

INTER-OFFICE CORRESPONDENCE


Date: April 19, 1984
To: Robert A. Mood, Manager of Building and Inspection
From: Arlyn J. Grussing, Director of Planning
Subject: LETTER OF TRANSMITTAL
Case 7986A-84

At its regular meeting of April 16, 1984 the City Council approved the revised preliminary development plan and final development plan for Phase III of Bor-Son Investment Properties development at 2001 and 2051 Killebrew Drive with the following conditions:

- 1) alterations to existing utilities be at developer's expense;
- 2) exposed exterior portions of parking structure walls and parapets be faced with matching brick veneer as approved by the Director of Planning;
- 3) main driveway design to be as approved by the Director of Public Works prior to construction to ensure alignment with street access to the stadium property;
- 4) existing driveway in the northwest corner be retained for right turn only entry and exit;
- 5) parking structure upper-deck parapet wall be no less than 42 inches in height along the east and south property lines;
- 6) expansion of the parking structure westerly of the proposed termination be subject to the approval by the Directors of Public Works and Community Development and permit approvals;
- 7) heating system be compatible with district heating requirements.

and subject to completion of the following Code requirements:

- 1) completion of SAC questionnaire;
- 2) submission of satisfactory grading, drainage, utility and erosion control plans for review and approval by the Department of Public Works;
- 3) exterior lighting and building security plans be approved by the Crime Prevention Office, Bloomington Police Department;
- 4) fire lanes be posted as approved by the Fire Marshal;
- 5) utility plans with existing and proposed water mains and fire hydrants be at locations as approved by the Fire Marshal and Utilities Engineer, with an extension to the south property line for future looping;
- 6) traffic, circulation and parking plans be approved by the Traffic Engineer;
- 7) any standby fuel provisions be as approved by the Fire Marshal;
- 8) food service be as approved by the Environmental Service Section, Building and Inspection Division;
- 9) landscape plan be approved by the Director of Planning.


Arlyn Grussing
Director of Planning

7986 A 84

November 27, 1992

Dennis Guiney
BLN Office Park
2001 Killebrew Drive
Suite 50
Bloomington, MN 55425

Case 7986B-92
Temporary Conditional Use Permit

Dear Mr. Guiney:

At its regular meeting of November 23, 1992 the City Council approved a 90 day temporary conditional use permit for public commercial parking at 2001 and 2051 Killebrew Drive subject to satisfaction of the following conditions prior to the use of this property for parking:

- 1) Access, circulation and parking plans be approved by the City Traffic Engineer;
- 2) Parking be limited to passenger vehicles only. No buses or recreational vehicles be permitted;
- 3) Pedestrian safety provisions be approved by the Traffic Engineer and Chief of Police;

and subject to the following additional condition of approval:

- 4) Signage for the public parking not exceed 100 square feet in area and 20 feet in height and be located near the easterly driveway on East 81st Street, as approved by the Director of Planning.

Sincerely,



Rick Geshwiler
Director of Planning

July 22, 1997

Wm. Arthur Young
BOR-SON Construction, Inc.
2001 Killebrew Drive, #141
Bloomington, MN 55425

RE: Case 7986A-97

Dear Mr. Young:

At its regular meeting of July 21, 1997 the City Council approved the parking structure addition at 2001-2051 Killebrew Drive, subject to the following conditions being satisfied prior to the issuance of any grading or building permits:

- 1) Exterior building materials be approved by the Planning Manager;
- 2) Grading, drainage, utility and erosion control plans be approved by the City Engineer;
- 3) Access, circulation and parking plans be approved by the City Traffic Engineer;

and subject to the following additional conditions of approval:

- 4) Alterations to utilities be at the developer's expense;
- 5) Fire Department connections be at locations approved by the Fire Marshal;

and subject to the following Code requirements:

- 1) Fire lanes be posted as approved by the Fire Marshal (Sec. 8.73);
- 2) Utility plan showing location of existing and proposed water main and fire hydrant locations be approved by the Fire Marshal and Utilities Engineer (Sec. 6.20, Uniform Fire Code Ch. 10.301-C);
and
- 3) Parking structure and security lighting shall satisfy the requirements of Section 19.54 of the City Code.

Should you have any questions regarding this action, please contact Robert Sharlin at (612) 948-8925.

