



# Development Review Committee

## Approved Minutes

Development Application, #PL202100255

Mtg Date: 12/21/2021

WebEx

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  
Melissa Manderschied (Legal) 952-563-4897  
Rena Clark (Park & Rec) (952) 563-8890  
Erik Norling (Police) 952-563-8847

Jason Heitzinger (Assessing) 952-563-4512  
Erik Solie (Env. Health) 952-563-8978  
Mike Thissen (Env. Health) 952-563-8981  
Londell Pease (Planning) 952-563-8926  
Nick Johnson (Planning) 952-563-8925  
Kate Ebert (Public Health) 952-563-4962  
Rozlyn Tousignant (Eng) 952-563-4627

### Project Information:

Project	Seagate Expansion - 7801 Computer Ave S and 7850 Nord Ave S - Major Revision to PDP/FDP	
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	Major Revision to Preliminary and Final Development Plans for a two-story, approximately 80,000 square-foot building addition to an existing technology campus.	
Application Type	Preliminary Development Plan Final Development Plan	
Staff Contact	Nick Johnson	
Applicant Contact	Nate Roisen, BWBR	<a href="mailto:NRoisen@bwbr.com">NRoisen@bwbr.com</a>
PC	01/13/2022	
CC (tentative)	01/24/2022	

**NOTE:** All documents and minutes related to this case can be viewed at [www.blm.mn/plcase](http://www.blm.mn/plcase), enter the permit number, "PL202100255" into the search box.

### Guests Present:

Name	Email
Nate Roisen	<a href="mailto:nroisen@bwbr.com">nroisen@bwbr.com</a>
Peter Nagel	<a href="mailto:pnagel@bwbr.com">pnagel@bwbr.com</a>
Martin Leppert	<a href="mailto:Martin.leppert@seagate.com">Martin.leppert@seagate.com</a>
Trevor Gruys	<a href="mailto:tgruys@loucksinc.com">tgruys@loucksinc.com</a>
Todd	

## Introduction:

- Nick Johnson (Planning):
  - Seagate has submitted plans for a two-story building expansion with approximately 80,000 square feet of floor area. The building addition will house expanded fabrication and manufacturing processes. The addition would be on the south side of the facility.

## 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 (Parks and Rec):
  - No comment
- Jason Heitzinger (Assessing):
  - No comment
- Erik Solie (Environmental Health):
  - No comment
- Kelly Beyer (Building and Inspection):
  - Beyer stated comments remain the same from the previous meeting.
- Laura McCarthy (Fire Prevention):
  - McCarthy highlighted some previous comments.
- Erik Norling (Police):
  - No comment
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
  - Hansen shared that the retaining walls that are 4' or greater require design by a licensed engineer and a building permit.
  - Applicant asked about the wetland boundary survey comment from Water Resources. Hansen explained that comment pertained to the original stormwater design proposed. With the revisions made on the stormwater design since submittal of the civil plan with the application this comment most likely would no longer be applicable.
- Steve Segar (Utilities):
  - Segar highlighted watermain comments from the Comment Summary.
- Kate Ebert (Public Health):
  - No comment
- Melissa Manderschied (Legal):
  - No comment
- Nick Johnson/Londell Pease (Planning):
  - Johnson noted that any requested setback reductions for footings should be noted in the project description.
  - Johnson requested that the applicant provide an updated parking compliance exhibit that reflects updated proof of parking locations.
  - Johnson addressed some of the landscaping requirements.
  - Johnson highlighted the needs for a lighting plan showing enough stalls being lit. Pease provided a suggestion on 35' lighting poles via PD flexibility.



# Comment Summary

**Application #:** PL202100255

**Address:** 7801 Computer Avenue S and 7850 Nord Avenue S

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

**Meeting:** Post Application DRC - December 21, 2021  
Planning Commission - January 27, 2022  
City Council - February 07, 2022 (Anticipated date)

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

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

- 1) Access shall be provided to/from all stairwells on all floors.
- 2) Maintain emergency vehicle access and circulation throughout the property.
- 3) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
- 4) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 5) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 6) Minimum 13'6" clearance below skyway.
- 7) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 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) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.
- 10) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

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

- 1) If the retaining wall reaches 4' or greater, it will need to be designed by an Engineer Licensed in MN

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

- 1) 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. Add this note to site plan sheets, not just grading and drainage plan sheet.

