



## Comment Summary

PL201600063

**Application #:** PL2016-63

**Address:** 4401 AMERICAN BLVD W, BLOOMINGTON, MN 55437.

**Request:** **Conditional Use Permit; Preliminary Development Plan and Major Revisions to the Final Development Plan**

**Meeting:** Post Application DRC - May 03, 2016  
Planning Commission - May 26, 2016  
City Council – Anticipated June 6, 2016

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**Building Department Review Contact:** Duke Johnson at [djohnson@BloomingtonMN.gov](mailto:djohnson@BloomingtonMN.gov), (952) 292-1563

- 1) What is the TYPE OF CONSTRUCTION? <https://www.bloomingtonmn.gov/building-codes-governing-city-bloomington>
- 2) Parking ramp must be labeled either open or closed parking structure.
- 3) ELEVATOR IS REQUIRED FOR PARKING RAMP AND OFFICE - NOT SHOWN
- 4) Please identify construction staging plans and include inventory control during construction. Will the vehicles be relocated? If so, where?

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

- 1) Sprinkler protection shall be provided throughout. Standpipe hose valves to be located in/at the stairwells. Any additional required hose valves shall be approved by Fire Prevention prior to the building permit being issued.
- 2) Insure emergency vehicle turning radius throughout the property. Provide auto turn cales using Ladder 1 dimensions.
- 3) Hydrant locations to be review by the Utility and Fire Prevention Divisions.

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

- 1) A Minnesota licensed civil engineer must design and sign all civil plans.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) Retaining wall in D/U, floodage easement.

5) Transportation Demand Management (TDM) Plan shall be submitted prior to the issuance of permits. TDM agreement shall be finalized prior to the issuance of the Certificate of Occupancy. Tier 2.

6) Contractor shall obtain a Public Works Permit Application for obstructions and concrete work within Right-of-Way. Permit is required prior to removals or installation. Contact Brian Hansen at 952-563-4543 or bhansen@BloomingtonMN.gov for permit application and for fee information.

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

1) As it appears property will not be re-platted, there will be no park dedication.

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

1) Contractor shall submit to the City, a Traffic Control Plan utilizing layout(s) of the Temporary Traffic Control Zone Layouts Field Manual, latest version.

2) All signing to be installed outside of city right-of-way.

3) All public sidewalks shall not be obstructed.

4) Replace detention basin capacity in American Blvd. for the added driveway. Does the hood on the catch basin fit the new driveway remaining? If it is, no comment; if it isn't, please add another CB with hood to maintain the inlet capacity.

5) Storage of materials or equipment shall not be allowed on public streets or within public right-of-way. (Add to removal, utility or site plan sheets)

6) 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.

7) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.

8) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.

9) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD

10) 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.

11) Install crosswalk pavement markings in accordance with MMUTCD

12) A Bloomington standard non-residential driveway apron is required on accesses to public streets (see detail).

13) Bicycle parking spaces shall be provided (i.e., bike rack), number to be approved by the City Engineer.

14) Curblin and median island on proposed easterly driveway will need to be extended to the north to avoid confusion with Utilities driveway

15) Easterly proposed driveway will require sight distance analysis/exhibit by applicant using AASHTO criteria. Contact Kirk Roberts at 952-563-4915 for additional information.

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

1) Show full extends of rain garden

1) Remove retaining wall from floodage easement. Confirm no net-fill within floodage easement.

2) Wetland Delineation for impact on southern pond

2) Provide removals/demolition/erosion control phasing plan.

3) Show existing raingarden. Will need to know if this is a wetland.

3) Add note to plan - contact Utilities Division (952-563-8777) regarding permit for storm sewer construction.

4) Grading in Drainage and Utility easement, floodage easement. Retaining wall in easement area

4) Provide wetland delineation and MNRAM assessment.

5) 100 year elevation = 824.03

5) A Stormwater Management Plan/Report shall be provided which includes:

- o Stormwater Rate Control – No net increase in runoff.

- o Storm Water Volume Control – no increase in volume.

- o Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP)

<http://bloomingtonmn.gov/cityhall/dept/pubworks/engineer/waterres/mgmtplan/surfacewtr/surfacewtr.htm>

- o Maintenance Schedule/Plan for Stormwater BMP signed by property owner to be filed on record with Hennepin County. Proof of filing must be submitted to Engineering.

6) Keep retaining wall out of easement area.

6) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

7) Erosion Control Bond required prior to issuance of permits – dollar amount to be determined by Jen Desrude. Contractor to provide bid prices to install, maintain and remove EC devices.

8) An Erosion Control Plan shall be provided which includes:

- o Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the MPCA Protecting water Quality in Urban Areas BMP Manual (Nov. 2000).

- o Use of updated City of Bloomington Standard Details from the City of Bloomington website:

<http://bloomingtonmn.gov/information-sheets-and-handouts-engineering-division>

- o No bales allowed for inlet protection and/or ditch checks.
- o All materials shall meet MnDOT approved materials list:  
[www.mrr.dot.state.mn.us/materials/apprprod.asp](http://www.mrr.dot.state.mn.us/materials/apprprod.asp)
- o Include turf establishment plan.

9) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))

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

- 1) Provide peak hour and average day water demand and wastewater flow estimates
- 2)
- 3) Show location of Fire Department connections
- 4) Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services.
- 5) Additional valves required for system isolation. (Longest interval shall not exceed 400 feet.) Provide valving such that the building service can be isolated without shut down of the supply to hydrants.
- 6) Approval of plans and specifications for this development are to be approved by the Minnesota Department of Health (MDH). It is the responsibility of the developer to:
  - Submit the required signed documents and fees to the MDH including the MDH Plan Review Fee Sheet.
  - Provide a copy of the MDH approval letter for the project to the City of Bloomington.

Information regarding the MDH Plan Review may be obtained by visiting the MDH Environmental Health Division website:

[www.health.state.mn.us/divs/eh/water/planreview/index.html](http://www.health.state.mn.us/divs/eh/water/planreview/index.html). No permits will be issued before the City has received the MDH Plan Approval Letter. Please note that MDH review may take up to 6 weeks.

7) A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit is required for the proposed development. It is the responsibility of the developer to:

- Complete the application
- Obtain all necessary signatures (including the signature of the authorized City representative)
- Submit the application and fee to the MPCA
- Submit a copy of the application and check to Met Council
- Submit a copy of the application and check to the City of Bloomington
- After permit is received submit a copy of the permit to the City of Bloomington

Visit the MPCA website ([www.pca.state.mn.us/water/permits/index.html](http://www.pca.state.mn.us/water/permits/index.html)) for application and fee information. No permits will be issued before the City has received a Sanitary Sewer Extension

or Modification Permit from the MPCA. Please note that MPCA review may take up to 6 weeks.

- 8) 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.
- 9) Use schedule 40, SDR 26, or better for PVC sewer services.
- 10) Parking ramp roof drainage and roof vehicle access ramp drainage should not drain to sanitary sewer.

**Planning Review Contact:** Londell Pease at lpease@BloomingtonMN.gov, (952) 563-8926

- 1) The car wash location on the south side of the structure along the residential is a concern. Staff would prefer a location be along the north face of the structure. If it is approved in the proposed location, condition requiring no operation while the doors are open and insurance the equipment noise rating is as quiet as possible.
- 2) All lighting within 300 feet of the south property line is limited to no more than 30,000 initial lumen's per light source and may not be mounted higher than 28 feet. (Currently, some poles are over 30 feet and over 30,000 lumen's.)
- 3) Parking garage light must be provided. A minimum of 5 foot-candles on the surface is required plus 25 FC within the first 35 feet of the vehicle entrance..
- 4) Increase light levels at all vehicle entrances to a minimum of 10 foot-candles.
- 5) Light levels must not exceed 2.0 foot-candles along the property line. No limit along a public street.
- 6) Lighting, both the ramp and the open parking and inventory storage area, must be on a occupancy dimmer or an alternating circuit to insure only the lights required for security, as approved by the Bloomington Police Department, are operational more than one hour after the close of business. (NOTE: If you are using ASHREA, occupancy dimming is required.)
- 7) All exterior or parking garage lighting plans must be signed by a registered Electrical Engineer or a Lighting Certified (LC) professional certified by the National Council on Qualifications for the Lighting Professions.
- 8) Energy use calculations showing compliance with the Minnesota Energy Code, without exemptions is required. All parking lots regulated by this Section are considered public parking lots in the Minnesota State Energy Code.
- 9) Light levels must not exceed 2.0 foot-candles along the property line. No limit along a public street.
- 10) Testing for the LSI Slice will be required. Please provide the LM-79, LM-80 and full IN-SITU reports for review and approval or select an alternative fixture.
- 11) Lighting exceeds the MAX:MIN of 10:1 allowed. Revision will be required.
- 12) Intermittent island required when interior parking (including sales and service) are greater than 200 feet and 300 feet along property lines. There are several location where they must be added. (See plan markup)

- 13) End of tier islands missing in two locations. (See plan markup)
- 14) Some of the trees are placed adjacent to proposed lighting. The growth will engulf the lights, long term. Be sure the lighting designer reviews the landscape plan and vice versa.
- 15) Outdoor loudspeakers of public address systems are prohibited. (Section 21.301.01(b))
- 16) Identify locations where vehicle delivery will occur. This is to ensure the fire lane remains clear.
- 17) This is a significant redevelopment and the islands must all be 8 feet wide, including the two at the main entrance.
- 18) Primary pedestrian entrance lighting must be 10.0 FC within 20 feet of the door. All secondary entrances required 5.0 FC within 10 feet of the door.
- 19) Intermittent island required when interior parking (including sales and service) are greater than 200 feet and 300 feet along property lines. There are several location where they must be added.