



# Comment Summary

PL201600120

**Application #:** PL2016-120

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

**Request:** **Major Revision to the Mall of America Final Development Plan for the renovation of the Metro Transit Mall of America Transit Station**

**Meeting:** Pre-Application DRC - May 3, 2016  
Post Application DRC – July 12, 2016  
Planning Commission - August 04, 2016  
City Council - August 15, 2016

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**Planning Review Contact:** Mike Centinario at [mcentinario@BloomingtonMN.gov](mailto:mcentinario@BloomingtonMN.gov), (952) 563-8921

- 1) The Transit Station is expected to remain open during construction. Before building permits are issued, City staff will need to review a construction staging plan. How will bus operations be accommodated during construction?
- 2) Screening metal panels cover a significant expanse north of the main Transit Station. There is an opportunity placemaking elements or embellishments that add visual interest. The design team will be meeting with City staff on planning for placemaking/artwork elements at the Transit Station.
- 3) The project description states that a feasibility study led by MOA will analyze the concept of a pedestrian crossing of 24th Avenue. Is there a timeline for that feasibility study? Could that study substantively impact the overall design of the MOA Transit Station?
- 4) Twenty bike racks are depicted with a bike repair station. Work with Engineering staff to determine bike rack specifications.
- 5) Project description indicates stall removals and additions. The renovation proposes three net additional stalls throughout MOA. Please provide a schematic graphic identifying the various parking lots where will either gain or lose parking stalls. Also include sidewalk dimensions when adjacent to parking stalls. City Code requires seven feet sidewalk width (including curb) to account for vehicle overhang.
- 6) The project narrative indicates 20 trees would be removed and 28 trees planted. Along with the perennial beds, expanded sidewalks, and decorative concrete, the pedestrian environment along 24th Avenue would be significantly improved from current conditions.
- 7) Parking lot and exterior security lighting must meet Section 21.301.07. Lighting fixtures identified in the project description have been approved for use. Photometric plans, signed by a PE or LC, must be approved before a building permit is issued.

- 8) Metal panels are used extensively in the overall design. City policy is to require a minimum 30 year warranty for pre-finished panels. Please provide specification information on the proposed panels.
- 9) Signage installed on a new parking structure skin would require an amendment to the MOA Master Sign Plan. The process to amend the Master Sign Plan is delineated in Section 21.501.06 of the City Code. MOA and Metro Transit will need to collaborate on the overall sign design.
- 10) Identify a location along 24th Avenue S. for wayfinding signage based on the City's Pedestrian Wayfinding Project. Continue to work with Liz Heyman in the Planning Division.

**Fire Department Review Contact:** Laura McCarthy at [lmccarthy@BloomingtonMN.gov](mailto:lmccarthy@BloomingtonMN.gov), (952) 563-8965

- 1) See previous DRC minutes for comments.

**Public Works Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto: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) 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.
- 4) Temporary street signs, lighting, and addresses shall be provided during construction.
- 5) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 6) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 7) Private common driveway/access easement/agreement must be provided.
- 8) A Hennepin County right-of-way permit is required.
- 9) 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](mailto:sjenkins@BloomingtonMN.gov)) for permit information.
- 10) 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.

**Traffic Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) 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?

- 2) Show the bike rack illustrated on the architect's plan on the civil plans so you can see how the sidewalk works
- 3) Check for conflicts between STM STR-171 and system B signal conduits.
- 4) Revise the profile on sheets C5.02 and C5.03 so that it matches the plan view.
- 5) Do not install the new hydrant on the storm sewer for future maintenance.
- 6) Show and label all property lines and easements on all plan sheets.
- 7) 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.
- 8) See geometric and signal revision (redline on plan sheet)
- 9) Coordinate installation of South Loop Pedestrian Wayfinding Elements (internal and/or external to station) with Liz Heyman.
- 10) Review jointing pattern for constructability and future maintenance/trip hazards. Small triangle pieces are likely to float and become a trip hazard.
- 11) Note 11 under paving and striping notes on C0.00 seems like it may not be true based on the 4" concrete walk shown on C1.00 and the joint spacing on U1.00. Please clarify.
- 12) No decorative joints in the public right-of-way.
- 13) Provide 10' sidewalk along 24th Ave & Killebrew.
- 14) What is the plan for the 66" storm sewer during the installation of the 8" sanitary sewer?
- 15) The saw cut shown on C2.01 is in the wheel path of the SB lane. Extend the cut to be the full lane width or shorten it so it is on the lane line. Similarly check the tire path versus the joint on sheet C3.02.
- 16) It might be easier if the storm plans/profiles were on the same sheet or at least the same order.
- 17) Right-of-way dedication is required on the final plat.
- 18) A bike and ride facility seems appropriate for this station.
- 19) This plan could benefit from a general sheet layout plan showing the overall layout
- 20) Show median curb repair on sheet C3.03 for both sanitary and watermain work.
- 21) The catch basin in the median is shown for removal on C2.02 but still shows up on sheet C5.02 and C5.08. Please provide storm calculation that show the existing storm sewer and inlet capacity on 24th Ave works. Also if a new structure is not needed please remove the CB lead. Verify the storm pipes in this area. It appears that there are pipes flowing both north and west from the structure.
- 22) Will need traffic control plans for work in 24th Ave.
- 23) 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.

