



Development Review Committee

Approved Minutes

Pre-Application, PL202100026
Meeting Date: February 16, 2021
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
Laura McCarthy (Fire Prev) 952-563-8965
Tim Skusa (Bldg & Insp) 952-563-8953
Rozlyn Tousignant (Eng.) 952-563-4627
Tim Kampa (Utilities) 952-563-8776
Steve Segar (Utilities) 952-563-4533
Schane Rudlang (HRA) 952-563-4861

Jason Heitzinger (Assessing) 952-563-4512
Erik Solie (Env. Health) 952-563-8978
Michael Centinario (Planning) 952-563-8921
Nicholas Kelly (Public Health) 952-563-4962
Maureen O'Brien (Legal) 952-563-8781
Renae Clark (Park & Rec) (952) 563-8890

Project Information:

Project	SICK Technology multiple use campus development
Site Addresses	2501, 2601, and 2701 American Boulevard East, 2600 Lindau Lane
Plat Name	R E Murray 1 st Addition, Bird and Cronin Addition, Alpha Business Center
Project Description	Rezoning, Preliminary and Final Development Plans, and a Preliminary and Final Plat for the Sick Technology Campus
Application Types	Rezoning, Preliminary and Final Development Plan and Type II Preliminary and Final Plat
Staff Contact	Mike Centinario – mcentinario@bloomingtonmn.gov (952) 563-8921
Applicant Contact	Michael Berg - mberg@clowberg.com (612) 345-2559
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/please and enter "PL202100026" into the search box.

Guests Present:

Name	Email
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Michael Berg	mberg@clowberg.com
Dave McGinty	
Laura Clarens	
David Wood	

INTRODUCTION – Mike Centinario (Planning):

Sick Technology Development returning to DRC for a resubmittal and formal review. Development will be a multi-phased project; with a mix of office, production, and warehousing. There are four Phases in total. Seeking preliminary and final development plan, preliminary and final plat, and platting variance approvals.

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):
 - Heitzinger noted that the Park Dedication fee will be approximately \$204,357 for the entire project, this is due to a platting requirement. Heitzinger explained that a Phase I only Park Dedication fee has been valued at approximately \$25,506.
- Erik Solie (Environmental Health):
 - No comment.
- Tim Skusa (Building and Inspection):
 - Skusa referred the applicant to the Comments Summary sheet.
 - Applicant noted that they are ready to schedule a Plan Review.
- Laura McCarthy (Fire Prevention):
 - McCarthy referred the applicant to the Comments Summary sheet.
 - McCarthy highlighted the access road and shared that the approach will need to be asphalt or concrete.
- Brian Hansen (Engineering):
 - Hansen explained that the plans show trees and plantings located within the most recent Xcel easement provided to Staff. The terms of the most recent easement document prohibit plantings within the easement area. The plantings must be relocated out of the easement area or the terms of the easement must be revised.
 - Hansen addressed the 26th Avenue dead end; reminding the applicant to ensure that vehicles, including emergency vehicles, have sufficient access to turn around and this must be shown on the approved plans.
 - Hansen reminded them of the Bloomington Surface Stormwater Management requirement.
- Tim Kampa (Utilities):
 - Kampa noted that there are several sewer services off of American Boulevard and that those manholes will need to be abandoned.
 - Kampa explained in light of a new Engineering project, City staff would like the applicant to bring sewer service back out to 28th Avenue.
 - Kampa reminded the applicant that the water service loop will need to be 12”.
 - Kampa noted that the water service coming into the building is close to other utility services; if ever the water service needs work, the other services will likely be taken out simultaneously. The applicant should look to separate utility lines.
- Nicholas Kelly (Public Health):
 - No comment.
- Maureen O'Brien (Legal):
 - No comment.
- Mike Centinario (Planning):
 - Centinario summarized several deviations from City Code related to the Mixed-Use Zoning District standards.

- Centinario addressed the City's landscaping requirement, noting City staff will work with applicant.
- Centinario highlighted the exterior materials, particularly the precast concrete as a primary material.
- Centinario addressed some color concerns regarding the glass on the applicant's building elevation drawings.
- Centinario briefly explained the FAA regulations, applicant will need to work with FAA.
- Centinario reviewed the applicant's sidewalk connections.



