

**Bloomington Senior Housing**  
**6701 West 78<sup>th</sup> Street, Bloomington, MN 55439**

**13 June 2018**

**Final DRC Comment Summary Response**  
**Application#: PL201800191**

Approved Condition from Type III Preliminary Incentive Development Submittal

**Applicant responses in BOLD**

1. A total number of 208 parking spaces (121 surface, 87 underground garage) is provided. To demonstrate compliance with Section 21.301.06 of the City Code, the application must clearly specify the number of independent vs. assisted living units, as well as the total number of day care participants with the maximum number of staff on one shift.  
 • **Refer to Exhibit A**
2. Fiber cement panel and fiber composite siding are not permitted as primary exterior materials in the C-4 zoning district. Primary exterior materials are limited to glass, stucco, stone, brick, architectural concrete, and metal in accordance with adopted policies and procedures. See Section 19.63.08(c) of the City Code.  
 • **Acknowledged**
3. Compliance with MN Rules Chapter 7030 Noise Pollution Control is required.  
 • **Acknowledged**
4. The shore area for Nine Mile Creek is defined as 50 feet from the top of bank of channel. Based on the plans submitted, it is possible that a shore area permit may be required for the construction of surface parking and grading/filling activities in the shore area. See Section 19.87.04 of the City Code. Impacts to the shore area must be further evaluated by staff.  
 • **Acknowledged, We are now showing the 50-foot shore area for Nine Mile Creek based on City Code from discussions with Steve Segar, City of Bloomington.**
5. A building security system for the residential care facility must be approved by the City Police Department prior to occupancy (Sec. 21.302.23(d)(3)(E) of the City Code).  
 • **Acknowledged, a building security system will be provided prior to occupancy**
6. A Management Plan must be provided detailing program operation, staffing, security, access control, and other pertinent information (Sec. 21.302.23(d)(3)(C) of the City Code).  
 • **Provided, Refer to Exhibit B**

7. Trash and recycling storage facilities must be 1,072 square feet in size. Trash and recycling areas may be reduced up to 60% by incorporating a trash compactor or waste management plan. Does the day care have internal access to the trash facilities?
  - **The trash and recycling storage facilities have been increased to 1,090 square feet. One parking stall was removed in the parking garage to accommodate an increased Trash and Storage Facility, the project still has an excess number of parking stalls (for parking counts refer to Exhibit A).**
8. Based on the developable area calculation provided by the applicant, the required amount of floor area of nonresidential uses is 38,234 square feet. The applicant is requesting PD flexibility for consideration of what constitutes nonresidential uses within the development.
  - **Acknowledged, Further development of unit plans is necessary to determine the sf of dedicated storage space per unit. Storage lockers will be provided on each floor for the units.**
9. Parking island tree required.
  - **Acknowledged, a tree has been added to the parking lot island.**
10. For the lighting of surface parking areas, parking dedicated to the day care use must be a minimum of 2.0 foot-candles (which can be reduced to 1.0 foot-candle along the perimeter 25 feet of the parking lot). Parking dedicated to the senior living use must be a minimum of 1.0 foot-candle (which can be reduced to 0.5 foot-candles along the perimeter 25 feet of the parking lot). Initial and maintained photometric lighting plans must be submitted for the underground parking garage. The parking garage must have a minimum light level of 3.0 foot-candles (which can be reduced to 1.5 foot-candles along the perimeter of the underground parking area).
  - **Acknowledged**
11. Each senior citizen housing unit must have a dedicated storage space with each dwelling that is a minimum of 96 cubic feet (Sec. 21.302.02).
  - **Acknowledged**
12. Food service plans must be approved by Environmental Health.
  - **Acknowledged**
13. The setback requirement for freestanding signs in the C-4 zoning district is 20 feet from planned widened right-of-way. The development is limited to one freestanding sign per street frontage. See Section 19.113 of the City Code. The site may benefit from directional signage (see Sec. 19.116) to direct traffic to various uses.
  - **Applicant requests flexibility from standards to allow to ground mounted signs. We are proposing two monument signs along West 78<sup>th</sup> Street to provide separate signage for both the senior housing user and the daycare user. The signs will be setback 22 feet from the existing ROW of West 78<sup>th</sup> Street. Please refer to Exhibit C.**
14. Per Section 21.302.02(e)(4) of the City Code, odor suppression systems designed by a professional must be provided for the commercial kitchen.
  - **Acknowledged**

15. Therapeutic massage services that are open to the public must be licensed by the Bloomington Licensing Division (952-563-8728).

