



# Development Review Committee

## Approved Minutes

Pre-Application, PL201800171

Meeting Date: May 22, 2018

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

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### Staff Present:

Lance Stangohr (Fire Prev) 952-563-8969  
Jay Forster (Fire Prev) 952-563-4812  
Heidi Miller (Police) 952-563-4975  
Randy Quale (Park & Rec) 952-563-8876  
Kelly Beyer (Bldg & Insp) 952-563-4703  
Tim Skusa (Bldg & Insp) 952-563-8953  
Jen Desrude (Eng., Acting Chair) 952-563-4862

Dan Blonigen (Assessing) 952-563-4649  
Don Palmer (Assessing) 952-563-4644  
Erik Solie (Env. Health) 952-563-8978  
Michael Centinario (Planning) 952-563-8921  
Glen Markegard (Planning) 952-563-8923  
Sara Flagstad (Eng.) 952-563-4627  
Eric Wharton (Utilities) 952-563-4579

### Project Information:

Project	Cherrywood Pointe of Bloomington
Site Address	5501 American Boulevard West
Plat Name	JOSTENS ADDITION;
Project Description	Proposed Senior assisted living development
Application Type	Comprehensive Land Use Plan Amendment, Rezoning, Major Revised Preliminary and Final Development Plan
Staff Contact	Mike Centinario – <a href="mailto:mcentinario@bloomingtonmn.gov">mcentinario@bloomingtonmn.gov</a> (952) 563-8921
Applicant Contact	Link Wilson – (612) 879-6000 <a href="mailto:Linkw@kaaswilson.com">Linkw@kaaswilson.com</a>
Developer	United Properties
Post Application DRC	YES

NOTE: To view all documents and minutes related to this review, please go to [www.blm.mn/plcase](http://www.blm.mn/plcase) and enter "PL201800171" into the search box.

### Guests Present:

Name	Email
Griffin Jameson	<a href="mailto:griffinj@kaaswilson.com">griffinj@kaaswilson.com</a>
Matt Pavsek	<a href="mailto:mpavsek@civilsitegroup.com">mpavsek@civilsitegroup.com</a>
Dave Young	<a href="mailto:Dave.young@uproperties.com">Dave.young@uproperties.com</a>
Link Wilson	<a href="mailto:linkw@kaaswilson.com">linkw@kaaswilson.com</a>
Mark Nelson	<a href="mailto:Mark.nelson@uproperties.com">Mark.nelson@uproperties.com</a>

**INTRODUCTION:**

Mike Centinario (Planning):

The applicant requests land use changes for a two phase independent and dependent living facility on the two properties located at 5501 and 5601 American Boulevard West. Phase I would be a 4 story, 106 unit senior assisted living development. Phase II, on 5601, would be 100 independent living units. Primary parking is provided underground as well as the east and south side of phase I and the south side of Phase II. A small parking lot and a location for truck deliveries are proposed on the north, American Boulevard West.

Applicant asked if the site will be involved in the Normandale Lakes study; Centinario stated that the Normandale Lake District Plan update is completed. Desrude stated that there are no traffic studies currently either, but this development will likely impact sanitary sewer capacity.

