



November 30, 2021

Mr. William Griffith
Larkin Hoffman Attorneys
8300 Norman Center Drive, Suite 1000
Bloomington, MN 55437

RE: Case # PL2021-240
South Loop Waterpark and Parking Structure – 2100 & 2200 Lindau Lane

Mr. Griffith:

As set forth in City Code Section 21.501.03(f), I have administratively approved a one-time, one-year final development plan approval extension for the South Loop Waterpark and parking structure located at 2100 and 2200 Lindau Lane (Case # PL2019-184). The original City Council approval date was December 16, 2019. The final development plan expiration date has been extended to December 16, 2022.

The final development plan is subject to the conditions of approval established in Planning Case PL2019-184. While the conditions list in Case PL2019-184 include selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

Should you have any questions regarding this action, please contact Mike Centinario, Planner, at (952) 563-8921 or mcentinario@BloomingtonMN.gov.

Sincerely,


Karla Henderson
Director, Community Development

Enclosure: Decision Notice – PL2019-184



PL201900184

Mall of American Waterpark

8000 24th Avenue South

December 17, 2019

Mr. David Loehr
DLR Group
520 Nicollet Mall, Suite 200
Minneapolis, MN 55402

RE: Case # PL2019-184
8000 24TH AVE S

Mr. Loehr:

At its regular meeting of December 16, 2019, the City Council approved a major revision to the Mall of America preliminary development plan and final development plans for the South Loop Waterpark and parking structure located at 8000 24th Avenue S. (Case # PL2019-184).

The approval is subject to conditions that must be satisfied prior to the issuance of a Grading, Footing, Foundation or Building Permit. While the conditions list includes selected City Code requirements of particular interest, the development must comply with all applicable local, state and federal codes.

Preliminary Development Plan Conditions of Approval

1. Prior to Permit The applicant must execute an Operation and Maintenance Agreement with the City for all private facilities in the public right-of-way and for any public infrastructure that may be attached, incorporated, or is part of structures located in public right-of-way. This Agreement must include, but not be limited to:
 - a. Lighting, traffic control devices, and ITS devices attached to private structures;
 - b. Air quality improvements including venting of areas under private structures;
 - c. Public safety improvements;
 - d. Anti-icing system or program;
 - e. Liability considerations;
 - f. Public right-of-way encroachment considerations;
 - g. General maintenance program;
 - h. Security camera equipment and appurtenances;
 - i. Private traffic signals operating in coordination with adjacent City or County traffic signals; and
 - j. Maintenance and liability of existing 72 inch storm sewer that is being incorporated in the Phase IIB structure.
2. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
3. Prior to Permit A Security Plan including, but not limited to, design, structural, operational,

internal security, traffic plans and communications elements must be submitted for review with each Final Development Plan application and approved by the Bloomington Police Chief and Fire Chief prior to the issuance of any grading, foundation, or building permits.

4. Ongoing Given the unique parking characteristics of a development of the size of the Mall of America, the City has determined parking requirements using a calibrated parking model based on the Urban Land Institute's Shared Parking Study, Second Edition. The following parking related requirements apply:
 - a. The Preliminary Development Plan must provide at least 19,978 parking stalls, or as otherwise calculated by the Issuing Authority through amendments to the shared parking model.
 - c. Final Development Plans for the subsequent phase must include an updated shared parking study for review and approval by the City. At the time of Final Development Plan review, the applicant must demonstrate that sufficient parking is available for that phase and existing uses on site according to the parking model; and
 - d. The parking model includes an effective supply factor of 5 percent. In the event the applicant applies technologies to reduce the needed effective supply factor, the Issuing Authority may modify the model to reduce the effective supply factor accordingly.
5. Ongoing All intersections included in the on-site circulation system must operate at a Level of Service (LOS) D or better.
6. Ongoing Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and the Master Sign Plan, as amended.
7. Ongoing A sidewalk, with at least 5-foot clear width, must be provided along ring roads and link the primary entrance of each building on site with the public sidewalk network.
8. Ongoing Park Dedication Fee be in cash for each development phase. As development plans for each phase of the Mall of America expansion are approved, the park dedication fee must be calculated on the approved phase and paid prior to the issuance of the grading, foundation, or building permits for the subject phase.
9. Ongoing All development must be placed on private property and out of public right-of-way except where approved by the City of Bloomington.

