



## Comment Summary

PL201600146

**Application #:** PL201600146

**Address:** 8170 31ST AVE S, BLOOMINGTON, MN 55425.

**Request:** **Type II Preliminary and Final Plat to divide one outlot into one lot and three outlots; Major Revision to Final Development Plans for a new 8-level parking structure plus loading dock and surface parking modifications. Airport Zoning Permit.**

**Meeting:** Post Application DRC - September 13, 2016  
Planning Commission - September 29, 2016  
City Council (tentative) - October 24, 2016

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**Planning Review Contact:** Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) All primary (greater than 15%) metal building materials proposed must comply with the City's metals policy related to durability.
- 2) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required for all surface parking (which may be reduced to 0.75 foot-candles for the outer perimeter 25 feet of the parking lot). A minimum of 3.0 foot-candles is required for all structure parking (which may be reduced to 1.5 foot-candles for the outer perimeter 25 feet of the parking ramp).
- 3) Trees planted within the 30th Avenue public right-of-way are not eligible to be counted towards landscaping requirements for the subject property per Section 19.52(c)(5) of the City Code. As a result, the amount of landscape material provided is deficient by 6 trees.
- 4) Perimeter parking lot screening (3 to 4 feet in height) required per Sec. 19.52 of City Code.
- 5) 7-foot wide sidewalk required when perpendicular to 90 degree parking.
- 6) Any future signage must be consistent with the Class VII Sign District (Sec. 19.115.01) and the approved Uniform Sign Design for Bloomington Central Station.
- 7) The approved Preliminary Development Plan envisioned a mid-block pedestrian crossing of the Blue Line LRT right-of-way. Would this crossing be constructed with the proposed phase of construction or a future phase of construction?
- 8) An FAA 7460 analysis and crane variance provided by MAC MSP Board of Adjustment must be submitted to the City prior to issuance of the Airport Zoning Permit and building permit.

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

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

- 1) Update civil engineering plans in response to comments provided.
- 2) A Minnesota licensed civil engineer must design and sign all civil plans.

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

- 1) Clarify--does this remove planting area include tree removal? There is no X like other tree removals so assuming that the tree remains
- 2) Clarify--remove, salvage and replace. Is it remove and replace with a new pole or salvage and reinstall the same pole?
- 3) Show curb and pavement removal for sanitary and watermain installation in sandy soil
- 4) Clarify--some of this pipe appears to be removed on utility plan
- 5) Modify irrigation system
- 6) Irrigation service was shot across the tracks without tracer wire. It is in this general vicinity
- 7) The utility plan still shows this hydrant in place
- 8) Is this the fill and abandon symbol? Remove instead
- 9) & wiring behind curb
- 10) Verify existing storm sewer layout.
- 11) Check if this light pole can remain. Based on utility plan it looks like it might need to be salvaged and reinstalled like the others to the south
- 12) Add sidewalk on west side of road
- 13) Why does this need to be depressed? Is this a fire access? Use B618 in public street--we don't want people driving into this area
- 14) Add sidewalk to south side of 82nd Street
- 15) Add Sidewalk
- 16)
- 17) Which way does this area drain? To the street? To this low area? Show the emergency overflow and that it drains before flooding the LRT tracks
- 18) FFE is listed at 816.5 but matching at 817? Is it ramped inside?
- 19) Show electrical and irrigation in blvd
- 20) Need 10' min separation between sanitary and watermain
- 21) Show isolation of watermain, monitoring and annodes due to proximity to LRT
- 22) See attached as-built sketches for watermain & valving

23)

24) The typical sections on C7.2 all seem to refer to D418 Special--this D418 detail appears standard. Only applicable for 82nd Street? Is it the color that makes it special or some type of notch out or something else? Suggest detailing it.

25) Suggest making the Select Granular Borrow as per Engineer's Direction. A lot of the surrounding area is sand that likely meets select requirements, although there are pockets of poorer material where this would be applicable.

