



Development Review Committee

Approved Minutes

Pre-Application, PL2020-201
Meeting Date: October 20, 2020

Via-Web-ex
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Duke Johnson (Bldg & Insp) 952-563-8959
Tim Skusa (Bldg & Insp) 952-563-8953
Tim Kampa (Utilities) 952-563-8776
Mike Hiller (Planning) 952-563-4507
Glen Markegard (Planning) 952-563-8923
Kelly Beyer (Bldg. & Insp) 952-563-4519
Rena Clark (Parks & Rec) 952-563-8890
Julie Long (Eng.) 952-563-4865
Kirk Roberts (Traffic Eng.) 952-563-4915

Kent Smith (Assessing) 952-563-8707
Jason Heitzinger (Assessing) 952-563-4512
Erik Solie (Env. Health) 952-563-8978
Mike Thissen (Env. Health) 952-563-8981
Nick Johnson (Planning) 952-563-8925
Eileen O'Connell (Pub. Hlth.) 952-563-4964
Maureen O'Brien (Legal) 952-563-8781
Jason Schmidt (H.R.A.) 952-563-8922
Cherie Shoquist (H.R.A) 952-563-8946
Bruce Bunker (Eng.) 952-563-4546

Project Information:

Project	Days Inn Medical Office - 7851 Normandale Blvd - Preapp DRC
Site Address	7851 Normandale Boulevard, Bloomington, MN 55435
Plat Name	REGISTERED LAND SURVEY NO 989;
Project Description	Final Site and Building Plans to construct a four-story medical office building and Preliminary and Final Plat (Type I) to plat a metes and bounds parcel.
Application Type	Final Site and Building Plan; Preliminary/Final Plat - Type I
Staff Contact	Nick Johnson: nmjohnson@BloomingtonMN.gov; (952) 563-8925
Applicant Contact	Don Rolf; drof@popearch.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 "PL202000201" into the search box.

Guests Present:

Name	Email
Don Rolf, Pope Architects, Inc.	drof@popearch.com
Keith Alstead, United Properties	keith.ulstad@uproperties.com
Paul Holmes,	
Tom Lincoln, Kimley Horn	tom.lincoln@kimley-horn.com
Jennifer ?	

INTRODUCTION –:

- Nick Johnson (Planning):
 - Final Site and Building Plans for a four-story medical office building with 120,000 gross square feet of floor area and associated parking ramp. Type I Preliminary and Final Plat to plat a metes and bounds parcel with no changes in lot lines.

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):
 - No comment.
- Jason Heitzinger (Assessing):
 - Park Dedication Fee is calculated to be \$85,176.00 with information provided.
- Erik Solie (Environmental Health):
 - All temporary monitoring wells and borings have been sealed to State Statute and you are cleared to move forward.
 - Thissen asked if they are intending to purchase the parking lot to the east. Johnson stated no, but there are currently access agreements in place.
- Tim Skusa (Building and Inspection):
 - Will reserve comments until we see more detailed plans. If there are building code related questions, please contact Building and Inspection.
- Brian Hansen (Engineering):
 - Please identify ADA route to get into the building.
 - Kirk Roberts stated the southerly access may be impacted by the realignment of 78th Street in the future.
- Steve Segar (Utilities):
 - Looking to improve utilities in the area that are outdated and to loop water system at the site to bolster the water system.
- Maureen O'Brien (Legal):
 - No comment.
- Eileen O'Connell (Public Health):
 - Mother's room is required and be included in the plans. Must be separate from restroom.
- Jason Schmidt (H.R.A.)
 - No comment.
- Nick Johnson (Planning):
 - Questioned whether the applicant requests will be for final site and building plans or requesting deviations through a planned development. If desiring deviations from the Zoning Code, perhaps the site should be rezoned to C-4.
 - Noted minimum front building setback in CS-1 is 60 feet,
 - Noted the parking area is not complying with the required 20 foot setback.
 - Parking structure design must comply with Section 21.301.06(h)(2)(B).
- Don Rolf: Thanked staff for the comments received. Need to go through the comments. No additional question at this time.
- Keith Alstead stated they want to work with the City and are willing to work with the City to complete the development entitlements in the most expeditious way.



