



Development Review Committee

Approved Minutes

Development Application, #PL202000008

Mtg Date: 1/28/2020

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Rena Clark (Park & Rec) 952-563-8881
Duke Johnson (Bldg. & Insp) 952-563-8959
Brian Hansen (Eng.) 952-563-4543
Rozlyn Tousignant (Eng.) 952-563-4627
Tim Kampa (Utilities) 952-563-8776
Travis Schlangen (Utilities) 952-563-8775
Maureen O'Brien (Legal) 952-563-8781

Jason Heitzinger (Assessing) 952-563-8707
Erin Edwards (Assessing) 952-563-4511
Eileen O'Connell (Env. Health) 952-563-8978
Mike Thissen (Env. Health) 952-563-8981
Erika Brown (Police) 952-563-4975
Michael Centinario (Planning) 952-563-8921
Glen Markegard (Planning) 952-563-8923
Rebecca Schindler (Port Authority) 952-563-8927

Project Information:

Project	SICK - 2501, 2601, 2700 American Blvd. E., 2600 Lindau Lane - Rezone, PDP, FDP, CUP, and Prelim and Final Plat	
Site Address	2701 AMERICAN BLVD E, BLOOMINGTON, MN 554252600 LINDAU LN, BLOOMINGTON, MN 554252601 AMERICAN BLVD E, BLOOMINGTON, MN 554252501 AMERICAN BLVD E, BLOOMINGTON, MN 55425	
Plat Name	R E MURRAY 1ST ADDITION; BIRD AND CRONIN ADDITION; 01 027 24; ALPHA BUSINESS CENTER; 01 027 24;	
Project Description	Rezone 2501, 2601 and 2701 American Boulevard East and 2600 Lindau Lane from LX Lindau Mixed Use to LX(PD) Lindau Mixed Use (Planned Development); Preliminary Development Plans for a Technology Campus at 2501, 2601, and 2701 American Boulevard East and 2600 Lindau Lane, and Final Development Plans for Phase 1 of the Technology Campus; Preliminary and Final Plat; and Conditional Use Permit for a Technology Campus	
Application Type	Rezoning Preliminary Development Plan Final Development Plan Conditional Use Permit Preliminary Plat - Type II Final Plat - Type II	
Staff Contact	Mike Centinario	
Applicant Contact	Eric Lagerquist elagerquist@cuningham.com	<NO PRIMARY PHONE>
PC (tentative)	TBD	
CC (tentative)	TBD	

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL202000008" into the search box.

Guests Present:

Name	Email
Laura Clarens	Laura.clarens@kimley-horn.com
Brandon Elegert	Brandon.elegert@kimley-horn.com
Eric Lagerquist	elagerquist@cunningham.com
Dave McGinty	Dave.mcginity@sick.com

Introduction:

Back for a Post-DRC application. The application is for a multiple-phase technology campus planned development. In addition to the preliminary and final development plans, the application has also applied for preliminary and final plat and conditional use permit approval.

Discussion/Comments:

Please review the comment summary and plans for mark-up comments as all the comments are not discussed at the meeting.

- Renae Clark (Park and Recreation):
 - Clark noted that American Boulevard is the route of the Nine Mile Regional Trail, which calls for a comfortable streetscape setting.
- Erin Edwards/Jason Heitzinger (Assessing):
 - Heitzinger highlighted the park dedication fee of approximately \$203,000.
- Duke Johnson (Building and Inspection):
 - Johnson explained that once plans are 80% complete, Building and Inspections staff will arrange a plan review.
 - Johnson noted that Phase One would not have any buildings crossing property lines. A conversation was held regarding the multiple phases and property boundaries. Johnson shared that the City of Bloomington may potentially need legal language regarding the matter.
- Laura McCarthy (Fire Prevention):
 - McCarthy noted that Fire Prevention appreciates the reworking of the access throughout the phasing process.
 - Centinario added that fire lanes may not be aggregate – they must be paved surfaces.
 - McCarthy discussed the way in which future phasing may impact the hydrant locations, noting that the applicant should be mindful to avoid/reduce the need to move the hydrants. McCarthy shared that 28th Avenue appears to be the least restrictive side.
 - McCarthy stated that multiple annunciator panels may be required due to the growing size of the complex; McCarthy shared that will be the same with the Knox Boxes.
 - A discussion was held regarding paving materials. Staff will be available to discuss these concerns further beyond the DRC meeting.
- Erika Brown (Police):
 - Brown explained that when a building has multiple entries on any given side of the building, the entrances are numbered to aid in emergency responses.
 - Brown addressed the level of crime along 28th Avenue, stating that the Police Department can work with the applicant during the construction and phasing process to increase patrolling and surveilling the area and property.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Hansen explained that the transit reduction percentages for parking supply should be updated to remain consistent through all four phases.
 - Hansen shared that the property is within the Lower MN River Watershed District.