26) Where is this? The two spots it might be on sheet 4.2 don't show reinforced turf, they both use concrete. No turf if this is near 30th Avenue. Would like to see B618 curb and gutter if it is at 30th Ave or some other type of protection to keep vehicles from driving in where they don't belong.

27) Don't see a call out for the replacement of the sidewalk along 30th Avenue---it is 5" thick

28) This will complicate future sanitary repairs. Suggest relocating power.

29) Create a section here to show, footing, water, sanitary, curb

30) Check light foundation and watermain for conflicts--suggest not placing light footings right on watermain

31) Note: ALL SHEETS - Check line type scale. Line type symbology isn't showing up, i.e. flow direction on sewer pipes

31) 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.

32) Suggest moving the utility profiles closer to this utility plan instead of the C9.X series

32) Provide a sidewalk connection from the building to public sidewalk or street.

33) 12.5 is 3/4" aggregate as is B

9.5 is 1/2" aggregate as is A

This says two different things by being 12.5 and A mix

33) Illustrate that sidewalks meet ADA requirements for cross slope and longitudinal grade. Construct sidewalk ramps with metal truncated domes, if required.

34) SP 12.5 is 3/4" aggregate, but SPWEA is 1/2" aggregate.

They don't match

34) Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.

35) Should this be the same as Inset A on the previous page? What size rock are you using in the mix? Don't want to drag rocks. Suggest switching to a 1.5" lift

36) Conflict between light pole and storm sewer

37) Check for conflicts between 42" existing pipe, new manhole and catch basin and angle of pipe to ensure adequate compaction and space can be provided.

38) North is to the right not up

- 39) Add note to maintain 8' minimum depth on watermain
- 40)
- 41) Adjust CB to match new grades
- 42) Too flat--recommend nothing less than 0.50% on bituminous pavement
- 43) Adjust CB Rim to accommodate new grading
- 44) Suggest showing the slope for the 11" hold down to ensure pedestrian and sidewalk plow safety.
- 45) Typical section shows 2%. The slope at this angle may be 2.31% but it isn't helpful since no one can recreate the slope direction in the field. Suggest deleting this and others on 82nd Street
- 46) This doesn't match the profile grade shown on Sht 8.0

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

- 1) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide the legal description and Engineering staff will prepare the easement document.
- 2) Public drainage/utility and easements must be provided on the plat as approved by the City Engineer.
- 3) Private common utility easement/agreement must be provided. Update existing agreement.
- 4) Private common driveway/access easement/agreement must be provided. Update existing agreement.
- 5) See list of items that must be included on the preliminary plat per Chapter 22 of the Bloomington City Code.
- 6) All development setbacks must be based on planned widened rights-of-way for the abutting public street(s) (Section 19.42)
- 7) The \$15 fee for Engineering staff to obtain a certified copy of the plat from Hennepin County must be provided prior to the plat being released for recording.

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

- 1)
- 2) Furnish a construction traffic control plan. Plans shall be reviewed and approved by the City Engineer prior to the issuance of permits.
- 3) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 4) Existing curb cuts must be removed and replaced with curb and gutter per City standard details.

- 5) 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.
- 6) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 7) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 8) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD
- 9) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 10) Modify note to read: Protect in-place light poles, and conduit and wiring between poles.
- 11) This is a street light handhole, not a pad. Please add note to protect in-place lighting handhole.
- 12) Both of these structures are handholes.
- 13) This is a traffic signal handhole that if removed or disturbed will require rewiring of a portion of the traffic signal system, including the interconnect wiring between LRT and traffic signal. Please schedule a meeting with Jen Desrude/Tom Bowlin to discuss what impacts will be occurring with this handhole.
- 14) Lighting handholes and poles along east side of 30th Avenue are shown but not the conduit. Please show the lighting conduits also and add notes to where the conduits will need to be protected.
- 15) Please show and label the signal system conduits, handholes and poles on the east side of 30th Avenue (south of LRT tracks).
- 16) Please show and label the signal system handholes, conduits and poles in this area.
- 17) Please show and label the lighting conduits in addition to the lighting handholes and poles.
- 18) Need to include a traffic control plan showing how this workzone will be developed or road closed. Include any proposed lane closures and signing out on and along East Old Shakopee Road.
- 18) Please include a haul routing plansheet. Please discuss with Tom Bowlin what proposed access locations for haul routing would be approved.
- 19) Please include a traffic control plan showing the following:
  - closure of the rightmost northbound thru lane along 30th Avenue (from approximately 82nd Street to LRT tracks)
  - closure of sidewalk along east side of 30th Avenue adjacent to site with pedestrian detour signing at LRT tracks and EOSR directing to west side sidewalk.
- 20) Do not depress curb in this area. Please show and label the traffic signal handhole and conduit infrastructure in this area so we can assess what impacts this project will have.

