



Development Review Committee

Approved Minutes

Pre-Application, PL2021-153

Meeting Date: July 13, 2021

McLeod Conference Room (Via Web-ex and In-Person)

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543
 Laura McCarthy (Fire Prev) 952-563-8965
 Bernadette Gillespie (Bldg & Insp) 952-563-4709
 Steve Segar (Utilities) 952-563-4533
 Megan Rogers (Legal) 952-563-4889
 Maureen O'Brien (Legal) 952-563-8781
 Renae Clark (Park & Rec) (952) 563-8890
 Todd Angus (Assessing) 952-563-4539
 Julie Farnham (Planning) 952-563-4739

Kent Smith (Assessing) 952-563-8707
 Jason Heitzinger (Assessing) 952-563-4512
 Mike Thissen (Env. Health) 952-563-8981
 Michael Centinario (Planning) 952-563-8921
 Glen Markegard (Planning) 952-563-8923
 Mike Hiller (Planning) 952-563-4507
 Doug Junker (Licensing) 952-563-4923
 Julie Long (Eng.) 952-563-4865

Project Information:

Project	Southtown Shopping Center Partial Redevelopment - 7803 Penn Ave - PDP/FDP (Pre-App)
Site Address	1750 and 1800 AMERICAN BLVD W; 7803 PENN AVE S, BLOOMINGTON, MN 55431
Plat Name	HAROLDS ADDITION; SOUTHTOWN SHOPPING CENTER 2ND ADDITION; SOUTHTOWN SHOPPING CENTER 3RD ADDITION;
Project Description	Major revision to preliminary and final development plans for a partial redevelopment of the Southtown Shopping Center
Application Type	Preliminary Development Plan; Final Development Plan
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Tim Marco; tim.marco@krausanderson.com
Post Application DRC	Yes

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL202100153" into the search box.

Guests Present:

Name	Email
Tim Marco, KA	tim.marco@krausanderson.com
Matt Alexander, KA	
Jeff Stein, Hy-Vee	
Phil Hoey, Hy-Vee	
Will Matzek, Kimley-Horn	

INTRODUCTION – Mike Centinario

The development proposal entails major revisions to the Southtown Shopping Center preliminary development plan and final development plans to redevelop a significant portion of the site primarily driven by a new 130,000 square foot grocery tenant.

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.
- Kent Smith (Assessing):
 - No comment.
- Mike Thissen (Environmental Health):
 - Erik Solie will be the City contact for food related requirements, his contact information is 952-563-8978, esolie@BloomingtonMN.gov.
- Bernadete Gillespie (Building and Inspection):
 - When plans are at 80 percent, please set up meeting with Building and Inspections.
- Laura McCarthy (Fire Prevention):
 - Please review the Comment Summary, Fire Prevention review items.
- Erica Brown (Police):
 - No comment.
- Brian Hansen (Engineering):
 - Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
 - Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
 - The city would be open to exploring the possibility of a public/private partnership for stormwater management.
 - Please review the Comment Summary Traffic Review items 1 and 2 carefully, The City does not support the changes on the 79th Street driveway from Penn Avenue.
 - A traffic study is required to be completed before a formal application can be submitted.
- Steve Segar (Utilities):
 - City has 36" watermain along Oliver Ave. alignment (near Applebee's) and 42" watermain along Knox Ave. crossing under I-494 from Minneapolis, Maintain clearances and show easements to avoid conflicts.
 - 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.
- Megan Rogers (Legal):
 - No comment.
- Doug Junker (Licensing):
 - Liquor licensing is 12 weeks out, keep this in mind for your soft opening date.
- Mike Centinario (Planning):
 - An important element of the preliminary development plan (PDP) is a 3-dimensional massing plan that depicts the proposed development and future phases. The massing plan does not need to include architectural details, but should be detailed enough give a feel for the area when the plan is fully implemented. The massing diagrams are a Code requirement for the formal development application. The PDP should also demonstrate how future phases will meet FAR requirements established in the negotiated development agreement.

