



Development Review Committee

Approved Minutes

Development Application, #PL201600146

Mtg Date: September 13, 2016

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Kris Kaiser (Fire Prev) 952-563-8968

Duke Johnson (Bldg & Insp) 952-563-8959

Bruce Bunker (Eng.) 952-563-4546

Eric Wharton (Utilities) 952-563-4579

Erik Solie (Env. Health) 952-563-8978

Mike Thissen (Env. Health) 952-563-8981

Nick Johnson (Planning) 952-563-8925

Vicky Soukaseum (Eng.) 952-563-4627

Project Information:

Project	Health Partners Parking Structure
Site Address	8170 31ST AVE S, BLOOMINGTON, MN 55425
Plat Name	BLOOMINGTON CENTRAL STATION 2ND ADDN;
Project Description	Type II Preliminary and Final Plat to plat 1 lot and three outlots, Major Revision to Final Development Plan for a 7-story parking structure and surface parking improvements, and an Airport Zoning Permit.
Application Type	Final Development Plan Preliminary Plat - Type II Final Plat - Type II
Staff Contact	Nick Johnson
Applicant Contact	Bloomington Central Station LLC c/o McGough Development mfabel@mcgough (651) 248-3024
PC	09/29/2016
CC (tentative)	10/24/2016

Guests Present:

Name	Email
Mark Fabel	mfabel@mcgough.com
Thomas Lincoln	tom.lincoln@kimley-horn.com
Eric West	ewest@bwbr.com
Dan Elenbaas	dan.elenbaas@kimley-horn.com

Discussion/Comments:

- Nick Johnson (Planning):
 - Tye II Preliminary and Final Plat to Bloomington Central Station, Second Addition, to divide one outlet into one lot and three outlets, two outlets to be used as temporary surface parking, one is on the private right of way on 82nd Street.
 - Loading dock and surface parking modifications. Pedestrian entrance to the southwest plaza.
 - Major Revision to Final Development Plans for an 8-level parking structure; 1,666 parking stalls and option to expand west to total 2700 parking stalls.
 - In addition, applicant is requesting an Airport Zoning permit.

- Kent Smith (Assessing):
 - Parking deck is not increasing employee count as of right now, so no park dedication is needed at this time.

- Erik Solie (Environmental Health):
 - No Comment.

- Duke Johnson (Building and Inspection):
 - Replatting has removed issues with property line issues. No additional comments.
 - When ready for Preliminary Plan, contact Building and Inspection to review application process.
 - Fabel asked about future platting on Phase II.
 - Lincoln added it is 35,000 sq. ft. of replatting area as Lot 1, Block 1,
 - D. Johnson replied there needs to be legal ramifications that distinguishes how the lots and plats will be divided.
 - Lincoln asked about the plan review process, with C/D's in October and looking for permitting in October-November.
 - D. Johnson said as soon as they are ready, we can have a meeting and set up permitting. Even with 80% plans, it should be okay.

- Kris Kaiser (Fire Prevention):
 - Work with Laura McCarthy on fire access on the north side.
 - Regarding access when coming on 31st, what type of surface material would that be?
 - Lincoln answered that he sent Jen Desrude plans with material listings, and waiting for approval.
 - N. Johnson hasn't had any response in this transmittal, and stated he will follow up with Desrude to clarify.
 - Is this open parking structure?
 - West answered that the lower level is mechanically ventilated and sprinklered and the rest is an open parking ramp.
 - D. Johnson asked if the stairwells are heated.
 - West answered one is tempered and two are not.

- Bruce Bunker (Engineering) provided the Public Works comments and noted the following:
 - Any additional questions, please contact Jen Desrude, 952-563-4862 or jdesrude@BloomingtonMN.gov
 - Set up a meeting with Bryan Gruidl, Senior Water Resource Manager, 952-563-4557 or bgruidl@BloomingtonMN.gov to discuss the Stormwater Management Plan.

- Eric Wharton (Utilities):
 - For more information and clarification, please contact Tim Kampa, 952-563-8776 or tkampa@BloomingtonMN.gov.
 - Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement. If it is planned to be moved, there needs to be an encroachment agreement.
 - For more information and clarification, please contact Tim Kampa, 952-563-8776 or tkampa@BloomingtonMN.gov.
 - Fabel noted that the only street that is against public area is 30th. With that, they will be disturbing the area, but not changing anything, it has been agreed that all will return to its original state.

- West added the only area that he can think of that may possibly be encroached is where the entrance sign sits.
 - Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There are not enough hydrants at the Health Partners building. And another hydrant should be added on the SE side of the proposed parking ramp. Can Bloomington Fire get to the proposed hydrants on the north side of the ramp? There must be a hydrant located within 50 feet of all building fire dept. connection points.
 - Watermains and Hydrants can be no closer than 20 feet from LRT tracks – To protect the City water system from stray current corrosion.
 - All levels of the parking ramp that have sidewalls more than 50% open must drain to the storm sewer.
 - Elenbaas responded the roof is drained to the stormsewer
 - Wharton added that the lower levels go into the sanitary.
 - Suggests installing the future sewer crossing under the LRT tracks (at 31st ST) now to avoid having to disrupt the areas south of the tracks in the future.
 - Check and verify City’s water and sewer GIS records against the plans as some valves and pipe sizes are not shown correctly. Please see redlines on plans.
 - Sewer and water are too close on the west side of the parking ramp. Constructability and separation issues for the sanitary sewer and water on the west and north side.
 - Elenbaas asked about the sanitary of the northwest corner of the parking structure has a .4% slope and it’s a tight fit right now with the floor drains. Requesting record drawing of the area.
- Nick Johnson (Planning):
 - If metals are to be used as a primary for the elevator structure, it would have to be approved.
 - West answered that it would be glass and pre-cast.
 - Insufficient lighting levels in some areas of the parking lot. Areas would be called out in the redlines.
 - Some landscaping concerns, they are called on landscaping plans.
 - The approved Preliminary Development Plan envisioned a mid-block pedestrian crossing of Blue Line LRT right-of-way. Would this cross be constructed with the proposed phase of construction or a future phase of construction?
 - Fabel answered, while completing south side, it will connect to it. The north side is not connected. With the nature of completing the south side, the north will have to be completed. Will need to coordinate with the right parties and look into it with depth.
 - Fabel asked about the parking lot elevator and stair-with materials, what are the minimum requirements regarding look, design, code, etc.?
 - West added we’ve seen glass on other buildings nearby, we wanted to know what the regulations were to address heat load issues, cost issues, and other variables.
 - N. Johnson answered some architectural performance standards in the HXR, which has specific language requirements for parking structures, not necessarily material requirements. Needs further review.
 - D. Johnson added it might be more of the State’s jurisdiction to have requirements and inspectors come to approve the structure.