



Development Review Committee

Approved Minutes

Pre-Application, PL202300141
Meeting Date: August 22, 2023
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Jason Heitzinger (Assessing)	952-563-4512
Laura McCarthy (Fire Prev)	952-563-8965	Erik Solie (Env. Health)	952-563-8978
Lance Stangohr (Fire Prev)	952-563-8969	Mike Thissen (Env. Health)	952-563-8981
Peter Miller (Fire Prev)	952-563-8967	Glen Markegard (Planning)	952-563-8923
Jordan Vennes (Utilities)	952-563-4533	Michael Centinario (Planning)	952-563-8921
Kelly Beyer (Bldg & Insp)	952-563-4519	Derly Navarro (Planning)	952-563-8961
Tim Kampa (Utilities)	952-563-8776	Desmond Daniels (Police)	952-563-8848
Kevin Toskey (Legal)	952-563-4889		
Nicholas Redmond (Legal)	952-563-8781		

Project Information:

Project	Kennedy High School Stadium Improvements
Site Address	9701 Nicollet Avenue
Plat Name	KENNEDY ACTIVITY CENTER
Project Description	Improvements to the existing football field to create a stadium
Application Type	Final Site and Building Plans
Staff Contact	Mike Centinario (952) 563-8921 mcentinario@bloomingtonmn.gov
Applicant Contact	Elizabeth Thordson (651) 227-7773 ethordson@woldae.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 "PL202300140" into the search box.

Guests Present:

Name	Email
Elizabeth Thordson	ethordson@woldae.com
Rod Y. Zivkovich	rzivkovich@bloomington.k12.mn.us
Damian Erickson	damian.erickson@bolton-menk.com
Anders Nilson	anilson@woldae.com
Andrew Dahlquist	adahlquist@woldae.com
Doug Galloway	dgalloway@worldae.com

INTRODUCTION – Mike Centinario (Senior Planner)

The Bloomington School District proposed upgrades to the existing athletic facility at Kennedy High School. The stadium would be located at the southwest corner of the property. The improvements include a concession building, a ticketing plaza, new lighting and sound systems, home and grandstand bleachers with a press box, visitor bleachers, turf replacement, and related ADA improvements.

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 (Environmental Health):
 - There will be a full review for the concession stand. This is completed with the building permit review.
- Kelly Beyer (Building and Inspection):
 - All the comments are on the Comment Summary.
- Laura McCarthy (Fire Prevention):
 - If there are any changes that start encroaching into the emergency vehicle emergency access, Fire Prevention would need to do a full review.
- Desmond Daniels (Police):
 - No Comment
- Brian Hansen (Engineering):
 - Protect infiltration areas in the northwest corner of the site. No construction is allowed in that area.
 - The comments are similar to the Jefferson stadium. Staff would like to see a queuing plan for pedestrians and identify any sidewalk modifications needed.
 - Stormwater Management Plan will be required if you are disturbing more than 50 cubic yards or 5,000 square feet of material.
 - The site located within the Nine Mile Watershed District, a separate permit is required.
 - Make sure to have bike parking available for folks who want to ride bikes to the stadium.
- Tim Kampa (Utilities):
 - Since they are connecting to the city water and sewer system, please follow the city standards.
 - Currently the School has very poor fire hydrant coverage. There is only one hydrant so suggest installing additional hydrants that would provide more protection for the school.
 - An annually winterized line is discouraged for use as a portable water system/service. There is much higher chance of contaminating the line. Locate the water meter in an annually heated building. Staff can work with the applicant.

- Kevin Toskey (Legal)
 - No Comment
- Mike Centinario (Planning):
 - We would need an overall campus graphic that identifies the different parking supply areas. We are not sure how often the parking lot to the north is being used, but it seems like a convenient parking supply for the site. Parking is a little trickier on this site because there is limited supply in the vicinity. The parking requirement is 1/3 of occupancy and staff will need to determine if the existing supply is sufficient.
 - This site is a little bit more challenging from a noise perspective because of the residential homes immediately across the east, so it would be more difficult to meet the MPCA standards per Code.
 - Mike Centinario asked if they have had noise complaints from neighbors.
 - Rod Y. Zivkovich stated that they have not received noise complaints and they currently have soccer and lacrosse being played there.
 - One possibility would be adding landscaping to have a visual barrier between the stadium and adjacent houses.

Andrew Dahlquist asked if this property needs to be platted.

Mike Centinario stated that this property is already platted.

