



Development Review Committee

Approved Minutes

Development Application, #PL201700250

Mtg Date: November 28, 2017

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
 Randy Quale (Park & Rec) 952-563-8876
 Duke Johnson (Bldg. & Insp) 952-563-8959
 Jen Desrude (Eng.) 952-563-4862
 Sue Hults Sellnow (Eng.) 952-563-4628
 Tim Kampa (Utilities) 952-563-8776

Jen Blumers (Assessing) 952-563-4749
 Eileen O'Connell (Pub. Health) 952-563-4964
 Nick Johnson (Planning) 952-563-8925
 Glen Markegard (Planning) 952-563-8923
 Travis Schlangen (Utilities) 952-563-8775

Project Information:

Project	Friendship Village Redevelopment
Site Address	8210 HIGHWOOD DR, BLOOMINGTON, MN 55438 100 HIGHWOOD DR, BLOOMINGTON, MN 55438
Plat Name	FRIENDSHIP VILLAGE; HIGHWOOD PROPERTIES ADDITION;
Project Description	Rezoning, Variance, Conditional Use Permit, Preliminary and Final Development Plans for a 140-bed health center and 98-unit residential living building.
Application Type	Rezoning Conditional Use Permit Variance Preliminary Development Plan Final Development Plan
Staff Contact	Nick Johnson
Applicant Contact	Lifespace Communities Inc brian.devlin@lifespacecommunities.com (515) 309-7803
PC (tentative)	12/21/2017
CC (tentative)	01/22/2018 (Projected)

Guests Present:

Name	Email
Peter Coyle, Larkin Hoffman Attorneys	pcoyl@larkinhoffman.com
Ryan Bluhm, Westwood	ryan.bluhm@westwoodps.com
James Moyer, SAS Architects & Planners, LLC	moyer@sasarch.com
Paul Carlsted, Kraus-Anderson Construction Company	paul.carlsted@krausanderson.com
Patrick Gleason, Greystone	pgleason@greystonecommunities.com

Introduction:

- Nick Johnson (Planning):
 - Lifespace Communities, Inc. is requesting to rezone 8100 and 8210 Highwood Drive from R-1(PD) and R-1 respectively to RM-24(PD). The request includes a conditional use permit for a residential care facility. A Variance is requested to include 23,495 square feet of land area of the original parcel that was acquired by MnDOT through condemnation for the FAR calculations. Finally, Preliminary and Final Development Plans have been submitted for a new three-story, 140-bed health center, and a five, three and two-story residential living building with 98 apartments. Additional site improvements/impacts include surface parking, wetland encroachment/ enlargement, and the removal of 4 townhome residential units and three wings of the existing health care center.
 - Mr. Moyer: Since the original application we have spent time with staff and fire prevention working out a design that is acceptable for us and the city. We reduced height of building to 2 stories along the eastern edge which helps with density, expanded the pond to roughly the size it is now, taken down some existing wings that weren't going to be usable anymore, and expanded the parking.

Discussion/Comments:

- Randy Quale (Park and Recreation):
 - No comment
- Jen Blumers (Assessing):
 - Needs to complete the park dedication fee form and has some questions. Applicant has provided the additional unit count, but Blumers is looking for the number of units being demolished.
 - Johnson: Additional conversations need to happen, as it's not only units but also square footage information required. Assessing will work with applicants to get the correct information for the form.
- Erik Solie (Environmental Health):
 - Not present—comments by McCarthy
 - If commercial kitchens involved, Eric Solie will be reviewing plans, etc.
- Duke Johnson (Building and Inspection):
 - Provided applicants with a current listing of codes & contact information.
 - Requested that applicant schedule a meeting to review when plans are at about 80% completed – prior to sending out for bid.
 - Mr. Moyer asked about phasing occupancy of the Health Center, and D. Johnson responded that generally this approach is acceptable, with the following conditions:
 - 1) When stepping into an exit corridor/passageway there must be two exits, even if temporary (can't block people from exits);
 - 2) Fire 1 safety must be met; and
 - 3) Parking must be available along with safe passage from the parking to the building.
- Laura McCarthy (Fire Prevention):
 - Have already had several meetings with applicant and worked through most items from a fire and police perspective. Still working through a few items regarding access and addressing.
- Jen Desrude (Engineering) provided the Public Works comments and noted the following:
 - There are retaining walls in easements which are not allowed, so will need to adjust this.
 - Retaining wall adjacent to a Fiber Optic line; be aware of existing utilities in the area.

