

Approved Minutes

City of Bloomington
Development Review Committee
July 15, 2014

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

Staff Present

Laura McCarthy (Fire Prev) – Chair, 952-563-8965	Glen Markegard (Planning) 952-563-8923
Kent Smith (Assessing) 952-563-8707	Michael Centinario (Planning) 952-563-8921
Duke Johnson (Bldg. & Inspection) 952-563-8959	Tim Kampa (Utilities) 952-563-8776
Jen Desrude (Engineering) 952-563-4862	Kim Czapar, (Police) 952-563-8808
Denise Dargan (Engineering) 952-563-4629	

<i>Item #4 - Formal</i>	OATI Office and Data Center Building
<i>Site address</i>	7901 and 7951 Computer Ave
<i>Previous DRC Appearance</i>	June 24, 2014
<i>PC Hearing</i>	8/7/2014
<i>Application type</i>	Preliminary and/or Final Development Plan; Rezoning
<i>Case number</i>	3761ABC-14
<i>Staff contact</i>	Centinario, Michael (ext. 8921)
<i>Proposal</i>	<p>The applicant has submitted a formal application and plans for a five story office/data center on the vacant site that they already own. The site will be combined into a single lot for approximately 110,000 square feet of gross floor area. The first floor will be comprised of conference and training rooms. The second through fifth floor will be general offices.</p> <p>Included for the informal DRC review is a detailed narrative and site plans. The applicant is seeking a rezoning from the CS-1 to the C-4 zoning district with development flexibility through the Planned Development overlay process.</p>
<i>Plat name</i>	REGISTERED LAND SURVEY NO 989
<i>Decision maker</i>	City Council
<i>Replat/Park dedication</i>	Yes
<i>Reviews</i>	DRC; City Council; MnDOT; Planning Commission; Watershed District
<i>Contact 1</i>	Ben Grannon - Ben.Grannon@oati.net (PH: 763.210.4948) 3660 Technology Drive NE, Minneapolis, MN 55418
<i>Contact 2</i>	David Heim - David.Heim@oati.net 3660 Technology Drive NE, Minneapolis, MN 55418

Guests Present

Ben Grannon – Computer Avenue LLC (Ben.Grannon@oati.net)	Gonzalo Villares – Pope Architects (gvillares@popearch.com)
David Heim - Computer Avenue LLC (David.Heim@oati.net)	Mike Kettler – Sunde Engineering – (mkettler@sundecivil.com)

Discussion/Comments:

- Michael Centinario (Planning):
 - The applicant has submitted a formal application and plans for a five story office/data center on the vacant site that they already own. The site will be combined into a single lot for approximately 110,000 square feet of gross floor area. The first floor will be comprised of conference and training rooms. The second through fifth floor will be general offices.
 - Included for the informal DRC review is a detailed narrative and site plans. The applicant is seeking a rezoning from the CS-1 to the C-4 zoning district with development flexibility through the Planned Development overlay process. The use is a permitted use in the C-4 district. The applicant's proposal was informally reviewed at DRC on June 24th.
- Kent Smith (Assessing):
 - Although this is not a plat review (a plat will come later) the updated park dedication based on new square footage would be \$40,533, subject to change as plans change.
- Duke Johnson (Building and Inspection):
 - Provided City Code adopted guidelines and Minnesota City Food Codes.
 - Guests: 2-B construction. Groundwork to start this fall.
 - If vending machines are used, please talk to Erik Solie for information (Erik Solie - Environmental Health – PH: 952-563-8978).
 - Please call Duke a call to set up preliminary plan review.
- Laura McCarthy (Fire Prevention):
 - Maintain 20 foot fire lane.
- Kim Czapar (Police): No comment.
- Jennifer Desrude (Engineering): Provided Public Works comments.
 - All platting comments are still on the sheet since plat has not been applied for.
 - Stormwater management plan is still under review.
 - Desrude is compiling boiler plate agreements.
- Tim Kampa (Utilities):
 - Comments listed in Public Works comments sheet.
 - There are five water services existing to the property. Any unused need to be abandoned. There are two 8" water services in the location to build new taps. Please consider reusing to save cost of taps. If not reused, must be abandoned at main and capped off.
 - Please contact Met Council regarding SAC charges. Phone number listed in Public Works comments sheet.
 - Use updated City of Bloomington details (hydrant). Make sure to update so right equipment can be supplied.
 - Met Council owns the downstream sanitary sewer lift station and is analyzing it's performance currently. Please provide peak hours average daily water demand and wastewater flow estimates to assist in the analysis.
 - Please add one more valve north of hydrant.
 - Prefer single water service into building, split off inside. If there's reason for not combining, please let Utilities know. McCarthy requested combined fire and domestic into building and split from there. This will provided continued movement.
 - If using cleanouts for sanitary sewer, please use a more robust casting.

