



## MEMORANDUM

To: City of Bloomington

From: Michael Berg, AIA  
Clow Berg

Eli Sankey, P.E.  
Kimley-Horn and Associates, Inc.

Date: July 26, 2023

Subject: Comment Response Letter – Pre-Application for Final Development Plans for Phase 2 of the SICK technology campus

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Kimley-Horn has reviewed the comments provided by the City of Bloomington, MN dated July 11, 2023, and has modified the plans accordingly. The comments and responses are listed below. Responses to comments are in ***bold italics***.

### BUILDING DEPARTMENT REVIEW

1. SAC review by MET council will be required.  
***Acknowledged.***
2. Must meet 2020 MN State Building Code  
***Acknowledged.***
3. Building plans must be signed by a MN licensed architect.  
***Comment Addressed.***
4. Must meet 2020 MN Accessibility Code.  
***Acknowledged.***
5. Provide a detailed code analysis with the plans.  
***Acknowledged.***

### FIRE - COMMENTS

1. Hose valves shall be provided within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe.  
***Acknowledged.***

2. Standpipes requirement in all stairwells and hose valves shall be located at the floor landing.  
**Acknowledged.**
3. Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.  
**The parking ramp FDC is located 65-ft from an existing hydrant along 26<sup>th</sup> Avenue. Due to the width of 26<sup>th</sup> Avenue and ramp access location, the FDC will be slightly over the requested 50-ft spacing.**
4. Ensure landscaping doesn't interfere with access to the parking ramp, hydrants and/or FDC.  
**Acknowledged.**
5. A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.  
**Comment Addressed.**
6. Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.  
**Acknowledged.**
7. Sprinkler protection in the parking ramp will be required if the ramp is considered enclosed per the building code.  
**Acknowledged. The ramp will not be enclosed.**
8. Maintain emergency vehicle access and circulation throughout the property.  
**Acknowledged. Note added to sheet C200 & C400.**
9. Access shall be provided to/from all stairwells on all floors and parking levels.  
**Acknowledged. Access is provided at both the SE and NE stairwells.**
10. Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will require multiple panels and Knox boxes.  
**Acknowledged, we can coordinate the precise location through the DRC process.**
11. All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.  
**Acknowledged.**
12. Verify turning radius for emergency vehicles.  
**Turning movement added on Sheet C401.**

13. Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.

***Acknowledged.***

14. Emergency vehicle access lane to be a minimum 20' wide with 13' 6" clear height and able to support a minimum 40 tons.

***Acknowledged and addressed.***

15. Building/property shall be adequately signed for emergency response.

***Acknowledged.***

16. Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

***Comment Addressed.***

## PUBLIC WORKS REVIEW

1. Consider aligning pavers along Lindau Ln & Winstead Way within the ROW perpendicular to the curb line.

***Existing hardscape, trees and lighting along Lindau & Winstead Way are to remain.***

2. Paver color in ROW should be consistent with South Loop District standard.

***Understood, hardscape impacted by construction will be replaced in kind.***

## CONSTRUCTION/INFRASTRUCTURE REVIEW

1. Truncated dome width should match existing crossing of Lindau Lane (10 FT)

***Comment Addressed.***

## WATER RESOURCES REVIEW

1. Pretreatment required before discharging to infiltration system.

***Sumped manholes provided for pretreatment.***

2. An erosion control bond is required.

***Acknowledged.***

3. Show erosion control BMP locations on the plan.

***Comment Addressed.***

4. List erosion control maintenance notes on the plan.

***Comment Addressed.***

5. A maintenance agreement must be signed by the property owner and recorded at Hennepin County.  
**Acknowledged.**
6. Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Include discussion of future phases and any future stormwater management improvements.  
**Comment Addressed.**
7. Provide a turf establishment plan.  
**Comment Addressed.**
8. A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.  
**Acknowledged. SWPPP is in progress and will be provided later.**
9. Utility as-builts must be provided prior to issuance of Certificate of Occupancy.  
**Acknowledged.**
10. 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.  
**Note added to Sheet C501 & C600.**

## TRAFFIC REVIEW

1. 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.  
**Note added to Sheet C200 & C400.**
2. Sidewalk closures - any requested sidewalk closure will only be considered for a limited duration and alternative access/TPAR will be required, as approved by the City Engineer.  
**Limited disturbance is anticipated in the public sidewalk. Contractor to coordinate sidewalk closures later.**
3. See considerations from 2020 Traffic Study: Align driveways along 26th Ave to minimize conflicts & offset intersections  
**The parking structure location is highly constrained by the fire access drive to the north and future phase 4 expansion to the south. Furthermore, the parking structure has limited access locations that are acceptable from a functional design perspective. In order to align with the adjacent TownPlace Suites driveway, that would require the**

***ramp access to be in the center of the structure, conflicting with the center support columns.***

4. Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.  
***Comment Addressed.***

## UTILITY REVIEW

1. 2" won't serve a fire system.  
***The 2" water service is for maintenance activities and not fire suppression. The parking structure will be "open" and will not be sprinklered.***
2. Missing all design elevations etc.  
***Comment Addressed.***
3. This plan must be designed and signed by a Civil Engineer.  
***Comment Addressed.***
4. No Plastic Watermain  
***Comment Addressed.***
5. Stainless Steel Only  
***Comment Addressed.***
6. 8' of Cover required  
***Comment Addressed.***
7. Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. - Please add this note to the Plan.  
***Comment Addressed.***
8. A Minnesota licensed civil engineer must design and sign all civil plans.  
***Comment Addressed.***
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.  
***In progress.***