- 21) Reword note to read: Salvage and reinstall light pole. Remove existing and furnish and install new lighting wiring.
- 22) Suggest installing a gate at this location.
- 23) If grades allow, suggest extending sidewalk along the north lot curb line to connect 31st Street with ped bridge.
- 24) Add note: protect inplace traffic signal pole.
- 25) Please add notes indicating "salvage and reinstall" to any inplace signs along east side of 30th Avenue.
- 26) There can't be two thru lanes at this location. Please review and update text.
- 27) See notes elsewhere in submittal on the impacts of the utility work on the LRT and traffic signal system at Lindau Lane & 30th Avenue.
- 28) 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.
- 29) All public sidewalks along East Old Shakopee Road shall not be obstructed
- 30) Storage of materials or equipment shall not be allowed on public streets or within public right-of-way.

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

- 1)
- 2) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at [www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division](http://www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division)
- 5) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.
- 6) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 7) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 8) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 9) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 10) 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.

- 11) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 12) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 13) 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.
- 14) 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.
- 15) An inspection manhole is required on all commercial sewer services.
- 16) Use standard short cone manholes without steps.
- 17) Install interior chimney seals on all sanitary sewer manholes.
- 18) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 19) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 20) 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.
- 21) Use schedule 40, SDR 26, or better for PVC sewer services.
- 22) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 23) 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.
- 24) Watermains and Hydrants can be no closer than 20 feet from LRT tracks - To protect the City water system from stray current corrosion.
- 25) All levels of the parking ramp that have sidewalls more than 50% open must drain to the storm sewer.
- 26) Suggest 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.
- 27) Install new fire hydrants instead of moving old ones as the old ones often don't pass hydrostatic testing without excessive extra effort and time.
- 28) Please check the City's water and sewer GIS records against the plans as some valves and and pipe sizes are not shown correctly. Several changes were redlined on the plans.
- 29) Can Bloomington Fire Get Access to these Hydrants

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

- 1) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Currently under review.
- 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. Dollar amount based on area disturbed:
  - \* 0.00-0.50 acres disturbed - \$5,000
  - \* 0.51-0.75 acres disturbed - \$8,000
  - \* 0.76-1.00 acres disturbed - \$11,000
  - \* over 1 acre disturbed - \$0.25 per square foot rounded to the nearest \$1,000 (maximum \$25,000)
- 4) Show erosion control BMP locations on the plan. Use bloomington details. No bales allowed for inlet protection. All materials must meet MNDOT approved materials list. Use approved inlet protection at all active storm sewer inlets; only baset or sack style in traffic areas. Include a turf establishment plan.
- 5) List erosion control maintenance notes on the plan.
- 6) 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.
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) Consider meeting to discuss Stormwater Management Plan updates and plans. Contact Bryan Gruidl (952-563-4557, bgruidl@BloomingtonMN.gov) to set up.
- 9) label storm sewer
- 10) Provide storm system details.
- 11) Provide profiles for CB leads within the right-of-way.

**Assessing Review Contact:** Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-4975

- 1) With no expansion to the building area occurring in connection with the new plat, there will not be a park dedication fee required.