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

- 1) To be considered as a restricted site for volume retention please follow the priority sequence provided in the City's Surface Water Management Plan: 1. Retention of at least 0.55" of runoff from new and/or fully reconstructed impervious surface; 2. Retention of runoff onsite to the maximum extent practical; 3. Other options at the discretion of the City Engineer.
- 2) Work in swale likely to trigger WCA rules. A boundary survey and other mitigation measures may be required depending on proposed work.
- 3) Construction of this outlet likely to require wetland boundary survey.
- 4) An erosion control bond is required.
- 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, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 6) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 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) 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))
- 10) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 11) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 12) Show erosion control BMP locations on the plan.
- 13) List erosion control maintenance notes on the plan.
- 14) The low floor elevation of all new and reconstructed structures must be constructed at a minimum of two feet above the established 100-year flood elevation of 822.4-ft.

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

- 1) Water alterations should be designed to allow pressure and bacterial testing. Consider adding, replacing and/or moving valve(s) and/or additional pipe to minimize untested lengths of pipe. Stage hydrant removals to minimize out of service areas for fire protection.
- 2) Add note about phasing watermain, see note 4 on Utility Plan.
- 3) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Provide a table with all sewers crossing watermains and the separation.
- 4) Add thrust block detail. 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)
- 5) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Provide hydrant within 50' of FDC.
- 6) Water alterations should be designed to allow pressure and bacterial testing. Consider adding, replacing and/or moving valve(s) and/or additional pipe to minimize untested lengths of pipe.
- 7) Move valve to here to minimize untested lengths of pipe.
- 8) Water alterations should be designed to allow pressure and bacterial testing. Consider adding, replacing and/or moving valve(s) and/or additional pipe to minimize untested lengths of pipe. For hydrants like this valve should as close to tee as practical.

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

- 1) Exterior materials must meet Section 19.63.08, including the metals proposed for the skyway. A preliminary review of the concrete wall material has been completed.
- 2) Landscaping provided is deficient by 36 trees (30 for the development and six removed trees must be replaced) and 76 shrubs. Adequate area must be provided to accommodate the required plant material.
- 3) Parking lot and exterior security lighting must meet Section 21.301.07 for all parking spaces required to serve the addition and for any parking lot areas removed and replaced. 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. These are maintained levels, 0.81 LLF or lower.
- 4) Code allows for a 30 foot pole on a three foot base for parking lot lighting. With the higher power LED fixtures, check with the designer to verify if additional height would benefit distribution. Staff has found at other sites a deviation to 38 feet (35 foot pole on three foot base) decreased the number of poles overall installation cost.
- 5) The minimum drive aisle width or parking space must meet the City Code requirements (21.301.06). For 90 degree parking, this is a 24 foot drive aisle. All other drive lanes as per ITE guidelines and as determined by the Fire Marshal.
- 6) Parking spaces to serve the new facility must meet the minimum parking lot standards. Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree. Islands are required at the end of each parking tier and intermittent islands at least every 200 feet internal and 300 feet external.
- 7) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 8) Interior trash and recycling must be provided (see City Code Section 21.301.17). Clearly identify the trash, recycling and organics storage location on the permit plans.
- 9) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18) Clearly identify the screening on the permit plans.
- 10) A three foot high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15). If flexibility is desired for the proposed street along the south, please provide supporting reasoning for the flexibility.
- 11) With the expansion significantly impacting the parking provided, a staging plan that includes parking management throughout construction must be provided with the building permit application. The plan must be approved by the Planning Manager and City Engineer.
- 12) A 20 foot wide landscaped yard must be provided along each street. Any stormwater ponds must not encroach into the required yard areas. Sheet 232 GC shows the ponds in the yard and must be revised.
- 13) Foundation plantings are required for 50% of the foundation for any building facing a public street. The new structure currently has no foundation plantings. They must be added to meet the requirement.
- 14) Exterior storage is limited to that allowed in Section 21.301.16. Clearly identify any storage areas on the permit set.
- 15) Sheets 510, 511 and 512 on the architectural set shows a "site screening fence". Provide additional detail on the fence for review.
- 16) Parking spaces at the southeast side are not included in off-street parking supply compliance sheet and must be removed if the public constructs the public street between Computer Ave and W 78th St Circle.