



# Development Review Committee

## Approved Minutes

Pre-Application, PL202100224  
Meeting Date: 11/23/2021

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  
Kelly Beyer (Bldg & Insp) 952-563-4519  
Steve Segar (Utilities) 952-563-4533  
Tim Kampa (Utilities) 952-563-8776  
Melissa Manderschied (Legal) 952-563-4889  
Maureen O'Brien (Legal) 952-563-8781  
Rena Clark (Park & Rec) (952) 563-8890

Jason Heitziner (Assessing) 952-563-4512  
Kent Smith (Assessing) 952-563-8707  
Erik Solie (Env. Health) 952-563-8978  
Mike Thissen (Env. Health) 952-563-8981  
Nick Johnson (Planning) 952-563-8925  
Kate Ebert (Public Health) 952-563-4962  
Julie Long (Eng.) 952-563-4865  
Rozlyn Tousignant (Eng) 952-563-4627

### Project Information:

Project	Seagate
Site Address	7801 Computer Avenue South, Bloomington, MN 55435 7850 Nord Avenue South, Bloomington MN 55435
Plat Name	SEAGATE 2ND ADDITION; SEAGATE 2ND ADDITION;
Project Description	Preliminary and Final Development Plans for a two-story, approximately 70,000 square-foot fabrication addition to an existing technology campus.
Application Type	Preliminary Development Plan Final Development Plan
Staff Contact	Nick Johnson - nmjohnson@BloomingtonMN.gov (952) 563-8925
Applicant Contact	Nathan Roisen – <a href="mailto:nroisern@bwbr.com">nroisern@bwbr.com</a>
Post Application DRC	Yes

NOTE: To view all documents and minutes related to this review, please go to [www.blm.mn/plcase](http://www.blm.mn/plcase) and enter "PL202100224" into the search box.

### Guests Present:

Name	Email
Nate Roisen	<a href="mailto:NRoisen@bwbr.com">NRoisen@bwbr.com</a>
Trevor Gruys	<a href="mailto:TGruys@loucksinc.com">TGruys@loucksinc.com</a>
Martin Leppert	<a href="mailto:martin.l.leppert@seagate.com">martin.l.leppert@seagate.com</a>

### INTRODUCTION –:

- Nick Johnson (Planning):
  - Seagate is proposing an approximately 80,000 square foot, two-story building addition to their existing technology campus. The application would include Major Revisions to Preliminary and Final Development Plans.

**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):
  - No Comment.
- Erik Solie Mike Thissen(Environmental Health):
  - No Comment.
- Kelly Beyer (Building and Inspection):
  - No Comment.
- Laura McCarthy (Fire Prevention):
  - McCarthy noted that the comments are consistent with previous discussions; ex: emergency vehicle access.
- Brian Hansen (Engineering):
  - Hansen highlighted that sidewalks adjacent to parking stalls must be a minimum of 7 ft. wide.
  - Hansen noted that any walls taller than 4 ft. need to be designed by a licensed engineer with a separate permit.
  - Hansen explained that the property may be subject to additional permitting from Nine Mile Creek Watershed District.
  - Hansen noted the 100 year flood elevation and other stormwater components.
  - Hansen requested that all easements that currently exist should be identified on the plans.
- Steve Segar (Utilities):
  - Segar highlighted some discrepancies on former submittals.
  - Segar addressed the watermain cutting and bacterial tests; may require additional valves.
  - Segar requested that the applicant look at the updated City water specifications.
- Kate Ebert (Public Health):
  - No Comment.
- Maureen O'Brien (Legal):
  - No Comment.
- Nick Johnson (Planning):
  - Any requests for flexibility associated with the subject application must be clearly identified in the formal development application (Sec. 19.38.01(c)).
  - Exterior building materials must comply with Section 19.63.08(c) of the City Code.
  - Parking lot and exterior security lighting associated with the new fabrication addition must meet Section 21.301.07 of the City Code. 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 (25 feet) of the parking lot).
  - Demonstrate compliance with trash and recycling storage requirements for the building addition (see City Code Section 21.301.17).



