



Development Review Committee

Approved Minutes

Pre-Application, PL201900035
Meeting Date: March 12, 2019
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
Megan Rogers (Legal) 952-563-4889	Jason Heitzinger (Assessing) 952-563-4512
Maureen O'Brien (Legal) 952-563-8781	Michael Centinario (Planning) 952-563-8921
Duke Johnson (Bldg & Insp) 952-563-8959	Glen Markegard (Planning) 952-563-8923
Brian Hansen (Eng.) 952-563-4543	Scott Breuer (Parks & Rec) 952-563-8899
Tim Kampa (Utilities) 952-563-8776	Eileen O'Connell (Public Health) 952-563-4964
Travis Schlangen (Utilities) 952-563-8775	Becky Schindler (Port Authority) 952-563-8927
Sue Hults Sellnow (Eng) 952-563-4628	

Project Information:

Project	Interstate Diesel and Alpha V Redevelopment
Site Address	2501, 2601 and 2701 American Boulevard and 2600 Lindau Lane
Plat Name	ALPHA BUSINESS CENTER; R E MURRAY 1ST ADDITION, BIRD AND CRONIN ADDITION and 01 027 24
Project Description	Preliminary and Final Development Plans and Preliminary and Final Plat to redevelop the former Interstate Diesel and Alpha V warehouse properties
Application Type	Preliminary Development Plan Final Development Plan Preliminary Plat - Type II Final Plat - Type II
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov, 952-563-8921
Applicant Contact	Eric Lagerquist - elagerquist@cunningham.com, (612) 617-2985
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase
and enter "PL201900035" into the search box.

Guests Present:

Name	Email
Eric Lagerquist, Cunningham Group	elagerquist@cunningham.com
Jeffrey Schoeneck, Cunningham Group	jschoeneck@cunningham.com
Brandon Elegert, Kimley Horn	brandon.elegert@kimley-horn.com
David Wood, Mortenson Construction	david.wood@mortenson.com

INTRODUCTION – Mike Centinario:

Large multi-phased development at former Interstate Diesel properties and former Alpha 5 office warehouse building along Lindau Lane. Port Authority currently owns the property. They have demolished the buildings, so it is now a vacant site. Plans reviewed in this meeting are for Phase I, of a multi-phase development which may take place over the next 15 years according to the phasing plan submitted.

To allow the type of use being proposed, which is a tech company with office, production, warehouse, and distribution uses, there is a City Code amendment required, which is already in process. It was recommended for approval by the Planning Commission, and is going to the City Council at the end of March. If the Code amendment is approved, the following applications will be necessary:

- 1) **Rezoning** to apply for Planned Development Overlay since the applicant will need to seek development flexibility for several performance standards;
- 2) **Preliminary Development Plan** showing all phases on one document;
- 3) **Final Development Plan** showing the plans for phase one; and
- 4) **Preliminary and Final Plat** to combine and reconfigure the lots.

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.

- Scott Breuer (Parks and Recreation):
 - No comments
- Kent Smith (Assessing):
 - Property is currently owned by the Port Authority which makes it currently exempt from taxes. Completion of this purchase transaction will place it on the tax rolls.
 - Platting is the trigger for park dedication. Since no preliminary or final plat was included in the submission, the park dedication calculation is based on some assumptions. We looked at it from a *full* park dedication with the *full* build, instead of trying approach it from a phased perspective. With credit for existing buildings that have recently been demolished, the park dedication would be around \$240,000. More details on park dedication can be provided by staff once more detailed information is provided by the applicant.
 - Mr. Lagerquist asked if park dedication included the parking ramp.
 - Smith responded that parking ramps don't drive park dedication because there are no employees in a parking ramp.
 - Markegard added that there is a platting variance process under which park dedication fees could be calculated and paid phase-by-phase at the time of applying for the building permit for each phase. Many of the phased developments use this process.
- Duke Johnson (Building and Inspection):
 - Asked Kampa if all the Met Council SAC credits were kept for this property.
 - Kampa responded that staff would have indicated to the Met Council that buildings on these properties had been torn down, so the credits should still be available because they can't take them until a new use happens on the property.
 - Each phase will be charged a SAC fee which will be required at the time of permit.
 - Requests that once the applicant has 80% plans complete for phase one to schedule a meeting with B&I for code analysis.