- **Acknowledged**

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

- 1) Must meet current MN State Building Code

- **Acknowledged, we plan to meet all code requirements.**

- 2) Must meet MN Accessibility Code

- **Acknowledged, we plan to meet all code requirements**

- 3) Provide a code analysis with the plans.

- **See sheet A1.0 for a Preliminary Code Analysis**

- 4) Separate permit and review by Mn State Elevator inspector for elevators, escalators and moving walkways.

- **Acknowledged**

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

- 1) Provide Environmental Health Plan Review application with submittal of plans for kitchen areas.

- **Acknowledged**

- 2) Pool review will be conducted by the Minnesota Department of Health. Contact Steve Klemm.

- **Acknowledged**

- 3) Provide specification sheets for all new and used equipment being proposed for use in this facility.

- **Acknowledged**

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

- 1) Provide adequate turning radius to accommodate BFD Ladder 4

- **Acknowledged, We are providing adequate turning radii to accommodate BFD Ladder 4. The Fire Truck Movement is shown on Fire Department Access Plan Sheet C3.3.**

- 2) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

- **Acknowledged, we plan to meet all code requirements**

- 3) Annunciator panel

- **Acknowledged, will be added**

4) Knox Box

- **Acknowledged, will be added**

5) Knox Box

- **Acknowledged, will be added**

6) Provide access to standpipe

- **Acknowledged, standpipe access will be added to meet requirements.**

7) Provide access to standpipe from this area

- **Acknowledged, standpipe access will be added to meet requirements.**

8) Gate to be accessible by emergency responders

- **Acknowledged, The gate located on the north side of the memory garden will be accessible to emergency responders.**

9) Annunciator panel

- **Acknowledged, will be added**

10) Knox Box

- **Acknowledged, will be added**

11) Knox Box

- **Acknowledged, will be added**

12) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing

- **Acknowledged**

13) Hose valves shall be provided within 130' of all areas if dry standpipe or within 200 feet if installing a wet standpipe

- **Acknowledged**

14) 2 exits required

- **Acknowledged, an exit has been added**

15) 2 exits required

- **Acknowledged, an exit has been added**

16) Provide access to stairwell and hose valve

- **Acknowledged, a door has been added**

**Public Works Review Contact:** Bruce Bunker at [bbunker@BloomingtonMN.gov](mailto:bbunker@BloomingtonMN.gov), (952) 563-4546

**Construction/Infrastructure Review Contact:** Bruce Bunker at [bbunker@BloomingtonMN.gov](mailto:bbunker@BloomingtonMN.gov), (952) 563-4546

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.

- **Acknowledged**

2) White pines aren't very salt tolerant and it is sensitive to urban pollution. These are likely too close to the road to be successful. Consider a different species. Same comment for all locations along driveways and W.78th Street

- **Austrian Pines have been substituted for all White Pine trees on site.**

3) Extend sawcut to eliminate the small triangle piece that would be left and likely crack

- **The sawcut area within West 78<sup>th</sup> Street has been extended to include the small triangle piece of roadway.**

3) Understand with the existing topography that the sidewalk won't be ADA compliant, however you may want to consider putting a resting spot, including a spot for a wheelchair mid way up the hill

- **We anticipate that the sidewalk on the west side of the project will be at a  $\pm 7.5\%$  slope.**

4) Suggest placing heavy duty silt fence here where the steep slope drains to the adjacent property to keep all sediment on this property even in heavy rain events.

