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May 3, 2018

Nick Johnson
 City of Bloomington
 1800 West Old Shakopee Road
 Bloomington, MN 55431

**RE: Response to Planning Commission Meeting Staff Report
 ARC17008 Acorn Mini Storage Bloomington**

Mr. Johnson,

The purpose of this letter is to provide a response to the conditions of approval included in your report to the Planning Commission at their meeting of April 5, 2018. Supplemental responses are provided to specific staff review comments.

Condition of Approval	Response	Responsible Party
1. A building permit for all required changes to accommodate the proposed use be obtained.	Understood	Contractor
2. Access, circulation and parking plans must be approved by the City Engineer. a. Parking space count - City Code requires 20 parking spaces be provided for the self-storage facility. 19 park ins stalls are provided. One additional parking stall must be added to the site, or parking demand reduced as an alternative. b. All drive aisles must be a minimum of 20 feet. c. Parking island must have eight feet of internal width and should be three feet shorter than adjacent parking stall. d. Gate should be moved to the north to allow for more queuing space to prevent vehicle overhang into the right-of-way or public street prior to entry. e. Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.	a. The parking space count for phase 1 greatly exceeds 20 stalls. The required parking will be revisited when phase 2 proceeds and the number of storage units is fully defined. b. All two-way drives are a minimum of 24 feet wide. One-way drives are a minimum of 20 feet. c. All phase 1 parking lot islands meet this requirement. The condition will be revisited with phase 2 d. This site access is for egress only. The gate closes automatically when a vehicle exits the site. e. This information has been added to the site plan C-101	Civil

Condition of Approval	Response	Responsible Party
2. Access, circulation and parking plans must be approved by the City Engineer. f. All parking stall striping must be painted white. Add note to plan sheets. g. Insure access and turning radius dimensions for BFD Ladder 1 are met for all required emergency vehicle access lanes.	f. See C-101 g. Site is accessible – see circulation exhibit	Civil
3. Grading, Drainage, Utility and Erosion Control plans must be approved by the City Engineer.	Understood. Plans for Phase 1 are complete and ready for review.	Civil
4. Sewer Availability Charges (SAC) must be satisfied.	Understood	Contractor / Owner
5. A Minnesota Department of Health (MDH) watermain review and approval must be obtained or notification from MDH that this permit is not required must be submitted to the City (State of MN).	Watermain review is not needed for projects that only involve: ➤ Replacement of a short segment of watermain ➤ Replacement of hydrants or valves ➤ Installation of a service line running directly from the existing watermain to a single unit. This project does not need a MDH review	Civil
6. A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit must be obtained or notification from the MPCA that this permit is not required must be submitted to the City (State of MN).	The project utilizes the existing building services. No permit is required.	Civil
7. Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.	See provide plans and SWMP. A draft maintenance plan is provided for city review.	Civil

Condition of Approval	Response	Responsible Party
8. A Nine Mile Creek Watershed District permit must be obtained and a copy submitted to the Engineering Division.	Application has been made to the watershed and the project is expected to be heard at their May 16 th meeting.	Civil
9. An erosion control surety must be provided (16.08(b)).	Understood	Owner
10. A National Pollutant Discharge Elimination System (NPDES) construction site permit and a Storm Water Pollution Prevention Plan (SWPPP) must be provided if greater than one acre is disturbed (State of MN and Federal regulation).	A SWPPP narrative is included in the plan set. The Contractor will apply for this permit.	Contractor
11. Bicycle parking spaces must be provided and located throughout the site as approved by the City Engineer.	A bicycle rack capable of holding two bikes is provided near the office entrance.	Civil
12. Landscape plan must be approved by the Planning Manager and landscape surety must be filed (Sec 19.52). a. According to the City's supplemental landscaping policy, 50% of the frontage of a building facing a public street should be landscaped with foundation plantings. The southern elevation and a portion of the eastern elevation would be subject to these requirements. b. Trees are not allowed within the first 10 feet along a public street (reserved for sidewalk/bikeway easement) c. Only seven existing trees are within the property boundary, whereas the plan notes nine trees retained. Trees that are off-site do not count towards required landscaping quantities. A minimum of 69 trees must be located within the property.	a. The foundation plants and code compliance calculation is shown on sheet L-101. b. No trees are indicated within the first 10 feet along a public street on sheet L-101 c. The Landscape Plan now includes 27 deciduous, 30 evergreens and 8 existing trees retained on the site. 4 additional trees will be added during phase 2 of the project.	

