



Development Review Committee

Approved Minutes

Pre-Application, PL2017-54
Meeting Date: April 18, 2017
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Jim Urie (Park & Rec) 952-563-8881	Erik Solie (Env. Health) 952-563-8978
Tim Skusa (Bldg & Insp) 952-563-8953	Heidi Miller (Police) 952-563-4975
Jen Desrude (Eng.) 952-563-4862	Michael Centinario (Planning) 952-563-8921
Eric Wharton (Utilities) 952-563-4579	Glen Markegard (Planning) 952-563-8923
	Mike Hiller (Planning) 952-563-4507

Project Information:

Project	Building expansion to accommodate an 80,000 square foot tenant
Site Address	7803 Penn Avenue South
Plat Name	Southtown Shopping Center 3 rd Addition
Project Description	Major Revision to the Final Development Plan for expansion of an existing shopping center
Application Type	Final Development Plan
Staff Contact	Mike Centinario – mcentinario@bloomingtonmn.gov – (952) 563-8921
Applicant Contact	Ken Vinje – (952) 948-9426 – Kvinje@karealty.com
Post Application DRC	YES

Guests Present:

Name	Email
Dan Mossey, Kraus-Anderson	dmossey@karealty.com
Jeff Hildahl, Kraus-Anderson	Jhildahlkarealty.com

INTRODUCTION – Mike Centinario (Planning)

Introduced the project as an 80,000 square foot tenant building expansion in the NE corner of the Southtown Shopping Center and associated parking lot modifications. The applicant clarified the existing building (former Toys R Us) would be demolished except for the space under Herberger's and there is currently no tenant in the space being demolished.

Discussion/Comments:

- Jim Urie (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - Park Dedication is not triggered since no platting is required as part of this process. Asked the applicant representatives to comment on how long this project has been in the works. Hildahl stated not very long.

- Erik Solie (Environmental Health):
 - More information is needed on food services, if any, being provided. Any required plans would be submitted through Tim Skusa in the Building and Inspection Division.
- Tim Skusa (Building and Inspection):
 - Asked if an architect has been selected for the project. Applicant representatives stated no.
- Laura McCarthy (Fire Prevention):
 - Comments provided are based only on footprint of proposed building.
 - Some hydrants will need to be moved and new hydrants placed due to the expansion plans, locations to be determined.
 - Ladder I should be used for auto-turn dimensions, Desrude will provide.
 - Sprinkler system and water supply for the new building should be separated and independent from the Herberger's system.
 - Once tenant, use, and more detailed plans are made available, more comments will be provided.
- Heidi Miller (Police):
 - Confirmed the main entrance for the proposed building would be on the east elevation.
- Jen Desrude (Engineering):
 - Endcap islands are required at the end of each parking tier.
 - Code requires a pedestrian connection to the public street.
 - Bike racks need to be provided.
 - Parking analysis needs to be completed.
 - Nine Mile Creek Watershed District requirements must be met.
 - Please be mindful of the NE Penn Project (area near Knox Avenue/American Boulevard) which is prone to flooding.
- Eric Wharton (Utilities):
 - Expressed concern regarding emergency vehicle access and water circulation on the site due to the north section of Southtown Drive being terminated. Water main looping and connection from Southtown Drive and American Boulevard is needed to keep adequate supply to the site.
 - New locations for hydrants must be determined to provide adequate coverage for the proposed building.
 - May be possible to tie water supply to the east.
 - SAC determination is required. Contact Met Council.
- Mike Centinario (Planning):
 - Current parking deviation exists through previous approvals on this site.
 - Need to incorporate the proposed space into the parking calculations.
 - Provide the gross floor areas for buildings without the bowling alley and restaurants, provide the floor areas, number of seats and bowling lanes for the bowling alley and total gross floor area and total number of seats for all restaurant spaces for a parking review. Should the parking deviation be significant, a parking study commissioned by the City and paid for by Kraus-Anderson may be required.
 - Parking requirement is likely higher than what is shown on the applicant submitted plan.