**Discussion/Comments:**

- Randy Quale (Park and Recreation):
  - No comment.
- Dan (Assessing):
  - No platting is proposed, so no park dedication will be required.
    - Nelson stated they will only replat if there is a need based on property lines or setbacks. Centinario stated if the building extends past the property line, applicant will need to replat. Also, if there are setback issues, applicant may need to request flexibility.
- Erik Solie (Environmental Health):
  - When the plan is more developed, Staff will be involved with the assisted living portion. Environmental Health is a delegated program with the state for food, beverage and lodging scenarios. Applicant will need to submit plans and specifications.
  - Applicant asked if there is a separate beer and wine licensing. Solie responded that there is, and it should go through the licensing division. Doug Junker is the contact. This is about a 6-8 week review process.
- Tim Skusa (Building and Inspection):
  - See comment summary.
  - Bloomington follows the MN Accessibility code, as well as the MN Building Code.
  - If there are questions, contact Duke Johnson. When plans are more developed, set up a code review with Johnson.
- Lance Stangohr (Fire Prevention):
  - Fire Inspector; filling in for Laura McCarthy who could not be present at the meeting.
  - See McCarthy's comments in the comment summary. Contact her with questions.
  - Fire Department access road is a requirement.
  - Emergency radio coverage is required, appendix L of the 2015 fire code
  - Standpipes are required in all stairwells with hose valves at the landing.
  - Concerned about access to the courtyard. Fire Prevention will need access to the courtyard to deploy ground ladders to access the interior facing units
    - Applicant stated that the east side is a single story. The building connects on the first floor for circulation through the building. There is secured access to the exterior.
  - Turning radius should meet ladder 4 requirements.
  - Hydrants should be within 50 ft. of the FDC, 150 ft. of all points of the structure.
  - All levels of the parking garage shall be accessible from the stairwells.
  - A fire suppression system(s) protecting appliances under the kitchenhood is required in the kitchens. The suppression system(s) shall be connected to the sprinkler system.

- Heidi Miller (Police):
  - When units are addressed, please contact Crime and Fire Prevention for wayfinding through the facility to make it logical for first responders.
- Jen Desrude (Engineering):
  - See comment summary.
  - If platting does not take place, Staff would like a street easement dedicated so the road can be built in the future. There is no timeline for the road yet.
    - Clearly notate the future road on the plan.
  - City Engineer has concerns about having two accesses on American Blvd. This should be discussed in more detail. What is the purpose of the loop road? Applicant responded it is primarily service to the kitchen. Applicant stated they are anticipating right in, right out to protect traffic going westbound around the curve. Wilson stated there is flexibility to move the loop.
  - Eight foot wide concrete sidewalks are required to promote pedestrians in the area. Be sure to accommodate pedestrian sight lines as well as vehicles.
  - Work with Nine Mile Creek Watershed District.
- Eric Wharton (Utilities):
  - See comment summary – general comments until civil plans.
  - Staff expects that a water main loop around the south perimeter of the lot from east to west will be needed. This will serve to support the development.
  - Review hydrant placements and supply.
 

Staff will be looking for information about water and sewer demand. There are some concerns about sewer capacity in this area. Utilities staff are working on updating the model. Sewer improvements were done about five years ago that should improve the area. Staff needs to look at how this development compares with prior projections for future use of this land.

    - Wilson asked if a lift station would be required. Wharton responded no lift station, but there may be some pipes that are under capacity. Applicant asked when the new model will be prepared, Wharton stated within the next couple weeks.
  - SAC determination through Met Council.
- Mike Centinario (Planning):
  - A preliminary development plan (PDP) was approved in 2009 that entailed 10-story hotel and office buildings with a total gross floor area of approximately 410,000 square feet. This use is a significant departure from the approved preliminary development plan. The proposed project would require a new Preliminary Development Plan and Final Development Plan. The PDP would identify the first and second phase, total number of units, gross floor area, and parking.
  - The property is guided for office land uses in the Comprehensive Plan. The proposed plan shows only residential land uses - a Comprehensive Plan Amendment would be required to change the designation from Office to High-Density Residential. It needs to be approved by the City, and then forwarded on to Met Council for review. The cut off for Met Council is now the end of the year. If this deadline is not met, there will likely be a year-long delay.
  - If the project was incorporated into the Normandale Lake Office Park planned development, a Comprehensive Plan Amendment would not be required.
  - The C-4 District permits residential uses provided the development includes non-residential development. The minimum non-residential floor area is 0.2. A rezoning request to a high-density residential district would need to accompany or follow a Comprehensive Plan Amendment to allow exclusively residential uses.
  - Provide a dimensioned site plan that includes setbacks for parking areas and buildings. Ensure a scale is identified on the site plan.

