



Development Review Committee

Approved Minutes

Pre-Application PL201800091 PL2018-91

Meeting Date: 3/27/2018

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Lance Stangohr (Fire Prev) 952-563-8969
Travis Schlangen (Utilities) 952-563-8775
Sara Flagstad (Eng.) 952-563-4627
Bernadette Gillespie (Bldg & Insp) 952-563-4709
Glen Markegard (Planning) 952-563-8923
Jen Desrude (Eng.) 952-563-4862

Kent Smith (Assessing) 952-563-8707
Eileen O'Connell (Public Health) 952-563-4964
Erik Solie (Env. Health) 952-563-8978
Heidi Miller (Police) 952-563-4975
Nick Johnson (Planning) 952-563-8925
Londell Pease (Planning) 952-563-8926
Eric Wharton (Utilities) 952-563-4579

Project Information:

Project	Knox Landing expansion – senior independent and dependent care
Site Address	8100 Knox Avenue South
Plat Name	Reservoir Park 2 nd Addition
Project Description	Preliminary and Final Development Plan and Type III Preliminary and Final Plat for a 5 story, 117 unit senior housing addition
Application Type	Major Revision to the Preliminary and Final Development Plan Type III Preliminary and Final Plat
Staff Contact	Nick M. Johnson – nmjohnson@bloomingtonmn.gov (952) 563-8925
Applicant Contact	Christian Borgan – (612) 284-8226 christianb@kaaswilson.com Link Wilson – (612) Link Wilson linkw@kaaswilson.com
Post Application DRC	YES

Guests Present:

Name	Email
Link Wilson	linkw@kaaswilson.com
Christian Borgan	christianb@kaaswilson.com
Lori Boisclair	lboisclair@boisclaircorporation.com
Patrick Sarver	psarver@civilsitegroup.com

INTRODUCTION –

Nick Johnson (Planning):

The proposed building will be a 5-story, 125 unit senior housing project with a level of affordability located at the northwest corner of 8100 Knox Avenue South. The addition would be connected to the existing building by a one-story common space.

There will be total of 18 Memory Care units and 6 one bedroom units on the first floor and 16 studio and 85 one bedroom units on floors 2-5. The desire is to re-plat to divide the site, with new construction on the north side of the existing structure. The plans show a “future phase”, although no information is provided.

The current site currently has 212 units with 141 surface parking spaces (0.67 per unit). The proposed expansion would provide a 71 space parking garage and a 132 space surface lot, net gain of 62 spaces for the 125 unit senior building, or 0.5 spaces per unit.

Lori Boisclair clarified that the goal is to be a 100% affordable independent living, assisted living and memory care facility. It will be underwritten by bonds to keep it affordable to those on Medicaid.

Discussion/Comments:

- Kent Smith (Assessing):
 - Replatting will trigger park dedication. Will require a park dedication intake form, and additional information is needed in order to provide the estimated fee.
 - Nick clarified that phase I and II will be platted into two separate lots.
- Erik Solie (Environmental Health):
 - Will the assisted living portion serve meals?
 - Applicant stated that a commercial kitchen is planned.
 - The kitchenette piece, the rental, and all the rooms that are not listed under the MDH registered license will be reviewed and inspected by Environmental Health.
- Bernadette Gillespie (Building and Inspection):
 - Are there any building plans available right now?
 - Applicant said that the project is only in planning phase right now. Gillespie added that staff will do a preliminary building plan review when the plans are 80% complete.
- Laura McCarthy (Fire Prevention):
 - The primary concern is the emergency vehicle access lane currently being proposed. The existing site doesn't meet minimum requirements and the addition of additional buildings proposed for phase I and II makes it considerably worse.
 - Applicant inquired if a hammerhead would be considered.
 - McCarthy would need to review the proposed location(s) to make a determination. Typically, hammerheads don't work very well in Minnesota because of maintenance concerns.
 - The other comments on the plan are water supply and building specific.
 - With connecting the existing and phase I buildings, it will be even harder to access the high rise portion. The fire department connection and fire pump are in the north side of the existing building. Keep this in mind during design; if affected, the FDC and other related components will need to be relocated. NFPA 101 Life Safety Code requirements are required to be met for any federally funded projects. The State Fire Marshal's office conducts their own review and

inspections for NFPA 101 requirements. Bloomington Fire Prevention will do the review and inspections for MN State Fire Code requirements.

