



# Comment Summary

**Application #:** PL202400080

**Address:** 7803 PENN AVE S, BLOOMINGTON, MN 55431

**Request:** Preliminary and final development plans for a partial redevelopment of the Southtown Shopping Center located at 7803 Penn Avenue S.

**Meeting:** Pre-Application DRC - May 28, 2024

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

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

- 1) The partial redevelopment of Southtown necessitates a final development plan (FDP) and preliminary development plan (PDP). The FDP is the series of plans that depict the current development phase - the recreational retail anchor. The PDP depicts all future phases that are envisioned throughout Southtown. The PDP must also include all the future uses, their densities, changes to access, pedestrian circulation, etc.
- 2) Pedestrian improvements are vital for Phase I. Pedestrians must be able to access the new retail anchor from the Orange Line station to the southeast, bus stops to the south, and the Orange Line tunnel to the east via sidewalk. As envisioned on the plan, that sidewalk must traverse the future medical office site.
- 3) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2.0 foot-candles is required on the parking surface (which may be reduced to 1.0 foot-candles for the outer perimeter of the parking lot).
- 4) Exterior materials must meet Section 19.63.08.
- 5) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and a minimum 8-feet wide inside of curb to inside of curb.
- 6) Provide an account of all uses and their gross square footages - both existing and future. This needed to calculate the parking requirement and determine if/what parking flexibility would be required.
- 7) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 8) Show location of a bike racks distributed throughout the planned development.
- 9) Provide a landscaping plan for the entire Phase I development area. Parking islands must include a deciduous tree.
- 10) Identify the FAR for Phase I as well as the FAR for the full-buildout as shown in the PDP.
- 11) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 12) The NW corner of Knox and American is zoned C-5 with a minimum 1.0 FAR. Will the PDP depict a future phase at this corner? If not, please address this in the project description. Amendments to existing agreements may be necessary.
- 13) Formalize the PDP's phasing plan in a series of plan sheets.
- 14) The Penn Avenue depicts reconfiguration. If this work is not proposed to be completed as part of phase I, when is it anticipated to be completed?
- 15) The parking area on the east half of the site, when completed, will be dramatically different from the west side. Address the phasing for improvement the remaining parking areas.
- 16) Keep in mind the City's exterior material requirements as you work with the potential anchor. Staff would be happy to provide comments on preliminary building elevations.

- 17) Is future development envisioned for the NE corner of Knox and American? If not, remove the building footprint from the plans.
- 18) City Code requires a building massing graphic showing the full buildout at Southtown.

**Building Department Review - Pre-App Contact:** Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code.
- 3) SAC review by MET council will be required.
- 4) Provide a detailed code analysis with the plans.
- 5) Building plans must be signed by a MN licensed architect.

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

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 2) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 3) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 4) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 5) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.
- 6) Building/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) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 3) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 4) An erosion control bond is required.
- 5) List erosion control maintenance notes on the plan.
- 6) Show erosion control BMP locations on the plan.
- 7) 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))
- 8) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 9) Provide a turf establishment plan.
- 10) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 12) The City and Nine Mile Creek Watershed District are interested in discussing a partnership for on-site stormwater management that exceeds current stormwater standards to benefit local drainage and water quality. Please contact Bryan Gruidl at 952.563.4557 or [bgruidl@bloomingtonmn.gov](mailto:bgruidl@bloomingtonmn.gov) to discuss in more detail.
- 13) 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.
- 14) A Minnesota licensed civil engineer must design and sign all civil plans.

**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) Please provide peak hour and average day wastewater flow estimates and/or Met Council SAC determination.
- 3) A Minnesota licensed civil engineer must design and sign all civil plans.
- 4) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

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

- 1) If the new proposal includes more trip generation or higher peak hour traffic than the previous traffic study evaluated, a traffic study update will be needed. If you are able to rely on the previous traffic study, the plan should implement the recommendations from the previous study.
- 2) A parking study will be required if there is a triggering parking supply reduction requested. Due to the shared parking nature of the site, provide the parking requirements and supply for the entire site.
- 3) utility easement need identified in this area
- 4) Make sure the existing Orange Line BRT Station is reflected in this proposed plan
- 5) The Bloomington Alternative Transportation Plan and Active Transportation Action Plan identify a prioritized bike connection to the Knox Avenue tunnel through this area. Would like to discuss opportunities to make this connection parallel to or in-line with this Private Knox drive aisle.
- 6) 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.
- 7) Show location of a bike rack and bike rack detail on the plan.
- 8) 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.
- 9) Provide trip generation numbers for the site using ITE Trip Generation Standards.
- 10) Provide a construction site circulation plan that includes the following: site access locations, vehicle circulation, pedestrian circulation, construction parking area, laydown/staging/delivery area, construction fencing limits.
- 11) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 12) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.

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

- 1) show all easements acquired for transit way and utilities.

**Assessing Review - Pre-App Contact:** Jason Heitzinger at jheitzinger@BloomingtonMN.gov, (952) 563-4512

Since there is no re-platting and given the credit for existing buildings that were removed, there is no park dedication fee at this time. If it is determined that re-platting is necessary, park dedication will be calculated at that time.