- Exterior materials must meet Section 19.63.08. Some of the proposed materials, brick and glass, are permitted primary materials. Fiber cement panels, or any other "secondary material," is limited to 15% of each building façade. Additional detail is needed regarding metal panels and pre-cast concrete, especially on the north elevation. Pre-cast may be a primary material, provided it is faced with a primary material such as brick, stucco, or approved metal panels.
- The proposed sidewalk connecting between the Orange Line station, the new underpass under I-494 and the building entrance would be a significant improvement to the existing conditions. The improvements should occur with Phase I. Please provide more design detail on the proposed connection along Knox Avenue extended and the connection to the underpass. It is unclear the sidewalk width proposed. The partial redevelopment triggers public and private sidewalk compliance throughout the development.
- The proposed building setback for the grocery is met. The landscape yard along Southtown Drive is less than the 20-foot minimum and requires flexibility. The loading drive is proposed to be 44.5 feet. That seems overly wide - could it be narrowed to some degree to allow a larger landscape yard? The building could also be shifted to the north so the drive lane in front of the building aligns with the east/west drive lane.
- Continue to list the number of parking spaces required by city code and the number of spaces provided on the site plan. Staff appreciates the detailed analysis for parking requirements. A little more work is needed on the parking analysis - we need information on outdoor restaurant patio seats, which have a lower parking requirement. The parking ratio for indoor seats is 1 stall per 3 seats, which will lower the identified requirement. Preliminarily, staff does not believe a parking study will be required.
- Additional comments were provided in the Comment Summary. Please review those comments and connect with staff if there are questions.
- Matt Alexander (KA):
 - Thanked staff for a productive meeting on June 15 and for the comments today.
 - Matzek will follow up with Hansen regarding the stormwater management public/private partnership.
 - The entrance to the site is challenging and the proposed widening seemed to be the best option. Open to a collaborative solution.
 - Flexibility is being asked for the hard corner of Knox and American and what that elevation could look like. (current bowling alley)



PL202100153 PL2021-153

Comment Summary

Application #: PL202100153

Address: 7803 Penn Avenue, 1750 American Blvd. W., and 1800 American Blvd. W., Bloomington, MN 55431

Request: Major revision to preliminary and final development plans for a partial redevelopment of the Southtown Shopping Center at 7803 Penn Avenue S.

Meeting: Pre-Application DRC - July 13, 2021

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

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

- 1) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 2) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 3) 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.
- 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) Building/property shall be adequately signed for emergency response.
- 6) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 7) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 8) 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.
- 9) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 10) Buildings/property shall be adequately signed for emergency response.

Water Resources Review - Pre-App Contact: 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) Show erosion control BMP locations on the plan.
- 3) 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.

- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 6) List erosion control maintenance notes on the plan.
- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 9) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 10) Provide a turf establishment plan.
- 11) The city would like to explore the possibility of a public/private partnership for stormwater management.
- 12) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 13) An erosion control bond is required.

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

- 1) Private common driveway/access easement/agreement must be provided.
- 2) Private common utility easement/agreement must be provided.
- 3) Show and label all property lines and easements on all plan sheets.

Utility Review - Pre-App 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.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Install interior chimney seals on all sanitary sewer manholes.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 6) 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.
- 7) City has 36" watermain along Oliver Ave. alignment (near Applebee's) and 42" watermain along Knox Ave. crossing under I-494 from Minneapolis. Maintain clearances and show easements to avoid conflicts.
- 8) Use standard short cone manholes without steps.
- 9) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 10) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 11) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 12) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 13) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 14) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 15) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 16) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 17) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 18) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.

- 19) 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
- 20) 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.
- 21) 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.
- 22) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 23) 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.
- 24) Use schedule 40, SDR 26, or better for PVC sewer services.

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

- 1) The proposal includes the addition of a third incoming lane on the 79th Street driveway from Penn Avenue. There are significant safety concerns with this driveway as it currently exists, especially for pedestrian safety and general traffic circulation. Staff will recommend denial of any application that includes changes to this driveway that don't also include substantial changes to address pedestrian safety, improved wayfinding and/or changes that make the operation of the driveway and intersection more understandable, intuitive and safe.
- 2) Staff have ongoing concerns for the safety of the 79th Street driveway, especially for pedestrian safety and general traffic circulation. Staff will recommend denial of any application that adds trips (daily or peak hour) to this driveway that don't also include substantial changes to address pedestrian safety, improved guidance and wayfinding and/or changes that make the operation of the driveway and intersection more understandable, intuitive and safe. If the applicant has alternative designs for the driveway and intersection that they've considered and would like to have evaluated as part of the traffic study, please let staff know. Otherwise, the consultant prepared traffic study is planned to include analysis on the existing driveway and recommendations for improvements or alternative intersection options that should be considered.
- 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.
- 7) Install crosswalk pavement markings in accordance with MMUTCD
- 8) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 9) The minimum drive aisle width or parking space does not meet the City Code requirements (21.301.06).
- 10) 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.
- 11) This extra lane could help with operations but it is unclear how it would fit without a loss of parking spaces. Consider some alternative internal intersection options that wouldn't require as many lanes.
- 12) If there is any opportunity to realign this driveway, provide better user guidance and improved driver experience at this north approach at the driveway/Morgan and American Boulevard, they should be made.
- 13) A traffic study will be required.