- Heidi Miller (Police):
 - Assuming this will fall under a Crime Free Facility.
 - Keep in mind security considerations for memory care.
- Jen Desrude (Engineering):
 - See comment summary for civil engineering comments. Review these as plans are prepared.
 - City Code Chapter 22 is what applicant needs to adhere to for plat requirements.
 - Staff and applicants will have a separate side meeting to discuss easements. There is an existing 60' easement for water reservoir and slope on the western boundary. The proposed layout is encroaching into it. There is a major stormwater project this summer as well.
 - Follow City's stormwater rules, as well as Nine Mile Creek Watershed District's requirements and permit.
 - Applicant can potentially use the easement for stormwater management, parking or fire lane, but staff are primarily concerned with a building within the easement boundaries.
- Eric Wharton (Utilities):
 - There will be more details that need to be reviewed once civil plans are prepared.
 - The main water supply to the site will be majorly disrupted by the new building. There will need to be a new internal fire loop throughout the site.
 - Consider the location of hydrants and access to hydrants. This needs to be reviewed closely.
 - There will be construction work on the north and west sides associated with the City's stormwater project, as well as redevelopment on the north. If there is any possibility of coordinating the supply of the water distribution system and the hydrants associated with it in conjunction with the work that will be happening on the north side, now is the time to clarify and simplify.
 - Applicant asked if Wharton would be the contact. Wharton clarified that Jen Desrude would be the best contact. Applicant can contact Wharton if there is anything water or sanitary sewer specific.
 - SAC determination will be required.
 - Existing building is served by a sanitary sewer coming from the south side. Applicant will need to come up with a new methodology for sanitary sewer for the new part of the building.
 - Underground parking is proposed; there need to be special design considerations for the stormwater system on this site to assure that stormwater doesn't flow into the sanitary sewer drains inside the building.
 - McCarthy added that with the new structures, applicant may need to add hydrants on the north side and possibly the east side depending on spacing.
 - Desrude asked where the water flows from this site.
 - Londell Pease stated that staff can review this in greater detail in the next meeting. Wharton stated that from the existing building, it flows to the south; unsure if it reconnects into the larger system that flows to the east.
 - Desrude added that the City is in the process of doing a sanitary sewer model, and a water model, that staff need to factor this into.
- Eileen O'Connell (Public Health):
 - Will this facility be smoke free?
 - Applicant stated TBD.

- Applicant was given informational packet. Staff recommends smoke free.
 - There are state and federal regulations for employees, including lactation facilities. The State of Minnesota is more restrictive.
- Nick Johnson (Planning):
 - Rezoning of the site to RM-100 would be required to accommodate the proposed development.
 - Inclusion of memory care would make the facility an institutional use per zoning code. The maximum floor area ratio (FAR) for an institutional use in the RM-50 or RM-100 zoning district is 1.0. The proposed development would raise the FAR to 1.4 (without the future phase). A privately initiated Code amendment would be required for the project to proceed as proposed. This is a significant policy issue.
 - Per Code (Sec. 21.301.06), 483 parking stalls would be required, not counting party room space. This is a moving target due to the ratio of assisted versus independent living. 203 parking stalls are proposed, representing a 58% deviation from Code. This is an unprecedented amount of parking deviation. A parking study may be required to evaluate any request for parking flexibility measures. Desrude would be the contact for this process.
 - Planning Division and applicant should meet separately to discuss these issues.
 - Markegard wanted to commend applicant for wanting to add density to the Penn American District.



Comment Summary

Application #: PL201800091

Address: 8100 Knox Avenue South, Bloomington, MN 55431

Request: **Preliminary and Final Development Plan and Type III Preliminary and Final Plat for a 5 story, 125 unit affordable senior housing expansion**

Meeting: Pre-Application DRC – March 27, 2018

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

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

- 1) The total site area is 4.69 acres. The total number of proposed units is 337 (212 existing and 125 new). The resulting residential density is 71.9 units per acre. The maximum allowed density in the RM-50 zoning district is 50 units/acre. Rezoning of the site to RM-100 would be required to accommodate the proposed development.
- 2) The inclusion of memory care in the development would make the facility an institutional use. Institutional Use standards are found in Section 21.302.06 of the City Code. The maximum floor area ratio (FAR) for an institutional use in the RM-50 zoning district is 1.0. The proposed FAR is 1.40. A privately initiated City Code amendment increasing the allowed FAR for an institutional use in the RM-50 or RM-100 zoning district would be necessary to achieve this amount of floor area for an institutional use.
- 3) Parking requirements are found in Section 21.301.06 in the City Code. Senior citizen housing requires 1.5 spaces per dwelling unit w/one space per 100 sq. ft. of party room. Residential care facilities (memory care) require one parking space per four beds. Staff calculates that 165 parking stalls would be required (not including any parking for party room space) for the additional development proposed. The total development would require 483 parking stalls. 203 parking stalls are proposed, representing a 58% deviation from City Code standards. A parking study may be required to evaluate a request for parking flexibility measures.
- 4) Exterior materials must meet Section 19.63.08(c). Permitted primary materials include glass, stucco, stone, brick, architectural concrete, and metal according to adopted policies and procedures.
- 5) Provide a sidewalk connection from each principal building entrance to the public sidewalk.

