



Development Review Committee

Approved Minutes

Pre-Application, PL202400066

Meeting Date: May 14, 2024

McLeod Conference Room

Bloomington Civic Plaza, 1800 West Old Shakopee Road

Staff Present:

Brian Hansen (Eng., Chair)	952-563-4543	Erik Solie (Env. Health)	952-563-8978
Laura McCarthy (Fire Prev)	952-563-4813	Dakota Crowell (Planning)	952-563-8926
Meredith Vandewege (Bldg & Insp)	952-563-8708	Nick Johnson (Planning)	952-563-8925
Kelly Beyer (Bldg & Insp)	952-563-4519	Michael Centinario (Planning)	952-563-8921
Julie Long (Eng)	952-563-4865	Liz O'Day (Planning)	952-563-8919
Tim Kampa (Utilities)	952-563-8776	Elliott Brooks (Planning)	952-563-8917
Jordan Venness (Utilities)	952-563-4533	Emily Hestbech (Planning)	952-563-4507
Kevin Toskey (Legal)	952-563-4889	Jason Schmidt (Port)	952-563-8922
Nicholas Redmond (Legal)	952-563-8784		
Rena Clark (Park & Rec)	952-563-8890		
Desmond Daniels (Police)	952-563-8848		
Jason Heitzinger (Assessing)	952-563-4512		

Project Information:

Project	MOA Waterpark - 2100 Lindau Lane (pre-app)
Site Address	2100 LINDAU LN, BLOOMINGTON, MN 55425
Plat Name	MALL OF AMERICA 9TH ADDITION;
Project Description	Preliminary and final development plans for the Mall of America waterpark located at 2100 Lindau Lane.
Application Type	Preliminary Development Plan Final Development Plan
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	David Loehr - dloehr@dlrgroup.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 "PL202400066" into the search box.

Guests Present:

Name	Email
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Tara Martin, Ryan Companies; Project Executive
Kurt Hagen, Triple Five / Mall of America

David Lair, DLR Group; Architect
Justin Gese, SCH Civil Site Design
Greg Hollencamp, DLR Group

INTRODUCTION –

This application is for a Mall of America waterpark development. The proposal is for a roughly 220,000 square foot facility located north of the existing Phase 1C (north of Landeau Lane). The plans have significant changes from the past approval which has expired. The waterpark Final Development Plan as well as the Preliminary Development Plan for the whole Mall Campus will be reviewed.

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 comments.
- Jason Heitzinger (Assessing):
 - Park dedication for this was calculated as \$151,515. The calculation is for the waterpark only. Separate calculations will be done for the future hotel or other potential developments.
- Erik Solie (Environmental Health):
 - Waterpark will be reviewed by the State of Minnesota and licensed by the City.
 - Solie asked if food service will be offered at the park. Mr. Hagen stated there will be food service including a full kitchen, commissary, and remote kiosks. Solie raised concerns with open roof taken into account, the kitchens will need to be enclosed spaces.
- Kelly Beyer / Duke Johnson (Building and Inspection):
 - Apply for an updated SAC again when you have floor plans ready.
 - Regarding the open parking ramp: make sure the opening calculations are shown on code analysis.
 - Johnson asked if the hotel and waterpark are going to be on separate lots and who will own the three levels on the bridge / how is that planned. Hagen said the waterpark, hotel, and parking structure will all be on separate lots. Hagen said level one of the connection between the Mall and waterpark will get dedicated to use as a transition space. Levels 2 and 3 will depend on the hotel, would be good hotel conference and meeting space but this is still unknown. If not hotel space, it will be kept as retail. The spaces could be owned by the Mall or leased out. Johnson asked if we are still considering the hotel as an anchor. Hagen said yes the hotel will be an anchor, whatever works well from code perspective and we are flexible.
- Laura McCarthy / Pete Miller (Fire Prevention):
 - Would like to get together early on with team for sprinkler protection for the waterpark as the new design offers unique challenges. Building design will effect sprinklers and vice versa.
 - See plans for additional comments.
- Desmond Daniels (Police):
 - No comments.

