

6701 West 78th Street – Bloomington, MN
Development Application – Follow-up Addendum Memo
12 July 2018



The project development team would like to summarize and provide additional documentation based on staff feedback and approval comments from the Bloomington Planning Commission on June 28, 2018.

FLEXIBILITY FROM STANDARDS REQUESTS FOR STAFF AND CITY COUNCIL CONSIDERATION

1. Flexibility from Standard Request #1 Developable Area Calculation as originally submitted.

(Previously Approved by Planning Commission)

2. Flexibility from Standard Request #2 Commercial Area Calculation as originally submitted.

(Previously Approved by Planning Commission)

3. Flexibility from Standard Request #3 Monument Sign as submitted on June 7, 2018.

Proposed monument signs will not be located in the future ROW easement.

(Previously Approved by Planning Commission)

4. Flexibility from Standard Request #4 Material Use Coverage 21% Secondary Material

- a. Staff identified that Fiber Cement Panels are not considered a Primary Exterior material thus limiting its use on the project as originally planned. The development team has substituted stucco for most of the Fiber Cement Panel locations originally planned, however we are proposing flexibility to increase the maximum secondary material coverage allowed up to 21%. While this is a commercial zone and wants to relate to its local commercial context in Bloomington, it does have residential context directly across West 78th Street in Edina as well. In addition the building's residential use should be reflected in its architectural expression. The architectural design has incorporated Fiber Cement Panel lap siding to speak to its residential use, while also breaking down the massing without sacrificing its adjacent commercial contextual relationships. Please refer to the updated elevations and material board for proposed building material and percentage quantities.

(Previously Approved by Planning Commission)

5. Flexibility from Standard Request #5 Required Tenant Storage In Unit

- a. Ordinance requires 96 cubic feet of storage with a minimum floor clearance of 3 feet by 4' in each Independent Living Unit (Memory Care and Assisted Living are not required to comply with this standard). The development team requests to provide 50% of the Independent Units with required storage either within the unit or located within the facility such as hallway corridors or garage. The intent is to provide tenants with a supply of personal storage options that are consistent with market standards.

(Previously Approved by Planning Commission)

6. Proof of Parking Request - Parking Quantities

- a. Staff identified a parking shortage in the original submittal which the applicant has demonstrated the ability to comply with the parking requirement by a combination of eliminating non-required handicap stalls and providing compact spaces within allowable guidelines per ordinance. The development team is requesting to provide proof of parking for required stalls, while providing fewer but all standard stalls at time of construction, due to the shared nature of daycare and senior uses and the peak parking loads rarely conflicting with each other. Should parking be an issue in the future the City can require the owner to restripe stalls in accordance with the proof of parking plan provided at time of building permit submittal.

7. Staff Comment regarding Parking Lot Island Tree Requirement

- a. City ordinance requires tree placement in each parking lot island. In further review with staff the tree islands in conflict are not required by ordinance and will be eliminated to provide additional parking. The development team will work with staff and fire department to assure conformance of the relocated fire hydrant on the south side of project. 1 to 2 surface stalls will be added depending on hydrant access is reviewed with appropriate stake holders.

8. Staff Sidewalk Relocation Request

- a. City staff has requested the development to relocate the existing sidewalk along West 78th street outside of the future Right-of-Way location and widen to a City standard sidewalk width of 8 feet. The existing sidewalk connection locations to the west and east of the site is in alignment with the current sidewalk which the development team proposes to connect to in its existing location. We propose the development will widen the sidewalk to the 8 foot width but requests the sidewalk be relocated at the time of future street widening as the sidewalk relationship to the street and how it would tie into adjacent property boundaries would not feel harmonious within its context.

9. Staff Center West 78th Curb Cut Access Request

- a. City staff has requested the development team to study the potential of a $\frac{3}{4}$ movement at the existing central drive which was proposed to be a full movement at time of submittal. The development team feels this full movement is critical to the success and access of residents and guests to the senior housing component and requests the central curb cut to remain full access. Although the senior housing component is anticipated to generate a small number of trips during the peak periods (48 trips during the AM peak hour and 33 trips during the PM peak hour), maintaining the central intersection as full access is especially critical to the development for the vehicle circulation. With the site configuration, most visitors, service vehicles, and shuttle services for the senior housing will utilize the central access. If the left-out onto westbound West 78th Street is prohibited, these vehicles will be forced to circulate around the entire building and exit onto westbound West 78th Street at Shaughnessy Road, or exit eastbound onto West 78th Street and make a U-turn at Lochmere Terrace (which may be a difficult movement for some shuttle services).