

Approved Minutes

City of Bloomington
Development Review Committee
November 10, 2015

McLeod Conference Room
Bloomington Civic Plaza – 1800 West Old Shakopee Road

Staff Present

Laura McCarthy (Fire Prev) – Chair, 952-563-8965	Erik Solie (Environmental Health) 952-563-8978
Kent Smith (Assessing) 952-563-8707	Glen Markegard (Planning) 952-563-8923
Tim Skusa (Bldg. & Inspection) 952-563-8953	Julie Farnham (Planning) 952-563-4739
Eileen O’Connell (Public Health) 952-563-4962	Michael Centinario (Planning) 952-563-8921
Nick Kelley (Public Health) 952-563-4962	Londell Pease (Planning) 952-563-8926
Jen Desrude (Engineering) 952-563-4862	Eric Wharton (Utilities) 952-563-4579
Denise Dargan (Engineering) 952-563-4629	Randy Quale (Parks & Rec) 952-563-8876

Item Info

<i>Item #3 - Formal</i>	MOA Phase II & III PDP Revision
<i>Site address</i>	8000 24th Avenue South
<i>Application type</i>	Preliminary and/or Final Development Plan
<i>Staff contact</i>	Centinario, Michael Ext. 8921
<i>Proposal</i>	<p>The Mall of America is seeking to revise the Preliminary Development Plan that was approved in May 2013. The PDP amendment includes the Phase IIB expansion of MOA on that portion of the site located between the north face of Phase IC and extending northward over Lindau Lane and onto the site bounded by IKEA Way, American Boulevard, 24th Avenue, and Lindau Lane.</p> <p>As identified in the applicant's narrative, the next phase of development, Phase IIB, is an approximate 1,047,000 square feet expansion which includes an approximate 600-650 space two-level underground parking garage, a 580,000 square foot two and three-level mall addition, a 180 key luxury hotel with 120 residential units, a 169,000 square-foot multi-story office building, and associated parking structures, the size of which are to be determined based upon the required parking calculations.</p>
<i>Plat name</i>	MALL OF AMERICA 6TH ADDITION
<i>Decision maker</i>	City Council
<i>Replat/Park dedication</i>	Unknown at this time
<i>Reviews</i>	DRC; City Council; Planning Commission
<i>Contact 1 name</i>	Jared Olson, jared.olson@ryancompanies.com, 612-492-4447 tel 612-360-3203 cell
<i>Contact 1 address</i>	50 South Tenth Street, Suite 300, Minneapolis, MN 55403-2012

Guests Present

Jared Olson, jared.olson@ryancompanies.com, 612-492-4447 tel | 612-360-3203 cell
 Ed Wilms, DLR Group, ewilms@dlrgroup.com, 612-202-1786
 Kurt Hagen, Triple Five Group of Companies, kurt.hagen@triplefive.com, 952-883-8742

Discussion/Comments:

- Michael Centinario (Planning):
 - The Mall of America is proposing revisions to its Preliminary Development Plan for Phase II, the area north of Lindau Lane, west of 24th Avenue, and south of American Blvd. IKEA was developed as Phase IIA and the PDP revision proposed describes future expansion of Phase IIB and IIC. The last PDP approval was in 2013.
 - The Kelley site, also known as “Adjoining Lands” has been purchased by MOA and is proposed as Phase III. Only parking is identified on the Phase III site.
 - Phase II is further divided into Phase IIB and Phase IIC. Phase IIB entails: 1,047,000 square foot expansion with a 600 to 650 space two-level underground parking garage, a 580,000 square foot two and three level mall addition, a 180-key luxury hotel with 120 residential units above the hotel guestroom floors, a 168,000 square foot multi-story office building, and associated parking structures.
 - Skyway connections are depicted between the Phase IIB development and Phase IIC in several locations, including a connection between IKEA and Phase IIC development.
 - It would help the discussion if representatives from MOA could describe some of the changes from the pre-application DRC meeting.
 - Hagen clarified the future connection to Ikea to happen in Phase IIC.
 - Added that the program is the same as what was presented previously with minor changes.
- Randy Quale (Park and Recreation): No comment.
- Kent Smith (Assessing):
 - Replatting to be done. Park dedication fee is subject to change and will likely be deferred until building permit issuance.
 - The area over the lower Lindau Lane being built over the public right of way will need to be revisited, as to how the property taxes will be handled.
- Erik Solie (Environmental Health): No comment
- Tim Skusa (Building and Inspection):
 - Currently under review and will continue to be.
- Laura McCarthy (Fire Prevention):
 - Provide emergency vehicle access/turning radius throughout the complex.
 - Provide code compliant hydrant coverage on the property.
 - Provide building address that is clearly visible from the street.
 - Provide a sequential fire pump series for the phase II retail spaces independent of the existing MOA and Phase IC.
 - The residential, office structures and larger anchor stores will have independent suppression and fire alarm systems.
- Laura McCarthy on behalf of police:
 - Security is a concern. Continue to work with police with good radio communications and reception throughout properties.
- Jennifer Desrude (Engineering) provided the Public Works comments sheets and noted the following:
 - Provide flexibility to provide skyway/ped bridge links across 24th Avenue to the east and American Blvd to the north
 - Parkulator is under review

