



# Comment Summary

**Application #:** PL202200227  
**Address:** 2001, 2051, and 2101 Killebrew Drive, Bloomington, MN 55425  
**Request:** **Minor revision to final development plans to convert approximately 14,500 square feet of office to accessory retail at 2051 Killebrew Drive.**  
**Meeting:** Pre-Application DRC – February 22, 2022  
Post-Application DRC – November 15, 2022

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

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

- 1) Must meet 2020 MN Accessibility Code.
- 2) Must meet 2020 MN State Building Code
- 3) Building plans must be signed by a MN licensed architect.
- 4) SAC review by MET council will be required.
- 5) Provide a detailed code analysis with the plans.
- 6) Must meet 2020 MN Accessibility Code.
- 7) Common path of travel in a "B" occupancy shall not be more than 100'.
- 8) Two exits shall be required from the patio area if occupant load is more than 49.
- 9) Elevator lobbies shall be required unless hoistway is protected by another method - see 2020 MN Building Code section 3006.3 Hoistway opening protection.

**Environmental Health Review Contact:** Erik Solie at [esolie@BloomingtonMN.gov](mailto:esolie@BloomingtonMN.gov), (952) 563-8978

- 1) An Environmental Health Plan review may be required depending on customers using the coffee bar area. If coffee is open to the public, it will be required to be reviewed
- 2) An Environmental Health Plan review may be required for the "Bar" area. Contact Business Licensing for requirements on serving liquor.

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

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 2) Hydrant coverage to be maintained.
- 3) Access shall be provided to/from all stairwells on all floors and parking levels.
- 4) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 5) All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.
- 6) A change in use/occupancy may require an upgrade to the existing fire alarm system.
- 7) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 8) Entire space(s) must have fully Code complying sprinkler protection.

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

- 1) See document markups.
- 4) 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.
- 5) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 6) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 7) An erosion control bond is required.

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

- 1) Minimum 7' walk width adjacent to parking stalls

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

- 1) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 2) 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.
- 3) Show location of a bike rack and bike rack detail on the plan.

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

- 1) If there will be food service facility, an exterior grease interceptor and grease interceptor maintenance agreement is required. See Engineering Detail 412 for reference. Also see the attached grease interceptor handout.
- 2) The existing water and sewer utilities shown on the plans don't match with what the City has on record from the original development. See the attached plan that was submitted to the City.

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

- 1) Show location of a bike rack and bike rack detail on the plan.
- 2) A three-foot-high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15). This may be achieved by planting clusters between existing trees.
- 3) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 4) There is no sidewalk connection from the building to public sidewalk or street. With the addition of retail storefronts, provide a minimum 5-foot sidewalk and crosswalk between the public sidewalk and project area.
- 5) Exterior materials must meet Section 19.63.08. The replacement of existing brick with glass storefronts is permitted.
- 6) Parking lot and exterior security lighting must meet Section 21.301.07. Lighting must be provided at entrance areas - provide photometric plans of proposed lighting along the north elevation.
- 7) Provide sidewalk connection somewhere between public sidewalk and east building storefronts. A parking space will need to be eliminated to make room for a crosswalk.
- 8) Replace tree in east island. Remove concrete and ramp.
- 9) Replace tree in island.
- 10) Consider making these 6 parking spaces compact to allow a 7-foot sidewalk along retaining wall. Otherwise, eliminate the sidewalk in front of these stalls all together and convert to a landscaped area.

- 11) Accessory retail is permitted by right in the C-4 Freeway Office district. The proposed retail falls within the accessory allowance. The applicant has surveyed the two buildings and provided as-built square footages which are considerably less than our GIS records. Based on the surveyed floor plans, the parking requirement with the proposed retail is less than the existing supply. Therefore, staff may review this application administratively because no deviations from City Code are required.

As future redevelopment plans are considered, plan on needing a parking study if the surface parking at 2101 Killebrew Drive is removed for redevelopment. Depending on the mix shared parking between properties may be appropriate, but a study would be needed to analyze the proposed conditions.

- 12) If you haven't already be sure to consider how signage for tenants will be accommodated - both on-building and free-standing.