



Comment Summary

PL2016-69

Application #: PL2016-69

Address: 8100 24TH AVE S, BLOOMINGTON, MN 55425.

Request: Major Revision to Mall of America Final Development Plan for Mall of America Transit Station renovations.

Meeting: Pre-Application DRC - May 03, 2016

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

- 1) Existing mall exits shall have clear exiting with signage and lighting.
- 2) All existing MOA walls and new walls must maintain proper fire rating.

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

- 1) Maintain emergency vehicle access.
- 2) Will there be any loss in parking provided. If so, this should be addressed in the submittal.

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) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) A sidewalk/bikeway easement shall be provided for new alignment at new entrance. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 5) Temporary street signs, lighting, and addresses shall be provided during construction.
- 6) Public Works permit application for underground work within the Right-of-Way is required prior to removal or installation of sanitary, water or storm work within the public right-of-way. Contact Utilities at 952-563-4568 for permit application and for fee information.
- 7) 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.
- 8) Private common driveway/access easement/agreement must be provided.

9) Contractor shall obtain Hennepin County Permit for work within right-of-way. Contact Hennepin County Permit Engineer at 612-596-0336 for permit application and fee information.

10) 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.

Parks and Recreation Review - Pre-App Contact: Randy Quale at rquale@BloomingtonMN.gov, (952) 563-8876

1) What does the bike storage facility entail - bike racks, bike lockers, capacity? What are the plans to facilitate bicyclists' access to the station – on-street or off-street trail/sidewalk access to and through the transit station, access routes/trails from the surrounding area – especially from the Nokomis-Minnesota River Regional Trail and the Nine Mile Creek Regional Trail?

2) How will the transit station tie into the City's Alternative Transportation Plan?

Sheriff/Police Department Review - Pre-App Contact: Heidi Miller at hmillier@BloomingtonMN.gov, (952) 563-4936

1) Door access for the Bloomington Police Department at the new station. We're requesting a cypher-lock on the exterior door.

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

1) Need to review if any modifications to street lighting along 24th Ave needed with curb relocation.

1) Furnish a construction traffic control plan. Plans shall be reviewed and approved by the City Engineer prior to the issuance of permits. Plan shall be included in bid package.

2) Flatten curve to slow vehicles entering right turn

2) See geometric and signal revision (redline on plan sheet)

3) Modify curbing to prevent free flow exiting

3) Coordinate installation of South Loop Pedestrian Wayfinding Elements (internal and/or external to station) with Liz Heyman.

4) Modify geometry to physically force vehicles to right turn only. Provide truck apron as needed.

4) All public sidewalks shall not be obstructed.

5) This right turn will need to be signalized

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) Restore NB to WB median cut since BPD need for access no longer exists.

- 6) Show and label on plan sheets existing street light poles, handholes and conduit, and signal interconnect. (along Killebrew Dr. & 24th Avenue). Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavations in city right-of-way.
- 7) Move matchline so that Gate 6 can be shown in its entirety.
- 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) Increase radius to better facilitate right turn
- 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) Add DMS to designate drop-off only vs. Bus Bridge?
- 9) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD.
- 10) DMS?
- 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) Shorten opening (width as shown invites unauthorized motorists)
- 11) Install crosswalk pavement markings in accordance with MMUTCD
- 12) Signal Revisions Needed at Gate 6:
 - * 2 new poles/locations
 - * Partial system rewiring
 - * New signal cabinet
 - * New handhole(s) & conduit
 - * Signal poles for reject right turn movement
 - * detection mods?
 - * Pedestrian PB/stations
- 12) Consider using colored concrete paving at the employee entrance off of Killebrew to provide a visual cue similar to the bus entrance colored pavement, limit random passenger vehicles trying to enter. What is the plan if someone does mistakenly turn into the employee's entrance?
- 13) Signal Revisions Needed at Gate 5:
 - * Advance EVP
 - * Pole/HH relocations
 - * Partial rewiring for pole relocates
 - * detection mods?
 - * Pedestrian PB/stations
- 13) Accommodate as much as possible potential future pedestrian bridge connecting transit station to east side of 24th Ave development.
- 14) Narrow approach width by utilizing truck apron or other method

- 14) Confirm that the removal of the depressed curb on the median on 24th Avenue has been approved by Bloomington Fire Department the left out.
- 15) Consider DMS signing for this entrance (to prevent unauthorized users)
- 15) 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
- 16) Advanced EVP for BPD egress needed (to prevent 82nd signal)
- 16) Show and label all property lines and easements on all plan sheets.
- 17) Any revisions needed?
- 17) This plan could benefit from a general sheet layout plan showing the overall layout.
- 18) Include fiber optic plan sheets for relocation of comms / fiber to BPD station
- 18) Provide 10' sidewalk along 24th Ave & Killebrew.
- 19) Need to accommodate as much, as possible, a potential pedestrian bridge connection from east side 24th Ave to exterior of transit station.
- 19) Per the South Loop Streetscape Master Plan, the minimum sidewalk width is 8' wide. Replacement sidewalk shall be 8' even if it connects to existing 5' walk, similarly Killebrew is defined as a collector (sub-arterial) with an 8' min walk should consider replacing all the 5' sidewalk along 24th Ave to make it a continuous 8' path. Especially since people will likely not cut through the ramp as much as they do now.
- 20) What is the status of the potential bike and ride facility?
- 20) On sheet C3.01 at the bus drop off sidewalk (North End), would it be better to pave the triangle area or plant the area to prevent cut through cow paths?
- 21) Show the bike rack illustrated on the architect's plan on the civil plans so you can see how the sidewalk works. Also the sidewalk on the civil and architectural plans don't match with regards to door and building.
- 22) A bike and ride facility seems appropriate for this station.
- 25) Illustrate that sidewalks meet ADA requirements for cross slope and longitudinal grade. Construct sidewalk ramps with metal truncated domes, if required.
- 26) List parking spaces provided and number required by City Code. Further discussion on required number will be needed.

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

- 1) 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
- 2) Provide a civil utility plan for city review and approval.
- 3) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.

- 4) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 5) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 6) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 7) An inspection manhole is required on all commercial sewer services.
- 8) Use standard short cone manholes without steps.
- 9) Install interior chimney seals on all sanitary sewer manholes.
- 10) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 11) Use schedule 40, SDR 26, or better for PVC sewer services.
- 12) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 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.

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

- 1) Transit station area has experienced storm sewer surcharge flooring, not sure of any alterations of improvements to address flooding.
- 2) Provide a plan sheet layout sheet.
- 3) Transit station area has experienced storm sewer surcharge flooring, not sure of any alterations of improvements to address flooding.
- 4) 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.
- 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) An Erosion Control Plan shall be provided which includes:
 - o Erosion Control BMP locations shown on the plan.

- 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
 - o Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas.
 - o Include turf establishment plan.
- 8) 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, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.

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

- 1) Facility must include a creative placemaking (public art) component
- 2) Need to address vertical circulation for crossing 24th Avenue for either a multi-modal transit hub, or for connection to future MOA phase.
- 3) Retail space of approximately 2000sf needs to be identified.
- 4) How will MOA signage be integrated into the facility? May need to amend Master Sign Plan.
- 5) Any landscaping removed must be replaced on-site.
- 6) What is the status of wayfinding signage inside and outside the facility? There is potential to partner with the City with ongoing wayfinding project.
- 7) A full parking analysis must be provided to account for any loss in parking.