



Development Review Committee

Approved Minutes

Pre-Application, PL2017-248
 Meeting Date: November 21, 2017
 McLeod Conference Room
 Bloomington Civic Plaza
 1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Jen Blumers (Assessing) 952-563-4749
Randy Quale (Park & Rec) 952-563-8876	Don Palmer (Assessing) 952-563-4644
Duke Johnson (Bldg & Insp) 952-563-8959	Erik Solie (Env. Health) 952-563-8978
Bruce Bunker (Eng.) 952-563-4546	Londell Pease (Planning) 952-563-8926
Tim Kampa (Utilities) 952-563-8776	Michael Centinario (Planning) 952-563-8921
Eileen O'Connell (publ. Health) 952-563-4964	Glen Markegard (Planning) 952-563-8923
	Mike Hiller (Planning) 952-563-4507

Project Information:

Project	Southtown Center expansion 7901 Penn Avenue
Site Address	7803 PENN AVE S, BLOOMINGTON, MN 55431
Plat Name	SOUTHTOWN SHOPPING CENTER 3RD ADDITION;
Project Description	Revised preliminary and Final Development plan for expansion of an existing shopping center.
Application Type	Preliminary Development Plan; Final Development Plan
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov; (952) 563-8921
Applicant Contact	Ken Vinje; kvinje@karealty.com
Post Application DRC	YES

Guests Present:

Name	Email
Ken Vinje	kvinje@karealty.com
Craig St. Clair	cstclair@cunningham.com
Jaci Bell	Jaci.bell@krausanderson.com

INTRODUCTION – Mike Centinario:

The applicant proposes a revised preliminary and final development plan for expansion of an existing shopping center. The retail user would be located at the former Toys R Us store and would be comprised of approximately 80,000 square feet. Two levels of structured parking would be constructed above the first floor retail.

Agreements between the City and the property owner dictate how additions to the shopping center are to be implemented. Those agreements were not reviewed in detail prior to the DRC meeting. The content of that agreement may have an impact on what City Code deviations, if any, are requested. The pre-application DRC meeting is not intended to be an all-inclusive review of all relevant information.

Discussion/Comments:

- Randy Quale (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - No comment.
- Erik Solie (Environmental Health):
 - No comment.
- Duke Johnson (Building and Inspection):
 - Provided approved Codes handouts for the design team. When you have 80-90 percent of the plan sets ready give him a call to set up a preliminary review meeting.
- Laura McCarthy (Fire Prevention):
 - Emergency access to the new building and around the existing shopping center is critical.
 - Enclosed parking levels require sprinkler protection throughout.
 - Standpipe hose vales required on all parking levels. (see mark-up plans)
 - Emergency responder radio coverage be provided per appendix L of the MSFC.
 - Hydrant coverage will need to be analyzed to provide required coverage within 150 feet of all areas of the building and within 50 feet of the FDC.
- Londell Pease (Planning)
 - Clarified the two story parking structure is being built to be able to potentially be converted into retail space.
- Bruce Bunker (Engineering):
 - Stated Jen Desrude is the contact person for Engineering and handed out her business card to the representatives.
 - The Parking/Access Easement or Agreement will need to be updated and recorded with Hennepin County.
 - Check with MnDOT regarding the right-of-way that contains Southtown Drive. (see Comment Summary – Traffic Review #1)
 - Show the sidewalk network that provides connectivity from American Boulevard to Southtown Center. (see Comment Summary Traffic Review #5)
 - Show bike racks and locations on site plan.
 - Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
 - Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits.
- Tim Kampa (Utilities):

- Pay close attention to Comment Summary – Utility Review #2 regarding hydrant coverage in the new addition area and the area along the proposed Orange Line connection.
- Eileen O’Connell (Public Health):
 - No comment.
- Mike Centinorio (Planning):
 - See Comment Summary – Planning Review #13 for an overview of what the application is for and what needs to be included for submission.
 - Included in this addition, we want to make sure pedestrians can get from the existing shopping center to the front entrance of the new building on foot. The sidewalk scheme should show how this can be accomplished. Coordination with the Orange Line project would be ideal, but may not be possible due to potential delays with the Orange Line project.
 - USD for the shopping center needs a major update; this applicant is an ideal time to get that done.
 - Signage is not permitted on parking structures or above building roof lines.
 - Parking lot and exterior lighting must meet City Code. (see Comment Summary – Planning Review #10)
 - Exterior materials must meet City Code standards.
- Glen Markegard (Planning)
 - If you are seeking flexibility on parking, a parking study may be required (depending on amount) to be conducted by a neutral party and at the applicant expense.
 - Clarified that no widening or restriping of Knox Avenue extended are being incorporated with this application.



Comment Summary

Application #: PL2017-248

Address: 7803 PENN AVE S, BLOOMINGTON, MN 55431

Request: **Revised preliminary and Final Development plan for expansion of an existing shopping center.**

Meeting: Pre-Application DRC - November 21, 2017

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

- 1) Please include the number of bowling lanes in the chart so staff can confirm the parking calculation is correct.

Does the total retail square footage represent gross building area or leasable? City Code calculates parking on gross building area.

- 2) Please clarify the existing "omitted" parking stalls versus the parking stalls provided. It is unclear how parking is being altered.

Provided the parking inputs are correct, the project would exceed the parking requirement.