- The unit count for Phase 2 must be incorporated into the proposed preliminary development plan to establish shared parking and parking flexibility, if any is required.
- Based on the proposed unit counts, 281 parking stalls would be required for both phases. Party rooms require one space per 100 square feet. The parking requirement will be higher depending on the size of the party room(s).
- Landscape material quantities are determined by the developable area. One tree is required per 2,500 square feet while one shrub is required for each 1,000 square feet.
- A minimum 20 foot landscape yard is required along all street frontages. It does not appear that a 20 foot yard area is included along American Blvd.
- Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candles is required on the parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot. Parking areas associated with a commercial use require higher lighting levels.
- Exterior materials must meet Section 19.63.08. Typical building materials that are acceptable in the C-4 district include brick, stone, glass, stucco, and metal panels. The rendering suggests the use of fiber cement panels, which are not permitted beyond 15% of any particular elevation. EFIS is limited as well. The majority of exterior material would need to be revised.
- Applicant asked if there was an exception for certain types of fiber cement, based on thickness. Centinario stated there is no exception for particular types of fiber cement panels.
- Interior trash and recycling must be provided. The plan indicates a possible exterior trash enclosure, which is prohibited.
- A sidewalk connection from the building to public sidewalk or street is required for each building. At least an 8-foot wide concrete sidewalk is required along American Blvd. and a 6 foot sidewalk along Normandale Lake Blvd. The existing sidewalk appears to only be 5 feet wide.

Item should return to DRC for formal review post-application. A follow up meeting with Planning and Engineering can take place as well.



## Comment Summary

**Application #:** PL2018-171

**Address:** 5501, 5601 AMERICAN BLVD W, BLOOMINGTON, MN 55437

**Request:** Senior assisted living development

**Meeting:** Pre-Application DRC - May 15, 2018

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**NOTE: All comments are not listed below. Please review all plans for additional or repeated comments.**

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

- 1) A preliminary development plan was approved that entailed 10-story hotel and office buildings with a total gross floor area of approximately 410,000 square feet. The proposed project would require a new Preliminary Development Plan and Final Development Plan.
- 2) The property is guided for office land uses in the Comprehensive Plan. The proposed plan shows only residential land uses - a Comprehensive Plan Amendment would be required to change the designation from office to high-density residential.

If the project was incorporated into the Normandale Lake Office Park planned development, a Comprehensive Plan Amendment would not be required.

- 3) The C-4 District permits residential uses provided the development includes non-residential development. The minimum non-residential floor area is 0.2.

A rezoning request to a high-density residential district would need to accompany or follow a Comprehensive Plan Amendment to allow exclusively residential uses.

- 4) Provide a dimensioned site plan that includes setbacks for parking areas and buildings. Ensure a scale is identified on the site plan.
- 5) The unit count for Phase 2 must be incorporated into the proposed preliminary development plan to establish shared parking and parking flexibility, if any is required.

Based on the proposed unit counts, 281 parking stalls would be required for both phases. Party rooms require one space per 100 square feet. The parking requirement will be higher depending on the size of the party room(s).

- 6) Landscape material quantities are determined by the developable area. One tree is required per 2,500 square feet while one shrub is required for each 1,000 square feet.

- 7) A minimum 20 foot landscape yard is required along all street frontages. It does not appear that a 20 foot yard area is included along American Blvd.
- 8) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candles is required on the parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot. Parking areas associated with a commercial use require higher lighting levels.
- 9) Exterior materials must meet Section 19.63.08. Typical building materials that are acceptable in the C-4 district include brick, stone, glass, stucco, and metal panels. The rendering suggests the use of fiber cement panels, which is not permitted beyond 15% of any particular elevation.
- 10) Interior trash and recycling must be provided. The plan indicates a possible exterior trash enclosure, which is prohibited.
- 11) A sidewalk connection from the building to public sidewalk or street is required for each building. At least an 8-foot wide concrete sidewalk is required along American Blvd. and a 6 foot sidewalk along Normandale Lake Blvd. The existing sidewalk appears to only be 5 feet wide.

