

Comment Summary

Application #: PL2017-127

Address: 2405, 2415, 2425, 2435 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425

Request: **major revision to final site and building plans for a 35,700 square foot recreation, entertainment, and restaurant building**

Meeting: Post Application DRC - July 18, 2017

Planning Review Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) At least 7 feet is needed between the parking stall and the edge of the sidewalk to account for vehicle overhang. An additional 1.5 feet is needed when sidewalks are next to parking stalls.
- 2) Correct the total square footage. Floor plan identifies 35,700 square feet.
- 3) A sidewalk connection between the public trail and main entrance is needed. That connection can either use the sidewalk depicted along the drive lane or connect directly to the trail
- 4) Include a sheet with the entire site, where the hotel footprint is shown with its parking stalls. What is the total proposed parking for the entire site?
- 5) Parking islands throughout the site must be three feet shorter than adjacent parking stall to accommodate for vehicle movements.
- 6) A lighting plan has not yet been provided for the WhirlyBall site. City Code requires a minimum 2.0 footcandles on the parking lot surface, although only 1.0 footcandle is required along the perimeter parking stalls. The primary entrance must be 10 footcandles extending twice the width of the door. Secondary entrances must be at least 2.0 footcandles. Both an initial and maintained photometric plan, signed by a LC or PE, must be submitted.
- 7) One, integrated landscaping plan is needed for the entire WhirlyBall/hotel development. Design, plantings, and landscape quantity must be coordinated between the two design teams. One landscape surety must be submitted for the entire development.
- 8) A three foot parking lot screen is required along the north side of the property. Ensure there is at least two feet between plantings and the edge of the trail.
- 9) At least one deciduous tree is needed in each parking island.
- 10) The trash room must have interior access. Workers should not have to go outside to put the trash back inside of the room. Further, the room seems undersized for the scale of development. See Section 19.51 of the City Code for trash room requirements. Keep in mind additional space is required for recyclables.

- 11) WhirlyBall is comprised of two uses, a restaurant and a recreational facility. The restaurant is a Conditional Use unless within a building devoted to a permitted principal use and not greater than 10 percent of the building. The recreational facility is a Provisional Use. A Provisional Use is a use developed as a related element to a development primarily devoted to a principal use. In this case, the design for the building connection between WhirlyBall and the hotel requires coordination between the two design teams. A simple hallway connection does not meet requirements for a recreational facility as a provisional use. A building permit for the hotel or WhirlyBall will not be issued until the design is fully fleshed out. Staff recommends relocating back of house operations, deliveries, storage, and trash facilities. A couple parking stalls may need to be removed to afford additional delivery space.
- 12) Thin brick is not a permitted exterior material. Face brick is acceptable. Provide a specification sheet on the proposed brick.

Paint is not permitted. Acrylic finish is acceptable, provided compliance with performance standards in Section 19.63.08.

Provide details on the proposed metal panel system. Many manufacturers provide a 30 year or longer warranty on the finish.

- 13) Even though the building is only 40 feet tall, an FAA 7460 review for construction cranes is most likely required. Do not delay on submitting for FAA review. The City cannot issue a building permit until the FAA has issued a no hazard determination.
- 14) Based on how the City calculates signage, the proposed sign, if channel letter construction, is about 290 square feet. Channel letter construction will be required in order to install a sign this size. Signs with a "backer panel" are considered cabinet signs and are limited to 100 square feet.

Only two on-building signs is permitted by City Code - a primary elevation and secondary elevation.

Building Department Review Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

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

Public Works Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Parking study is still being finalized. A couple of issues are: a) parking needs for future (non-WhirlyBall uses) and b) use of parking lot for park and fly.

Construction/Infrastructure Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principle structure must be provided.

PW Admin Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Show and label all property lines and easements on all plan sheets. Including sidewalk/bikeway/trail, drainage/utility, and scenic.
- 2) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.

Traffic Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 2) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.
- 3) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 4) 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.
- 5) Show location of a bike rack and bike rack detail on the plan.
- 6) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide. Add parking stall width dimension.

Utility Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) The plan for the adjacent Hotel (shared utilities) hasn't been approved yet and may alter this plan depending any required changes.
- 2) Private common utility easement/agreement must be provided.
- 3) A Minnesota licensed civil engineer must design and sign all civil plans.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 7) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 8) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 9) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. And a hydrant must be within 50' of the Fire Department Connection.

- 10) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 11) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 12) 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.
- 13) 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.
- 14) An inspection manhole is required on all commercial sewer services.
- 15) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 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) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 18) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 19) 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.

Water Resources Review Contact: Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 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) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.

7) See Document Markups

Parks and Recreation Review Contact: Randy Quale at rquale@BloomingtonMN.gov, (952) 563-8876

- 1) P&R wants to ensure that robust erosion control measures are in place to prevent any erosion occurring into the adjacent ravine on City park property. What type of silt fencing is proposed – will it be sufficient? There is a spring fed stream at the bottom of the ravine that supports trout and water cress, and we do not want that impaired in any fashion. Also, the City will not permit any trails emanating from the property or the adjacent hotel property onto City park land, as this is a sensitive slope which is not conducive for the placement of a trail. The current landscaping plan along the common property line with City park property includes sod and trees – I recommend adding some shrubs in between the trees to create a visual barrier to dissuade people from entering City park property.

Assessing Review Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) We have re-calculated Park Dedication based on the revised plan. The increase in size of the entertainment building generates a new Park Dedication amount of \$29,718.