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

- 1) The development proposal entails major revisions to the Southtown Shopping Center preliminary development plan and final development plans to redevelop a significant portion of the site for a new grocery tenant. A development agreement negotiated between the City and property owner established

development intensities for different areas. These areas include - the main Southtown Shopping Center (zoned C-3), an area at the northwest corner of Knox Avenue and American Blvd. E. (zoned C-5), and two parcels east of Knox Avenue (zoned C-4). The proposed development does not meet the floor area ratio requirements for the retail shopping area or the Knox/American corner. Planned Development flexibility will be required, which can only be granted if there is a corresponding public benefit. Please identify the public benefits in the submittal materials.

The Knox/American corner is a key development site for the implementation of the Penn American District Plan. Please identify how future development will meet the FAR requirement at this site. The Preliminary Development Plan should show proposed code complying future development in this area. It is important to show how future development will interrelate with Phase I development.

- 2) An important element of the preliminary development plan is a 3-dimensional massing plan that depicts the proposed development and future phases. The massing plan does not need to include architectural details, but should be detailed enough give a feel for the area when the plan is fully implemented. The massing diagrams are a Code requirement for the formal development application.
- 3) Exterior materials must meet Section 19.63.08. Some of the proposed materials, brick and glass, are permitted primary materials. Fiber cement panels, or any other "secondary material," are limited to 15% of each building façade. Additional detail is needed regarding metal panels and pre-cast concrete. Pre-cast may be a primary material, provided it is faced with a primary material such as brick, stucco, or approved metal panels.
- 4) Provide a landscaping plan as part of the final development plan application. For a partial redevelopment, the landscaping requirement is based on the disturbance area. One tree is required for each 2,500 square feet of disturbance area. One shrub is required for each 1,000 square feet of disturbance area. Each parking island must have one deciduous tree. A landscaping performance bond will also be required prior to the issuance of a building permit.
- 5) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 6) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2 foot-candles is required on the parking surface (which may be reduced to 1 foot-candles for the outer perimeter of the parking lot. There are elevated lighting minimums at primary building entrances and pedestrian crosswalks.

As part of the final development plan application, please submit initial and maintained photometric plans. Any reconstructed parking areas will need to comply with current lighting requirements. The partial redevelopment provides a good opportunity to bring all parking areas into compliance.

- 7) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 8) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.
- 9) The proposed sidewalk connecting between the Orange Line station, the new underpass under I-494 and the building entrance would be a significant improvement to the existing conditions. The improvements should occur with Phase I. Please provide more design detail on the proposed connection along Knox Avenue extended and the connection to the underpass. It is unclear the sidewalk width proposed.

The partial redevelopment triggers public and private sidewalk compliance throughout the development.

- 10) The proposed building setback for the grocery is met. The landscape yard along Southtown Drive is less than the 20-foot minimum and requires flexibility. The loading drive is proposed to be 44.5 feet. That seems overly wide - could it be narrowed to some degree to allow a larger landscape yard? The building could also be shifted to the north so the drive lane in front of the building aligns with the east/west drive lane.
- 11) Show location of a bike racks and bike rack detail on the plan.
- 12) The development does not meet the floor area minimums established in the development agreement between the property owner and the City of Bloomington. Staff is evaluating whether additional FAR

reductions can be approved through the planned development or if a variance to FAR requirements is needed.

- 13) Continue to list the number of parking spaces required by city code and the number of spaces provided on the site plan. Staff appreciates the detailed analysis for parking requirements. A little more work is needed on the parking analysis - we need information on outdoor restaurant patio seats, which have a lower parking requirement. The parking ratio for indoor seats is 1 stall per 3 seats, which will lower the identified requirement. Preliminarily, staff does not believe a parking study will be required.
- 14) The north building elevation does not meet City building design requirements. City Code requires: one- or two-story building facades facing public streets that exceed 200 feet in linear building length must include wall projections or recesses of three or more foot depth for every 100 linear feet of facade and/or vertical height variations of four or more feet for every 100 linear feet of facade.
- 15) A striped trail will be insufficient to serve as a pedestrian connection. If not a concrete sidewalk, there should be a visual/physical barrier between the sidewalk and parking area.
- 16) City Engineering staff has comments regarding the Penn Avenue entrance area. The sidewalk along Penn Avenue, south of the entrance, is deficient and needs to be replaced to meet the City's 8-foot clear sidewalk standard.
- 17) What is intended for the area immediate south of the loading area? Is this outdoor patio space? If so, please identify on the plan and provide the seat count.
- 18) Identify shopping cart corrals on the site plan. Adjust parking supply numbers accordingly.
- 19) Are trees permitted to be planted in parking islands within the transmission line easement? If not, development flexibility will be required. Some plantings would be required regardless.
- 20) It looks like the building footprint for the residential phase conflicts with the BRT station. Please refine as needed so future phase may co-exist with BRT station.
- 21) Although conceptual, provide an anticipated parking supply for the future office and residential phases - both surface and structure parking. Shared parking between future phases and retail parking areas may be appropriate here.