- **We have added a segment of heavy duty silt fence along the property line where steep slopes are adjacent to the eastern drive aisle to prevent sediment from leaving our project.**

5) Ensure that there is 2' clearance from the new sidewalk to the fire hydrant

- **We have adjusted the sidewalk for a minimum 2-foot clearance between the hydrant and the sidewalk.**

6) Include detail for Standard Non-Res Driveway with Sidewalk

- **We added the detail for Standard Non-Res Driveway with Sidewalk to our civil details**

7) Install Standard Non Res Driveway Approaches

- **We have proposed the entrance approaches to match the Standard Non-Res Driveway with Sidewalk detail.**

**PW Admin Review Contact:** Bruce Bunker at [bbunker@BloomingtonMN.gov](mailto:bbunker@BloomingtonMN.gov), (952) 563-4546

1) Show and label proposed street easement on all plan sheets.

- **We are now showing and have labeled the proposed street easement on all plan sheets.**

2) Do not plant new trees in proposed street easement.

- **We have removed all proposed trees from the proposed street easement along West 78<sup>th</sup> Street.**

**Traffic Review Contact:** Bruce Bunker at [bbunker@BloomingtonMN.gov](mailto:bbunker@BloomingtonMN.gov), (952) 563-4546

1) Utility permit needed from City of Bloomington prior to Sanitary Service removal. Traffic control plan for this work will need to be approved by City of Bloomington and City of Edina.

- **We acknowledge that a Utility Permit will be required prior to Sanitary Service removal and we will work with the City of Bloomington and Edina to get traffic control approvals.**

2) If right out is not allowed, add a median in the driveway that will physically restrict left turns out of this driveway and add signs R3-2 (regulatory, no left turn signs) below the stop sign and in the public right-of-way across 78th Street West (possibly in the median and far side).

- **We have widened the median opening within West 78<sup>th</sup> Street to allow for full access movement from the middle entrance of our project.**

3) Confirm that a "R6-1 (One Way) sign is placed in the center median across from this driveway. One will need to be added if not in place.

- **We have added a "R6-1" (One Way) sign to the median directly across from the eastern entrance.**

4) This median opening is only about 25' wide. This is not wide enough to facilitate full access. Median modifications will need to be completed to allow full access.

- **We have widened the median opening within West 78<sup>th</sup> Street to allow for full access movement from the western entrance of our project.**

4) 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 Brian Hansen (952-563-4543, bhansen@BloomingtonMN.gov) for permit information.

- **We acknowledge that the Contractor shall obtains all applicable permits.**

5) It appears this driveway opening was shifted to the left from the previous opening. You may need to modify the center median for left turns out of the site to safely occur or re-shift the driveway to the east.

- **We have widened the median opening within West 78<sup>th</sup> Street to allow for full access movement from the western entrance of our project.**

6) All parking stall striping must be painted white.

- **We have noted on our plans that all parking stall striping will be painted white.**

**Utility Review Contact:** Bruce Bunker at bbunker@BloomingtonMN.gov, (952) 563-4546

3) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination. The SAC reporting and payments will be administered by Bloomington's Building and Inspection division since the building permit is from Bloomington.

- **We have contacted Met Council regarding the SAC determination and they have stated there are an estimated 7 credits available. We will coordinate with the City of Bloomington's Building and Inspection division regarding SAC reporting and payments.**

4) Loop water system (supply from two points) to provide increased reliability of service and reduction of head loss. The east water service must be located further east (past the existing mainline valve) to form a true redundant loop.

- **We have adjusted the water service connection further to the east, past the existing mainline valve, to form a true redundant loop.**

5) Provide valves for system isolation (longest interval cannot exceed 400 feet) and for building isolation without shutting down supply to hydrants. A valve on the building service needs to be called out.

- **We are showing valves for system isolation and for building isolation without shutting down supply to hydrants.**

6) Taps of live water mains are to be done by City of Bloomington Forces. This will require Bloomington permits and tapping fees to be paid for and coordinated with the Contractor.