Sincerely,



Clark Arneson
Planning Manager

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May 28, 1999

Charles Johnson
System Development Manager
Nextel West Corporation
9401 James Ave. S.
Bloomington, MN 55431

RE: Case 7986A-98

Dear Mr. Johnson:

As discussed in previous meetings, letters, and telephone conversations with Nextel representatives, the City of Bloomington has serious concerns that the placement and construction of the proposed antennas at your proposed location, 2051 Killebrew Drive, may significantly degrade public safety communications within the Mall of America. The City is rapidly moving ahead with plans to replace the existing public safety communications system serving the Mall in order to reduce the possibility of degradation. In the short term, however, preserving public safety demands that the existing communications system be protected until it can be replaced. Degradation of public safety communications within the Mall would have a serious negative impact on the health, safety, and welfare of people within the Mall. With an average of over 115,000 people per day passing through the Mall, it is imperative to maintain public safety and emergency communications.

Based on the numerous meetings we have had with Nextel representatives to discuss this application, staff understands that the primary purpose of this infill antenna site is to offer improved wireless phone reception to Nextel customers placing or receiving calls in the vicinity of the proposed antenna site. In those meetings, the City's telecommunications consultant demonstrated that the proposed Nextel installation would likely result in the degradation of public safety communications within the Mall of America, a matter with significant life safety consequences. In those meetings, we identified some short term actions (listed as conditions below) that could be taken by Nextel to minimize those impacts until a replacement system can be implemented. Nextel representatives conceded that from an operational perspective it would be possible to implement these short term actions while still meeting Nextel's objective of improving wireless phone reception for its customers in the vicinity.

Due to the overwhelming public health, safety, and welfare issues and to Bloomington City Code requirements that prohibit interference with public safety telecommunications (Section 19.63.05), it is necessary to attach several conditions to the approval of this application. As set forth in City Code Section 19.63.05 (I), the Community Development Director has administratively approved the minor revision to the final site and building plans for roof mounted Nextel ESMR antennas and equipment at the BLN Office Building located at 2051 Killebrew Drive in Bloomington subject to the following conditions of approval being met before the issuance of a building permit:

1. A development agreement including all conditions of approval be executed by the applicant and the City;

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Mr. Charles Johnson

May 28, 1999

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and subject to the following conditions of approval being met before the issuance of a certificate of occupancy:

2. The applicant shall delay operation of this antenna site until necessary changes can be made to the public safety communication system within the Mall of America that will reduce the potential bleed through of the applicant's signal, including the replacement of existing filters with more restrictive filters, but in no case later than August 31, 1999;
3. The applicant shall employ filtering in its equipment as approved by the Issuing Authority to minimize interference to the City's public safety communication system;
4. The applicant shall employ at least a dual circulator in each transmitter as approved by the Issuing Authority to reduce intermodulation products mixed and re-generated from within the applicant's equipment;
5. Appropriate signs, as required by the FCC, shall be erected in the vicinity of the antennas to warn rooftop maintenance workers of potential danger from radiation emissions when in close proximity to the antennas;
6. Antennas and antenna mounting devices shall be painted a color matching the office building as approved by the Planning Manager;
7. As discussed in the applicant's submittal letter, a molded, simulated brick surface shall be applied to the equipment building. The applied surface shall closely resemble in color and other characteristics the existing brickwork on the BLN office building;

and subject to the following additional temporary conditions of approval:

8. At this antenna site, the applicant shall delay use of frequencies from 806 MHz through 817 MHz inclusive and from 851 MHz through 862 MHz inclusive until such time as the Mall of America is serviced by a permanent public safety communications system that a) is installed and fully operational, b) is deemed satisfactory for public safety needs by the City of Bloomington, and c) does not depend on further delayed use by the applicant of the above referenced frequencies for the system's successful operation. This condition will expire two years after the City receives license to frequencies to be used for a replacement public safety communications system within the Mall of America. The City will submit an application for the frequencies no later than September 30, 1999;
9. At the applicant's antenna site located at 7717 Chicago Ave. S. in Richfield, MN, the applicant shall limit antennas oriented between 90 degrees and 180 degrees (reference North = 0 degrees) to at or below its current power level (35 Watts Effective Radiated Power) until such time as the Mall of America is serviced by a permanent public safety communications system that a) is installed and fully operational, b) is deemed satisfactory for public safety needs by the City of Bloomington, and c) does not depend on further delayed use by the applicant of the above referenced frequencies for the system's successful operation. This condition will expire two years after the City receives license to frequencies to be used for a replacement public safety communications system within the Mall of America. The City will submit an application for the frequencies no later than September 30, 1999;

and subject to the following Code requirements:

1. The applicant shall notify the Bloomington Chief of Police that service is about to commence at least ten days before the commencement of service and shall allow the City to monitor interference levels during the testing process (Sec. 19.63.05 (m) of the City Code).

