



Development Review Committee

Approved Minutes

Development Application, #PL202100044

Mtg Date: March 16, 2021

Web-Ex

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
Renae Clark (Park & Rec) (952) 563-8890

Jason Heitzinger (Assessing) 952-563-4512
Erik Solie (Env. Health) 952-563-8978
Mike Thissen (Env. Health) 952-563-8981
Michael Centinario (Planning) 952-563-8921
Megan Rogers (Legal) 952-563-4889
Maureen O'Brien (Legal) 952-563-8781

Project Information:

Project SICK Technology Campus development

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

Plat Name R E MURRAY 1ST ADDITION; BIRD AND CRONIN ADDITION; ALPHA BUSINESS CENTER;

Project Description Rezone 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 I 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

Application Type Rezoning, Preliminary and Final Development Plan, Preliminary and Final Type II Plat and Platting Variance

Staff Contact Mike Centinario – (952) 563-8921 mcentinario@bloomingtonmn.gov

Applicant Contact David Wood – (612) 968-2322 david.wood@ancoats.com

PC April 8, 2021 – Public Hearing
CC (tentative) May 5, 2021 – Public Hearing

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, “PL202100044” into the search box.

Guests Present:

Name	Email
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Introduction: Mike Centinario, Planning

SICK has submitted development applications to Rezone 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, and Final Development Plans for Phase 1 of the Technology Campus; Preliminary and Final Plat to adjust property boundaries; Platting Variance to defer park dedication for future development phases; and a Conditional Use Permit for a Technology Campus.

Discussion/Comments:

Please review the comment summary and plans for mark-up comments as all the comments are not discussed at the meeting.

- Renae Clark (Park and Recreation):
 - No comment
- Jason Heitzinger (Assessing):
 - Heitzinger updated the Park Dedication Fee valuation at \$25,506 for Phase I of the development; and a Park Dedication Fee of \$204,357 for the entire project.
- Erik Solie (Environmental Health):
 - No comment
- Tim Skusa (Building and Inspection):
 - No comment
- Laura McCarthy (Fire Prevention):
 - McCarthy made note of the fire lane on the south side of Phase I.
- Erica Brown (Police):
 - No comment
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Hansen explained that the applicant may need to dedicate a public right-of-way for the emergency vehicle turn-around space.
 - Hansen shared that the upcoming 2021 City sanitary sewer project on 28th Ave could install the connection to the proposed development. SICK is encouraged to coordinate with the City project to have this service stub installed in the correct location.
- Tim Kampa (Utilities):
 - Kampa noted that the applicant will need to design the water service to isolate the building without losing hydrant service.
 - Kampa highlighted the hydrant on the north side, stating that staff may want to see hydrant located within 50' of the FDC as opposed to the existing 83'.
 - Kampa explained that should the cafeteria/kitchenette produce food, particularly grease, a grease interceptor may be required.
- Megan Rogers (Legal):
 - No comment
- Mike Centinario (Planning):
 - Centinario noted that the applicant will need to ensure they are following FFA requirements and have No Hazard Determinations before permits may be issued.
 - Centinario reminded the applicant to notate the 65 stalls of parking on the plans.
 - Centinario referred to comments included in the Comment Summary.



Comment Summary

Application #: PL2021-44

Address: 2501, 2601, and 2701 American Blvd. E. and 2600 Lindau Lane, Bloomington, MN 55425

Request: an application by SICK Product & Competence Center Americas, LLC to Rezone 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, and Final Development Plans for Phase 1 of the Technology Campus; Preliminary and Final Plat to adjust property boundaries; Platting Variance to defer park dedication for future development phases; and a Conditional Use Permit for a Technology Campus

Meeting: Post Application DRC - March 16, 2021
Planning Commission - April 08, 2021
City Council (tentative) - May 03, 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) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.
- 3) Provide a detailed code analysis with the plans.
- 4) SAC review by MET council will be required.
- 5) Future phases shall meet MN State Building Code
- 6) Mezzanines with more than 30 occupants shall have an elevator.

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

- 1) Emergency vehicle access road shall be asphalt, concrete or similar that is maintainable in all weather conditions.
- 2) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 3) Fire department connection to be located on 28th Avenue.
- 4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 5) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will 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) Adequate emergency vehicle access has not been provided for phase 2 office building.