- **We acknowledge that live water main taps are to be done by City of Bloomington Forces and that applicable permits and tapping fees will be paid for and coordinated with the Contractor.**

8) 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. Check the Rim Elevations near the building, plan shows only about one foot deep?

- **All Sanitary sewer mainlines, clean-outs, manholes, and services have been designed with adequate depth of cover or will use high-density polystyrene insulation to prevent freezing. The sanitary rim elevations have been adjusted to accurately show rim elevations for sanitary structures which have a rim.**

9) Use schedule 40, SDR 26, or better for PVC sewer services. Note number 2 doesn't call out a specific material for the 10" pipe size.

- **We acknowledge that schedule 40, SDR 26 or better must be used for PVC sewer services. Note number 2 has been updated to cover 10-inch size piping.**

10) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter. Bloomington Fire also prefers that a combined Domestic and Fire water service is used to reduce stagnant water in the fire system. The engineer will need to confirm that the design of the service size and the water system loop are sized accordingly to provide the necessary domestic and fire flow demand.

- **We acknowledge that the combination fire and domestic water services must terminate with a thread on flange or an MJ to flange adapter. We are providing a combined domestic and fire water service for the project as preferred by the Bloomington Fire Department.**

11) All unused water services must be properly abandoned at the main. There are two services in W 78th St.

- **We acknowledge that all existing and unused water services for our property will be properly abandoned at the main.**

11) Use Class 52 DIP water main for pipe 12-inches in diameter and smaller. A minimum 8 mil polywrap is required on all DIP.

- **We acknowledge that Class 52 DIP water main pipe will be used for all 12-inch pipes and smaller and that a minimum of 8-millimeter polywrap is required on all DIP.**

12) The east water service must to be located further east (past the existing mainline valve) to form a true redundant loop.

- **We have adjusted the water service connection further to the east, past the existing mainline valve, to form a true redundant loop.**

13) Bloomington Records show a water mainline valve in a MH about here

- **We acknowledge that the location of the existing water mainline valve is within a MH with West 79<sup>th</sup> Street.**

14) The Water and Sanitary Sewer mains serving this property are owned by the City of Bloomington, however the water in the pipes comes from the Edina systems. Since this property is located in Bloomington, the Bloomington Fire department will respond to any calls in the area. Therefore Bloomington standards for fire systems, hydrants, and watersystem looping are required. Plan Review, Utility Permits, and Inspection are to be issued by Bloomington. Meter permits and Utility Billing are to be issued by Edina.

- **We acknowledge that there will be coordination between the City of Bloomington and the City of Edina for water and sanitary services.**

15) The valve on the building service(s) needs to be called out.

- **The valves on the building services have been noted.**

16) Check the Rim Elevations near the building, plan shows only about one foot deep?

- **The sanitary rim elevations have been adjusted to accurately show rim elevations for sanitary structures which have a rim.**

17) What about 10" Pipe?

- **Note number 2 has been updated to cover 10-inch size piping.**

18) There should be a Bi-directional cleanout on the inlet to the Grease Interceptor an inspection MH at the point where the grease interceptor discharge pipe connects with the sewer service.

- **We will include a Bi-directional cleanout on the inlet to the Grease Interceptor with Final Permit Plans.**

19) Contact Edina for Meters and Utility Billing permits Permits

- **We acknowledge that the City of Edina will shall be contacted for meters and utility billing permits.**

20) Including Edina

- **Acknowledged**

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

1) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.

- **We acknowledge that utility as-builts must be provided prior to issuance of Certificate of Occupancy.**

2) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Under review. What are the estimated pond water level for the 100-yr storm event?

- **We have provided the City of Bloomington a Stormwater Management Plan for review.**



A wetland notice of determination in July of 2016 approved the existing pond's normal water level to be 822.3 and the 100-year/overflow elevation to be 823.7. However, it is not evident if these plans were implemented, therefore volume control has been provided on site as described in the Stormwater Management Report. In its current condition, the existing pond overtops its banks at  $\pm 823.70$  and discharges toward Nine Mile Creek. This provides for a 4.8' freeboard between the estimated 100-year high water level and lowest finished floor.

3) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.

- **Acknowledged**

4) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.

- **A National Pollutant Discharge Elimination System (NPDES) permit and a Storm Water Pollution Prevention Plan (SWPPP) will be provided with Final Permit Plans.**

5) An erosion control bond is required.

- **We acknowledge that an erosion control bond is required.**

6) Show erosion control BMP locations on the plan

- **We will show erosion control BMP locations with Final Permit Plans.**

7) List erosion control maintenance notes on the plan.

- **We will list erosion control maintenance notes with the Final Permit Plans.**

8) Provide a turf establishment plan

- **Refer to Landscape Plan for all turf and groundcover establishments.**

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, Conseal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.

- **Acknowledged**

10) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.

- **We acknowledge that utility permits are required for connections to the public storm, sanitary, and water systems. See sheet C5.0 for note regarding utility permit coordination.**

11) 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))

- **We acknowledge that a copy of the Nine Mile Creek Watershed District permit and comments are necessary prior to the issuance of City of Bloomington permits.**

12) Will drainage from this outlet go towards the stormwater pond? Will any drain to the east onto neighboring property?

- **Drainage from the outlet will overland flow toward the stormwater pond. Stormwater will not drain towards the east and onto the adjacent parcel.**

# Exhibit A

## Parking Allocation

**Planning comment #1:**

**207 Parking spaces are provided, see table below:**

Parking Analysis				
Notes:				
User	Ordinance	-	Required	Proposed
Senior (Independent Living(IL))	1.5 / Unit	95 Units	143	147
Senior Party Room Space	1 / 100 sf of party room space	355 sf	4	4
Assisted Living (AL)	1 / 4 beds	96 Beds	24	24
Memory Care (MC)	1 / 4 beds	20 Beds	5	5
Daycare	1.2/10 participants + 1/ caregiver on max. shift	100 participants	27	27
Total			203	207

\* 95 IL Units & 71 AL Units (58% IL & 42% AL) - 4 extra stalls provided

\*\* 71 AL Units = 96 AL Beds

\*\* 30 Parking Stalls accommodates for 100 daycare participants and 15 caregivers

Exhibit B

Management Plan

**Planning comment #6: Management plan. A management plan for the facility must be submitted with any conditional use permit application, which includes but is not limited to the following:**

**(i) Program operation;**

**2018 Management Services**

**For the purposes of this document, “Owner” is Opus development company LLC or assigns and “Ebenezer” is Ebenezer Management Services.**

Owner will develop and own a “Housing with Services Establishment and will contract with Ebenezer as the arrange home care provider. (Descriptions of each are listed in the Addendum A, License Descriptions.)

Ebenezer operates the building in compliance with applicable Legal Requirements. This operation includes, but is not limited to:

- Human Resources: Payroll, Employee Management, Staffing, Training
- Resident Services: Home Care, Dining, Recreational Activities, Housekeeping
- Property Management: Maintenance of the property, Vendor Management
- Financial: Accounts Payable, Accounts Receivable, Financial Reporting, Budgeting
- Sales and Marketing
- Communication with Families and Representatives
- Vendor Relations
- Strategic Initiatives
- Information Technology to support the business
- Spiritual Care (optional package)

## Exhibit B

### Management Plan

#### **(ii) Staffing;**

##### Senior Housing:

- Full Time employees will include:
- Executive Director
- Director of Health Services (RN)
- Outreach and Sales Director
- Environmental Services Director
- Activities Director
- Culinary Director
- Chef
- Resident Services Director
- Receptionist

##### Mixture of Full and Part time employees:

- Resident Assistants – approximately 30 full time equivalents
- Part time employees:
- Culinary Assistants
- Housekeepers
- Support Nurse
- Support Chef

##### Child Care:

- Child Care Director
- Teachers
- Assistants

#### **(iii) Security detail;**

The building will have an Access Control System.

There will be staff in the building 24/7.