Final Development Plans Conditions of Approval

1. Prior to Permit A Site Development Agreement that includes all conditions of approval must be executed by the applicant and the City prior to building permit issuance for Phase IIB.
2. Prior to Permit The applicant must execute a Public Improvement Agreement with the City that identifies cost participation and timing of those public infrastructure improvements.
3. Prior to Permit An updated full Traffic Analysis similar to the detailed 2006 and 2015 Mall of America, Phase II traffic studies, must be completed. The updated traffic analysis must be completed per City Code 21.502.01(h) and include, but not be limited to, the following:
 - a. Modifications to create consistency with the approved site plan, land

use mix, approved roadway network, bicycle access and parking, parking infrastructure, and performing arts operations;

b. A detailed on- and off-site ITS and wayfinding system with participation and approval of the respective governmental agencies;

c. Verification that all intersections will operate at Level of Service (LOS) D or better in the first year the facility is opened and two years after it opens; and

d. Expansion of the study area to include American Boulevard intersections located west of TH 77 to Portland Avenue, the I-494/Portland intersection, and the WB merge of NB TH 77.

4. Prior to Permit A Construction Management Plan must be submitted for review and approval by the City with each Final Development Plan application. Plan elements must include, but not be limited to:
 - a. A temporary parking plan;
 - b. A temporary security/inspection area;
 - c. Construction staging areas;
 - d. Traffic control and pedestrian and bicycle circulation plans for encroachments in public streets and sidewalks; and
 - e. A detour plan specifying alternative traffic routes during road closures or construction.
5. Prior to Permit An exterior grease interceptor may be required, contact City of Bloomington Utility Department at 952-563-8775 for determination.
6. Prior to Permit Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.
7. Prior to Permit Waterpark pool drainage system and discharge rates must be approved by the Utilities Superintendent.
8. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
9. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
10. Prior to Permit Approval by the Lower Minnesota Watershed District must be provided.
11. Prior to Permit Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.
12. Prior to Permit Three foot high parking lot screening must be provided along Lindau Lane as approved by the Planning Manager (Sec. 19.52).
13. Prior to Permit Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.
14. Prior to Permit Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508).
15. Prior to Permit Food service plans must be approved by the Environmental Health Division (City Code Sec. 14.360).
16. Prior to Permit A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).
17. Prior to Permit Federal Aviation Administration (FAA) review is required through the 7460 airspace analysis process. An Airport Zoning Permit is required following the FAA No Hazard Determination review.
18. Prior to Permit Landscape plan must be submitted for review and approval by the Planning

- Manager and landscape surety must be filed (Sec 19.52). The landscaping plan must include required landscaping for Phase IIB as well as displaced Phase IC landscaping.
19. Prior to C/O The applicant must submit a Tier I Transportation Demand Management Plan in conjunction with each Final Development Plan submitted under this Preliminary Development Plan. The Tier I Transportation Demand Management Plan must be coordinated with each subsequent Final Development Plan.
 20. Prior to C/O Buildings shall meet the requirements of the Minnesota State Fire Code Appendix L (Emergency Responder Radio Coverage) adopted through City Ordinance to have approved radio coverage for emergency responders based upon the existing coverage levels of the public safety communication systems.
 21. Ongoing All construction stockpiling, staging and parking must take place within the Mall of America planned development and off adjacent public streets and public right-of-way.
 22. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
 23. Ongoing Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).
 24. Ongoing All rooftop equipment must be fully screened (Sec. 21.301.18).
 25. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
 26. Ongoing The Final Development Plan must include at least 17,601 parking stalls within the Mall of American Planned Development, unless otherwise calculated by the Issuing Authority through revisions to the shared parking model.

Should you have any questions regarding this action, please contact Mike Centinario, Planner, at (952) 563-8921 or mcentinario@BloomingtonMN.gov.

Sincerely,



Glen Markegard, AICP
Planning Manager