- Laura McCarthy (Fire Prevention):
 - In reviewing the preliminary plans provided for phase one, access around the buildings is not very good. Requests that follow-up meetings take place with Fire, Utilities, Traffic Engineering to find ways to improve the access and look at future phases to ensure emergency vehicle access can be maintained throughout the build phases.
 - Hydrant placement will also be important to review, both for the overall completed campus and for each phase.
 - Assumes that the buildings will all be sprinklered and meets other necessary safety building and fire codes.
- Brian Hansen (Engineering):
 - Median changes will likely be needed along American Blvd and 28th Ave. depending on where the driveways end up being placed.
 - Provide information on the contaminated soils/remediation, and/or MPCA guidance if utilizing infiltration for stormwater management. Need standard Stormwater Management Plan.
 - Site is located in the Lower MN Watershed District, which does not require a permit, but plans will need to be provided to them to keep on file.
 - Haul route for construction vehicles – there will be no access off of Lindau Lane.
 - Parking study will be required if seeking a parking deviation (i.e., reduction in parking) to accommodate for transit use.
 - Traffic study will likely be required to complete analysis on how the driveway connections will affect the roadways and parking ramp on 26th Ave.
 - The existing street lighting is specific to that district. Therefore, if any street lighting is disturbed by construction, it will need to be replaced with the same type of lighting. In addition lighting disturbed by construction activities will need to be replaced by temporary lighting and used during the remaining construction until permanent lighting can be installed.
 - Review the full Engineering comments in the summary document and contact Brian Hansen if there are questions.
- Tim Kampa (Utilities):
 - The City's Wastewater Component of the 2018 Comprehensive Plan was recently updated, including use forecasts at these four properties. However, forecasts were that these properties would develop at a much lower intensity and further into the future. As a result, applicant should submit estimated average daily flow and peak flow rates for sewer and water usage, as well as phase development dates for this project—based upon Med Council SAC parameters. This will allow staff to check modeling to understand when and where City sewer system capacity issues may develop. It is anticipated that the CIPs (capital improvement programs), documented in the Plan, may need to be done earlier than originally planned.
 - Once civil plans have been submitted staff will start looking at hydrant placement and looping of water systems.
- Eileen O'Connell (Public Health):
 - No comments
- Maureen O'Brien (Legal):
 - No comments

- Mike Centinario (Planning):

- Zoned LX which is a mixed use zone and intended for intense development, with many design requirements. Encouraged applicant to review the Mixed Use District requirements.
 - Based on the concept plans, applicant would need to apply for some deviations. Staff desires as few deviations as possible. While staff wants new development to meet the letter of the Code, it is understood many projects do require some deviations.
- Provide a sidewalk connection from the building to public sidewalk or street so that pedestrians and workers arriving by transit have easy access.
- Review the landscaping and lighting requirements.
- With respect to exterior materials, plans indicate pre-cast concrete. Architectural concrete is permitted – the exterior materials must be at a commercial-level finish. Industrial-grade pre-cast or tilt-up concrete is not permitted. Specific design materials which might be accommodated in an Industrial Park district will not be accommodated in the Lindau Mixed Use district, which has an elevated code requirement and expectation.
- Phase one is what staff would typically see in an industrial setting. We are excited about the full build-out for the project, but phase one, in isolation, is challenging.
- One of the big challenges is the truck facility. Adding screening and architectural embellishments will soften the appearance of this portion of the site. Of the three street frontages, American Blvd is a tertiary frontage from a site design perspective. In designing the exterior facades, pay closest attention to Lindau Ave which is primary, 28th Ave is secondary, and American Blvd is third. So if there are going to be trucks, American Blvd is where staff would want them. However, we still want a lot of attention paid to finishing touches to soften the appearance of a substantial truck dock.
- The development is in an Airport Overlay. Therefore, building height is limited; phase one is planned at 35 feet which is within the maximum height limit. However, if cranes exceeding 60 feet are used during construction, an Airport Zoning Permit is required.
 - Reminder to submit FAA Analysis early, since it can take a long time. Get the 7460 applications in as soon as possible. This will need to be done for each phase.
- Some specific design requirements in the Mixed Use district for which applicant should pay close attention:
 - Building transparency—a required minimum of 50% transparency along 28th Ave for phase one, and some transparency along American Blvd.
 - Current plans show large expanses of building along the street which must be broken up architecturally with articulation, such as projections, recesses, etc.
 - McCarthy added that they should meet the requirements, but also keep in mind the fire requirements. Centinario commented applicant should collaborate with Planning and Fire to ensure all code requirements can be met and provide an architecturally interesting building to enhance the district.
 - In the plans several parts of the buildings are exceeding the maximum setback, which is 20 feet. The idea in this district is to push the buildings as close to the street as possible. The minimum setbacks are just the easements. So staff requests that the applicant shift the buildings as close to the street as possible.
- Review all additional details in the Comment Summary document provided.
- Applicant will need to come back to the DRC after applying for the development application for a Post-Application Review of the formal submittal.



Comment Summary

Application #: PL2019-35
Address: 2501, 2601, and 2701 American Blvd. E. and 2600 Lindau Lane, Bloomington, MN 55425
Request: **Preliminary and Final Development Plans and Preliminary and Final Plat to redevelop the former Interstate Diesel and Alpha V warehouse properties**
Meeting: Pre-Application DRC - March 12, 2019

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, (952) 563-8921

- 1) A City Code amendment to define Technology Campus and allow it as a conditional use in the LX Zoning District is in process. City Council review of the Code Amendment is scheduled for Monday, March 25, 2019. The Planning Commission recommended City Council approval on February 28, 2019.

