

# Approved Minutes

City of Bloomington  
Development Review Committee  
September 30, 2014

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
Jen Desrude (Engineering) 952-563-4862	Michael Centinario (Planning) 952-563-8921
Denise Dargan (Engineering) 952-563-4629	Dennis Fields (Planning) 952-563-8925
Randy Quale (Parks & Rec) 952-563-8876	Eric Wharton (Utilities) 952-563-4579
	Heidi Miller (Police) 952-563-4975

<i>Item #1: Informal</i>	Jennifer Development Company
<i>Site address</i>	10701 Hampshire Avenue South
<i>Application type</i>	Final Site and Building Plan
<i>Staff contact</i>	Centinario, Michael (ext. 8921)
<i>Proposal</i>	<p>Jennifer Development Company, Inc. is proposing a remodel and addition to the existing building at 10701 Hampshire Avenue. The development removes a Southerly portion of the warehouse and constructing a new addition to the warehouse on the South side of the building. The new precast concrete wall panels would be 30'-0" tall, and be approximately 10'-0" taller than the existing building in that area.</p> <p>The proposed building addition would be 18,576 sq. ft. and the loading dock area on the East side of the building will be extended into the addition. There is a new attached trash storage area proposed on the East side of the building and constructed with precast wall panels to match the proposed building. The rooftop mechanical equipment will be screened by the roof edge parapet or roof-top mounted screens to meet the city's zoning ordinance.</p> <p>The existing access off of Hampshire Avenue South will remain and there will still be an access lane around the entire building that provides the appropriate access required by the city for emergency vehicle traffic. A new parking area will be provided on the westerly side of the newly constructed building. The parking requirements for the existing and proposed buildings have been calculated at 25% office and 75% warehouse for a total of 312 stalls required, while the plan indicates 302 stalls provided on site, 10 proof-of-parking stalls are also indicated.</p>
<i>Plat name</i>	HAMPSHIRE 2 ADDN
<i>Decision maker</i>	City Council
<i>Replat/Park dedication</i>	No
<i>Reviews</i>	DRC; City Council; Planning Commission
<i>Contact 1</i>	Scott A. Wiestling < <a href="mailto:swiestling@finn-daniels.com">swiestling@finn-daniels.com</a> > T: 651-690-5525   D: 651-888-6882 Finn Daniels ARCHITECTS 2145 Ford Parkway, Suite 301 St. Paul, MN 55116

## Guests Present

Scott Wiestling – Finn Daniels Architects > 651.888.6882 > [swiestling@finn-daniels.com](mailto:swiestling@finn-daniels.com)  
Traci Tomas – CPG > 612.328.1727 > [ttomas@leaspace.com](mailto:ttomas@leaspace.com)

### Discussion/Comments:

- Michael Centinario (Planning):
  - Jennifer Development Company, Inc. is proposing a remodel and 18,576 sq. ft. addition to the existing building at 10701 Hampshire Avenue. The development proposes removing the southerly portion of the warehouse and constructing a new addition to the warehouse on the south side of the building. The new precast concrete wall panels would be 30' tall, approximately 10' taller than the existing building in that area.
  - The loading dock area on the east side of the building will be extended into the addition. There is a new attached trash storage area proposed on the east side of the building, constructed with precast wall panels to match the proposed building. The rooftop mechanical equipment will be screened by the roof edge parapet or roof-top mounted screens to meet the City's zoning ordinance.
  - The existing access off of Hampshire Avenue South will remain and there will still be an access lane around the entire building that provides the appropriate access required by the city for emergency vehicle traffic. A new parking area will be provided on the westerly side of the newly constructed building. The parking requirements for the existing and proposed buildings have been calculated at 25% office and 75% warehouse for a total of 312 stalls required, while the plan indicates 302 stalls provided on site, 10 proof-of-parking stalls are also indicated.
- Randy Quale (Park and Recreation):
  - No comment
- Kent Smith (Assessing):
  - Asked if there are planned tenants. Tomas stated that there are no planned tenants.
- Erik Solie (Environmental Health):
  - No comment
- Laura McCarthy (Fire Prevention):
  - Need to maintain turning radius for fire trucks around the entire building. Referenced colored pictures and asked if there is a separation between new and existing buildings. Wiestling confirmed that buildings are attached.
  - For spec buildings, there are sprinkler minimums that must be met by code and state amendment. Because there are no specific tenants in mind, there are minimums, which are upgraded if there was a high hazard occupancy. Advised guests to build sprinkler system with higher density sprinkler system to allow room for flexibility and accommodate rack storage.
  - Parking area – asked if northeast corner would change. Wielding stated that there was City approval to build fence. McCarthy reiterated turning radius of 20 feet needed for fire trucks. This 20 feet may increase depending on how corners and islands are laid out, as well as entry off Hampshire.
  - Desrude asked guests to send AutoCAD file so she could run AutoTurn with ladder truck.
  - Hydrant coverage – need to ensure adequate hydrant coverage for the existing and new buildings. Will work with Utilities to ensure system is looped.
  - Before demo takes place, Fire and PD would like to utilize the building for training purposes.
- Heidi Miller (Police):

- Architects to consider addressing.
- Locks, lights, alarms
- Since this location is near the Hyland Park area, we would like to see a bike rack installed.
- Jennifer Desrude (Engineering) provided Public Works comments sheet
  - Will provide comments to civil plans later this week.
  - Would like a bike rack installed. To determine the appropriate number of bikes to accommodate, will need approximate number of employees.
  - For sidewalks, Old Shakopee has an 8 foot wide minimum and Hampshire has a 6 foot minimum. With this project, the sidewalk widths and locations will need to meet the current City Code. Unsure of the current sidewalk widths and asked the applicants to provide.
  - Stormwater Management Plan is under review.
- Eric Wharton (Utilities):
  - Reiterated the need for hydrant coverage.
  - SAC determination will need to be done for use of site.
  - For building demolition, provide clear square footage and use for the area demolished to obtain proper SAC credits.
- Michael Centinario (Planning):
  - Drive aisle widths – currently being met.
  - Showing 10 proof of parking stalls - there are a couple areas where this could be expanded to the east. If more stalls are added, Proof of parking might not be needed. Proof of parking requirement needs to be approved by Council. If parking requirement is met the process would stop at the Planning Commission.
  - Landscaping – focus on southern portion of the site. 129 trees and 323 shrubs needed. Existing trees can be used to meet requirement. Three-foot screening requirement along west area of parking lot, which can be a berm.
  - Parking lot islands – minimum width is 8 feet, which appears to be short in a couple locations. Please confirm.
  - Lighting plan for the addition on south side required with this application - stated that the whole site will need to be brought up to conformance by the end of 2018.
  - Signage with elevations – please work with staff on signage permit process
  - Trash room on east doesn't appear to have a door from principle building, which is a code requirement. Must be accessible from inside the building, even with multiple tenants.
  - Would not permit painting of new wall without a variance. Existing walls can be painted as part of maintenance, but painting new walls would require variance. Markegard stated that it was a condition of approval from before that would carry forward.

Staff agreed that this will not need to come back for Formal unless there are significant changes to plan.