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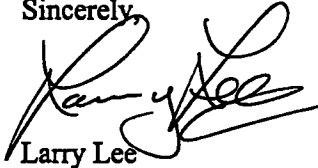
Mr. Charles Johnson

May 28, 1999

Page ~~1~~₃ of 3

Should you have any questions regarding this action, please contact Glen Markegard at (612) 948-8923.

Sincerely,



Larry Lee

Community Development Director

copy: Brian T. Chase, Nextel Communications
 William R. Buell, Buell Consulting, Inc.
 Roger Willow, Police Chief
 Dave Ornstein, City Attorney
 Rick Breezee, Building and Inspections Manager

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7986 A 98

August 4, 2000

Julie Townsend
Wireless Site Specialists, Inc.
2850 Metro Drive, Suite 250
Bloomington, MN 55425

RE: Case 7986A-00

Dear Ms. Townsend:

As set forth in City Code Section 19.63.05 (1), I have administratively approved a minor revision to final site and building plans to allow placement of two roof mounted ATT Wireless antennas at the BLN Office Building, 2051 Killebrew Drive in Bloomington subject to the following conditions of approval:

1. As approved by the Bloomington Police Department, the applicant shall add extra filtering to their antenna systems to attenuate frequencies in the 856-861 and 811-816 MHZ band below the noise filter of the BDA. Once the facility is installed, point these filters to the City's technical personnel. Contact Lt. Charles Kolar at (952) 948-8801 for approval.
2. The antennas shall be placed 30 feet back from the edge of the building to reduce their visual impact from ground level;
3. The antennas and any associated support devices and cable runs shall be painted to match the nearest visible wall surface;
4. The antennas shall comply with all Federal Communications Commission requirements regarding radio frequency emissions;
5. The applicant shall meet Federal Communications Commission requirements for the placement of roof mounted warning signs;

and subject to the following Code requirement:

1. The applicant shall notify the Bloomington Chief of Police at least ten days before the commencement of service and shall allow the City and County to spot test for interference problems during the testing process. The applicant will be required to switch between the transmit and standby modes during the test (Sec. 19.63.05 (m)).

Should you have any questions regarding this action, please contact Glen Markegard at (952) 948-8923.

Sincerely,



Bob Hawbaker
Senior Planner

Copy: Dave Drenth, Building and Inspection Division
Charles Kolar, Police Department
Butch Gillum, Police Department

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August 23, 2000

Julie Townsend
Wireless Site Specialists, Inc.
2850 Metro Drive, Suite 250
Bloomington, MN 55425

RE: Case 7986A-00

Dear Ms. Townsend:

On August 4, 2000, I administratively approved a minor revision to final site and building plans to allow placement of two roof mounted ATT Wireless antennas at the BLN Office Building, 2051 Killebrew Drive in Bloomington subject to six conditions of approval. You have requested an amendment to Condition #2. On August 22, 2000 we received your revised plan showing the antennas mounted on the building facade rather than on the roof. After review of the revised plan, I have amended Condition #2 to read as shown below. The conditions for this approval now include the following:

1. As approved by the Bloomington Police Department, the applicant shall add extra filtering to their antenna systems to attenuate frequencies in the 856-861 and 811-816 MHZ band below the noise filter of the BDA. Once the facility is installed, point these filters to the City's technical personnel. Contact Lt. Charles Kolar at (952) 948-8801 for approval.
2. The antennas shall be facade mounted as shown on the applicant's plans. ~~The antennas shall be placed 30 feet back from the edge of the building to reduce their visual impact from ground level;~~
3. The antennas and any associated support devices and cable runs shall be painted to match the nearest visible wall surface;
4. The antennas shall comply with all Federal Communications Commission requirements regarding radio frequency emissions;
5. The applicant shall meet Federal Communications Commission requirements for the placement of roof mounted warning signs;

and subject to the following Code requirement:

1. The applicant shall notify the Bloomington Chief of Police at least ten days before the commencement of service and shall allow the City and County to spot test for interference problems during the testing process. The applicant will be required to switch between the transmit and standby modes during the test (Sec. 19.63.05 (m)).

Should you have any questions regarding this action, please contact Glen Markegard at (952) 948-8923.

