimensional standards.
- 3) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree. Many islands are missing trees as well as some end or tier islands are missing and must be added.
- 4) Landscaping must be added to the site based upon the amount of site disturbance at a rate of one tree per 2,500 square feet and one shrub per 1,000 square feet. All landscaping removed for the parking structure and associated improvements must also be replaced.
- 5) A three foot high screen for a parking lot adjacent to all public streets
- 6) Parking lot and exterior security lighting for the parking ramp must meet Section 21.301.07 of the City Code. For the ramp interior spaces, a minimum 3.0 foot-candles maintained (0.81 LLF or lower) is required on the parking surface (which may be reduced to 1.5 foot-candles for the outer perimeter of the ramp). The surface lots that are changed must have 1.5 foot-candles maintained on the parking surface (which may be reduced to 0.75 foot-candles for the outer perimeter of the parking lot)
- 7) Parking structure exterior materials and design must be compatible with surrounding buildings and must block the visibility of headlights. Structure facades fronting public streets must be enhanced as noted in subsection (B)(ii), and structure access points fronting on public streets must be architecturally articulated to add visual interest. See Section 21.301.06(h)(2)(B) of the City Code for parking structure design standards.
- 8) Provide public sidewalk along Computer Avenue S per Section 21.301.04 of the City Code.
- 9) The City Code does not allow business signs on a parking ramp. Signs must be on the wall of the occupied building or freestanding, as allowed.
- 10) Show location of a bike rack and bike rack detail on the plan.

- 11) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 12) Stormwater ponds along streets must provide a setback of 20 feet. Raingardens are allowed, provide they are not within an easement and the required screening for parking lots is provided.
- 13) A tax parcel combination to combine the tax record of the two subject properties must be completed. See Section 22.11.1 of the City Code to understand the Tax Parcel Combination application process and requirements.
- 14) Adequate facility parking must be provided during construction. If there are limits to occupancy proposed during construction, these scenarios must be reviewed with Planning.
- 15) The subject application is a Major Revision to Preliminary Development Plans and Final Development Plans. The application fee is \$830 for each review (\$1,660 total).

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

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code
- 3) Provide a code analysis with the plans.
- 4) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.

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

- 1) Significant concerns with emergency vehicle access and circulation to the existing structures, parking ramp and addition.
- 2) There appears to significant gaps in hydrant coverage for the existing structures with the proposed changes. Install hydrants within 150 feet of all exterior walls to provide fire protection for all structures.
- 3) Parking ramp would be required to be sprinklered if the added screens create an enclosed building per the building code.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) A Minnesota licensed civil engineer must design and sign all civil plans.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 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) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 8) An erosion control bond is required.
- 9) Show erosion control BMP locations on the plan
- 10) List erosion control maintenance notes on the plan.
- 11) Provide a turf establishment plan
- 12) 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.
- 13) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

- 14) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 15) Parking lots located on the south side of the property are subject to flooding. Modeled 100-yr peak flood elevation is 822.6 MSL

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

- 1) 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.
- 2) Ingress to the proposed ramp should be provided through the most easterly access to avoid potential conflicts with a future public roadway along the south frontage of the proposed ramp.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) A Minnesota licensed civil engineer must design and sign all civil plans.
- 3) 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) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Future Fab Addition conflicts with two hydrants.
- 9) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 10) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 11) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 12) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 13) 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.
- 14) Parking ramp drainage needs to be reviewed depending on wall design. Also reviewed for fire system.
- 15) See Document Markups

Public Works Admin Review: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Review Right of Way Use agreement with terms for future public street in ROW for potential updates that may be needed.
- 2) Private common utility easement/agreement must be provided.
- 3) Private common driveway/access easement/agreement must be provided.
- 4) Show and label all property lines and easements on all plan sheets. There are swk/bkwy and D/U easements along the north side of the street easement.
- 5) No Storm pond/basin allowed in ROW or Easements.