- Should provide a peak parking study, as has been done in the past, to calibrate the model
- Electronic/dynamic on-site wayfinding needs to be updated
- Parking management plans should include mobile apps and social media efforts
- Update PDP documents with access points to storm pipe (as was discussed in the meeting on 11/6)
- Stormwater management plan must be provided
- Eric Wharton (Utilities):
 - The common utility easements on the north side of Lindau must be accessible for the maintenance and repair of the existing utilities. This plan shows conflicting structures built directly on top of those utility lines.
 - No vacation of existing utility easements should be considered until adequate accommodation of all utilities has been delineated.
 - Provide peak hour and average day water demand and wastewater flow estimates
 - There are concerns that pipe capacity has been exceeded City to run model estimates using proposed flow information in the next 2 weeks. Normally pipes reaching 75% depth of flow are the max threshold.
 - Water meters must be located at the point water services enter the building.
 - Locate fire department connections as directed by Fire Marshal.
 - Check add notes for valves on watermain (sheet 15 example) (indicates bends at each valve)?
 - Sewer located under the building footprint must meet the conditions of the Bloomington Plumbing Inspector.
 - The 15" sanitary sewer in Ikea Way must be extended to American Blvd for future service to the property to the north, as a common utility.
 - Show the location of grease, interceptors for now. Sizing must be based on mechanical plan fixture counts when those plans have been approved. Sizing submittal will be required.
- Eileen O'Connell (Public Health): No comment
- Michael Centinario (Planning):
 - There has been a lot of discussion regarding the proposed changes in relation to the approved PDP. Namely, a parking structure is depicted where a building was proposed. Staff and MOA have worked through some issues regarding required application signatories and physical connections between Phase II and IKEA.
 - Staff is willing to support moving away from having a building on the corner of 24th Avenue and Lindau Lane, but has a number of expectations regarding parking ramp façade, plaza improvements, and ground-level design.
 - Lindau Lane and north and south plazas at 24th and Lindau intersection should reflect landscaping east of 24th Avenue. Trees should be planted in boulevard between sidewalk and curb south of parking ramp. Plazas to be installed and maintained by MOA. Median landscaping is okay if maintained by MOA. Landscaping and iconic gateway structures need to take utility conflicts and a sight distance into account.
 - The viability of the artist space is an unanswered question. The PDP review timeline and the timeline to determine the viability of artist space are not consistent. For the purposes of the PDP, more attention needs to be given to the conceptual nature of artist space. The narrative dedicates a paragraph in the narrative and a one drawing. What we do not want is an issue with consistency between the PDP and FDP.

- Centinario asked if the contract with Artspace has been executed. Hagen indicated that it has not because the scope of work was not clear (17.20). Hagen asked if the contact should wait. Staff agreed that an upcoming meeting between MOA representatives and City staff would help clarify.
- Staff believes locating artist space on the north side of the parking structure should also be vetted. This sort of improvement could have some positive/activating relationship with the entertainment venue.
- An attractive ramp façade is vitally important. The ramp needs to be designed from the perspective of passing cars on 24th Avenue, both adjacent to the MOA or entering South Loop from the Interstate, and also from the pedestrian walking to MOA from adjacent sites and walking along the parking ramp on 24th Avenue or Lindau Lane.
- There is still concern regarding site circulation, particularly pedestrian circulation. Provide separate pedestrian/bicycle circulation sheets for Phase IIB and Phase IIC. We will be looking for connections where there are currently gaps. Circulation plans and sidewalk provision should consider that the private drive on the north side of the ramp will become an important corridor for pedestrians approaching the site from the north along 24th Avenue and from the east and west along American Boulevard. No pedestrian accommodations are currently identified.
- Staff updated the Parkulator based on existing uses. Thank you for providing an easy to use spreadsheet. To complete the Parkulator analysis, though, staff needs additional data for the Phase IIB hotel banquet space and hotel restaurant /lounge. The GLA is provided, but we need the individual uses detailed. The same issue applies to the Phase IIC hotel. The GLA for the entertainment venue is identified, but seats are not provided. The number of seats need to be identified. MOA will need to continue to work with the Port Authority, Planning, and Engineering to rectify Parkulator analysis.
- One sheet identifies 2,842 parking spaces on the Phase III site. The survey identifies 1,356. If 2,842 is correct, then we need a parking lot plan demonstrating that the site would accommodate 2,842 spaces. Hagen said 192 stalls are required based on current use mix, although 1,356 exists today. 2842 is the guess on IIC with parking ramp. Added that getting that many spaces is not a problem, but it has not been designed yet. Markegard said the basic information would be needed (i.e. how many spaces, where they're located, etc.).
- While the graphic displays have been presented as visual features or artwork features, it still is not entirely clear how these will be implemented. If there is advertising similar to Phase 1C, the Master Sign Plan for MOA will need to be updated.

Julie Farnham (Planning):

- The preference is to have art aside from super graphic advertising, which was depicted on the provided illustrations.
- In regard to circulation, this is the opportunity to think outside the mall for ideas. The street adjacent to the future Phase IIC performing art center should be designed more pedestrian-friendly. Review Ring Road design and make it a “cool” space.

Glen Markegard (Planning):

- Without an added connection, people will cut across parking lot.
- For building up to height limits, must get height variances for tower cranes through the MAC.