- Need an accurate count of how many parking stalls are on the site now and how many will be provided after the completed expansion. The number of parking stalls identified on the lease plan is an approximation.
 - Minimum Floor Area Ratio (FAR) for this zoning district is 0.5. The site is currently under this requirement. Accurate gross floor areas are necessary to complete the FAR calculation and will determine if the site, after the construction of this project, would be meeting the FAR requirement or would require flexibility from City Council.
 - Sidewalks, parking islands, and landscaping design requirements are addressed in the Comment Summary Planning Review.
 - Some landscaping on the site has been removed over the years (along the northern Southtown Drive), please incorporate replacement of all previously approved landscaping into landscaping plans for this project.
 - Exterior materials must meet Section 19.63.08, Section 21.301.08 of the City Code.
 - Providing the buildings gross floor area information prior to submittal is critical for the Planning Division to determine if the parking requirements are being met and will help determine if a parking study will be required as part of the submission.
 - Asked the applicant representatives what the timing is for the project. Hildahl stated hopefully 2018.
 - McCarthy stated the Fire Department is interested in using the existing Toys R Us building for training and would be happy in assisting in its demolition.
- Glen Markegard (Planning):
 - Noted that the bus improvements at American Boulevard and Knox Avenue may or may not move forward due to Federal funding. Asked if there are any changes planned for the Knox Avenue/American Boulevard intersection with this project. Hildahl stated he is not aware of any associated with this project.
 - Asked Desrude if a traffic study would be required. At the meeting Desrude stated that she did not know, however following the meeting, Desrude confirmed with the City Engineer that a traffic study would be required when more details are known about the proposal.
 - Asked what the exterior materials will be for the proposed building. Hildahl stated they have no details yet.
 - Markegard noted a complicated development agreement exists for this Planned Development. He asked the representatives to remain after this meeting concludes to discuss some of the development agreement plan details.



Comment Summary

Application #: PL2017-54

Address: 7803 PENN AVE S, BLOOMINGTON, MN 55431

Request: **Building Expansion for 80,000 square foot tenant space at Southtown Shopping Center**

Meeting: Pre-Application DRC - April 18, 2017

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

- 1) Provide emergency vehicle access and turning radius throughout the property. Submit autoturn diagram using L1 dimensions.
- 2) Provide hydrant coverage within 150 feet of all areas of the building.

Public Works Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

Construction/Infrastructure Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Add end cap islands. Parking islands must be 3-feet shorter than the parking stall and 8'feet wide.
- 2) Need end cap islands and parking not to stick out into drive aisles.
- 3) Clarify what building changes will be. Sheet 1 doesn't match sheet 2 layout.

Traffic Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) 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.
- 2) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 3) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

- 4) 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.
- 5) Provide a sidewalk connection from the building to public sidewalk or street to both American Boulevard and to the sidewalk on the Orange Line Connection.
- 6) Show location of a bike rack and bike rack detail on the plan.
- 7) List the number of parking spaces required by city code and the number of spaces provided on the site plan.

Utility Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Review document markups. The document, with markups, will be provided to you at the DRC meeting and may be sent electronically.
- 2) Private common utility easement/agreement must be provided.
- 3) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 6) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 7) 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.
- 8) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 9) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 10) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 11) Provide peak hour and average day water demand and wastewater flow estimates.
- 12) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. A loop should extend from Southtown Dr. to American Boulevard.
- 13) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 14) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 15) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.

- 16) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 17) An inspection manhole is required on all commercial sewer services.
- 18) Use standard short cone manholes without steps.
- 19) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 20) Install interior chimney seals on all sanitary sewer manholes.
- 21) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 22) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 23) 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.
- 24) Use schedule 40, SDR 26, or better for PVC sewer services.
- 25) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 26) 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.

Water Resources Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 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) Show erosion control BMP locations on the plan.
- 6) List erosion control maintenance notes on the plan.
- 7) 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.
- 8) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org).

- 9) May be subject to additional stormwater requirements from pending NE Penn stormwater project.

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

- 1) Southtown Shopping Center was granted a parking deviation in previous approvals. However, no parking analysis has been completed since the major revision of the parking standards in 2006. Please provide the gross total floor area for the buildings without the bowling alley and restaurants. Please provide floor areas, number of seats and bowling lanes for the bowling alley and total gross floor area and total number of seats for all restaurant spaces for a parking review. Should the parking deviation be significant, a parking study commissioned by the City and paid for by the applicant may be required.

The lease plan indicates there are 2,100 parking spaces within Southtown Shopping Center. Is that an exact number or an estimate? How many parking stalls would there be if the tenant addition was implemented as depicted?

- 2) Provide 5 foot clear sidewalk along north side of the new building.
- 3) Islands required at the end of each parking tier.
- 4) Intermittent mid-row parking islands required at intervals not to exceed 200 feet for interior parking rows and 300 feet for perimeter parking rows.
- 5) All new or reconstructed islands must be 8 feet wide and have a minimum of one tree.
- 6) Any new or relocated parking requires lighting pursuant to 21.301.07.
- 7) Will trash collection and storage be in the dock? Section 19.51 requires indoor collection and storage with interior access.
- 8) Assume about 100,000 SF disturbed area, which will require 40 trees and 100 shrubs.
- 9) All parking stall striping must be painted white.
- 10) Case 5722E-95 required a three foot screen along Southtown Drive. It is missing and must be replaced.
- 11) Exterior materials must meet Section 19.63.08. Section 21.301.08 of the City Code includes standards related to blank facades, building massing, architectural unity, window obstructions, and entrance buffers.