Comment Summary

Application #: PL2020-201

Address: 7851 Normandale Boulevard, Bloomington, MN 55435

Request: **Final Site and Building Plans to construct a four-story medical office building and Preliminary and Final Plat (Type I) to plat a metes and bounds parcel.**

Meeting: Pre-Application DRC - October 20, 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) The subject application would require Final Site and Building Plans and a Type I Preliminary and Final Plat. The associated application fee would be \$920. IF you apply for Preliminary and Final Development Plans instead of Final Site and Building Plans, the site would need to be rezoned with the Planned Development (PD) Overlay District. The necessary application fees would increase and review timelines would increase. Contact Planning for questions about the correct application to file.
- 2) Maximum structure lot coverage in CS-1 district is 30% (Sec. 19.40.07(g)). The proposed condition, including parking structure, would have a structure lot coverage of 37.5%.
- 3) Minimum front building setback in CS-1 district is 60 feet. Are you planning to rezone to C-4?
- 4) A 20-foot front yard setback is required (Sec. 19.52(c)(4)(A)). Parking area may not encroach.
- 5) Minimum internal island width is 8 feet.
- 6) Confirm this is a one-way drive aisle. Aisle width may be inadequate.
- 7) Parking islands should be three feet shorter than adjacent stall.
- 8) Parking structure stall dimensions and associated drive aisles must comply with Section 21.301.06(h)(2)(C) of the City Code.
- 9) Minimum side yard setback in CS-1 District is 20 feet plus one-quarter foot for every foot above 60 feet in structure height.
- 10) Exterior building materials for the medical office building must meet Section 19.63.08(c)(1) of the City Code.
- 11) Parking structure design must comply with Section 21.301.06(h)(2)(B) of the City Code. Ramp must be designed to block visibility of headlights from the exterior. Ramp facades that front public streets must be enhanced as described in Code.
- 12) Exterior lighting for the overall development must comply with Section 21.301.07 of the City Code. Photometric lighting plan (with both Initial and Maintained (LLF 0.81) light levels) must be provided.
- 13) A medical office with 120,000 gross square feet would require interior trash and recycling storage with a minimum area of 600 square feet (Sec. 21.301.17).
- 14) Site must have 70 trees and 175 shrubs (Sec. 19.52).
- 15) Redevelopment requires the construction of public sidewalks along public street frontages (Sec. 21.301.04(b)(1)). The City Council has the authority to defer construction of public sidewalks for nonresidential development if certain criteria is met. Contact staff to discuss more specifics.

- 16) The proposed medical office facility would require 421 total parking stalls. A formal parking analysis would be completed upon receipt of the architectural floor plans.
- 17) End-of-tier parking island w/tree required.

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) Building plans must be signed by a MN licensed architect.
- 5) SAC review by MET council will be required.

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

- 1) If the parking ramps is partially or fully enclosed per the building code, sprinkler protection may be required. Standpipes will be required regardless.
- 2) Emergency vehicle access lane and turning radius to accommodate Ladder 3 dimensions.

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

- 1) Non-Residential Driveway Approach required
- 2) Where is the ADA route to get into the building? Curb Cut, ped ramp?

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

- 1) MnDOT has plans for 494 that will affect the alignment of 78th Street in the future. New alignment will likely follow public right-of-way line. Place sidewalk in a sidewalk/bikeway easement behind property line.
- 2) Show location of a bike rack and bike rack detail on the plan.
- 3) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 4) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 5) Show and label all property lines and easements on all plan sheets.
- 6) 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.
- 7) Provide trip generation numbers for the site using ITE Trip Generation Standards. Traffic study may be required.
- 8) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 9) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.
- 10) 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.

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

- 1) An erosion control bond is required.
- 2) List erosion control maintenance notes on the plan.
- 3) Show erosion control BMP locations on the plan

- 4) 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.
- 5) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 9) Provide a turf establishment plan
- 10) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 12) WCA application will be required for any wetland impacts. No documentation regarding the existing wetland being considered an incidental wetland has been received.

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

- 1) Public drainage/utility and easements must be provided on the plat.
- 2) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22. Preliminary plat submitted is for neighboring property.
- 3) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 4) 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. No final plat submitted.
- 5) Updated private common driveway/access easement/agreement must be provided.
- 6) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 7) Show and label all property lines and easements on all plan sheets.
- 8) Consent to plat form is needed from any mortgage companies with property interest.
- 9) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.

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) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line. Existing services off Viking Dr. are probably not up to current standards and should be reviewed for suitability and abandoned if not usable.
- 3) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 4) An inspection manhole is required on all commercial sewer services.
- 5) Provide peak hour and average day water demand and wastewater flow estimates.
- 6) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference.
- 7) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. A truck accessible hydrant must be within 50' of FDC.
- 8) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. 4" watermain off Viking Dr. is not up to current standards.

- 9) 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.
- 10) Use schedule 40, SDR 26, or better for PVC sewer services.
- 11) 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
- 12) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 13) Private common utility easement/agreement must be provided (if needed).
- 14) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 15) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 16) Use standard short cone manholes without steps.
- 17) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 18) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 19) 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.
- 20) 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.
- 21) 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.
- 22) Install interior chimney seals on all sanitary sewer manholes.
- 23) 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.
- 24) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 25) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 26) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 27) How will parking lot drainage be managed? If lowest level has sewer limit runoff entering ramp.

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

- 1) All temporary monitoring wells and borings have been sealed to State Statue
- All temporary monitoring wells and borings have been sealed to State Statue