10. 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.  
***In progress.***
11. Install interior chimney seals on all sanitary sewer manholes.  
***Comment Addressed.***
12. Use standard short cone manholes without steps.  
***Comment Addressed.***
13. 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)  
***Comment Addressed.***
14. Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing. Please add this note to the Plan.  
***Comment added to Sheet C600.***
15. Utility as-builts must be provided prior to issuance of Certificate of Occupancy.  
***Acknowledged.***
16. Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.  
***Comment Addressed.***
17. Use ZINC COATED Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil V-BIO polywrap is required on all DIP.  
***Comment Addressed.***
18. 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. - Please add this note to the plans.  
***Comment Addressed.***
19. Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.  
***Comment Addressed.***
20. Use schedule 40, SDR 26, or better for PVC sewer services.  
***Comment Addressed.***

21. No Plastic Watermain  
**Comment Addressed.**
22. Stainless Steel Only  
**Comment Addressed.**
23. 8' of Cover required  
**Comment Addressed.**
24. This plan must be designed and signed by a Civil Engineer.  
**Comment Addressed.**
25. See As-builts from Kimley Horn (in docs and images) - Utilities are different than what is shown.  
**Comment Addressed.**
26. 1.5" Irrigation Line and Vault  
**No modifications are proposed to the irrigation line or vault.**
27. Use this Stub/Service or abandon it back at the main in the street.  
**Water stub is being utilized and looped with the stub further east. This looped water line will be used for the combined Phase 4 water service.**
28. This Watermain needs to be looped. Provide a second connection beyond a valve for redundancy.  
**Comment Addressed.**

## PW ADMIN REVIEW

1. Private common driveway/access easement/ agreement must be provided for emergency vehicle access.  
**Acknowledged.**
2. Private common utility easement / agreement must be provided for stormwater structure.  
**Acknowledged.**

## ACCESSING REVIEW

1. We have calculated a park dedication fee in the amount of \$95,250 for phase 2 of this project. This amount is subject to change if the plans change prior to final approval.  
**Acknowledged.**

## PLANNING REVIEW

1. Provide a preliminary development plan graphic that depicts the proposed total parking supply for Phase II as well as for subsequent phases.  
**Comment Addressed.**
2. The building setbacks along Lindau Lane and Winstead Way are approximately 27 and 39 feet, respectively. These setbacks are greater than the 20-foot maximum setback set forth in the LX zoning district. What is the design reason the building could not be located closer to the street?  
**The southeast corner of the phase 2 office building is located 13.5' from the property line, this is as close as the building can be without significant impacts to utilities and without impeding pedestrian movements. Based on the roundabout at Lindau and Winstead Way and the curved geometry of the southeast corner of Lot 3, the rectangular building shape does not allow the building to be located within the 20-foot setback.**
3. Similar to Phase I, update the series of preliminary development plan graphics to depict Phases I-4.  
**Comment Addressed.**
4. Call out seating areas along the street as part of the overall amenity plan.  
**Comment addressed, see landscape plans.**
5. How will street trees be maintained? Privately maintained? And will they be irrigated? It looks like there will be no tree grates.  
**Street trees to remain.**
6. Update planting schedule with quantities so staff can evaluate landscaping plans against City Code requirements.  
**Comment Addressed, planting schedule provided.**
7. Identify the proposed exterior materials for the office building. Is the design intent to match the pre-cast concrete from Phase I or something different? If using metal panels, please provide gauge and finish warranty information. Different gauges are required for different materials and should include a minimum 30-year finish warranty.  
**Final Metal Panel cladding selection is TBD.**
8. Without a detailed floor plan staff is not able to evaluate the Phase II office building parking requirement.  
**Comment Addressed.**
9. Are any bike racks proposed near Phase II building entrances? If not, please incorporate.  
**Bike rack provided along Lindau, see Sheet C400.**



10. Provide 2 photometrics sheets - initial with no light loss factor and maintained with a 0.81 light loss factor.

***Comment Addressed.***

11. Use consistent site plan layers. The parking area depicted on the photometric plan is inconsistent with other sheets.

***Comment Addressed.***

12. 2.0 footcandles maintained is the minimum lighting level in the parking area. Only 1.0 footcandles is required along the perimeter.

***Per Bloomington Ordinance Sec. 21.301.07, (c) Lighting Standards, Part 12: Minimum illumination on Parking Surface in Office/Industrial uses: 1.5 FC***

13. Exterior materials must meet Section 19.63.08.

***Comment Addressed.***

14. A three-foot-high screen for a parking lot adjacent to all public streets (see City Code Section 21.301.15).

***Comment Addressed.***

15. Show location of a bike rack and bike rack detail on the plan.

***Comment Addressed.***

16. All rooftop equipment must be screened equal to the height of the equipment. (Section 21.301.18).

***Comment Addressed.***

17. List the number of parking spaces required by city code and the number of spaces provided on the site plan.

***Comment Addressed.***

18. Keep the FAA review and subsequent MAC variance process in mind as the project moves forward. No Hazard analyses will be required for both the building and temporary construction cranes.

***KH to start the airport zoning permit process this fall to accommodate building construction in the spring of 2024.***