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June 05, 2023

Elizabeth O'Day
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

Re: Polar Semiconductor
BWBR Commission No. P.2300079.00
Application #PL202300076

Dear Elizabeth:

The following is in response to your DRC Comment Summary. The items in this response are numbered to coincide with the items in your original letter, and BWBR responses are in bold and italics.

Planning Review Comments

1. The proposed addition may be reviewed administratively if plans are Code complying.

Response: Noted.

2. Exterior materials must meet Section 19.63.08. Exterior elevations must be submitted so staff can review the proposed building materials.

Response: We have provided exterior elevations for staff to review proposed building materials. See attached revised drawings along with this response letter.

3. The proposed addition requires two trees and 5 shrubs. A landscaping surety is required.

Response: Noted. This scope of work will be designed and documented by a consultant Civil Engineer.

4. Provide a detailed floor plan of the building so staff can conduct a parking analysis.

Response: We have provided a detailed parking plan analysis for staff to review. See attached revised drawings along with this response letter.

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

Response: During an introductory meeting with city staff on 05/04/23, landscaping was discussed as a viable option to screen rooftop equipment. The proposed addition is set back into the site and not visible from the street. Please confirm this is an acceptable approach.

Fire Department Review Comments

1. Provide sprinkler protection per NFPA 13 and NFPA 855 2016 edition.

Response: Noted. Fire protection design will be included in the Contract Documents.

2. Areas with lithium batteries shall meet the requirements of the MSFC and NFPA 855 including air-aspirating smoke detector system or a radiant-energy detection system. The room shall be separated from the remainder of the building(s) by fire barriers with a minimum 2-hour fire resistance rating and with horizontal assemblies with a 2-hour fire resistance rating.

Response: Noted. For reference, the proposed Lithium Cabinets meet both UL9540A testing and also the 1206 Standard.

Each proposed Lithium Battery Cabinet is rated at 34.6KWH.

34.6KWH (5) Cabinets per MW system = 173 kWH / MW system

(3 MW systems on day 1 per room) (173 kWh/MW system) = 519kWH

519kWH / UPS room would safely fall under the 1206 standard of a maximum of 600 kWH in the allowable space.

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

Response: Noted.

4. 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.

Response: Noted.

5. Provide updated inventory of hazardous materials, locations and protection engineer analysis of remodeling areas for code compliance.

Response: Noted. Updated Hazmat inventory, locations and protection engineer analysis will be included in Permit drawings.

Water Resources Review Comments

1. With minimal exterior work, no stormwater management needed.

Response: Noted.

Utility Review Comments

1. Any new or substantial remodel of food service areas in a facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. See Engineering Detail 412 for reference.

Response: Noted. No work is anticipated in food service areas.

2. Provide peak hour and average day water demand and wastewater flow estimates.

Response: Noted. The Owner will be providing this information to city staff.

If you have any further questions or require additional information, please feel free to contact me at 651.290.1933 or jkrummel@bwbr.com.

Sincerely,

BWBR

Joseph Krummel, AIA

Attachments: 230605_Architectural Site Plan
 230605_Material Options
 230605_Proof of Parking Plans

JK/ap