- Mr. Bluhm asked if there a way to get an encroachment agreement to allow tiebacks in the easements.
 - Desrude will check with the City Engineer and City Land Surveyor. There is a separate application process and fee.
 - N. Johnson indicated that retaining walls over 4 feet in height need to meet principle building setback, and some of the walls on the plans do not meet that standard. There is no request for deviation from the standard in the project description.
- Show and label all easements and property lines, and property that is state right of way.
- Asked if the previous platting application will be resumed and N. Johnson indicated that he will speak to that later.
- Adding a condition to approval that a construction management plan be created. Particularly, the plan will need to address where residents will park during construction.
- Storm Water Management Plan is under review.
- 9 Mile Creek Watershed District permit needed.
 - Mr. Bluhm: Submitted permit application to the watershed, and received email from Bob Obermeyer with initial comments yesterday, 11/27/17. He will share this with J. Desrude.
- Wetland replacement application is currently under review. The city requests from the applicant an extension of the agency action timeline so that wetland replacement application can be heard at the same city council meeting as the development project. Would like both items on the January 22, 2018 council meeting agenda.
 - Mr. Coyle asked if the extension is due to process, or something more substantive, and Desrude responded that the only need for the extension is to have the development plans and the wetland application at the same meeting on January 22, 2018, instead of having the items on separate meetings. In the meeting, the two items would be heard sequentially – the wetland replacement application would be reviewed first, and the development hearing would follow.
 - Applicants will discuss and confirm this with Desrude, but agreed it seems like a reasonable request.
- Tim Kampa (Utilities):
 - Utilities layout from previous build-out doesn't seem to match the new plan. Travis Schlangen, Utility Inspector, can help in the field and or we can make the As-Builts available.
 - For the buildings being torn down, the water meters will need to be returned, and services must be abandoned in accordance with city standards.
 - When the mains are taken out, will need to add information to plans to address how neighbors in townhouses will get served, even if only temporary.
 - Fire hydrants must be within 50 feet of fire department connection on the building, and that the fire truck has access to it.
 - If a commercial kitchen or food service, need to include an exterior gravity grease interceptor.
 - Make sure any water meters are located right where the service enters the building (cannot run it underneath or in the rafters for any distance).
 - Need to add notes on abandonments page for the sanitary sewer abandonments.
 - Underground garage drainage: there is a trench drain, but need to add a little ramp up to the entrance in so that water doesn't back up into the garage during a large rain event.
 - Noted that the plan indicates they are terminating a service on utility plan into one of existing wings. There is an existing hydrant which will be hooked up to a new service, that hydrant should be replaced with a new one since the old hydrant will not pass inspection.
- Eileen O'Connell (Public Health):
 - No comment

- Nick Johnson (Planning):
 - With respect to variance request for increased FAR: In the project description this is currently requested as a PD deviation; needs to be called out specifically as a variance. Under the Planned Development ordinance, only allowed a 20% increase in Floor Area Ratio and you are going above that. So the project needs to reflect this as a variance.
 - Mr. Moyer asked if this is if the MNDot property is not included and N. Johnson indicated that was correct. It's an important technical detail in how the application is presented. It is recommended by staff that you specifically respond to the required findings for zoning variances under Section 2.85.04 of the City Code.
 - With respect to exterior building materials, with the drop to RM-24, it is a lower standard and you can use fiberglass, cement fiberboard siding. However, the code still requires that it be integral in color; the code does not allow for coating of the primary exterior materials.
 - Quantity of parking being proposed is consistent with previous study done.
 - Subject applications – the Plat, Comprehensive Plan Amendment – Case #PL2017-72 – Request that applicants inform the city in writing when you want to reinitiate these applications, with respect to synching them all together for the city council meeting. We just need some correspondence for the file.
 - Mr. Coyle asked if this can be in the same letter confirming the change for wetland agreement and N. Johnson indicated that would be fine.
 - With the holiday period, staff made every attempt to put together a comprehensive review. However, there could be further comments as we move forward.
 - The application is scheduled for 12/21/18 planning commission meeting.
 - Mr. Moyer asked if a response is needed for these comments prior to the Planning Commission meeting and N. Johnson indicated that a full resubmittal is not required, but that some items would need to be addressed prior:
 - Such as the variance findings.
 - Desrude: Retaining walls issues need to be addressed, and determining if an encroachment agreement will be allowed.
 - Johnson: Some of the red-flag items should be addressed; will talk with staff to determine which items are critical.
 - Due date for critical item responses will be 2 weeks before the planning commission meeting.