Sincerely,



Bob Hawbaker
Senior Planner

7986 A 00

Copy: Dave Drenth, Building and Inspection Division

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April 9, 2001

Christopher Traiser
Midwest Real Estate Services, Inc.
1630 Quail Ridge Circle
Woodbury, MN 55125

RE: Case 7986A-01

Dear Mr. Traiser:

As set forth in City Code Section 19.63.05 (l), I have administratively approved a minor revision to final site and building plans to allow colocation of VoiceStream Wireless PCS antennas and equipment on the roof of an office building at 2051 Killebrew Drive in Bloomington subject to the following condition of approval being met before issuance of a building permit:

1. The antennas shall be facade mounted on the building or the penthouse;
2. The antennas and any associated support devices and cable runs shall be painted to match the existing ATT Wireless antennas on the facade of the building;
3. The submitted plans show the proposed rooftop equipment fully screened. The screening should match the existing rooftop screening in color and materials;
4. The antennas shall comply with all Federal Communications Commission requirements regarding radio frequency emissions;
5. The applicant shall meet Federal Communications Commission requirements for the placement of roof mounted warning signs;

and subject to the following Code requirement:

1. The applicant shall notify the Bloomington Chief of Police at least ten days before the commencement of service and shall allow the City and County to spot test for interference problems during the testing process. The applicant will be required to switch between the transmit and standby modes during the test (Sec. 19.63.05 (m)).

Should you have any questions regarding this action, please contact Glen Markegard at (952) 563-8923.

Sincerely,



Bob Hawbaker
Senior Planner

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Copy: Dave Drenth, Building and Inspection Division

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December 20, 2002

Kari Brown
Site Acquisition Consultants
4330 155th Street E.
Faribault, MN 55021

RE: Case 7986A-02

Dear Ms. Brown:

On December 20, 2002, I administratively approved a minor revision to final site and building plans to allow placement of three roof mounted ATT Wireless antennas (one additional sector – facing west) at the BLN Office Building, 2051 Killebrew Drive in Bloomington subject to the following conditions of approval. Note that two ATT antennas in the north facing sector were approved August 23, 2000 in Case #7986A-00.

1. As discussed in the original application, the applicant shall add extra filtering to their antenna systems to attenuate frequencies in the 856-861 and 811-816 MHZ band below the noise filter of the BDA. Once the facility is installed, contact Donald Gillum at (952) 563-4934 for approval.
2. The antennas shall be facade mounted as shown on the applicant's plans;
3. The antennas and any associated support devices and cable runs shall be painted to match the nearest visible wall surface;
4. The antennas shall comply with all Federal Communications Commission requirements regarding radio frequency emissions;
5. The applicant shall meet Federal Communications Commission requirements for the placement of roof mounted warning signs;

and subject to the following Code requirement:

1. The applicant shall notify the Bloomington Chief of Police at least ten days before the commencement of service and shall allow the City and County to spot test for interference problems during the testing process. The applicant will be required to switch between the transmit and standby modes during the test (Sec. 19.63.05 (m)).

Should you have any questions regarding this action, please contact Glen Markegard at (952) 563-8923.

Sincerely,



Bob Hawbaker
Senior Planner

7986 A 02



June 8, 2010

Gary Heppelmann
BLN Office Park Associates II Limited Partnership
2001 Killebrew Drive #400
Bloomington, MN 55425

RE: Case 7986A-10
2051 Killebrew Drive

Dear Mr. Heppelmann:

At its regular meeting of June 7, 2010, the City Council adopted a resolution approving a Conditional Use Permit for a professional school at 2051 Killebrew Drive subject to the following conditions:

- 1) The school and the Conditional Use Permit are limited to the 8,181 square feet of floor area on two levels as shown on the plans approved in Case 7986A-10;
- 2) Exclusive use of the 160 surface spaces by the school shall continue via lease during the school's operation at this location until such time as documentation showing a lesser number is submitted to and approved by the Planning Manager;
- 3) The property owner shall complete, submit, and have approved a Transportation Demand Management Plan (TDM) by Public Works within 60 days of the approval of the Conditional Use Permit;
- 4) A SAC determination shall be completed and satisfied within 60 days of the approval of the Conditional Use Permit; and
- 5) The posting of occupancy loads for the rooms shall be maintained and complied with during the existence of the school.

and subject to the following Code requirement:

- 1) Any changes or improvements to existing site lighting shall be in conformance with the requirements of Section 21.301.07 of the City Code.

