



Comment Summary

Application #: PL202500037

Address: 1800 W 96TH ST, BLOOMINGTON, MN 55431

Request: Pre-app for the Public Works Fleet Maintenance Building located at 1800 W 96th St.

Meeting: Pre-Application DRC - April 01, 2025

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

Planning Review - Pre-App Contact: Emily Hestbech at ehestbech@BloomingtonMN.gov, (952) 563-4507

- 1) 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 .75 foot-candles for the outer perimeter of the parking lot).
- 2) A landscaping plan is required. The requirement is one tree per 2,500 square feet of developable landscaping area and one shrub per 1,000 square feet of developable landscaping area.
- 3) Parking islands must be installed at the ends of each row of parking spaces. Each parking lot island must be 8 feet wide (inside to inside measurements). A tree is not required on each parking island because the lot has less than 50 spaces.
- 4) All structure setbacks are met.
- 5) Exterior materials must meet Section 21.301.24(d). More information is needed about the exterior materials.
- 6) Show location of a bike rack and bike rack detail on the plan.
- 7) Trash, recyclables, and other solid waste storage must be in an approved container and fully screened from adjoining properties and public streets. Screening must be constructed using building materials consistent in style, color and composition with the principal building
- 8) Please provide a floor plan that shows the square footage of office space vs. vehicle repair. List the number of parking spaces required per City Code section 21.301.06(d).
- 9) The maximum building height is 80 ft. This requirement is met.
- 10) The public sidewalk must be a minimum of 6 feet wide.

Building Department Review - Pre-App Contact: Kelly Beyer at kbeyer@BloomingtonMN.gov, (952) 563-4519

- 1) Paint Room shall comply with Section 416 of 2020 MN Building Code.
- 2) Provide list of any hazardous materials being stored in this area that are listed in Tables 307.1(1) or 307.1(2). Include quantity and location of the storage areas.
- 3) Must meet 2020 MN State Building Code
- 4) Must meet 2020 MN Accessibility Code.
- 5) Building plans must be signed by a MN licensed architect.
- 6) Provide a detailed code analysis with the plans.
- 7) SAC review by MET council will be required.

On January 2nd, 2025, the City of Bloomington implemented a City SAC charge. The cost will be \$2,026 per

City SAC unit. The amount of SAC charged will mirror the MET Council Determination. This applies to any permits submitted on or after 01/02/25.

- 8) Must meet 2024 MN Energy Code and any testing/commissioning requirements.
- 9) Where do these stairs lead to?

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

- 1) Provide emergency vehicle access and adequate turning radius for all emergency vehicle access lanes.
- 2) Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.
- 3) Ensure fire alarm system is code compliant for the designated occupancy.
- 4) Code compliant flammable waste trap and collection system for any interior vehicle and/or flammable storage.
- 5) A independent third party protection engineer analysis/report will be required for any lithium battery storage.
- 6) Entire space(s) shall have fully complying sprinkler protection.
- 7) A looped water supply feeding a single, combined water service is required for the domestic and sprinkler system water demand.
- 8) 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.
- 9) Fire alarm panel(s), annunciator panel(s) and Knox box locations to be determined by the Fire Prevention Division.
- 10) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 11) Building/property shall be adequately signed for emergency response.

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Depending on site characteristics site may be considered a restricted site with regards to infiltration. If infiltration is proposed to be used ensure that contaminated runoff/spills from the garage will not enter infiltration basin. Consider infiltrating building roof water only or ensure pollutant sources do not pose a threat to enter any infiltration BMP.
- 5) List erosion control maintenance notes on the plan.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 8) Show erosion control BMP locations on the plan.
- 9) Include low salt design components such as planning for snow storage locations that will not result in meltwater runoff across parking lot, mountable curb in areas where snow will be pushed. Contact water resources engineering staff if interested in further discussion.
- 10) This site is too small for the size of the facility being proposed. The facility either needs to be smaller or needs to find a different site. As proposed this is a nearly 100% impervious site, full of pavement and does not fit into what the city is promoting from an environmentally sustainable design.
- 11) All the building access areas on the north side of the garage will be subject to ice and blowing snow. Consider heated pavement to reduce maintenance requirements and reliance on salt for winter maintenance
- 12) I don't know much about a fleet business model, but from an uneducated point of view this ~6,500 sq-ft space for approximately 10+ employees seems excessive. Is a 30+ person training room, full kitchen, separate lunchroom, conference room, 6 separate office spaces, an open office space, a reception area and a waiting area all necessary for the current and future fleet business model?

- 13) Will the large vehicles be able to make the movements needed to get into and out of the garage without using 96th street?

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

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 3) Use schedule 40, SDR 26, or better for PVC sewer services.
- 4) 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.
- 5) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 6) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 7) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 8) 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

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

- 1) The RR was informed in 2024 that this work was coming, but they will need to be contacted about timelines and coordinating panel installation at the tracks

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

- 1) do not mark a crosswalk on the public roadway
- 2) too many driveway openings - this site should consider 2 driveways to the public roadway. Remove 3 of the shown driveways. Operations on the site have to occur on the site and not rely on the public roadway.
- 3) 6' is the city standard minimum for new public sidewalk
- 4) Note that these sidewalk crossings will likely require working with the RR for permits and coordination for RR to install panels at the tracks.
- 5) Show location of a bike rack and bike rack detail on the plan.
- 6) 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.
- 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) 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.
- 9) 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