



Comment Summary

Application #: PL2020-112

Address: 7850 Nord Avenue South, Bloomington, MN 55435
7801 Computer Avenue South, Bloomington, MN 55435

Request: **A Major Revision to the Preliminary Development Plan for a new parking ramp and a building addition and Major Revision to the Final Development Plan for a new parking ramp.**

Meeting: Pre-Application DRC – June 30, 2020
Post-Application DRC – July 28, 2020
Planning Commission – August 13, 2020
City Council (projected) – August 24, 2020

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

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

- 1) A phasing and construction management plan must be submitted to document project phasing, available parking supply and to demonstrate adequate site access throughout construction.
- 2) Provide detailed employee occupancy plan for the facility during interim parking condition while surface parking is removed and the parking structure is under construction.
- 3) Tax parcel combination (see Section 22.11.1 of the City Code), combining the tax record of the subject properties, must be completed prior to the issuance of a building permit in order to consider the planned development a "zoning lot" under City Code (Sec. 19.04.01).
- 4) Parking requirement and supply must be further discussed and analyzed with Planning and Traffic staff given multi-jurisdictional complexity and requested proof of parking. Additional information on the use characteristics and areas of the future building addition must be submitted to complete the parking analysis of the development proposed in the Preliminary Development Plans.
- 5) Proof of parking requires the property owner to enter into a proof of parking agreement with the City, which must be recorded prior to the issuance of a building permit.
- 6) Demonstrate compliance with minimum parking stall and drive aisle sizes. Minimum structure parking stall size is 8.5' x 18'. Minimum drive aisle width for 90-degree parking is 24 feet wide. Compact parking stalls are allowed up to 20% of total parking quantity according to City Code standards. See Section 21.301.06(h)(2)(C) of the City Code.
- 7) New parking islands must be three feet shorter than the adjacent parking stall (Sec. 21.301.06(c)(2)(H)).
- 8) Headlight screening must be a minimum of three feet high (Sec. 21.301.06(h)(2)(B)(i)).
- 9) Please clarify plans to provide a public sidewalk along Computer Avenue South per the requirements of Section 21.301.04(b)(1) of the City Code.
- 10) Development Landscaping Area would include all areas of site disturbance if the base material is replaced or disturbed. Please verify mill and overlay areas do not include disturbance of base material.

- 11) Based upon the development landscape area provided, the landscape plan is deficient by 19 trees based upon required landscaping and proposed removals. An updated landscape plan with 110 trees must be provided.
- 12) Trees would need to be relocated or replaced upon ramp expansion. Consider alternative location of plant material.
- 13) All landscape islands must have a deciduous tree.
- 14) Consider the Code allowed 33 feet high for parking lot lighting, this could result in better distribution and lower installation and operation costs.

Building Department Review Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) Must meet 2020 MN State Building Code
- 2) Must meet 2020 MN Accessibility Code
- 3) Provide a code analysis with the plans.
- 4) Separate permit and review by MN State Elevator inspector for elevators, escalators and moving walkways.
- 5) SAC review by MET council will be required.
- 6) Contact Building and Inspections to set up a meeting when plans are 80 percent complete.

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

- 1) Provide a circulation route to/through the existing campus that doesn't create a dead end situation during construction.
- 2) Quick gate access without the use of special equipment and/or tools for emergency response through the campus shall be provided.
- 3) Code complying emergency vehicle access and turning radius throughout the campus has not been provided.
- 4) Water supply within 150' of all exterior walls and within 50' of the FDC(s) shall be provided.
- 5) Quick access for all gates without the use of special equipment and/or tools for emergency response through the campus shall be provided.
- 6) Provide adequate turning radius for BFD Ladder 1 for all emergency vehicle access lanes. The temporary access from Computer Avenue to gate 5 creates a dead end that is concerning.
- 7) Maintain a clear unobstructed access lane between building and parking ramp.
- 8) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 9) Provide adequate turning radius for BFD Ladder 1 for all emergency vehicle access lanes.
- 10) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

Construction/Infrastructure Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) If any bituminous mix is needed on City streets, use SPWEA340B for Wear Course and SPNWB330B for Non-Wear Course

Traffic Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 2) 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.
- 3) Bike rack detail not seen in detail sheets.

- 4) 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.

Water Resources Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Relocate basin outlet away from property boundary to prevent impacts to neighboring properties subject to periodic inundation
- 2) List erosion control maintenance notes on the plan.
- 3) Show erosion control BMP locations on the plan
- 4) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 5) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 6) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 7) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 8) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 9) An erosion control bond is required.
- 10) 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.
- 11) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 12) Property required to maintain 100-yr flood storage volumes on site to prevent transfer of flood risk to neighboring properties. Compensatory flood storage must be provided to offset grading and/or filling activity.
- 13) Modeled 100-yr peak flood elevation 822.7-ft; modeled 10-yr peak flood elevation 820.5-ft

Utility Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Phase watermain demo and construction to minimize duration of hydrants being out of service, clearly show watermain removal limits
- 2) Verify existing sewer and water utility pipe sizing and materials, see below for some noted discrepancies
- 3) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 4) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 5) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 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 and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 8) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 9) 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.
- 10) 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.
- 11) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 12) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

- 13) 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.
- 14) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. Show coverage on utility plan. Provide an accessible hydrant within 75' radius of FDC. Stage utility work to minimize hydrants out of service, communicate with BFD during construction.
- 15) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 16) Use schedule 40, SDR 26, or better for PVC sewer services.
- 16) Install interior chimney seals on all sanitary sewer manholes.
- 17) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 18) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 19) 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.
- 20) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 21) Install interior chimney seals on all sanitary sewer manholes. Both new construction and those being adjusted/new rings.
- 22) Provide dewatering plan, may need to treat contaminated water to drain to storm sewer or limit flow to drain to sanitary sewer (limited capacity in City and MCES systems).
- 23) Reconfigure watermain, use separate tee's off loop for building service (if equipped with fire system) and hydrant, as shown hydrant will starve building system
- 24) Specify if wet-tap or cut in a Tee (typical)
- 25) See note on inside drop detail, use City detail
- 26) See note on chimney seals (typical)
- 27) Provide table showing all utility crossings, confirm all watermain crossings provide min. 18" separation
- 28) Provide thrust block detail, see City website
- 29) Use Bloomington detail for inside drop. The Intraflow has not been approved, we would need documentation to approve, must use all stainless steel mounting hardware.
- 30) Does the sanitary service go to elevator area? This looks like it would need to go under entire ramp, is there a better location? Will there be floor drains on lower level? Confirm outside opening percentage to avoid rain into sanitary.
- 31) See note on pipe crossing table
- 32) Provide 10' horizontal separation (typical)

PW Admin Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Show 15' swk/bkwy/d/u easement adjacent to street easement
- 2) Right of Way use agreement between City and Owner to address current and future construction and landscaping within street easement and sidewalk/bikeway and drainage/utility easements must be provided.
- 3) Private common driveway/access easement/agreement must be provided.
- 4) Private common utility easement/agreement must be provided.