7986 A 10

Mr. Heppelmann
June 8, 2010

Page 2

Should you have any questions regarding this action, please contact Galen Doyle, Planner at (952) 563-8924. Before any construction work begins, you must obtain all required building permits. Please contact the Building and Inspection Division at (952) 563-8930 to discuss the requirements for a building permit application.

Sincerely,



Bob Hawbaker, Manager
Division of Planning and
Economic Development

cc: Mike Olin
Kaplan Professional Schools
1295 Bandana Boulevard #245
St. Paul, MN 55108

Heather Lindner
LaSalle Group LTD, LLC
2001 Killebrew Drive, #308
Bloomington, MN 55425

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7986 A 10



August 9, 2010

Charles Beisner
Agent for Clearwire
8800 Hwy 7
St. Louis Park, MN 55426

RE: Case 7986B-10

Dear Mr. Beisner:

On August 9, 2010, as set forth in City Code Section 19.63.05 (1), I administratively approved a minor revision to final site and building plans (zoning approval) to allow colocation of Clearwire wireless antennas on the roof of an existing building (BLN Office Building) at 2051 Killebrew Drive in Bloomington subject to the following conditions of approval:

1. The applicant must obtain all necessary building and electrical permits for the installation;
2. All antennas and mounts must be painted to match the color of the wall on which they are mounted; and
3. The antennas must comply with all Federal Communications Commission requirements regarding radio frequency emissions;

Note that the approval is for the revised plans submitted via e-mail on July 30, 2010, which replace the previously submitted plans in their entirety. Should you have any questions regarding this action, please contact me at (952) 563-8923.

Sincerely,

A handwritten signature in black ink that reads "Glen Markegard".

Glen Markegard, AICP
Acting Planning Manager

Copy: Kent Smith, Assessing Division

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7986 B 10



August 5, 2011

Debra Weiss
Agent for AT&T
Buell Consulting
2324 University Ave. W., Suite 200
St. Paul, MN 55114

RE: Case 7986A-11

Dear Ms. Weiss:

As set forth in City Code Section 19.63.05 (1), I have administratively approved a minor revision to final development plans to allow additional wall-mounted AT&T antennas at 2051 Killebrew Drive in Bloomington subject to the following conditions of approval:

1. The antennas and antenna mounts must be painted to match the building facade; and
2. The antennas must comply with all Federal Communications Commission requirements regarding radio frequency emissions.

Should you have any questions regarding this action, please contact me at (952) 563-8923.

Sincerely,

A handwritten signature in cursive script that reads "Glen Markegard".

Glen Markegard, AICP
Acting Planning Manager

Copy: Kent Smith, Assessing Division

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October 3, 2014

Christopher Rohr
Agent for AT&T
4300 Market Point Drive, suite 150
Bloomington, MN 55435

RE: Case 7986A-14

Dear Mr. Rohr:

As set forth in City Code Section 19.63.05 (l), I have administratively approved a minor revision to final development plans to allow 3 additional wall-mounted AT&T antennas at 2051 Killebrew Drive in Bloomington subject to the following conditions of approval:

1. The antennas and antenna mounts must be painted to match wall on which they are mounted;
2. The antennas and antenna mounts must not extend above the wall on which they are mounted; and
3. The antennas must comply with all Federal Communications Commission requirements regarding radio frequency emissions.

Should you have any questions regarding this action, please contact Planner, Dennis Fields, at (952) 563-8925.

Sincerely,

Glen Markegard, AICP
Planning Manager

Copy: Kent Smith, Assessing Division



October 28, 2014

T-Mobile Central LLC
John Burchfield
8000 W 78th Street, Suite 400
Edina, MN 55439

RE: Case 7986B-14

Dear Mr. Burchfield:

As set forth in City Code Section 19.63.05 (I), I have administratively approved a minor revision to final development plans to allow T-Mobile to install 3 additional antennas and related equipment at 2051 Killebrew Drive in Bloomington subject to the following conditions of approval:

1. The antennas and antenna mounts must be painted to match wall on which they are mounted;
2. All new antennas must be mounted no higher than and not extend above the wall on which they are mounted; and
3. The antennas must comply with all Federal Communications Commission requirements regarding radio frequency emissions.

Should you have any questions regarding this action, please contact Planner, Dennis Fields, at (952) 563-8925.

Sincerely,

Glen Markegard, AICP
Planning Manager

Copy: Kent Smith, Assessing Division