



# Comment Summary

**Application #:** PL202400102

**Address:** 7803 Penn Avenue S., Bloomington, MN 55431

**Request:** **Major Revision to Preliminary and Final Development Plans for a partial redevelopment of the Southtown Shopping Center; final development plans for an approximately 120,000 square foot retail anchor; and preliminary plat to subdivide to property in the future.**

**Meeting:** Post Application DRC - July 02, 2024  
Planning Commission - July 25, 2024  
City Council (Projected) - August 05, 2024

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**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](mailto:mcentinario@BloomingtonMN.gov), (952) 563-8921

- 1) Kraus Anderson has submitted detailed plans for a partial redevelopment. Phase I is for Dick's World of Sport. The project requires preliminary development plan and final development plan approval. The final development plan is clear. However, the preliminary development plan submitted does not meet the minimum requirements outlined in City Code. The Planning Manager has communicated with the applicant regarding additional information needed. Without a clear understanding what is proposed as a preliminary development plan, staff cannot evaluate the application to the degree necessary to consider the findings needed to recommend approval.
- 2) Exterior materials must meet Section 19.63.08.
- 3) All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18)
- 4) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 2 foot-candles is required on the parking surface (which may be reduced to 1 foot-candles for the outer perimeter of the parking lot).
- 5) A sidewalk connection from the building to public sidewalk or street is required. The proposed plan depicts good sidewalk connections to public sidewalk and within the development.
- 6) Interior trash and recycling must be provided (see City Code Section 21.301.17).
- 7) Landscaping provided is deficient. Please see plan markups.
- 8) Show location of a bike racks and bike rack detail on the plan.
- 9) Higher lighting levels are required at pedestrian crossings. Consider adding pedestrian oriented light poles at crossings.
- 10) Parking islands must be 8-feet inside of curb to inside of curb and include at least one deciduous tree.
- 11) Are stormwater chambers not allowed underneath the transmission lines? Every parking island requires at least one deciduous tree. There are many parking islands that do not depict the necessary tree.
- 12) Is the "area of lot" the disturbance area? If so, the plan correctly uses this figure to calculate minimum landscaping requirements.
- 13) Are there existing trees that are included but not listed in the planting schedule? Trees only add up to 61, not 71.
- 14) Please provide more information on the thick brick system. Is this part of a pre-cast wall or would the brick be with lath and mortar?
- 15) EIFS is a secondary exterior material. Secondary materials are limited to no more than 15 percent of a given building elevation. There appears to be significantly more EIFS than City Code permits. Please adjust building elevations accordingly and provide a material breakdown by percentage.

- 16) Signs must be permitted through their own review process. Should the final development plans be approved by the City Council, that approval does not include approval for signs depicted on building elevations.
- 17) Correct building elevation cardinal direction notes.
- 18) Please provide specification information for the metal panels. The City requires a minimum 30-year finish warranty.
- 19) The lot areas between the preliminary plat and the PDP summary are inconsistent.
- 20) While the massing model is a compelling graphic, a lot of necessary information is missing. Land uses, phasing, gross floor area, FAR, dwelling units are missing. It also is not clear what is being proposed as the PDP and what is purely aspirational.

**Building Department Review Contact:** Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility 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.

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

- 1) Provide an Environmental Health Plan Review application with plan submittal for each proposed food facility.

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

- 1) Maintain emergency vehicle access and circulation throughout the property.
- 2) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 3) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 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 looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.

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

- 1) Construction entrance should prevent the tracking or flowing of sediment onto impervious surfaces within the construction site as well as public roadways
- 2) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 3) An erosion control bond is required.
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 5) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or Water Stop 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.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) List erosion control maintenance notes on the plan.
- 8) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

- 9) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))
- 10) Show erosion control BMP locations on the plan.
- 11) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 12) Provide analysis of Bayfilter using MPCA stormwater manual for guidance to demonstrate how the proposed design meets the accepted credits for water quality treatment.
- 13) MIDs model indicates a greater than 50% removal rate for particulate phosphorus with the stormwater BMP systems with the 2-ft sand section. MPCA Stormwater Manual states that 50% is the average TP removal rate for a filtration system with a sand underdrain. Revise design as needed to meet water quality requirements.
- 14) Athletic field area will be considered impervious surface if drain tile system is installed under turf to convey water to storm sewer system. Can consider a rock basin beneath drain tile to provide some volume retention if infiltration can be achieved.
- 15) To be considered a restricted site with regards to stormwater volume retention the applicant must demonstrate that volume retention cannot be practicably met through onsite practices and follow the priority sequence. Simply stating there are type C soils within the project limits does meet the intent of the city's Surface Water Management Plan. Soil borings indicate infiltration appears possible.
- 16) Provide soil boring info at proposed stormwater BMP locations.
- 17) Stormwater report indicates that filtration techniques are used to meet volume retention rules. Filtration does not count towards volume retention. As designed, this site does not meet volume retention requirements.
- 18) Provide pretreatment for all stormwater BMP inputs. Pretreatment not required for building roof drainage connected directly to stormwater BMP. Stormwater report indicates pre-treatment provided with sump structures and SAFL baffles, but the Civil plans do not indicate that sumps are proposed.
- 19) Consider low winter salt techniques as part of site design to improve winter performance while decreasing reliance on salt.  
Identify critical areas and design for better winter performance. Critical areas may include merging traffic areas or high pedestrian traffic zones such as front entrances, high use sidewalks, ADA parking areas or other areas specific to your site. Use the sun to your advantage to melt snow and ice, protect critical areas from blowing snow, ensure meltwater is not routed through critical areas.  
Reserve adequate space for snow storage and control meltwater sprawl and refreeze conditions. Locate snow storage downhill of saltable surfaces.  
Design parking lot so it is easily plowed and snow can easily be pushed to designated storage area
- 20) Show how Medical building pad will be stabilized until construction is initiated.
- 21) Inlets from medical building site to underground stormwater BMP will need to be protected/offline until connected to future medical building
- 22) Provide plan/detail/description for how temporary sediment basins will be dewatered in compliance with CSW permit requirements
- 23) If interested in exploring partnership with city and watershed to provide additional stormwater volume retention on-site contact Bryan Gruidl, Bloomington Water Resources Manager, at [bgruidl@BloomingtonMN.gov](mailto:bgruidl@BloomingtonMN.gov) or 952.563.4557.