- 6) Total site landscaping must have 82 trees and 204 shrubs. See Section 19.52 of the City Code and the City's supplemental landscaping policy for additional details. The existing trees must be shown on survey.
- 7) No review is provided for future phase as noted on the plan.
- 8) Parking lot screening consistent with Section 19.52(d) must be provided.
- 9) 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 25 feet of the parking lot). The garage lighting must be 3.0 foot-candles with a reduction to 1.5 foot-candles for the perimeter 25 feet.
- 10) All rooftop equipment must be screened equal to the height of the equipment (Section 19.52.01).

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

- 1) Provide adequate turning radius to accommodate BFD Ladder 1
- 2) Insure the FDC on the existing building is accessible from the parking lot.
- 3) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 4) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 5) Access shall be provided to/from all stairwells on all floors and parking levels.
- 6) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 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) Voice fire alarm system for multiple languages - same as existing highrise.

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 2 complete sets of plans, including Plumbing, Electrical and HVAC to the Environmental Health Division for review
- 3) All trash and recycling must be stored within the principle structure of the building
- 4) Provide specification sheets for all new and used equipment being proposed for use in this facility

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

- 1) Parking islands need to be a minimum of 8' wide and 3' shorter than the parking stall. (Typ)
- 1) Private common driveway/access easement/agreement must be provided.
- 2) Dimension plan, including parking stalls, drive aisles & sidewalk.
- 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) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 5) Disabled parking signage and pavement markings must be placed in accordance with ADA and MMUTCD
- 6) 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.
- 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
- 8) Show and label all property lines and easements on all plan sheets.
- 9) Provide a sidewalk connection from the building to public sidewalk or street.

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

- 1) \$15 fee for certified copy of plat. Engineering staff will obtain a certified copy of the plat from Hennepin County.
- 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.
- 3) 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.
- 4) Consent to plat form is needed from any mortgage companies with property interest.
- 5) Public drainage/utility and easements must be provided on the plat.
- 6) Private common utility easement/agreement must be provided.
- 7) Private common driveway/access easement/agreement must be provided.
- 8) Show and label all property lines and easements on all plan sheets. Easements include 20' sidewalk/bikeway/utility along street frontage, 60' reservoir const and maint. easement along west line, 30' d/u along north line.
- 9) A 20-foot sidewalk/bikeway easement shall be provided along all street frontages if existing are vacated. Developer/owner shall provide legal description and Engineering staff will prepare easement document.

- 10) Existing d/u swk/bkwy easements may be vacated and new easements dedicated or granted by document. 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.
- 11) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.

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

- 1) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 2) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 3) Provide trip generation numbers for the site using ITE Trip Generation Standards.
- 4) 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.
- 5) Provide a sidewalk connection from the building to public sidewalk or street.
- 6) Provide bike racks for short term and long term storage of bikes. Show location of a bike racks on plan sheet and bike rack detail on the plan.
- 7) List the number of parking spaces required by city code and the number of spaces provided on the site plan.

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

- 1) Provide proposed sanitary sewer service for new building. Provide storm drainage computations that demonstrate the internal parking areas are protected during all storm events from storm water entering sanitary sewer floor drains.
- 2) Public drainage/utility and easements must be provided on the plat.
- 3) Private common utility easement/agreement must be provided.
- 4) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 5) A Minnesota licensed civil engineer must design and sign all civil plans.
- 6) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 7) 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.

- 8) 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
- 9) Show and label all property lines and easements on all plan sheets.
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) All unused water services must be properly abandoned at the main. All unused sanitary sewer services must be properly abandoned at the property line.
- 12) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 13) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers.
- 14) Provide peak hour and average day water demand and wastewater flow estimates.
- 15) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss.

Existing water main on site will need to be relocated to avoid new building and provide supply to the new hydrants needed.

Coordinate new water main installation with the property to the north optimize hydrant and main placement for both developing properties.

- 16) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants.
- 17) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius.
- 18) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.
- 19) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.
- 20) 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.
- 21) 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.
- 22) An inspection manhole is required on all commercial sewer services.
- 23) Use standard short cone manholes without steps.
- 24) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.
- 25) Install interior chimney seals on all sanitary sewer manholes.

- 26) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.
- 27) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 28) 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.
- 29) Use schedule 40, SDR 26, or better for PVC sewer services.
- 30) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 31) 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) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) Move building out of 60 foot reservoir and slope easement along west property line, Doc. 4352335.
- 3) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 4) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 5) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 6) An erosion control bond is required.
- 7) Show erosion control BMP locations on the plan
- 8) List erosion control maintenance notes on the plan.
- 9) 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.
- 10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 11) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)

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

- 1) Platting triggers Park Dedication calculation. We will need a Park Dedication Intake Form completed before we can give a final number. We will need to know how many units are anticipated in the future phase.