



# Development Review Committee

## Approved Minutes

Pre-Application, PL202200111  
Meeting Date: May 24, 2022  
McLeod Conference Room  
Bloomington Civic Plaza  
1800 West Old Shakopee Road

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### Staff Present:

Brian Hansen (Eng., Chair) 952-563-4543  
Laura McCarthy (Fire Prev) 952-563-8965  
Lance Stangohr (Fire Prev) 952-563-8969  
Duke Johnson (Bldg & Insp) 952-563-8959  
Steve Segar (Utilities) 952-563-4533  
Maureen O'Brien (Legal) 952-563-8781  
Kevin Toskey (Legal) 952-563-4889  
Rena Clark (Park & Rec) 952-563-8890  
Jerry Wukawitz (Police) 952-563-8853

Jason Heitzinger (Assessing) 952-563-4512  
Mike Thissen (Env. Health) 952-563-8981  
Mark Stangenes (Env. Health) 952-563-8980  
Londell Pease (Planning) 952-563-8926  
Michael Centinario (Planning) 952-563-8921  
Glen Markegard (Planning) 952-563-8923  
Julie Long (Planning) 952-563-4739  
Derly Navarro (Planning) 952-563-8961

### Project Information:

Project	Phase I redevelopment of Park 'N Go
Site Address	7901 International Drive
Plat Name	New B Addition
Project Description	Phase I of Park 'N Go redevelopment – 164 apartments, 939 parking spaces and 4,000 square feet retail
Application Type	Preliminary and Final Development Plan Type III Preliminary and Final Plat
Staff Contact	Mike Centinario – <a href="mailto:mcentinario@bloomingtonmn.gov">mcentinario@bloomingtonmn.gov</a> (952) 563-8921
Applicant Contact	Dan Williamson – <a href="mailto:dan@saintnap.com">dan@saintnap.com</a> (952) 292-2487
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to [www.blm.mn/plcase](http://www.blm.mn/plcase) and enter "PL202200111" into the search box.

### Guests Present:

Name	Email
Dan Williamson	<a href="mailto:dan@saintnap.com">dan@saintnap.com</a>

**INTRODUCTION – Mike Centinario:** The applicant proposes a partial redevelopment for the Park 'N Go facility by constructing 164 apartments and 4,000 square feet of retail. There will be a total of 939 parking spaces, which will provide parking for the development and continued remote airport parking.

**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.

- Renae Clark (Park and Recreation):
  - No comments
- Jason Heitzinger (Assessing):
  - Preliminary park dedication fee of \$592,500 on phase 1 of this project, but it may change as they get more information on the final plat and future phases.
- Mike Thissen (Environmental Health):
  - Rental units required city rental license.
  - Food related please contact Eric Solie.
- Duke Johnson (Building and Inspection):
  - Please contact Duke Johnson when ready for code review.
- Laura McCarthy (Fire Prevention):
  - Make sure emergency vehicles have adequate access to the site with no obstructions causing delayed response.
  - Continue to include the Fire Department in preliminary conversations.
  - Water supply will also be a challenge.
  - Reference the marked-up plan for additional comments.
- Jerry Wukawitz (Police):
  - Make sure Police have quick access to the building.
  - Marking on the doors.
- Brian Hansen (Engineering):
  - Provide sidewalk connection to American Blvd.
  - Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
  - A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
  - There is an access control easement along the east line of the property, which restricts access across that. Engineering would be open to remove a portion to allow connection to 34<sup>th</sup> Avenue South. One of the things that they will be looking at is enhanced pedestrian mobility, so they would like to see a comprehensive plan for the site before making a determination on access.
- Steve Segar (Utilities):
  - Bring a looped water main system, providing 150-foot radius hydrant coverage to all buildings.
  - Adding additional water main requires a Minnesota Department of Health permit.
  - SAC and Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required.
  - The existing sanitary sewer goes north to the old frontage road. That sewer does not have the capacity to manage a development and there is project undergoing this year that will bring more sanitary sewer to American Blvd and any new development should be served by the new line.
  - Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement

- Kate Ebert (Public Health):
  - No comments
- Kevin Toskey (Legal):
  - Site development agreement is required.
- Mike Centinario (Planning):
  - The Park N Go property is designated South Loop Mixed Use in the Comprehensive and South Loop District Plans. The South Loop Mixed Use designation envisions high-density, transit-supportive development with residential uses. The six-story apartment building depicted in the plans is consistent with the South Loop Mixed Use land use designation. However, permanent or longer term remote airport parking is not allowed by City Code and is not supported by staff.
  - Remote airport parking is an interim use only; the City Code only allows renewed remote airport parking in five-year increments.
  - The concept plan depicts three development phases. As part of a preliminary development plan (PDP) submittal, identify the use and development intensity for those future phases. In addition to a PDP site plan, include a three-dimensional massing diagram that depicts all phases. Future phases do not need to depict architecture, just massing. The City Code has an affordable housing minimum requirement
  - Staff is supportive of incorporating retail on the first level, especially given the proximity to the LRT station.
  - The property is located in Airport Safety Zone C. Residential uses are permitted, but there are height limits. The proposed building height would be within allowances, but be mindful of construction crane height. An Airport Zoning Permit would likely be required for the construction crane.
  - Review the comment summary and follow up with City staff with questions. Not all comments are discussed during the DRC meeting.

Laura McCarthy asked what kind of road is going to be and if it is part of this project.

Dan Williamson stated that the idea of having a road cutting through with right in and right out access to 34<sup>th</sup> Avenue South, eliminates the tension of the intersection and allows fire trucks and fire service vehicles access to the site.

Glen Markegard asked about the height of the parking ramp.

Dan Williamson stated that there is one level below grade, then two levels facing east on American Blvd with units on American Blvd and International Drive, and a surface level on the top. It is basically a basement, grade level, second level, and third level

Glen Markegard asked about affordability and minimum HRA requirements.

Dan Williamson stated that is 100% affordable and they will meet the requirements.

Kevin Toskey stated that city code requires 9 percent of dwelling units are affordable at a 60% area median income (AMI) level.



# Comment Summary

**Application #:** PL2022-111  
**Address:** 7901 INTERNATIONAL DR, BLOOMINGTON, MN 55425  
**Request:** **Planning and approval for residential, parking and retail development phase 1 for existing Park n Go property.**  
**Meeting:** Pre-Application DRC - May 24, 2022

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

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

- 1) SAC review by MET council will be required.
- 2) Building plans must be signed by a MN licensed architect.
- 3) Must meet 2020 MN State Building Code
- 4) Must meet 2020 MN Accessibility Code.
- 5) Provide a detailed code analysis with the plans.
- 6) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.

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

- 1) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 2) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will require multiple panels and Knox boxes.
- 3) Concerns with emergency vehicle access on the property and the building(s).
- 4) Access shall be provided to/from all stairwells on all floors and parking levels.
- 5) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 6) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 7) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 8) Building/property shall be adequately signed for emergency response.
- 9) Provide adequate turning radius for BFD Ladder 3 for all emergency vehicle access lanes.
- 10) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

**Assessing Review – Pre-App Contact:** Jason Heitzinger at [jheitzinger@BloomingtonMN.gov](mailto:jheitzinger@BloomingtonMN.gov), (952) 563-4512

- 1) Based on the preliminary materials provided, the estimated park dedication fee for the development is \$592,500. The park dedication fee will be adjusted when plans are finalized.

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

- 1) Provide sidewalk connection to American Blvd.

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

- 1) An erosion control bond is required.
- 2) 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.
- 3) List erosion control maintenance notes on the 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) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 7) Show erosion control BMP locations on the plan.
- 8) Provide a turf establishment plan.

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

- 1) Show location of a bike rack and bike rack detail on the plan.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 4) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 5) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 6) 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.

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

- 1) There is an access control easement along the east line of the property.
- 2) Existing easements may be vacated to clean title and new easements granted with new plat and documents. 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.
- 3) Public drainage/utility and easements must be provided on the plat.
- 4) This is a platted lot, but platting comments are included if lot is to be subdivided. See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 5) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 6) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 7) Consent to plat form is needed from any mortgage companies with property interest.

- 9) This is a platted lot, but platting comments are included for proposed subdivision of lot. 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.
- 10) Private common utility easement/agreement must be provided if utilities cross property lines.
- 11) Private common driveway/access easement/agreement must be provided if driveways and access roads cross property lines.
- 12) Show and label all property lines and easements on all plan sheets.
- 13) 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.

