



PL2016-173
PL201600173

Comment Summary

PL2016-173

Application #: PL2016-173

Address: 1800 W OLD SHAKOPEE RD, BLOOMINGTON, MN 55431.

Request: Hennepin County Courthouse Addition to City of Bloomington Civic Plaza

Meeting: Pre-Application DRC - October 04, 2016

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

- 1) Review building material callouts. Annotations do not appear to be correct in a couple locations.
- 2) Face brick must be at least 2 inches thick to be considered an acceptable exterior building material.
- 3) If a ramp is not part of the proposal, remove the ramp from renderings.
- 4) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 7.0 foot-candles is required within 10 feet of primary building entrances and 2.0 footcandles at secondary entrances. The City may wish to coordinate replacement of parking lot lighting with the Courthouse project.
- 5) Exterior materials must meet Section 19.63.08. Please provide documentation that the copper shingles are consistent with the existing Civic Center materials. Face brick must be at least two inches thick. Pre-case concrete is generally an acceptable material.
- 6) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree. At least one island does not meet dimensional requirement. Identify trees on landscape plan with formal development application submittal.
- 7) Provide details on security measures and protocols in the project narrative.
- 8) Is there a future intended use for the unfinished space on the first level? If so, please identify that potential use on the plan or in the project description.
- 9) Identify sidewalk connections between the parking lot and main entrance. Include sidewalk dimensions. A minimum 7 feet is required if the sidewalk is adjacent to parking stalls to account for vehicle overhand. Otherwise, the minimum sidewalk width is 5 feet.
- 10) Include the current impound lot on site plans and the proposed modifications to the lot. Pedestrian improvements are necessary for workers or visitors to cross Logan Avenue.
- 11) Because the parking requirement for the various uses at Civic Plaza with the courthouse will exceed the parking supply on site, some sort of non-concurrent use agreement will be necessary. Staff will incorporate parking study information as part of the site plan review.

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

- 1) Provide hydrant coverage within 150 feet of all parts of the building. A hydrant shall be provided within 50 feet of the Fire Department Connection.
- 2) Minimum 20' wide fire lane with turning radius to accommodate BFD Ladder 1 including new/revised parking lots. Access road shall support the heaviest emergency vehicle - 40 tons.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) A Minnesota licensed civil engineer must design and sign all civil plans.
- 3) Street light will need relocated north to crosswalk

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

- 1)
- 2) Add callouts to Impound Lot & Court Staff Parking lot similar to other parking lot callouts
- 3) Show existing sidewalk adjacent to drive aisle
- 4) Provide 6' sidewalk between curb and face of building
- 5) Provide a sidewalk connection from the building to public sidewalk or street.
- 6) Trellis posts must be behind curb and not in drive aisle
- 7) Ensure that any portion of the building that projects over the drive aisle or parking stalls provides a minimum of 14' 6" clear from the ground to the bottom of structure second floor
- 8) Trellis supports need to be behind the curb.
- 9) Show existing sidewalk adjacent to drive aisle
- 10) Avoid having curb cuts that will result in skewed crosswalks. Is it necessary to have a curb cut in a parking lot island.
- 11) Show proposed sidewalk in the area

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

- 1) 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.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.

- 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) 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.
- 6) 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
- 7) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 8) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 9) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 10) Provide peak hour and average day water demand and wastewater flow estimates.
- 11) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 12) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 13) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 14) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 15) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 16) 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.
- 17) 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.
- 18) An inspection manhole is required on all commercial sewer services.
- 19) Use standard short cone manholes without steps.
- 20) Install interior chimney seals on all sanitary sewer manholes.
- 21) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 22) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 23) 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.

- 24) Use schedule 40, SDR 26, or better for PVC sewer services.
- 25) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 26) 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.
- 27) Expansion will require relocation of existing water main and storm pipe.
- 28) Identify how building addition will be connected into wastewater collection system.

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

- 1) 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.
- 2) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 3) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 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) Install crosswalk pavement markings in accordance with MMUTCD. An enhanced crosswalk across Logan must be included in the plans. Expand plan sheet to include the parking lot across Logan that will be utilized. Include parking lot improvements on the plan.
- 6) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD
- 7) Show location of a bike rack and bike rack detail on the plan.
- 8) Street light will need relocated north to crosswalk
- 9) Add pedestrian refuge island in existing TWLTL for crosswalk
- 10) Sidewalk needed for parking area to existing Logan Ave Sidewalk and Crosswalk
- 11) Note that pavement in this area will need replace in its entirety after building construction
- 12) Wayfinding/directional signage plan must be submitted with the development plans for the parking to be approved. If wayfinding for the entire site is not provided, alternate parking options including parking garage or proof of parking will be needed.

Water Resources Review - Pre-App Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) 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.
- 2) Provide soil boring at storm water infiltration system.
- 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) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)

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

- 1) Since property is already platted and re-platting doesn't seem necessary, park dedication is not triggered. The property is currently exempt from property taxes and will likely remain so, but Assessing needs to understand mechanics of who owns what and if there are leases, we will need those so we have documentation that exemption can continue.