Comment Summary

Application #: PL201700250

Address: 8100 and 8210 Highwood Drive, Bloomington, MN 55438

Request: **Rezoning, Variance, Conditional Use Permit, Preliminary and Final Development Plans for a 140-bed health center and 98-unit residential living building.**

Meeting: Post Application DRC - November 28, 2017
Planning Commission - December 21, 2017
City Council (projected) - January 22, 2018

Planning Review Contact: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) The application includes a variance request to increase the allowable Floor Area Ratio (FAR) to 0.615 according to the Institutional Use Standards in Section 21.302.06 of the City Code. In discussing the variance request, the project description describes this aspect of the application as a deviation as allowed under the Planned Development (PD) standards. It is recommended by staff that you clarify this request as a formal variance. In addition, it is recommended that you specifically respond to the required findings for zoning variances under Section 2.85.04 of the City Code.
- 2) A Wetland Replacement Plan must be approved by the City Council prior to review and approval of Final Development Plans. The feasibility of the project as proposed is dependent on the outcome of the Wetland Replacement Plan.
- 3) Per Section 19.63.08(b)(1) of the City Code, coating of primary exterior materials is not permitted. The primary building materials should be integral in color. This requirement should inform the selection of exterior materials from a maintenance standpoint.
- 4) According to the plans, the Code-required quantity of parking is 695 parking stalls, while 626 parking stalls are proposed. The proposed quantity of parking represents a 9.9% deviation or reduction of Code-required parking. The quantity of parking proposed is consistent with the findings of the parking study dated 05/16/17 performed by Alliant Engineering.
- 5) Interior trash and recycling must be provided according to Section 19.51 of the City Code and MN State Building Code. The development must have trash and recycling facilities in the following amounts: health center - 646 square feet and residential living building - 780 square feet. Reductions in trash area are only permitted according to Section 19.51(e)(1) of the City Code.
- 6) A building security system must be approved by the Bloomington Police Department per Section 21.302.23(d)(3)(E) of the City Code. A management plan must be provided detailing program operation, staffing, security details, and access control per Section 21.302.23(d)(3)(C) of the City Code.

- 7) Kitchen equipment must be approved by the Environmental Health division. Odor suppression devices may be required. Fire suppression must be provided per the Fire Code.
- 8) Directional signage and door numbering must be utilized to ensure efficient emergency response. Future collaboration with the Fire Marshal and Engineering is required for site/building signage and addressing.
- 9) The quantity of landscaping provided is Code-compliant.
- 10) Retaining walls over four feet in height must meet the principal building setbacks. Deviation from this requirement is not identified or requested.
- 11) Sidewalks must be 7 feet in width when perpendicular to parking stalls to account for vehicle overhang.
- 12) All parking islands must have 8 feet in internal width and be 3 feet shorter than the adjacent parking stall (Sec. 21.301.06.(c)(2)(H)).
- 13) All parking islands must have a minimum of one deciduous tree.
- 14) Is this quantity of units correct? Is there a discrepancy? The new RL building contains 98 units.
- 15) A full review of the lighting plan has yet to be completed. Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candles is required on the surface parking areas (which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot). Primary building entrances must have a minimum of 5.0 foot-candles. Lighting plans for the underground parking garages must be provided. A minimum of 3.0 foot-candles must be provided for the underground parking areas (which may be reduced to 1.5 foot-candles along the outer perimeter of the underground parking area).
- 16) Perimeter screening of institutional uses must be provided meeting Section 19.52(d) of the City Code.
- 17) The subject application is connected to applications for Comprehensive Plan Amendment, Preliminary Plat and Final Plat (Case #PL2017-72). These applications are currently tabled at the request of the applicant. Please inform the City in writing when the review process for these applications is desired to be reinitiated.

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

- 1) Insure landscaping doesn't interfere with fire department operations
- 2) Provide emergency radio coverage throughout the property and in all areas of the buildings.
- 3) Meet requirements discussed at previous DRC and other meetings.

Construction/Infrastructure Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) A Minnesota licensed civil engineer must design and sign all retaining walls 4-feet high and higher and setbacks for the principle structure must be provided.

- 2) Show curb work and sawcuts necessary in this area for watermain and sanitary sewer work
- 3) Missing Items or Extra Callouts
- 4) Provide engineered retaining wall drawings with tiebacks lengths so it can be determined in the tie back remains on private property or if an easement is necessary. (typical)
- 5) May want to consider modifying the grades along the access road to limit the water that flows down the ramp and into the parking garage during heavy events
- 6) Is the intention to spill the runoff over the face of the wall or swale it to area drains and pick it up?
- 7) Move watermain so not beneath storm catchbasin.
- 8) Striping
- 9) The wall foundation usually sticks out a bit and CBs are not usually drawn to scale. Verify that there is adequate space to build these two structures adjacent to one another
- 10) Clarify the Phase 1/2 limits for utility installation. Is this the valve that will be used for testing between the two phases? Or should it move further north closer to the Phase 2 limit?
- 11) Move valve to facilitate testing. Currently as shown will be testing old system as well as new.
- 12) Line types and symbols for storm sewer and sanitary sewers are inconsistent and confusing throughout entire plan. This and several instances show a storm sewer lines running between sanitary junctions.
- 13) Have retaining wall engineer note that the wall was designed with the infiltration chamber to be adjacent to the wall
- 14) Bollards or Sanitary MHs? Recommend changing one of the symbols to prevent confusion especially when a detail number is not used for reference or not found in the legend for current sheet.
- 15) Show storm sewer work in appropriate phase
- 16) Show curb work and sawcuts necessary in this area for watermain and sanitary sewer work
- 17) Have retaining wall engineer note that the wall was designed with the infiltration chamber to be adjacent to the wall
- 18) Move watermain so not beneath retaining wall. Move to a location that provides future access in case of a break.
- 19) 4' minimum to what?
- 20) All City of Bloomington (public) sanitary manholes use internal chimney seals
- 21) Move retaining wall so not in easement
- 22) Move wall so not in easement
- 23) Have you coordinated the retaining wall construction with the fiber optic line? Is it in a conduit, duct or direct bury? It may cause issues and the utility easement was there first.
- 24) Verify that trees are not planted on top of sanitary sewer or watermain