- 3) Because the Lucky 13 parking is separate from the parking analysis, please confirm the restaurant seats are not included in the chart. Also, please include the Lucky 13 seat count so there is a total picture of parking demand.
- 4) All parking lot islands must be three feet shorted than adjoining space, be 8 feet wide (inside curb to inside curb) and contain at least one tree.
- 5) Intermittent islands required anywhere there is 200 feet in width internally and 300 feet along the property line. One additional landscaped island is required near the main entrance.
- 6) Signage is not permitted above building roof lines or on parking structures. The elevator shaft may be a good option for elevated signage.

The Southtown Shopping Center uniform sign design is in need of an overhaul. This project affords the opportunity to review the signage plan for the entire shopping center.

- 7) Show location of a bike rack and bike rack detail on the plan.
- 8) Landscaping requirements will be based on the disturbed site area. One tree and one shrub is required for each 2,500 and 1,000 square feet of disturbed area, respectively.
- 9) A minimum 20 foot landscape yard is required along all street frontages.
- 10) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2 foot-candles is required on the parking surface (which may be reduced to 1 foot-candles for the outer perimeter of the parking lot).
- 11) Exterior materials must meet Section 19.63.08. The architectural rendering seems to depict a brick facade, which would meet the Code requirement.

- 12) Where will the trash and recycling room be located? Will the loading area double as a trash room? A trash and recycling with interior access must be provided.
- 13) Because the application consists of a major revision to the Southtown Shopping Center preliminary development plan (PDP), an updated graphic(s) will need to be included with the application package. The PDP will include existing site characteristics, the proposed retail expansion, and future phases of the shopping center. The PDP should also include summary statistics on gross floor area, FAR, and parking stalls.

Agreements between the City and the property owner dictate how additions to the shopping center are to be implemented. Those agreements were not reviewed in detail prior to the DRC meeting. The content of that agreement may have an impact on what City Code deviations, if any, are requested. The pre-application DRC meeting is not intended to be an all-inclusive review of all relevant information.

Building Department Review - Pre-App Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

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

- 1) Minimum 20' wide emergency vehicle access lane
- 2) Maintain adequate emergency vehicle access and turn radius throughout the property.
- 3) Building access doors each 100 lineal feet for high-piled storage areas required per table 3206.2 of the MSFC.
- 4) Emergency responder radio coverage shall be provided per appendix L of the MSFC.
- 5) Provide minimum height clearance for emergency response vehicles accessing the parking ramp.
- 6) Maximum travel distance between dry standpipe hose valves is 130', wet standpipe hose valves is 200'.
- 7) Enclosed parking levels require sprinkler protection throughout.
- 8) Hydrants required within 150' of all areas of the building and within 50' of the FDC.
- 9) Standpipe hose valves required on all parking levels.

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

- 1) Contact Jen Desrude (jdesrude@BloomingtonMN.gov; 952-563-4862) to schedule a meeting regarding engineering issues, particularly the watermain loop.

Environmental Health Review - Pre-App Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

Construction/Infrastructure 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 Minnesota licensed civil engineer must design and sign all civil plans.
- 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) North Arrow - Scale??
- 5) This plan does not match the proposed site plan. Is there adequate space to dig adjacent to the proposed storm pipe on the north side and not adversely affect the building foundation? Modify plan so it matches proposed site plan.

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

- 1) Amend/update existing parking/access easement or agreement.

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

- 1) Circulation between the shopping center to the west and the new proposed parking may not be possible in the future when MnDOT uses their ROW that contains the existing Southtown Drive. Suggest showing plan for making the circulation work when this access outside of the property is removed in the future.
- 2) Provide more detail on the parking calculations. What is included in this "Retail"? Is all of Herbergers included? You cannot access Herbergers entrance from this area. Need more information to accept proposed reductions.
- 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. Show the sidewalk network needed to provide sidewalk connectivity from American Boulevard to Southtown Center. Some will be required to be constructed with this proposed phase and some with future redevelopment. Show all connectivity and the impact on existing surface parking.
- 6) Provide bike parking. 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. Provide more detailed info on the existing retail being included in the calculations and in the requested reductions and omissions.

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

- 1) See Document Markups
- 2) Water supply and provision for fire protection system in the addition along with hydrants and a new supply loop need to be coordinated with Orange Line work on the east side of the development area. See SouthtownHyd concept plan in the City Planning Portal. The installation of the water main may be petitioned for installation by the City and easements will be needed. Location of hydrants will require accessibility by fire vehicles after alterations of Southtown Drive as a result of Met Transit and I-494 planned improvements.
- 3) Public drainage/utility and easements must be provided on the plat.
- 4) Private common utility easement/agreement must be provided.
- 5) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 6) A Minnesota licensed civil engineer must design and sign all civil plans.
- 7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 8) 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.
- 9) 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
- 10) Show and label all property lines and easements on all plan sheets.
- 11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 12) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 13) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 14) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 15) Provide peak hour and average day water demand and wastewater flow estimates.
- 16) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 17) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 18) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.

- 19) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 20) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 21) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 22) An inspection manhole is required on all commercial sewer services.
- 23) Use standard short cone manholes without steps.
- 24) Install interior chimney seals on all sanitary sewer manholes.
- 25) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 26) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 27) 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.
- 28) Use schedule 40, SDR 26, or better for PVC sewer services.
- 29) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 30) 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: Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) Check with NMCWD about change in stormwater discharge location. Stormwater rate and volume control required per City SWMP.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 6) An erosion control bond is required.
- 7) Show erosion control BMP locations on the plan
- 8) List erosion control maintenance notes on the plan.

- 9) 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.
- 10) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)