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

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) Provide a code analysis with the plans.
- 4) When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.
- 5) Is this going to include a memory care wing or floor?
- 6) Entry door and ceiling height must meet MN State Accessibility code.

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

- 1) Provide a code compliant emergency vehicle access lane around the structures.
- 2) Provide adequate turning radius for BFD Ladder 4 for all emergency vehicle access lanes.
- 3) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 4) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 5) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 6) Access shall be provided to/from all stairwells on all floors and parking levels.

- 7) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 8) Appliances/cooking producing grease laden vapors requires a hood and suppression system.

**Environmental Health Review - Pre-App Contact:** Erik Solie at  
esolie@BloomingtonMN.gov, (952) 563-8978

- 1) Provide Environmental Health Plan Review application with submittal
- 2) Provide specification sheets for all new and used equipment being proposed for use in this facility
- 3) All trash and recycling must be stored within the principle structure of the building

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

- 1) These medians do not currently exist on American Boulevard.

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

- 1) Right-of-way dedication is required on the final plat. If not re-platting, then a street easement by separate document to accommodate future design of American Boulevard.
- 2) Public drainage/utility and easements must be provided on the plat or new street easement line.
- 3) Private common driveway/access easement/agreement must be provided.
- 4) Existing d/u, sidewalk/bikeway easements may be vacated. Contact Bruce Bunker at 952-563-4546 or bbunker@BloomingtonMN.gov for information regarding the Public Rights-of-Way Vacation Application. It is the responsibility of the developer to determine if private utilities exist in the easement prior to submitting the application. Developer/owner to provide legal description and Engineering staff will prepare vacation document.
- 5) Private common utility easement/agreement must be provided for all sewer and water lines that cross property lines.
- 6) A 10-foot sidewalk/bikeway easement shall be provided along all street frontages. Developer/owner shall provide legal description and Engineering staff will prepare easement document.
- 7) If platting, A title opinion or title commitment that accurately reflects the state of the title of the property being platted, dated within 6 months of requesting City signatures, must be provided.
- 8) If platting, a consent to plat form is needed from any mortgage companies with property interest.

- 9) If platting, a \$15 fee for a certified copy of plat is needed. Engineering staff will obtain a certified copy of the plat from Hennepin County.

**Traffic Review - Pre-App Contact:** Amy Marohn at amarohn@BloomingtonMN.gov, (952) 563-4532

- 1) Traffic review forthcoming.

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

- 1) See Document Markups
- 2) Public drainage/utility and easements must be provided on the plat.
- 3) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 4) A Minnesota licensed civil engineer must design and sign all civil plans.
- 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) 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)
- 8) Show and label all property lines and easements on all plan sheets.
- 9) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 10) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 11) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 12) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 13) Provide peak hour and average day water demand and wastewater flow estimates.
- 14) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.
- 15) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 16) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 17) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.

- 18) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 19) An inspection manhole is required on all commercial sewer services.
- 20) Use standard short cone manholes without steps.
- 21) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 22) Install interior chimney seals on all sanitary sewer manholes.
- 23) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 24) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 25) 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.
- 26) Use schedule 40, SDR 26, or better for PVC sewer services.
- 27) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 28) 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:** Steve Segar at ssegar@BloomingtonMN.gov, (952) 563-4533

- 1) Review underground parking for surface runoff/flooding.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) A Minnesota licensed civil engineer must design and sign all civil plans.
- 4) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 5) 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)
- 6) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 7) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 8) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 9) An erosion control bond is required.

- 10) Show erosion control BMP locations on the plan
- 11) List erosion control maintenance notes on the plan.
- 12) Provide a turf establishment plan
- 13) 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.
- 14) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 15) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits ([www.ninemilecreek.org](http://www.ninemilecreek.org))

**Assessing Review - Pre-App Contact:** Kent Smith at [ksmith@BloomingtonMN.gov](mailto:ksmith@BloomingtonMN.gov), (952) 563-8707

- 1) It appears no platting is required, so there will be no park dedication.