- Hansen shared that the applicant should ensure that all utilities currently in-place are covered by any new D&U easements.
- Tim Kampa (Utilities):
 - Kampa mentioned that the private watermain is proposed to go into the drainage and utility easement along the north and south; however, that existing easement is already full, running anything parallel will be incredibly difficult but crossing should be alright.
 - Kampa shared that moving the hydrant will likely need a new valve-line to pass testing on it.
 - Kampa explained that a hydrant connected to the building is undesirable as it will reduce fire prevention measures within the building.
 - Kampa shared that the City will be installing new sewer along a portion of American Boulevard and 28th Avenue. Kampa suggested that the applicant take the sewer line out to American Boulevard to prevent having to wait for 28th Avenue work to be completed.
 - Kampa noted that if any food service or cafeteria is present on the property, that a grease interceptor would be required.
 - Kampa requested that the applicant provide a table of all pipe-crossings.
- Eileen O'Connell (Public Health):
 - No comment.
- Maureen O'Brien (Legal):
 - No comment.
- Rebecca Schindler (HRA):
 - No comment.
- Mike Centinario/Glen (Planning):
 - Centinario shared that multiple phases typically require multiple deviations. However, the project description needs to address to a greater extent *why* the deviations are necessary.
 - Centinario addressed the substantial setbacks along Lindau Avenue for future phases. Centinario explained that should the applicant be unable to move the building more to the south and east, that the applicant provide an explanation for context. The applicant agreed and indicated the footprint for future phases is not a final design.
 - Centinario stated additional materials are needed regarding the pre-case concrete materials proposed. There is a lot of glass that would be included in the design, particularly future phases, but the pre-cast concrete must have a higher level of finish than a typical industrial application.
 - Centinario requested that the applicant identify proof of parking in Parcel C for Phase I. With Proof of Parking, the deviation for Phase I, if any, would be negligible.
 - Centinario reminded that applicant to be mindful of airport zoning and FFA regulations and to promptly apply for No Hazard Determinations for Phase I.



Comment Summary

Application #: PL2020-08

Address: 2501, 2601, and 2701 American Blvd. E. and 2600 Lindau Lane, Bloomington, MN 55425

Request: **Rezone 2501 and 2701 American Boulevard East and 2600 Lindau Lane from LX Lindau Mixed Use to LX(PD) Lindau Mixed Use (Planned Development); Preliminary Development Plans for a multi-phase Technology Campus at 2501, 2601, and 2701 American Boulevard East and 2600 Lindau Lane, and Final Development Plans for Phase 1 of the Technology Campus; a Preliminary and Final Plat to adjust property boundaries; a platting variance to defer park dedication for future development phases; and a Conditional Use Permit for a Technology Campus**

Meeting: Post Application DRC - January 28, 2020
Planning Commission - February 20, 2020
City Council (tentative) - March 16, 2020

NOTE: All comments are not listed below.
Please review all plans for additional or repeated comments.

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

- 1) There are inconsistencies in the building gross areas. Within the document, for example, Phase 1 is identified as 134, 136, and 138,000 square feet. Consistent floor areas are needed for parking and FAR calculations.
- 2) The property areas identified are inconsistent with the areas identified in the preliminary plat. Presuming the preliminary plat is accurate, adjust architectural and civil plans accordingly.
- 3) The FAR calculation would include the surface parking lot. The FAR for Phase 1 would be approximately 0.34.
- 4) Off-street driveways must be paved with concrete or asphalt. The pre-application plans depicted a paved south drive lane. Why did the surface change from asphalt to Class V?
- 5) Although staff is generally comfortable with the parking supply for Phase 1, depict the proposed proof of parking in the phase 1 drawing.
- 6) Given the Xcel easement, staff is comfortable with the proposed 22-foot setback along 28th Avenue.
- 7) When immediately adjacent to parking stalls, account for a 2-foot vehicle overhang into the sidewalk. Expand the sidewalk width to 7-feet (including the curb).
- 8) It is not clear what informs the greater setback along Lindau and 28th Avenue. If a public plaza is intended, staff could be supportive of a slightly larger setback to support the public space. However, at some points, the setback is over 50-feet from the property line. What are the reasons for the proposed setbacks?
- 9) Staff will recommend that Lindau Lane right-of-way alterations be completed with Phase 2. Correspondingly, the fire lane depicted for phase 4 should be also be implemented with Phase 2.
- 10) On the preliminary plat, the overall property area is substantially larger than indicated on page 11 of the architectural site plans. The FAR calculation is therefore less than 0.92. Staff calculated the FAR as 0.81.

- 11) On the landscaping plan, include the developable area with the corresponding landscaping requirements (i.e., 1 tree per 2,500 square feet and 1 shrub per 1,000 square feet of developable area.
- 12) There are deficiencies within the landscaping plan. City Code requires the landscape plan identify proposed plantings, the quantity of those plantings, and the size at plantings. A generic description of the landscaping is not sufficient.
- 13) Staff does not yet have the information to evaluate whether or not to support the requested exterior material deviation. Pre-cast concrete is not a permitted exterior material in the LX zoning district. Adding architectural interest through varied textures will be necessary. Painting exterior finishes is not permitted.
- 14) Provided that the glass is transparent, the transparency standards are met for Phase 1. Fully opaque glass, however, would not meet the Code requirement nor the intent of the standard.
- 15) Little design information has been provided regarding the landscape and berm screening buffer, particularly west of the truck and loading area.
- 16) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 17) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required on the parking surface (which may be reduced to 0.75 foot-candles for the outer perimeter of the parking lot. Minimum illumination for primary entrances is 7.0 footcandles maintained. An approved lighting plan is required prior to the issuance of a building permit.
- 18) 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. If construction cranes would pierce height limits, a temporary construction variance would be required through the Metropolitan Airports Commission.