Comment Summary

Application #: PL202100026

Address: 2501, 2601, and 2701 American Boulevard East, 2600 Lindau Lane

Request: **Rezoning, Preliminary and Final Development Plans, Preliminary and Final Plat, Platting Variance to defer Park Dedication Fees, and Conditional Use Permit for the Sick Technology Campus**

Meeting: Pre-Application DRC - February 16, 2021

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

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

- 1) After City Council approval - please call Building and Inspections to schedule Pre-Permit meetings.
- 2) Must meet 2020 MN State Building Code and 2020 MN Accessibility Code.
- 3) Provide a detailed code analysis with the plans.
- 4) SAC review by MET council will be required.
- 5) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.
- 6) An elevator is required for all mezzanines with more than 30 occupants.

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

- 1) Fire Department Connection shall face 28th Avenue as depicted in the Civil Plans.
- 2) Provide adequate turning radius using Ladder 3 specs for all emergency vehicle access lanes.
- 3) A significant dead end is created when the link between phase I and II is completed. Emergency vehicle access shall be provided in a way that does not create a dead end and access is provided around/to all buildings.
- 4) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 5) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 6) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 7) All emergency vehicle access roads shall be asphalt or concrete able to support 40 tons.
- 8) At least one lock box will be required for the building.
- 9) Building/property shall be adequately signed for emergency response.

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

- 1) Verify ownership and managers of street lighting

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

- 1) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line. Please abandon the two private sanitary sewer MHs on the edge of American Blvd by plugging the downstream side of the service, pulling the top section, and filling with sand.
- 2) An inspection manhole is required on all commercial sewer services. Please move the sewer service back to 28th Ave as originally proposed.
- 3) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Please move the other utility services away from the water service so that any future water pipe repairs can be completed safely.
- 4) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. A tapping valve will be included at the connection point as part of the City paid for services.
- 5) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants. Please install a valve mid-way on the new south side 800' water line. Also put a valve on the water service so that hydrants won't be out of service in the case of a building water shut down.
- 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. If the building is ever going to have a kitchen and serve any food, a grease interceptor will be required.
- 7) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Make sure a hydrant to be within 50' of the Fire Department Connection.
- 9) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. Make sure the loop is 12" all the way from one side to the other.
- 10) Abandon private San MH as directed by Utilities Inspector - See utility plan.
- 11) Tap to be made by City forces - Move valve as shown on plans.
- 12) Abandon existing private san MH - Plug service downstream of MH, remove MH top section and fill with sand as directed by Utilities Inspector.
- 13) Please move Gas Com and Power away from the water service to allow for safe repairs in the future.
- 14) Please Move San Sewer service back to originally proposed location (SE corner of Bldg).
- 15) There must be a valve on the water service for shutdown without shutting off supply to hydrants.

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

- 1) Proposed 15' NSP (Xcel) Utility easement adjacent to existing easement and extending the length of property.
- 2) Proposed 15' Xcel easement does not allow trees.
- 3) 26th Ave is a public street. Do we need a turnaround area?
- 4) Public drainage/utility and easements must be provided on the plat as approved by City Engineer. Should cover all existing utilities.
- 5) Existing easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 6) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 7) 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.
- 8) Private common driveway/access easement/agreement must be provided.

- 9) Private common utility easement/agreement must be provided.
- 10) Show and label all property lines and easements on all plan sheets.
- 11) Right-of-way dedication is required on the final plat.
- 12) 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.
- 13) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 14) 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.
- 15) Consent to plat form is needed from any mortgage companies with property interest.
- 16) Emergency vehicle access agreement needed?

Water Resources Review Contact: 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) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 4) Show erosion control BMP locations on the plan
- 5) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 6) 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.
- 7) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 10) Provide a turf establishment plan
- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

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

- 1) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 2) Remove the stop signs at the site driveways. State code governs, and specifies that vehicles must yield at the major road. The turn restriction signs are fine.
- 3) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 4) Show location of a bike rack and bike rack detail on the plan.
- 5) 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.
- 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 appropriate MUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 8) A traffic study is required to be completed prior to the application submittal. The traffic study has already been completed.