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

- 1) The existing San Sewer main and MH's from 82nd St to American Blvd on 28th Ave will be abandoned with the 2021 Project that is mentioned below.
- 2) Keep all sawcuts out of existing wheel paths, extend to lane or curb lines
- 3) Is this adequate for a plow to turn around?
- 4) Coordinate all work and access off of 28th Ave with the City Project 2019-501/502 28th Ave and EOSR Sanitary Sewer Capacity Improvement Project which is scheduled for May-Oct 2021. SB 28th Ave will most likely be closed between Am Blvd and EOSR as work progresses.

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

- 1) An erosion control bond is required.
- 2) 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.
- 3) Show erosion control BMP locations on the plan
- 4) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
- 5) List erosion control maintenance notes on the plan.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 8) Provide a turf establishment plan
- 9) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

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

- 1) Please add a valve on the building water service
- 2) A new San Sewer Main will be installed in 28th Ave in 2021. Please coordinate with Bloomington Engineering regarding providing a sewer service. Confirm sizing, material, location, timing and funding to make connection with that line. If timing works the pipe and MH to the old main will not be needed.
- 3) 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.
- 4) See Document Markups

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

- 1) Show location of a bike rack and bike rack detail on the plan.
- 2) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 3) 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.
- 4) See Document Markups

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

- 1) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 2) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 3) 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.

- 4) Show and label all property lines and easements on all plan sheets.
- 5) Right-of-way dedication is required on the final plat.
- 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) Consent to plat form is needed from any mortgage companies with property interest.
- 8) 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. Need further discussion on which easements to vacate and which are needed on new plat.
- 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.
- 10) Public drainage and utility and easements must be provided on the plat. A number of areas where proposed don't cover existing utilities.
- 11) Private common utility easement/agreement must be provided.
- 12) Private common driveway/access easement/agreement must be provided.
- 13) ROW dedication for public turnaround

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) With a multiple phased development like SICK, the review is a hybrid of the Phase I plans along with future phases. Final development plan (FDP) review is for Phase 1, while future phases are reviewed through the preliminary development plan (PDP).
- 2) Show location of a bike rack and bike rack detail on the plan. Quantity and locations of racks to be approved by the City Engineer.
- 3) 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. Preliminary and final plat approval are necessary for the development which triggers park dedication fees. A platting variance application has been submitted to defer park dedication fees for future phases until those phases are developed. If the City Council approves the variance, Phase 1 park dedication fees would be due prior to the plat being recorded.
- 4) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 5) Although the development is a mix of office, production and warehouse uses, exterior storage of equipment and materials is not permitted in the LX zoning district.
- 6) Maximum building height is somewhat 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 - if not already done, 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.
- 7) Landscaping plans must be approved by the Planning Manager prior to the issuance of a building permit. A landscaping surety for Phase 1 will also be required prior to permit.

- 8) Exterior materials must meet Section 19.63.08. Glass is a permitted primary material while pre-cast concrete will require development flexibility from City Council.
- 9) 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 footcandles for the outer perimeter of the parking lot. Minimum illumination for primary entrances is 7.0 footcandles maintained. An approved lighting plan is required prior to the issuance of a building permit. A draft lighting plan was submitted with the application. On-going modifications to the lighting plan must be reviewed by Planning staff.
- 10) Correct minor building area total on Sheet P1-011. Totals on subsequent sheets need to be amended as well.
- 11) What is intended for the fenced equipment yard to the north of Phase 1? Mechanical equipment? Exterior storage of materials is not permitted in the LX zoning district.
- 12) Consider a prairie seed mix with taller grasses and forbs. Regardless of the mix, some maintenance will be needed to keep weeds at bay.
- 13) Has there been any conclusion regarding plantings in and around the Xcel easement area? Are significant changes to the landscaping plan anticipated?
- 14) The exterior elevation details are very helpful in depicting the variety of pre-cast concrete panels to be used. Are there images from the manufacturer you could provide to further illustrate panel texture variety?
- 15) Depict the proof of parking on the site plan or provide a supplemental proof of parking site plan.