Andrew Dahlquist asked if a sound study will be required.

Mike Centinario stated that a sound study may be necessary. We need to make sure that MPCA standards are met, especially on the east of 3rd Ave.

Glen Markegard stated that staff can work with the applicant to find alternatives but for now, the applicant should plan on doing a study.

Andrew Dahlquist asked if there are any other requirements on the study that need to be shown besides meeting the MPCA standards.

Mike Centinario will send a website link with the standards after the meeting. Staff is only looking to the MPCA being met, which mirrors City standards.

Mike Thissen asked if the applicant is adding a score board with electronic images.

Andrew Dahlquist stated the existing board will be reused.



Comment Summary

Application #: PL202300141

Address: 9701 NICOLLET AVE S, BLOOMINGTON, MN 55420

Request: FS&BP Kennedy High School stadium improvements located at 9701 Nicollet Avenue S.

Meeting: Pre-Application DRC - August 22, 2023

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, (952) 563-8959

- 1) Must meet 2020 MN State Building Code
- 2) Building plans must be signed by a MN licensed architect.
- 3) SAC review by MET council will be required.
- 4) Must meet 2020 MN Accessibility Code.
- 5) Provide a detailed code analysis with the plans.
- 6) Refer to Table 1106.1 of 2020 MN Accessibility Code for required number of Accessible parking spaces.
- 7) Refer to Table 2902.1 of 2020 MN Building Code for minimum number of required plumbing fixtures.
- 8) Bleacher drawings shall be designed by a MN licensed Engineer.
- 9) Bleachers must meet 2020 MN Accessibility Code.

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

- 1) Protect infiltration areas. No construction staging, work, or equipment allowed in this area.
- 2) An erosion control bond is required.
- 3) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 4) List erosion control maintenance notes on the plan.
- 5) Show erosion control BMP locations on the plan.
- 6) 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.
- 7) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 9) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 10) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 11) Provide a turf establishment plan.

- 12) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 13) Consider providing an oversized stormwater management system to account for future projects.

Utility 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) 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.
- 3) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 4) 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.
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 8) Currently the School has very poor fire hydrant coverage with only one existing fire hydrant located on the southeast side of the building. Suggest taking this opportunity to install additional hydrants that would provide more fire protection for the school. Each hydrant covers 150-foot radius.
- 9) Use schedule 40, SDR 26, or better for PVC sewer services.
- 10) Use Zinc Coated Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil V-Bio polywrap is required on all DIP.
- 11) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 12) Connection to the City water and sewer system requires Utility plan review and approval as well as conformance with City Utility specifications and the City's standard details for driveways, utilities, erosion control, etc. (Found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division).
- 13) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Please call out pipe elevations and dimensions for any watermain crossings of sewer pipes to assure the required separation is designed.
- 14) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 15) An annually winterized (blowout) line is discouraged for use as a potable water system/service. There is much higher chance of contaminating the line. The use of a water service meter manhole or locating the water meter in an annually heated building will be necessary. The meter will not be removed and installed each season.

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

- 1) Show plan for pedestrian access and queues outside of the drive areas. Use that plan to identify where sidewalk modifications are needed.
- 2) include ADA ped ramps for access from the ADA parking spaces.
- 3) Show ped access and queuing for the ticket sales, outside of the parking lot.
- 4) Show location of a bike rack and bike rack detail on the plan. Bike parking should be provided within 50' of the entrance and signs added to guide users to additional bike parking.
- 5) Provide a sidewalk connection from the building to public sidewalk or street. If on-street parking in the area is likely to be used, this project should include a sidewalk connection from Old Shakopee Road to the field, along the east side of the driveway/parking spaces.
- 6) List the number of parking spaces required by city code and the number of spaces provided on the site plan.

- 7) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way (if there is any). Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.

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

- 1) When available, please provide additional detail on the lighting and sound systems. With residential across the street, noise and light pollution are a concern.

The City must be able to determine MPCA and City noise limits are met. Levels are measure on the "receiving" side of the street - 3rd Avenue S. is the potentially the most impacted.

- 2) Provide architectural plans for the concessions building, bleachers, ticket plaza, and press box.
- 3) Total parking supply for the school campus is necessary to determine if additional parking stalls must be constructed. Also provide information/parking supply for the Pond Center, assuming those stalls would be available to spectators and participants.
- 4) Show location of a bike rack and bike rack detail on the plan.
- 5) Will large events take place within the Kennedy Activity Center simultaneous with football games? Competing events may create parking issues within the campus.