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

- 1) All figures are calculated from the data in the project narrative. Final park dedication subject to change if numbers differ from the ones provided. Park dedication for the entire project has been calculated, as that is the expectation when a new plat is created. The total park dedication fee for the entire project is estimated to be \$204,357. This includes credit for previously existing buildings. In the event that an agreement has been worked out to allow only a portion of park dedication to be paid up front, a phase one only calculation has also been performed. This number is \$25,506, and includes credit for previously existing buildings.

Planning Review Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) The development requires a number of entitlements. These include: rezoning 2501 and 2701 American Boulevard East and 2600 Lindau Lane from LX Lindau Mixed Use to LX(PD) Lindau Mixed Use (Planned Development); Preliminary Development Plans for a multi-phase Technology Campus at 2501, 2601, and 2701 American Boulevard East and 2600 Lindau Lane, and Final Development Plans for Phase 1 of the Technology Campus; a Preliminary and Final Plat to adjust property boundaries; a platting variance to defer park dedication for future development phases; and a Conditional Use Permit for a Technology Campus. Ensure the project description identifies all of the entitlements noted above.
- 2) Landscaping provided is deficient of the minimum landscaping requirement. Some landscaping is identified to be incorporated into Phase 2. Staff's expectation is the landscaping plan meet the minimum requirements for Phase 1. Landscaping may be planted in such a way as to limit the amount that is disturbed with future phases.
- 3) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required on the parking surface (which may be reduced to 0.75 foot-candles for the outer perimeter of the parking lot. Higher lighting levels are required at entrances and pedestrian crossings.
- 4) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 5) 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.
- 6) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 7) The development does not meet the minimum floor area ratio (FAR) for the LX zoning district. A deviation from City Code is required.
- 8) Sidewalk connection from the building to public sidewalk or street must be a minimum 5-feet in width.
- 9) A three foot high screen for a parking lot adjacent to all public streets
- 10) Show location of a bike rack and bike racks detail on the plan. Number and location of bike racks must be approved by City Engineering.
- 11) Exterior materials must meet Section 19.63.08. The proposed materials, pre-cast architectural concrete panels require a deviation from City Code. Please provide additional detail on the proposed panels.
- 12) Maximum building height is 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.
- 13) Building permits cannot be issued until an Airport Zoning Permit is issued by the City. In order to process an Airport Zoning Permit quickly, provide FAA No Hazard Determinations. An Airport Zoning Permit may not be necessary for Phase 1.
- 14) The Phase 2 building setback along Lindau Lane and 28th Avenue is well above the maximum setback. To mitigate the large building setback, the PDP should identify a public plaza/space.
- 15) Continue to depict sidewalk connections for future phases. Phases 2-4 do not show many sidewalks.
- 16) The Phase 3 parking analysis (Sheet P1-013) does not include Phase 3.
- 17) The Phase 4 parking analysis (Sheet P1-014) does not include Phases 3 or 4.

- 18) Identify sidewalk widths. Sidewalks along parking stalls must be 7 feet wide to account for vehicle overhang. Other sidewalk connections must be at least 5-feet. A number of sidewalks do not meet minimum width requirements.
- 19) The site is located in an area with significant airplane noise. Noise attenuation measures must be studied by a noise consultant. The development must follow the recommendations of the consultant's report as required by the Development Agreement.
- 20) A number of deviations are needed for mixed use district building design standards (Section 21.301.03(b)). These standards are for building setback, massing, and transparency along public right of way. The project description includes commentary on these requirements, but identifies a 50-foot building height requirement. That section of the Code reads:

(3) Structure height. To promote intensity in the mixed use districts (C-5, LX), at least 60% of the building footprint area on a site must rise to at least two stories or 25 feet in height. Structures in the mixed use districts must meet the height limitations of § 21.301.10. Additionally, structures in the LX District must meet the height limitations of the Airport Runway Overlay Districts in § 19.38.03.
- 21) Add a tree to southernmost parking islands
- 22) Identify the Phase I transparency percentage along 28th Avenue. The proposed elevation will not meet the minimum 50% requirement - a deviation from City Code is required.
- 23) It seems like there is a building elevation color issue. The Phase 1 north elevation identifies 32% glass, which is visually inconsistent with the drawing. Please update.