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

- 1) Install interior chimney seals on all sanitary sewer manholes.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) 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. Also see attached documents.
- 4) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must be a truck accessible hydrant within 50' of the building's fire department connection. Show the FDC on the Plan.
- 5) Private common utility easement/maintenance agreement must be provided if future phases will have shared water and sewer mains.
- 6) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. - Please add this note to the plans.
- 7) Use standard short cone manholes without steps.
- 8) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 9) 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.
- 10) A Minnesota licensed civil engineer must design and sign all civil plans.
- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 12) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 13) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. - Please add this note to the plans.
- 14) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 15) Use Class 52 DIP Zinc coated water main for pipe 12-inches in diameter and smaller. V-bio poly wrap required on all DIP.
- 16) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 17) 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.
- 18) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. The water services must be metered within 10' of where they enter the building. - Please add this note to the plans.
- 19) 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.
- 20) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. Please add this note to the plans.

- 21) Design Sanitary Sewer Service for all phases to connect with a new 15" service being installed (in 2022) at the intersection of American Blvd and International Dr. There is not capacity to go North to the frontage road or east to 34th Ave.
- 22) Use schedule 40, SDR 26, or better for PVC sewer services.
- 23) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.

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

- 1) The Park N Go property is designated South Loop Mixed Use in the Comprehensive and South Loop District Plans. The South Loop Mixed Use designation envisions high-density, transit-supportive development with residential uses. The six-story apartment building depicted in the plans is consistent with the South Loop Mixed Use land use designation. However, permanent or longer-term remote airport parking is not allowed by City Code and is not supported by staff.

The site is zoned HX-R High Intensity Mixed Use with Residential. The minimum residential density is 30-units per acre with an overall floor area ratio of 1.5. Given the size of the site, phased development is appropriate - each phase must contribute to the overall all development meeting development intensity requirements in the HX-R district.

- 2) As remote airport parking is depicted in the concept plans, there is no mechanism to approve the plans as presented. Remote airport parking is an interim use, which may only be approved in 5-year increments. A City Code amendment would be needed to permit remote airport parking as a permanent use. City staff is not supportive of such a Code amendment, but it would ultimately be the decision of the City Council.
- 3) The concept plan depicts three development phases. As part of a preliminary development plan (PDP) submittal, identify the use and development intensity for those future phases. In addition to a PDP site plan, include a three-dimensional massing diagram that depicts all phases. Future phases do not need to depict architecture, just massing.
- 4) Show location of a bike racks and bike rack detail on the plan.
- 5) The HX-R district has FAR minimums. Please identify the proposed FAR for each development phase, relative to that property, and the FAR for the fully built-out development.
- 6) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 7) 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.
- 8) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 9) Parking lot and exterior security lighting must meet Section 21.301.07. The lighting requirements for residential and commercial uses differ as well as the lighting requirements for surface parking stalls versus structured parking stalls. Photometric plans must be reviewed and approved.
- 10) Exterior materials must meet Section 19.63.08. Permitted exterior materials include, but are not necessarily limited to, brick, glass, stone, and stucco. Metal panels are an option as well, subject to additional review of the panels.
- 11) Provide a sidewalk connection from the building to public sidewalk or street. The sidewalk must be consistent with City Code and South Loop District standards.
- 12) Where parking abuts public streets, a three-foot-high screen for the parking lot must be provided (see City Code Section 21.301.15).
- 13) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 14) The City requires that at least 9 percent of dwelling units are affordable at a 60% area median income (AMI) level. Chapter 9 of the City Code includes the affordability requirement as well as a variety of development incentives. Generally, the greater the level of affordability incorporated into the development, the greater the incentive.
- 15) Landscaping must meet City Code requirements (Section 21.301.15). Given the footprint of the structured parking facility, meeting landscaping requirements may be difficult.

- 16) The conceptual site plan depicts a building fronting 34th Avenue S. Subsequent pages are not consistent - it appears as though a speed ramp is located along 34th Avenue S.
- 17) Staff is supportive of incorporating retail on the first level, especially given the proximity to the LRT station.
- 18) Would the south facing at-grade units envisioned be walk-out units? If so, please depict the sidewalk connections.
- 19) The HX-R district requires a public plaza. The public plaza must be at least 5,000 square feet in addition to a few other performance standards outlined in Section 19.29(L). The southeast or southwest corners of the site seem to be the most logical locations for a public plaza.
- 20) The property is located in Airport Safety Zone C. Residential uses are permitted, but there are height limits. The proposed building height would be within allowances but be mindful of construction crane height. An Airport Zoning Permit would likely be required for the construction crane.