- Sewer is proposed to be cut into a manhole. Normally need outside drop to make connection. Consider using existing 6 inch cast iron service which is approximately 50 feet west, to avoid installing drop section. Will want a manhole.
- Looked shallow near building, about five feet deep. Keep down as deep as possible or insulate, due to potential freezing.
- Michael Centinario (Planning):
 - Setbacks – development plan meets all building setbacks, but requires deviations for parking lot setbacks due to the drive lane within 20 feet of the property line. Staff is comfortable with the 10 foot setback along West 78th Street because the sidewalk already exists. The 2.5 foot setback is more challenging, but sidewalk is not planned along that area of Computer Avenue and there would be adequate space for landscaping. Stalls are at 45 degree angle. Could applicant do a couple parallel spaces, then shift drive aisle to east to give more width to accommodate landscaping plans.
 - Landscaping – minimum landscaping requirement is 72 trees and 109 shrubs. 30 trees and 109 shrubs are proposed. Additional trees should be added along the south frontage. A landscaping fee in lieu may apply for the outstanding landscaping and may be used to landscape the boulevard along Computer Avenue. Markegard mentioned eastern lot line.
 - Parking – Utilized the City’s parking standards, the required parking would be calculated for each use within the building. Between the office, data center, and conference/training facility, the parking requirement is 508. Staff will meet with the applicant after DRC to fine-tune the parking requirement based on a detailed accounting of the uses.
 - A proof of parking plan will be needed to depict how the Code requirement could be met on the site. A proof of parking agreement will be recorded against the property. In this case, some sort of parking ramp will be needed to accommodate the parking requirement. The exact number of stalls for the proof of parking will be determined between the applicant and Planning staff.
 - David (Guest) questions: With regard to parking, it’s important to look at first floor data center. Data center is about 4,000-5,000 square feet. The remaining would be unused for staffing. When looking at that portion of the building, only 20 people are allowed into those areas.
 - Trying to develop a ramp to show how that can be met, but curious how 508 was derived. Centinario explained that it was still under consideration for what standard calculation is. Will meet with the applicant following the meeting to discuss parking calculation.
 - Building materials – elevations depict a glass and tilt-up panels. Pre-cast concrete colors must be integral to the concrete to reduce maintenance. Metal panels may be used, but additional information about the specific metal panel(s) is necessary. A checklist has been provided to the applicant.
 - Signage – Some signage is depicted on the elevations. Signage is handled administratively, so the applicant will work directly with staff before sign permits are issued. If there will be multi-tenant signage, a Uniform Sign Design (USD) will be required before signs may be permitted. The USD will specify how the allowed signage will be distributed among your signs and the signs of any tenants. A dynamic lighting display has also been discussed and the applicant will continue those discussions with staff.
 - It is possible that tenants may lease space, confirmed by David (Guest). Need uniform sign design specification allocation for signage. Work with Staff on this.
 - Lighting plan has been submitted with the initial levels for the site. Will also be looking for a “maintained” lighting level. Generally, there is a condition of approval that requires a lighting plan

approved by the Planning Manager prior to the issuance of a building permit and may work directly with the lighting designer.

- Preliminary and Final Plat – Preliminary and final plat applications will be filed to combine the two lots. In order to stay on the same timeline as the rezoning and development plans an application and plats is due by 2:00 pm on 7/16/14.
- This item is scheduled for Planning Commission review on August 7th with Council review on September 8th. For the rezoning petition, a public hearing is scheduled at the City Council meeting.

Markegard proposed not coming back for Formal for the plat application. DRC members agreed.