# Comment Summary

**Application #:** PL2021-224

**Address:** 7801 Computer Avenue South, Bloomington, MN 55435  
7850 Nord Avenue South, Bloomington, MN 55435

**Request:** **Preliminary and Final Development Plans for a two-story, approximately 80,000 square-foot fabrication addition to an existing technology campus.**

**Meeting:** Pre-Application DRC – November 23, 2021

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

**Building Department Review - Pre-App Contact:** Duke Johnson at [djohnson@BloomingtonMN.gov](mailto:djohnson@BloomingtonMN.gov), (952) 563-8959

- 1) Building plans must be signed by a MN licensed architect.
- 2) After City Council approval - please call Building & Inspections to schedule Pre-Permit meetings.
- 3) Must meet 2020 MN State Building Code
- 4) SAC review by MET council will be required.
- 5) Provide a detailed code analysis with the plans.
- 6) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.
- 7) When plans are 80 percent complete please contact Building and Inspections to set up a Building Code review.
- 8) Must comply with all H Occupancy requirements for any hazardous storage areas.

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

- 1) Landscaping shall not interfere with emergency vehicle and ladder access to the buildings.
- 2) Minimum of 13'6" clearance below the skyway.
- 3) Hydrant coverage shall be provided/maintenance within 150' of all exterior walls of all buildings.
- 4) Standpipes shall be located in all stairwells with the hose valve located at the landing. Access shall be provided to all stairwells on all levels containing the hose valves.

**Construction/Infrastructure Review - Pre-App Contact:** Brian Hansen at [bhansen@BloomingtonMN.gov](mailto:bhansen@BloomingtonMN.gov), (952) 563-4543

- 1) Minimum 7' walk width adjacent to parking stalls
- 2) Walls taller than 4' in height need to be designed by Engineer licensed in MN

**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) List erosion control maintenance notes on the plan.
- 3) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) 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, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 6) Show erosion control BMP locations on the plan.
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) An erosion control bond is required.
- 9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 10) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))
- 11) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 12) 100-yr modeled flood elevation is 822.4-ft. Placement of fill below the 100-yr flood elevation prohibited unless compensatory flood storage is provided at or below the same elevation.

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

- 1) See Document Markups on previous submittal (07/2020) for comments on existing utility records discrepancies.
- 2) Phase watermain construction to minimize duration of fire hydrants being out of service.
- 3) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 4) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 5) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 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) Use zinc-coated Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil v-bio based polywrap is required on all DIP. See 2021 City Construction Specifications on website.
- 8) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 9) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 10) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 12) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 13) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 14) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 15) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.

- 16) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Provide hydrant with 50' of FDC>
- 17) 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.
- 18) Install interior chimney seals on all sanitary sewer manholes.
- 19) 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.
- 20) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 21) Use schedule 40, SDR 26, or better for PVC sewer services.
- 22) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 23) Use standard short cone manholes without steps.
- 24) Dewatering plan should consider potential of contamination and sanitary sewer capacity for discharge.
- 25) Provide means of testing water tie-ins, required for utility permit.

**Traffic Review - Pre-App 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) 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.
- 3) All signage and pavement markings must be placed in accordance with MMUTCD, show and label signs and pavement markings on the site plan.
- 4) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 5) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.

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

- 1) Show and label easements. 40' Street + 15' D/U/Swk/Bkwy along south line. Storm sewer access along south 60'.

**Planning Review - Pre-App Contact:** Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) The subject application includes a Major Revision to Preliminary and Final Development Plans. In this case, staff estimates the development application fee to be \$1,660.
- 2) Any requests for flexibility associated with the subject application must be clearly identified in the formal development application (Sec. 19.38.01(c)).
- 3) Exterior building materials must comply with Section 19.63.08(c) of the City Code.
- 4) Parking lot and exterior security lighting associated with the new fabrication addition must meet Section 21.301.07 of the City Code. 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 (25 feet) of the parking lot).
- 4) Demonstrate compliance with trash and recycling storage requirements for the building addition (see City Code Section 21.301.17).
- 5) Clarify this plan is intended as a proof of parking plan or compliance plan.
- 6) Confirm this area is planned as proof of parking. If so, a proof of parking agreement would need to be recorded to receive credit for these stalls. Area would need compliant parking islands and stall and aisle dimensions.
- 8) Parking islands do not meet width requirement - eight feet.
- 9) All parking islands must have eight feet of internal width at the midpoint of the island (Sec. 21.301.06(c)(2)(H)(iv)).

- 10) Parking islands should be three feet shorter than adjacent parking stall to enhance maneuverability (Sec. 21.301.06(c)(2)(H)(ii)).
- 11) Disturbance area listed in civil plans is 2.4 acres (104,544 SF). Confirm that the developable landscaping area is correct, as it should be based on site disturbance in this case.