There will be security cameras in key locations.

#### **(iv) Access control;**

External doors will be secure.

Exhibit B

Management Plan

Residents and staff will gain access to the building with authorized key cards.  
Visitors gain access through a call box to the resident apartment or to the staff.  
Memory Care will have an access control system at each door.

**(v) Smoking locations**

This will be a non-smoking campus.

**(vi) Floor plans showing sleeping areas, emergency exits, and bathrooms.**

See submitted plan set.

## Exhibit B

### Management Plan

#### **Addendum A**

#### **License Descriptions**

##### **Housing with Services Registration:**

The ownership of the building will hold a Housing with Services Registration. This is a required registration in Minnesota. Ebenezer will apply on behalf of the site 120 days prior to the first resident. We also fill out the Assisted Living Designation form (see below)

"Housing with services establishment" or "establishment" means:

- (1) an establishment providing sleeping accommodations to one or more adult residents, at least 80 percent of which are 55 years of age or older, and offering or providing, for a fee, one or more regularly scheduled health-related services or two or more regularly scheduled supportive services, whether offered or provided directly by the establishment or by another entity arranged for by the establishment; or
- (2) an establishment that registers under section 144D.025.

Further information may be obtained: <https://www.revisor.mn.gov/statutes/?id=144D>

##### **Assisted Living Designation:**

If an establishment uses the term "Assisted Living", this must obtain the Assisted Living designation and comply with the requirements.

##### **Subdivision 1. Verification in annual registration.**

A registered housing with services establishment using the phrase "assisted living," pursuant to section 144G.02, subdivision 1, shall verify to the commissioner in its annual registration pursuant to chapter 144D that the establishment is complying with sections 144G.01 to 144G.05, as applicable.

##### **Subd. 2. Minimum requirements for assisted living.**

(a) Assisted living shall be provided or made available only to individuals residing in a registered housing with services establishment. Except as expressly stated in this chapter, a person or entity offering assisted living may define the available services and may offer assisted living to all or some of the residents of a housing with services establishment. The services that comprise assisted living may be provided or made available directly by a housing with services establishment or by persons or entities with which the housing with services establishment has made arrangements.

(b) A person or entity entitled to use the phrase "assisted living," according to section 144G.02, subdivision 1, shall do so only with respect to a housing with services establishment, or

## Exhibit B

## Management Plan

a service, service package, or program available within a housing with services establishment that, at a minimum:

(1) provides or makes available health-related services under a home care license. At a minimum, health-related services must include:

(i) assistance with self-administration of medication, medication management, or medication administration as defined in section 144A.43; and

(ii) assistance with at least three of the following seven activities of daily living: bathing, dressing, grooming, eating, transferring, continence care, and toileting.

All health-related services shall be provided in a manner that complies with applicable home care licensure requirements in chapter 144A and sections 148.171 to 148.285;

(2) provides necessary assessments of the physical and cognitive needs of assisted living clients by a registered nurse, as required by applicable home care licensure requirements in chapter 144A and sections 148.171 to 148.285;

(3) has and maintains a system for delegation of health care activities to unlicensed personnel by a registered nurse, including supervision and evaluation of the delegated activities as required by applicable home care licensure requirements in chapter 144A and sections 148.171 to 148.285;

(4) provides staff access to an on-call registered nurse 24 hours per day, seven days per week;

(5) has and maintains a system to check on each assisted living client at least daily;

(6) provides a means for assisted living clients to request assistance for health and safety needs 24 hours per day, seven days per week, from the establishment or a person or entity with which the establishment has made arrangements;

(7) has a person or persons available 24 hours per day, seven days per week, who is responsible for responding to the requests of assisted living clients for assistance with health or safety needs, who shall be:

(i) awake;

(ii) located in the same building, in an attached building, or on a contiguous campus with the housing with services establishment in order to respond within a reasonable amount of time;

(iii) capable of communicating with assisted living clients;

(iv) capable of recognizing the need for assistance;

(v) capable of providing either the assistance required or summoning the appropriate assistance; and