- 25) Move trees out of easement area. (Typical) Shrubs are ok to be planted in this area
- 26) Utility and grading plans show this MH as a storm MH
- 27) Clean up match lines between sheets
- 28) Side walk currently hatched as heavy duty concrete
- 29) Call out stairs in hardscape details or legend. Provide detail drawing as well.
- 30) Heavy duty pavement is not needed for sidewalk

PW Admin Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Show and label all property lines and easements on all plan sheets. Show triangle piece of property in southwest corner of property as State ROW
- 2) Property must be platted per Chapter 22 of the City Code and the approved plat recorded at Hennepin County prior to the issuance of a foundation or building permit.

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

- 1) Think about how to handle the parking needs on the site during construction of each phase - i.e. residents, staff and construction crews. May need to coordinate remote parking and shuttle.
- 2) Identify fill storage area - site circulation to be maintained during construction.
- 3) Have had Friendship Village resident and staff concerns in the past about the grades and landscaping around existing monument blocking sight lines. Determine if Private Property modifications should be made to fix this concern.
- 4) Add dimensions for parking stalls
- 5) What does this crosswalk go to? Is there a sidewalk?
- 5) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 6) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 7) 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.

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

- 1) See Document Markups
- 2) The existing conditions plan doesn't match with the records the City received from previous water and sewer installation projects. This could cause some major conflicts during construction. Work with Utilities staff to verify the true locations of existing utilities for the design.

- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) 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.
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line. Make sure that the Contractor works with Utilities customer service to return the existing water meters and to make sure that the systems are altered without isolating active services and to protect the existing systems.
- 7) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 8) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Check all Storm Sewer Crossings to make sure there is 18" separation between the outsides of the pipes. Also make sure the watermains are 10 feet away from any Storm Chambers.
- 9) Provide peak hour and average day water demand and wastewater flow estimates.
- 10) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants. Install valves at the connection to any existing watermains so that all new watermain can be tested.
- 11) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There must be a fire truck accessible hydrant within 50' of the building Fire Department Connection (FDC). Show the FDC on the plan for each building.
- 12) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 13) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 14) Minnesota Department of Health (MDH) water permit/review may be required. Provide a copy of MDH approval letter or written confirmation from MDH that no permit/approval is required.
- 15) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 16) An inspection manhole is required on all commercial sewer services.
- 17) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 18) Install interior chimney seals on all sanitary sewer manholes.
- 19) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.

- 20) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 21) 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.
- 22) Use schedule 40, SDR 26, or better for PVC sewer services.
- 23) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Note that water meters must be located at the point where the water service crosses into the building.
- 24) 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.
- 25) There are no notes for Sanitary Sewer Abandonment and no discussion regarding bypass during construction.
- 25) Make sure that the entrances to underground parking areas are sloped so that storm water is captured outside and that during a large rain event storm water doesn't get into the garage and flood the sanitary sewer floor drains.
- 26) Show a valve on this service
- 27) This was the service to the abandoned Building. If the new pipe was intended only to serve the old hydrant - install a new hydrant instead.
- 28) Install this hydrant on the new main.

Water Resources Review Contact: Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

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- 1) Stormwater report is under review.
- 2) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 3) Wetland replacement application is under review, City Council action may be changed to coincide with development action. A revised Notice of Application will be sent.
- 4) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 5) An erosion control bond is required.
- 6) Show erosion control BMP locations on the plan, under review.
- 7) List erosion control maintenance notes on the plan, under review.
- 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.

- 9) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 10) Provide plan(s) to protect wetland during different phases of work that could impact wetland. Such as sheet piling, cofferdam, etc. when excavating for buildings and walls.
- 11) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 12) Is the configuration of underground detention system P-3 approved/recommended by the manufacturer?

Assessing Review Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) We will need to calculate a park dedication fee for this plat, no estimate at this time as we need to review in more detail.