**Utility Review Contact:** Jordan Vennes at [jvenues@BloomingtonMN.gov](mailto:jvenues@BloomingtonMN.gov),

- 1) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 2) 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.
- 3) Please show accurate water main removal extents. Will existing main be removed all the way to proposed connection location of new main? If so this conflicts with keynote J to north.
- 4) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 5) Provide table showing wall-to-wall separation of watermain and sewers at all crossings.
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

- 7) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 8) Provide peak hour and average day wastewater flow estimates.
- 9) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Fire truck accessible hydrant required within 50' of building FDC.
- 10) Private common utility easement/agreement must be provided for proposed connection to 6" private sanitary service. Existing 6" service must be inspected to ensure good condition and evaluated for capacity (to serve existing flows, future flows for this phase and future phase served by proposed sanitary stub).
- 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) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP. -add this note to plan and/or revise note 5. C900 not allowed.
- 13) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed. -add this note to plan
- 14) Use schedule 40, SDR 26, or better for PVC sewer services. -revise note 4
- 15) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc. - revise note 8
- 16) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 17) 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](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 18) water main removals as shown eliminate looping for buildings & hydrants to the east on this main. How will this looping be achieved?
- 19) If minimum water and sewer separations cannot be met, conflicts will be considered on case-by-case basis and in accordance with COB specifications (which are more stringent than note 11)
- 20) The project narrative assumes that "the City addresses constraints in the local sanitary sewer system within 24 months". The City has not indicated that capacity will be increased in this timeframe. A funding mechanism for capacity improvements is in the process of being determined, with a target decision date by the end of 2024. Available capacity will be confirmed at time of building permit issuance.

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

- 1) Frontage road in MnDOT ROW is permanently closed - reflect changes in surrounding roadway network in this plan
- 2) ped ramp opening size should match crosswalk block size
- 3) 9' by 20' is allowable, 9' by 18' is code required minimum
- 4) Active Transportation Action Plan identifies Knox for future bike connection - plan for bike lanes on Knox Avenue north of American Blvd and connecting to Met transit facilities to the north and future bike facilities on Knox Avenue south of American
- 5) label proposed lane widths on Knox
- 6) 494 approved layout image
- 7) show the pedestrian plan for access/egress to the field?
- 8) where are the "striping notes" located
- 9) Show location of a bike rack and bike rack detail on the plan.
- 10) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 11) Any requested public sidewalk closure or interrupted access to the BRT station will only be considered for a limited duration and alternative access/TPAR will be required, as approved by the City Engineer.
- 13) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. A permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, [sjenkins@BloomingtonMN.gov](mailto:sjenkins@BloomingtonMN.gov)) for permit information.

- 14) 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. Include this note on construction sheets.
- 15) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 16) the grades of this driveway approach are not smooth. Consider modifications to this intersection to eliminate the channelized right off American Blvd and improve ADA compliance/ped ramp slopes at this intersection

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

- 1) Isn't Southtown Drive going away with State 494 Project?
- 2) With Southtown Drive going away with the State 494 Project we would be creating 2 lots not abutting a public street or a private street that leads to a public street. Is there an approved planned development that addresses this?
- 3) This lot line goes through an existing building. Is this a common wall?
- 4) If this is the athletic field shouldn't it be on the west side of the building?
- 5) 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.
- 6) Private common utility easement/agreement must be provided.
- 7) Private common driveway/access easement/agreement must be provided.
- 8) See checklist of items that must be included on the preliminary plat per the Bloomington City Code, Chapter 22.
- 9) Public drainage and utility easements must be provided on the plat.
- 10) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 11) Consent to plat form is needed from any mortgage companies with property interest.
- 12) 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.
- 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.

**Assessing Review Contact:** Jason Heitzinger at jheitzinger@BloomingtonMN.gov, (952) 563-4512

Given credit for the buildings that were removed, there is no park dedication fee on this project. It appears that a new plat and additional projects are forthcoming and park dedication may be necessary for future projects as part of that plat. Those fees will be calculated at that time.