



May 26, 2020

Nick Johnson
Planner
City of Bloomington
Planning Division
1800 West Old Shakopee Road
Bloomington, MN 55431
(952) 563-8925
nmjohnson@bloomingtonmn.gov

RE: Application # PL2020-79 – Best Buy DC 6205 West 11th Street

Dear Mr. Johnson,

Kimley-Horn has reviewed the comments provided by the City of Bloomington, dated May 20, 2020, and has modified the plans accordingly. The comments and responses are listed below. Responses to comments are in ***bold italics***.

PLANNING REVIEW COMMENTS

1. Conversion of warehouse to office and production space as shown has a net parking requirement increase of 116 parking stalls. 336 parking stalls are proposed to be constructed or striped. The development is in compliance with parking requirements (Sec. 21.301.06(d)). Any future conversion of warehouse space to another use must be reviewed for compliance with parking requirements. Any changes to the existing proof of parking agreement at this time is at the discretion of the property owner and not required by Code.

Acknowledged

2. Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.5 foot-candles is required on the parking surface (which may be reduced to 0.75 foot-candles for the outer perimeter 25 feet of the parking lot). Lighting is required for primary and secondary entrances.

Acknowledged, See Photometric Plan

3. End-of-tier parking islands required (Sec.21.301.06(c)(2)(H)(i)).
End-of-tier parking islands are located at required locations. Proof of parking areas do not show end-of-tier parking islands at this time, but it is understood that these will be required if constructed in the future.
4. Parking islands must be 15 feet in depth when adjacent to a parking stall (three feet shorter than adjacent stall) to promote ingress and egress (Sec. 21.301.06(c)(2)(H)(ii)).
Parking islands are shown at depths of 17' from the end of stalls because parking stalls are designed at 20'. This meets the requirement of 3' shorter than the adjacent stall.

5. Sidewalk must be five feet in width (Sec. 21.301.04(d)(1)(B)).
Sidewalk width has been changed to 5'. See sheet C401
6. Parking island tree required.
Trees added to parking islands, see sheet L100
7. Mid-row parking islands are required for interior parking tiers longer than 200 feet (Sec. 21.301.06(c)(2)(H)(i)).
Mid-row parking islands have been added to interior parking tiers. See sheet C402

FIRE DEPARTMENT REVIEW COMMENTS

1. Provide for the new structure and maintain for existing structures emergency vehicle access and turning radius to accommodate Ladder 1 throughout the property.
Acknowledged, See turning movements on sheet C400
2. Gate(s) to be accessible by emergency responders.
Acknowledged
3. Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
Acknowledged
4. Install hydrants to provide fire protection for entire building. Hydrant coverage required within 150-foot radius from all exterior walls and within 50 feet of the FDC.
Fire Hydrant added on to provide coverage to gap on SW side of building. See sheet C600
5. Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
Acknowledged
6. Ensure the proposed landscaping doesn't interfere with access to the building.
Acknowledged
7. Ensure engineered smoke control/evacuation systems are maintained for the high pile storage areas and other areas as required by the code.
Acknowledged

CONSTRUCTION/INFRASTRUCTURE REVIEW COMMENTS

1. Show pavement removal limits. This street was overlaid in 2018 and restoration will need to follow standards for streets 5 yrs old or less.
Pavement removal limits are shown in areas of utility excavations within City ROW.
Note added for "Red" category of road reconstruction.

TRAFFIC REVIEW COMMENTS

1. Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Sean Jenkins (952-563-4545, sjenkins@BloomingtonMN.gov) for permit information.
Acknowledged, See note 16 added on sheet C400
2. All parking stall striping must be painted white. Label parking stall width (minimum 8-feet wide).
Parking stalls will be painted white. Stall width has been labelled at 9' typical. See sheet C401
3. 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.
Acknowledged, See note 17 added on sheet C400.
4. Show location of a bike rack and bike rack detail on the plan.
Bike rack and detail have been added to the plans. See sheet C401 and C602

WATER RESOURCES REVIEW COMMENTS

1. Suggest 2-ft of freeboard between 100-yr high water elevation and FFE. See Document Markups.
While we agree that a 2' freeboard is ideal, we feel comfortable with ~1.5' of freeboard due to the small contributing drainage area and size of the basins. The EOF from these basins is 1.6'/1.2' below FFE.
2. Sites that disturb land area more than 50 cubic yards or 5,000 square feet of new and/or fully reconstructed impervious surface shall capture and retain on-site a volume equivalent to 1.1 inches of runoff from the new and/or fully reconstructed impervious area. Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
Acknowledged, ponds have been designed to retain 1.1" of runoff from impervious area from the new parking areas.
3. NURP ponds have a permanent pool of water and do not meet the 48 hour draw-down requirement for infiltration facilities. Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
Acknowledged, additional impervious area from new parking lots will not be routed to the existing NURP ponds for treatment. Impervious area that is routed to NURP ponds will be decreased from the existing conditions.
4. Provide calcs on water quality and rate control. A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
Water quality and rate control requirements are met for the site by routing the new impervious areas to infiltration ponds and reducing the overall impervious coverage to the remaining portions of the site. See drainage report.

5. An erosion control bond is required. Water retention volume provided appears less than proposed.
Acknowledged, detail showing water retention volume has been modified to show proposed volume correctly.
6. Show erosion control BMP locations on the plan. Provide infiltration tests results and groundwater elevation information to Bloomington Engineering.
Erosion control BMPs have been added to the plan, see sheet C500. Soil information, including infiltration capacity and groundwater from Web Soil Survey has been included with the drainage report. Minnesota Stormwater Manual suggests for Type "A" soils to designed with 0.8"/hr infiltration rate.
7. List erosion control maintenance notes on the plan.
Erosion Control notes have been added to sheet C500.
8. HDPE pipe connections into all concrete structures must be made with watertight 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.
Acknowledged, see note 22 added to sheet C500.
9. After staff approval of stormwater management plans, provide an extra set of plans for staff to submit to Lower Minnesota River Watershed District.
Acknowledged, Plans will be provided upon approval.

UTILITY REVIEW COMMENTS

1. See Document Markups Provide civil plans for the project.
Acknowledged
2. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc. Consider organizing plans to show sheet references on a cover sheet, too much on sheet C400.
Acknowledged, Utility work has been removed from sheet C400 and dedicated to new sheet C600.
3. Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
Acknowledged, note 23 added to sheet C600
4. Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
Acknowledged, note 22 added to sheet C600
5. Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
Acknowledged, note 22 added to sheet C600



6. Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
Acknowledged
7. A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Provide a table to show crossings and elevations, see City Specs and/or CEAM for requirements.
Note added at Sanitary/watermain crossings with clearance specified on sheet C600.
8. Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
Acknowledged, see note 7 on sheet C600
9. 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.
Acknowledged, Reprise Architects to provide with building permit application.
10. An inspection manhole is required on all commercial sewer services.
Sanitary Inspection manhole has been added to sewer service. See sheet C600.
11. Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
Acknowledged, see note 9 on sheet C600

Thank you for the thorough review of the plans. Please contact Trish Sieh at 651-643-0470 or Trisha.Sieh@kimley-horn.com with any questions regarding the responses.

Sincerely,

A handwritten signature in black ink, appearing to read "Trisha Sieh".

KIMLEY-HORN AND ASSOCIATES, INC.
767 Eustis Street, Suite 100
Saint Paul, Minnesota 55114