



# Comment Summary

**Application #:** PL202400066

**Address:** 2100 LINDAU LN, BLOOMINGTON, MN 55425

**Request:** **Preliminary and final development plans for the Mall of America waterpark located at 2100 Lindau Lane.**

**Meeting:** Pre-Application DRC - May 14, 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](mailto:mcentinario@BloomingtonMN.gov), (952) 563-8921

- 1) The submitted plans represent a substantial departure from the existing Preliminary Development Plan (PDP) and constitutes a major revision. The PDP establishes the existing and future land use mix for the entire Mall of America campus. A Final Development Plan approval is required for what is proposed to be constructed in this phase, which is the waterpark, connection to MOA, and the parking structure.
- 2) Staff will review the PDP and FDP applications for consistency with the Urban Design Guidelines established in 2003. Those guidelines deal with unifying elements, balance among phases, building materials, entry point prominence, circulation, and environmental integration. The project description submitted as part of the PDP/FDP applications should specifically address how the proposals are consistent with these guidelines.
- 3) A Site Development Agreement, including all conditions of approval, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
- 4) Unless the exterior sign package is entirely Code complying, an amendment to the master sign plan will be necessary. The master sign plan provides some flexibility from sign standards, but requires very specific, detailed plans.
- 5) An Airport Zoning Permit must be approved by the Community Development Director for any crane or structure on site that exceeds 60 feet in height above existing grade (MSP Airport Zoning Ordinance Section VIII (A)). An FAA No Hazard Determination (7460 review) should must precede an Airport Zoning Permit.
- 6) Show location of a bike rack and bike rack detail on the plan.
- 7) Parking lot and exterior security lighting must meet Section 21.301.07.
- 8) Exterior materials must meet Section 19.63.08. Identify the proposed materials on building elevations included in final development plans.
- 9) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 10) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 11) Staff has been informed that a parking study and model is being conducted by Walker Consultants. This study should incorporate the existing and proposed parking supply with the proposed structure and forthcoming hotel and use MOA's parking demand data. It should analyze what additional structured parking would be needed for future phases. Please provide this study to City staff for review and comment as soon as it is available.
- 12) Similar to the 2019 PDP, provide a MOA campus graphic that identifies pedestrian connections. Since 2019, the Metro Transit D Line has become operational and has a station along American Blvd. on Ikea Way extended. This station must be incorporated into campus pedestrian accommodations.

- 13) Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52). A substantial amount of landscaping was planted on the subject site to meet landscaping requirements for Phase IC. That landscaping will need to be replaced in addition to landscaping required for the waterpark and parking structure phase.
- 14) Incorporate the D Line stop into pedestrian plan
- 15) Is there an estimated guest room count for the hotel? If so, please identify. Also identify anticipated conference and restaurant space.
- 16) Although the plan is conceptual at this point, the hotel appears to be encroaching in public right of way.
- 17) Can a pedestrian crossing be located closer to the Lindau/22nd Ave intersection?
- 18) Is future development anticipated on the corner of Lindau and 24th Avenue? How will stormwater infrastructure impact the viability of future development.
- 19) Is the ring road configuration consistent with the previous plan? How does the redesign correlate to the existing parcel boundaries?
- 20) How is the sidewalk on the east side of the MOA connection integrated into the overall pedestrian plan?
- 21) Provide additional details, albeit conceptual, on what "Future Development" entails. This is necessary element for the PDP.
- 22) Include FAA review early on to ensure the 15-story hotel does not create any airport hazards. Construction cranes will almost certainly require temporary variances from the Metropolitan Airports Commission.
- 23) Provide additional details on sports complex. Which sports, square footage, occupancies.
- 24) If future development does not entail a waterpark expansion, what is envisioned for expansion along American Blvd?

**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) Building plans must be signed by a MN licensed architect.
- 4) SAC review by MET council will be required.
- 5) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.
- 6) Provide a detailed code analysis with the plans.
- 7) Plumbing fixture count shall meet requirements of Table 2902.1 of 2020 MN Building Code.
- 8) Is the parking ramp an open parking garage - in compliance with 406.5 of 2020 MN Building Code?

Provide percent of openings on each side of parking structure.

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

- 1) Access shall be provided to/from all stairwells on all floors and parking levels.
- 2) Maintain emergency vehicle access and circulation throughout the property for existing MOA structures.
- 3) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 4) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 5) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 6) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will require multiple panels and Knox boxes.
- 7) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.
- 8) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 9) Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.

- 10) Type I hood exhaust with kitchen suppression system connected to the building sprinkler system required for operations creating grease laden vapors.
- 11) Additional automatic standpipes/hosevalves may be required due to limited access truck access.
- 12) Exterior access for specially rescue equipment to be provided for the waterpark.
- 13) Parking structure may be required to be sprinklered if considered enclosed per the building code.

**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) Show erosion control BMP locations on the plan.
- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 5) An erosion control bond is required.
- 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) Provide a turf establishment plan.
- 8) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 9) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 10) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

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

- 1) Will the new configuration fit the existing lots or is re-platting needed?

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

- 1) Update 2020 Waterpark Traffic Study & verify if all recommendations from that Study are still relevant.
- 2) Provide an overall plan showing how non-motorized users will access the waterpark from the site as well as how users of the waterpark parked elsewhere on mall property will be guided to the waterpark.
- 3) Include a bicycle parking areas within the new parking ramp, as well as in proximity to the entrance to the MOA and Waterpark on the north side of Lindau Lane. Areas for bike parking areas should be well lit, open and visible, and should be located in proximity to areas with significant foot traffic.
- 4) The new ramp shall incorporate a parking inventory and assistance system, similar to or compatible with the existing system used on the rest of the MOA parking ramps, including:
  - a.Updating the internal and external electronic wayfinding plans
  - b.Adding electronic signage as needed to external and internal roadways
- 5) Pedestrian routes need to be provided from the following areas & routes:
  - a.North side of Lindau Lane between 24th Avenue into the Waterpark & MOA. If this route uses the skybridge over 22nd Avenue then it should be signed and marked accordingly.
  - b.North side of Lindau Lane between Ikea Way into the Waterpark & MOA.
  - c.North side of the MOA property from the intersection Thunderbird Road at American Boulevard into the Waterpark and MOA, providing the most direct route to these destinations.

- 6) Provide parking calculations to show the new parking ramp will satisfy all parking needs for the Waterpark. If other areas are intended to be used for Waterpark parking, please indicate these areas and show how many parking stalls are anticipated to be used for the Waterpark in those areas.

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

- 1) Based on the current plans, we have calculated a park dedication fee of \$151,515. This is down from the previous calculation of \$191,880 based on the old plans and rates at that time. This calculation is for the waterpark facility only and is subject to change based on any alterations to the plans. A separate calculation will be made for the hotel or any other potential development at that time.

**Environmental Health Review - Pre-App Contact:** Mike Thissen at [mthissen@BloomingtonMN.gov](mailto:mthissen@BloomingtonMN.gov), (952) 563-8981

- 1) Pool plan review required by MDH. Annual city pool licenses required by City of Bloomington.
- 2) Any food/beverage requires health department review, approval, and permits.