Building Department Review 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.

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

- 1) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 2) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 3) Ensure the proposed landscaping doesn't interfere with access to the building.
- 4) Building/property shall be adequately signed for emergency response.

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

- 1) Keep all sawcuts out of vehicle wheel paths on American Blvd and 28th Ave.
- 2) Use commercial driveway entrance detail, similar to others entrances on American Blvd
- 3) Minimum 7' sidewalk width adjacent to parking stalls
- 4) Show % grade at ped ramp locations at driveway entrances
- 5) Keep plantings out of proposed fire access drive
- 6) Is this OCS #101?
Label accordingly
- 7) All affected roads are local, so traffic control will be approved by Bloomington staff. If any traffic control extends to 24th Ave, Hennepin Cty will need to be involved.
- 8) City of Bloomington is planning a large sanitary sewer project in 2021 along 28th Ave from Old Shakopee Rd to American Blvd and east on American Blvd to 34th Ave. This project will have large traffic impacts and will need to be coordinated with any other work in the area.

- 9) Locate advance loops prior to excavation. Replace if disturbed.
- 10) The length of the flush curb does not appear to be long enough to accommodate the existing sidewalk width

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

- 1) Show the 66 proof of parking stalls described in the narrative
- 2) Show the phase I and phase 2 proof of parking areas described in the narrative.
- 3) Show the proof of parking areas for all three phases on this sheet.
- 4) What pavement marking is this identifying? Do not mark crosswalk across driveway opening in public ROW.
- 5) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.
- 6) Show site signage. Is this intended to be for fire access only? Show signs proposed for each end.
- 7) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 8) 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.
- 9) Show location of a bike rack and bike rack detail on the plan.
- 10) The project description describes a transit reduction for parking supply for Phases 1 & 4 at 12.5% and for Phases 2 & 3 at 10%. A 10% transit reduction in the south loop district has been accepted in the past. The project description should be updated to show the 10% reduction for all phases or additional information/analysis must be provided to justify the 12.5% reduction for Phases 1 & 4.

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

- 1) Don't install the Hydrant on the Building Water Service Use will starve Fire system.
- 2) Please move Gas Com and Power away from the water service to allow for safe repairs in the future.
- 3) Bloomington's sewer system analysis and design upgrades now indicate that the sewer service should be directed out to Am Blvd E as you originally requested. Sorry for the change.
- 4) Install new Hydrant and Valve for testing.
- 5) Don't build this private watermain in the public easement. See possible route in teal.
- 6) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 7) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.
- 8) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 9) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 10) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 11) 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.
- 12) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference. This includes cafeterias.
- 13) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- Please add this note to the plan.

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

- 1) Storm sewer within R/W must be RCP.

- 2) Infiltration chambers should be kept off-line until disturbed areas are restored. If this is not possible, systems must be cleaned out prior to CO.
- 3) Provide Construction SWPPP plan meeting the requirements of the MPA's Construction Stormwater Management permit.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 7) An erosion control bond is required.
- 8) Revise Erosion Control Plan to meet SWPPP requirements.
- 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, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.

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

- 1) Proposed D/U easement must cover existing utility or utility needs to be re-located into easement.
- 2) Update description of NSP easement to include the existing duct bank
- 3) Use 25' radius for ROW line to make sure curb is within ROW
- 4) There is an existing electric handhole here for street lighting. Expand D/U easement to cover.
- 5) Verify existing utilities are within D/U easement and that building foundation doesn't interfere. See supplied information.
- 6) Vacate existing swk/bkwy easements and grant new?
- 7) Will utilities within all of these internal d/u easements interfere with future phases? Are these easements needed or desired?
- 8) Expand easements to cover existing sidewalk and utilities
- 9) and swk/bkwy easement
- 10) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 11) 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.
- 12) 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.
- 13) Consent to plat form is needed from any mortgage companies with property interest.
- 14) Public drainage/utility and easements must be provided on the plat as approved by City Engineer.
- 15) Private common utility easement/agreement must be provided.
- 16) Private common driveway/access easement/agreement must be provided.
- 17) 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.
- 18) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 19) A sidewalk/bikeway easement shall be provided along all street frontages as approved by City Engineer. Developer/owner shall provide legal description and Engineering staff will prepare easement document.

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

- 1) It should be noted these numbers are computed using the Project narrative document, under the heading D. Proposed Project – Sub-Heading c.

Building Areas: The park dedication fees were calculated using the numbers in the matrix, which do not exactly match the totals listed on the right.

Park dedication for the entire project is estimated at \$203,000. Park dedication for phase 1 only of the project is estimated at \$25,000.