(vi) capable of following directions;

(8) offers to provide or make available at least the following supportive services to assisted living clients:

## Exhibit B

## Management Plan

- (i) two meals per day;
  - (ii) weekly housekeeping;
  - (iii) weekly laundry service;
  - (iv) upon the request of the client, reasonable assistance with arranging for transportation to medical and social services appointments, and the name of or other identifying information about the person or persons responsible for providing this assistance;
  - (v) upon the request of the client, reasonable assistance with accessing community resources and social services available in the community, and the name of or other identifying information about the person or persons responsible for providing this assistance; and
  - (vi) periodic opportunities for socialization; and
- (9) makes available to all prospective and current assisted living clients information consistent with the uniform format and the required components adopted by the commissioner under section 144G.06. This information must be made available beginning no later than six months after the commissioner makes the uniform format and required components available to providers according to section 144G.06.

**Comprehensive Home Care License:**

**Ebenezer already holds the Comprehensive Home Care license and will notify the state agency of its use prior to the start of services at the site**

Home care services that may be provided with a comprehensive home care license include any of the basic home care services listed in subdivision 6, and one or more of the following:

- (1) services of an advanced practice nurse, registered nurse, licensed practical nurse, physical therapist, respiratory therapist, occupational therapist, speech-language pathologist, dietitian or nutritionist, or social worker;
- (2) tasks delegated to unlicensed personnel by a registered nurse or assigned by a licensed health professional within the person's scope of practice;
- (3) medication management services;
- (4) hands-on assistance with transfers and mobility;
- (5) assisting clients with eating when the clients have complicating eating problems as identified in the client record or through an assessment such as difficulty swallowing, recurrent lung aspirations, or requiring the use of a tube or parenteral or intravenous instruments to be fed; or
- (6) providing other complex or specialty health care services.

**Food and Beverage License:**



Exhibit B

Management Plan

The Development team will need to apply for a Food and Beverage plan review prior to construction.

The team will have to obtain the license to operate 3 weeks prior to first resident  
<http://www.health.state.mn.us/divs/ch/food/license/fplslicfs.pdf>

**Child Care License:**

Child Care licensing examines the following areas in order to obtain a license:

Program Practices- which entail ages of classrooms, hours of operations, etc

Heath Practices- Food operations, Water compliance, Medication and First Aid producers, Illness, Health Consultant, Diaper/Tolieting, Transportation

Physical Plant- Clean processes, condition of building and equipment, Risk Management, Indoor/Outdoor play areas, Emergency Procedures, Code Approvals and Flood Plan,

Development of children- Curriculum, philosophy, Assessment, Interest Areas, Behavior Guidance

Operational- Staffing, Training, Ratios, Parent Communication, Reporting, Background checks, Staff Qualification, Polices and Procedures, Record keeping, Communication operations

Prior to breaking ground, Ebenezer will contact Licensing and see who will be assigned to the center. Ebenezer will start the process of developing the operational part of the center. About 6-8 months prior to opening, Ebenezer will send in Child care Licensing form. They will want to have a Map of the center, code requirement from zoning, building, fire, health.

All of these have specific training requirements. Ebenezer maintains the training requirements for the company in order to match license requirements.

## Flexibility in Standards Request

6701 West 78<sup>th</sup> Street – Bloomington, MN  
Planned Development and Conditional Use Applications  
7 June 2018

**FLEXIBILITY FROM STANDARD REQUEST #3**

The final request relates to successful wayfinding of residents, patrons and guests through the property. Due to the busy nature of West 78<sup>th</sup> Street, it is important to aid visitors with wayfinding to limit any unnecessary traffic impacts on the roadway. Opus proposes an allowance for two site ground signs, one for each use: daycare and senior living community. The signs will be comfortably separated to clearly identify the daycare entry drive separate from the resident and guest entry drive.

A uniform sign design plan per City ordinance will be submitted to the City for review and approval at a later date however, we request the opportunity to provide two monument ground signs when that submittal is prepared at a later date.