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13. Storage area and parking lot screening must be provided as approved by the Planning Manager (Sec 19.52).	The screen walls are shown on the drawing sheets. The walls will be precast concrete as shown at https://www.permacastwalls.com/	Civil / Owner
14. Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).	Understood	Architectural
15. Parking lot and site security lighting plans must be revised to satisfy the requirements of Section 21.301.07 of the City Code.	Understood	Contractor
16. All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).	Understood	Owner
17. Building must be provided with an automatic fire sprinkler system as approved by the Fire Marshal (MN Bldg. Code Sec. 903, MN Rules Chapter 1306; MN State Fire Code Sec. 903).	Understood. A subcontractor will be designing and installing the system.	Contractor
18. Utility plan showing location of existing and proposed water main and fire hydrant locations must be approved by the Fire Marshal and Utilities Engineer (City Code Sec. 6.20, Minnesota State Fire Code Sec. 508). a. Dimension space around fire hydrant to fence. It appears to be less than the necessary 3' b. Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure. Additional hydrant needed on the east side of the property. c. If building water service is relocated as shown, this building will have an unlooped supply and will be out of water service if the water main it is connected to is out of service for repair. To avoid this condition, a loop could be extended to 92nd St or to the NW corner of the property.	a. This requirement has been met. See C-101 and C-301 b. Sheet C-301 shows the relocation a street hydrant and the use of its 8" stub for the building service and an additional hydrant near the building office and FDC. The 50' requirement is met. By relocating the street hydrant the 150 requirement is met for the east side of the building. An existing gap of 64.9 feet exists on the south side of the building. c. The Owner understands the suggestion but is willing to accept the risk. Most buildings are not served by a looped watermain.	Civil

Condition of Approval	Response	Responsible Party
d. Private common utility easement/agreement must be provided. e. Utility as-builts must be provided prior to issuance of Certificate of Occupancy. f. All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line. g. Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. h. Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. i. Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc. j. Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. k. 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. l. Provide spec sheet(s) for access gates in the emergency vehicle access lane including type of opening mechanism.	d. This condition is unclear. The private watermain on the west side of the site is existing and has been in service since the original project was constructed. e. Understood f. The existing domestic water service will be abandoned at the main. The existing sanitary sewer services will be reused. g. See "c" above h. See "a" above i. Understood. See C-301 j. No new taps are required k. Understood See C-301 l. Product information for the gates is included with the phase 1 submittal.	
19. Tier 2 Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).	Tier 2 TDM Checklist is included with the phase 1 submittal.	

CASE FILE #PL201800067

Condition of Approval	Response	Responsible Party
20. 17,225 square feet of outdoor storage area must be provided.	A total of 17,768 sf of storage is provided as shown on C-101. Part of the storage area is paved and the area between the curb and structure is proposed to be a rock mulch over fabric. This arrangement allow the rear of the RVs and trailers to overhang the curb while preventing damage to the structures.	Civil
21. A 10-foot sidewalk/bikeway easement must be provided along Bloomington Freeway and West 92nd Street and an agreement for acceptance of a future special assessment for the costs associated with sidewalk construction along Bloomington Freeway and/or West 92nd Street must be recorded with Hennepin County (Section 21.301.04(b)(1)(C)).	This area of the site is clear of obstructions. The owner and surveyor will work to prepare the required documents.	Owner / Surveyor
22. Fire lanes must be posted as approved by the Fire Marshal (MN State Fire Code Sec. 503.3).	There are presently no fire lanes identified on the plans	Civil
23. Prior to occupancy, life safety requirements must be reviewed and approved by the Fire Marshal.	Understood	
24. The developer must submit electronic utility as-builts to the Public Works Department prior to the issuance of the Certificate of Occupancy.	Understood	Civil / Contractor
25. The site and building improvements are limited to those as shown on the approved plans in Case File #PL2018-67.	Understood	
26. Buildings shall meet the requirements of the Minnesota State Fire Code Appendix L (Emergency Responder Radio Coverage) adopted through City Ordinance to have approved radio coverage for emergency responders based upon the existing coverage levels of the public safety communication systems.	Understood	Architectural / Contractor
27. Alterations to utilities must be at the developer's expense.	Understood	

Condition of Approval	Response	Responsible Party
28. All rooftop equipment must be fully screened (Sec. 19.52.01).	Understood	Architectural
29. The self-storage facility must comply with the operational requirements of Section 19.61.01(f) of the City Code.	Understood	Owner
30. Signs must be in compliance with the requirements of Chapter 19, Article X of the City Code and Uniform Design Plan.	Understood	Architectural
31. All construction related pickup, drop-off, loading, unloading, staging, stockpiling and parking must occur on site and off public streets.	Understood. Requirement shown on plans.	Civil
32. Development must comply with the Minnesota State Accessibility Code (Chapter 1341).	Access from parking lot complies with Code. Building plans will comply.	Civil / Architectural

We believe this constitutes adequate response to all issues raised and are glad to further review any items as necessary. Please feel free to contact me should you have questions on the resubmittal, 612.260.7981 or sjohnston@elanlab.com.

Sincerely,
Élan

Steve Johnston, PE
Vice President / Principal Engineer



Cc: Élan File ARC17008