- Kevin Toskey (Legal):
 - No comments.

- Brian Hansen (Engineering):
 - Update stormwater management plan.
 - Admin review for platting comment was addressed earlier, everything is proposed on parcels as they currently exist.
 - Traffic study will need to be updated.
 - New parking ramp needs to incorporate the parking inventory already in place.
 - Pedestrian routes need to be provided as listed in the comment summary.
 - If the existing parking is going to be included as parking for the waterpark, the City needs to know what those numbers are, and make sure wayfinding is addressed.

- Tim Kampa (Utilities):
 - No civil or utility plan so did not mark up comments.
 - Key issue is that sanitary sewer model shows there are sewer capacity issues downstream of this site when looking at the development in South Loop area. We would like updated sewer flow rates for both average and peak. The flow rates should match your SAC determination.

- Mike Centinario (Planning):
 - Be sure to refer to comment summary.
 - This requires a major revision to Preliminary Development Plan (PDP), as it changes over time based on market conditions. Provide details such as square footage, land uses, and intended occupancies especially for the future amateur sports area or for waterpark expansion.
 - Connection to Ikea should be included in the PDP.
 - Focus on pedestrian improvements as the D line along American Boulevard East has been connected and should be utilized by guests and employees. Make sure walking routes are comfortable and safe from the D line. Show sidewalk paths located outside of the mall (outdoor routes)
 - Concerns on the corner northwest of the intersection Lindeau and 24th, as we would like to see future development there. Using this area for stormwater would preclude future development. We would like to have an idea of how this space would be activated.
 - Parking should be looked at using a newer model and day to day data from the Mall. Interested to see what the consultants find for the entire Mall campus, taking into account the removed spaces for the waterpark and new spaces created in the new parking ramp.
 - The FAA will need to approve the waterpark and hotel tower, and a temporary variance may be required.
 - Landscaping plans will be needed based on the site development.
 - Lighting plans will be needed for parking structures.

- Applicant Questions and Discussion
 - The project was downsized to hit TIF deadline.
 - Parking will be sized to accommodate waterpark only and when the hotel opens the ramp will be designed to possibly expand later.
 - The public funding for the sports area will determine the size, would likely be owned by a public or non-profit entity. We do not have a size for that.
 - When will traffic study start? Hansen: As soon as we have Civil Plans to look at.
 - Consultant report said to replace any parking that is displaced from the waterpark. This was informed by trends such as increased parking demand for the new waterpark, guest numbers being generally down from pre-covid, and anticipation of the Sears being redeveloped.

Centinario asked for the anticipated count of parking spaces. Hagen said the displaced parking space count is around 800 spaces that will be replaced in the new ramp.

- Hagen said regarding the stormwater area, maybe it would become green space such as a park. Infiltration has to happen there unless its offsite.
- Centinario asked for the timeline for the hotel phase. Hagen said it should open at the same time as the waterpark. Hopefully it will be built in one phase with the parking structure that accommodates both hotel and waterpark. Parking deck will be one of the last things built as it can be constructed more quickly. Hansen asked if the plan is to provide the parking capacity for the hotel and waterpark in the new ramp. Hagen said the displaced parking will be replaced by the new parking deck. Some excess capacity of the Mall is being applied to the needs of the waterpark. Hansen said we want to provide enough parking for the new structures as well. Hagen said that the deck will need to be expandable to account for unknown future factors.
- Duke Johnson asked how many rooms the hotel will have. Hagen said they are anticipating 4 to 5 hundred keys. Johnson asked if the existing parking could be expanded. Hagen said one ramp could be expanded but it is not practical. Often, the top ramp level is not fully used. The existing ramps are aged and would not be worth adding another level, and the new ramp will also bring convenience for waterpark and hotel guests.
- David Loehr, architect, there is a right-of-way and platted land off 24th but would like to make sure that is identified in this process. He outlined the overall timing as going through the PDP process in earnest in July and try to get through the FDP process by the end of the year and begin construction in spring 2025.