If the Code amendment is approved, the following applications will be necessary:

- Rezoning to apply the Planned Development Overlay District
 - Preliminary Development Plan
 - Final Development Plan
 - Preliminary Plat
 - Final Plat
- 2) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
 - 3) Provide a sidewalk connection from the building to public sidewalk or street. The sidewalk connection may be integrated in to the parking lot design, but pedestrians and works who take transit must have a sidewalk access from public sidewalk to the primary entrance.
 - 4) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
 - 5) Landscaping requirements are based on developable area. One tree is required for each 2,500 square feet while one shrub is required for each 1,000 square feet.
 - 6) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 footcandles is required for surface parking. Minimum illumination for primary entrances is 7.0 footcandles maintained.
 - 7) Exterior materials must meet Section 19.63.08. Architectural concrete is a permitted building material, subject to review by the Planning Manager. All color must be integral and concrete must be a higher finish than typically found in an industrial context. Brick, stone, and glass are also permitted exterior materials.
 - 8) A three foot high screen for a parking lot adjacent to all public streets
 - 9) Interior trash and recycling must be provided with internal access. Detached trash enclosures are not permitted.
 - 10) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)

- 11) Maximum building height is somewhat limited due to proximity to MSP. The maximum construction height without an Airport Zoning Permit is 60 feet. If construction cranes exceed 60 feet for Phase 1 construction, an airport zoning permit is required. FAA review is also required - be sure to apply for FAA review as early as practicable.
- 12) Further refine logistics versus warehouse. What proportion of the Phase 1 logistics area will be warehouse?
- 13) Parking islands required at ends of parking rows. Minimum width is 8 feet inside of curb to inside of curb. One deciduous tree required and 3 feet shorter than adjacent parking stall to improve truck movements.
- 14) Deviations from City Code are required to allow parking and distribution areas between the building and the street. There are exemptions for site with multiple street frontages. However, there are a number of required findings in order for the City Council to approve those exemptions/.
- 15) The proposed building setback along 28th Avenue significantly exceeds the maximum building setback, which is 20 feet. Shift the building closer to the street.
- 16) City Code requires building articulation along public streets. The proposed footprint has long expanses, which must include wall projections and/or recesses.

Similarly, there are building massing standards ensuring blank facades do not exceed 20 feet in width. Facades must be "broken up" with architectural features, articulation, windows, or other ornamentation.

- 17) At least 50% of the 28th street frontage must be "enclosed" by a building. Building enclosure is 25% along American Blvd.
- 18) The south and east elevations, because they are located along 28th Avenue and Lindau Lane, are the primary elevations. At least 50% of the ground level between 2 and 10 feet must be transparent.

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

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) SAC review by MET council will be required.
- 4) When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.
- 5) What constitutes the amenities space in Phase 1? Are these break and leisure spaces for employees? If so, identify this space separately from office.

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

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 2) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes for all phases.
- 3) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 4) Hose valves shall be provided throughout all levels of the parking garage/ramp within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 5) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 6) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 7) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
- 8) Access shall be provided to/from all stairwells on all floors and parking levels.

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

- 1) Median changes will be needed for proposed driveway entrances
- 2) Encroaching within existing easement?

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

- 1) The City's Wastewater Component of the 2018 Comprehensive Plan had forecast that these properties would develop at a much lower intensity and further in the future. It may be necessary that scheduled CIP sewer installations would need to be completed earlier than planned to accommodate this project. Please submit estimated average and peak sewer flow rates and phase development dates for this project (based upon Met Council SAC parameters), so that we can check modeling to see if when and where City sewer system capacity issues develop.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

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

- 1) Lindau Ln may not be used as a haul route during construction. Haul routes must only be located off of 28th Ave or American Blvd
- 2) A parking study will be required in order to consider a deviation in the parking spaces required based on the proximity of public transit to the site
- 3) A traffic study will be required to determine the impacts of the proposed driveway modifications and proposed parking ramp.
- 4) Specific district style lighting is installed in the area and any street lighting removed or disturbed must be replaced with the approved district style lighting.
- 5) If lighting is removed during construction temporary lighting must be installed until the permanent lighting is reinstalled.

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

- 1) Provide information on contaminated soils/remediation/ and/or MPCA guidance if utilizing infiltration for stormwater management.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) 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
- 5) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 8) An erosion control bond is required.
- 9) Show erosion control BMP locations on the plan
- 10) List erosion control maintenance notes on the plan.
- 11) Provide a turf establishment plan
- 12) 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.
- 13) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

- 14) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.

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

- 1) Please checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22
- 2) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.
- 3) A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Right-of-way dedication is required on the final plat.
- 6) Public drainage/utility and easements must be provided on the plat as approved by City Engineer.
- 7) Private common driveway/access easement/agreement must be provided.
- 8) Existing easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 9) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 10) A sidewalk/bikeway easement shall be provided along all street frontages to cover existing walks. Developer/owner shall provide legal description and Engineering staff will prepare easement document.

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

Assessing Review - Pre-App Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) These properties are currently exempt from property tax. Upon sale to private entity, they will become taxable. Platting is the trigger for Park Dedication. Based on full build, and limited information regarding the plat, the Park Dedication after credit for the previous buildings on site would be approximately \$240,000. As more information is forthcoming a more accurate number will be provided.