



Comment Summary

Application #: PL201800093

Address: 2357 E OLD SHAKOPEE RD, BLOOMINGTON, MN 554252349 E OLD SHAKOPEE RD, BLOOMINGTON, MN 554252325 E OLD SHAKOPEE RD, BLOOMINGTON, MN 554252300 E 86TH ST, BLOOMINGTON, MN 554252373 E OLD SHAKOPEE RD, BLOOMINGTON, MN 55425

Request: **Comprehensive Guide Plan Amendment from Public and Innovation and Technology to Office and Rezoning from RO-50 and B-1 to C-4 for the Hyatt House Hotel**

Meeting: Pre-Application DRC -
Post Application DRC -
Planning Commission - April 26, 2018
City Council - May 21, 2018

NOTE: All comments are not listed below. Please review all plans for additional or repeated comments.

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

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

- 1) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 2) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 3) Provide adequate turning radius through out the property to accommodate BFD Ladder 3
- 4) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 5) Access shall be provided to/from all stairwells on all floors and parking levels.
- 6) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

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

- 1) Min 7' width, when adjacent to parking, rotate dimension
- 2) Note: The City is looking at a couple of projects in the area, an intersection improvement project at 86th Street and East Old Shakopee Road and a trailhead project in the vicinity of the SE quad of the intersection of East Old Shakopee Road and Killebrew Drive. Please provide an electronic copy of the proposed plan to facilitate coordination between the private and public improvements.

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

- 1) Provide civil (Utility) plans for project Review. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) It is anticipated that the City's wastewater system has capacity to serve this development. This will be confirmed when the City receives a new Sewer model in the next two months.

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

- 1) Due to the proximity to Ike's Creek, and concerns from USFWS, please note these areas of concern:
 - * Chloride management, minimize chlorides getting to the Creek.
 - * Snow management, plan for snow storage to avoid direct runoff to the Creek.
 - * Underground infiltration systems should consider bluff stability and avoid contributing to a saturated and/or unstable bluff.
 - * No additional runoff over the bluff.
 - * Pet facilities should be planned to avoid surface runoff over the bluff.
 - * Trash collection, minimize potential for wildlife scavenging.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 6) An erosion control bond is required.
- 7) Show erosion control BMP locations on the plan.
- 8) List erosion control maintenance notes on the plan.
- 9) 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, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.

- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) After staff approval of stormwater management plans, the electronic plans will be forwarded to the Lower Minnesota River Watershed District.