- 24) Provide a signing and pavement marking plan for circulating traffic with appropriate references to signs selected in MMUTCD. All signing to be installed outside of city right-of-way.
- 25) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 26) Disabled parking signage and pavement markings shall be placed in accordance with ADA and MMUTCD.
- 27) Add invert elevations of storm connection for new inlets.
- 28) 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.
- 29) Install crosswalk pavement markings in accordance with MMUTCD.
- 30) With the revised median on 24th Ave, is there adequate sight distance to plant a portion of the median, if it isn't needed for emergency staff response?
- 31) Accommodate as much as possible potential future pedestrian bridge connecting transit station to east side of 24th Ave development.
- 32) Illustrate that sidewalks do not exceed 2% maximum cross slope and 5% maximum longitudinal grade per ADA requirements by showing appropriate spot elevations and contours on the plan.
- 33) The new watermain shown on C6.01 crossing 24th Ave does not appear on the pavement removals shown on C2.02.
- 34) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 35) All public sidewalks shall not be obstructed.
- 36) 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)

**Water Resources Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Discharges to city storm sewer
- 2) Verify-drains directly to MN River
- 3) Drains to MN River. Appendix A applies: 7 Days
- 4) Conflicts with E. Temp stockpiles. Provide E.C. If left for more than 7 days.
- 5) De-watering activities shall prevent sediment from being discharged to storm sewer.

- 6) Transit station area has experienced storm sewer surcharge flooring, not sure of any alterations of improvements to address flooding. Will need to see calculation showing that the storm drainage works and will not flood the new improvement.
- 7) Add note to plan - contact Utilities Division (952-563-8777) regarding permit for storm sewer construction.
- 8) Provide a plan sheet layout sheet.
- 9) Darken the text on sheet C0.03.
- 10) An NPDES construction site permit and SWPPP shall be provided. The name and phone number of party responsible for erosion control shall be included; if greater than, one acre is disturbed.
- 11) Erosion Control Bond required prior to issuance of permits – dollar amount to be determined by Jen Desrude. Contractor to provide bid prices to install, maintain and remove EC devices. See plan notes.
- 12) 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, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.

**Utility Review Contact:** Jen Desrude at [jdesrude@BloomingtonMN.gov](mailto:jdesrude@BloomingtonMN.gov), (952) 563-4862

- 1) Bloomington uses internal chimney seals.
- 2) Won't this crack here as well?
- 3) 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)
- 4) Provide a civil utility plan for city review and approval.
- 5) Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services.
- 6) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 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) An inspection manhole is required on all commercial sewer services.
- 9) Use standard short cone manholes without steps.
- 10) Install interior chimney seals on all sanitary sewer manholes.
- 11) Utility and mechanical contractors shall coordinate installation of water service pipes, fittings, and valves all the way into the building (i.e. up to meters and/or fire service equipment) to accommodate City inspection and testing. Utility and mechanical contractors shall coordinate installation of sewer services all the way into the building to accommodate City inspection and testing.

- 12) Sanitary sewer mainline, clean-outs, manholes, and services must be designed with adequate depth of cover or install high-density polystyrene insulation to prevent freezing.
- 13) Use schedule 40, SDR 26, or better for PVC sewer services.
- 14) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 15) All components of the water system, up to the water meter or fire service equipment, (i.e. mainline pipes, services larger than 2", valves, fittings, caps, etc.) shall utilize protective internal coatings meeting current ANSI/AWWA Standards for cement mortar lining or special coatings. The use of unlined or uncoated (cast-iron, gray-iron, steel, galvanized, etc.) pipe shall not be allowed.