



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

Nick Johnson:

December 7, 2017

We received comments completed by the City of Bloomington staff and provided on December 1, 2017. The following are our responses to the review comments, for your reference and per request:

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.

Response: Noted, we have revised the narrative and modified the information regarding the FAR to be a variance request and not a deviation.

- 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.

Response: Comment noted. It is our understanding that the Wetland Replacement plan will be presented to the City Council on January 22nd.

- 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.

Response: The use of cementitious siding is recognized as a premium product by many construction standards and has environmental benefits as well as being a non-combustible material. Additionally, please note that warranties provided by this product are up to 30yrs and do not require additional coating. The finish is factory applied and is maintenance free. We can provide additional details if required by the city. We would also



conclude that portions of the building utilizing siding as the exterior finish are secondary materials to brick and stone being used as our primary materials.

- 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.

Response: Noted.

- 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.

Response: Interior trash and recycling rooms are provided and calculations are indicated on sheets HC0 and RL0. It is our understanding that a trash compactor may be provided to reduce the required area for trash. We will comply with this requirement and review further with the Owner and provide additional details on the permit submission drawings.

- 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.

Response: We will work with the Owner and comply with this requirement.

- 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.

Response: Noted, will comply. Drawings will be submitted to the EHD as required by state or city agencies.

- 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.

Response: Noted, will comply and provide additional details for signage as required with permit submission drawings.

- 9) The quantity of landscaping provided is Code-compliant.

Response: Noted



- 10) Retaining walls over four feet in height must meet the principal building setbacks. Deviation from this requirement is not identified or requested.

Response: Deviation along the west property line will be requested.

- 11) Sidewalks must be 7 feet in width when perpendicular to parking stalls to account for vehicle overhang.

Response: Comment noted, will comply with this requirement.

- 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)).

Response: Noted, will update to comply with these requirements on drawings submitted for permit.

- 13) All parking islands must have a minimum of one deciduous tree.

Response: Noted. All islands will have one deciduous tree in plans submitted for permit.

- 14) Is this quantity of units correct? Is there a discrepancy? The new RL building contains 98 units.

Response: There are 98-units in the new RL building, correct. Additionally, 3-units of RL are designed to be within the existing healthcare building at a later phase. Kindly note, these additional (3) units and area of work will not begin until all skilled nursing residents can be moved into Phase 2 of the new Health Center. A plan of the new units in this renovation has been sent to Nick Johnson at his request.

- 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).

Response: Noted, will comply when permit drawings are submitted.

- 16) Perimeter screening of institutional uses must be provided meeting Section 19.52(d) of the City Code.



Response: Noted, will comply as required.

- 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.

Response: Notice has been submitted to the city. Please find a copy of that request attached for your reference.

Fire Department Review Contact: Laura McCarthy (952) 563-8965

- 1) Insure landscaping doesn't interfere with fire department operations

Response: Comment noted. Landscaping will not interfere with FD operations. The contractor will also be made aware of this requirement.

- 2) Provide emergency radio coverage throughout the property and in all areas of the buildings.

Response: Please clarify and provide additional information as the entire property is not in the scope of new work submitted for zoning. Additionally, our team will work with the Owner, contractor and fire department on updates required on the campus as necessary.

- 3) Meet requirements discussed at previous DRC and other meetings.

Response: Comments have been noted and revised accordingly per our discussions.

Construction/Infrastructure Review Contact: Jen Desrude (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.

Response: Noted.

- 2) Show curb work and sawcuts necessary in this area for watermain and sanitary sewer work

Response: Noted, will provide further detail on drawings submitted for permit.

- 3) Missing Items or Extra Callouts

Response: Noted.



- 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)

Response: The retaining wall type is still being considered. At this time, we anticipate a large block, gravity wall that will not require tiebacks. We will continue to coordinate this with the city and contractor.

- 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

Response: Noted.

- 6) Is the intention to spill the runoff over the face of the wall or swale it to area drains and pick it up?

Response: There will be draitile behind the wall. It is anticipated that there would be some area drains connected to the draitile to capture some of the water to avoid drainage spilling over the face of the wall.

- 7) Move watermain so not beneath storm catchbasin.

Response: Comment noted. Will adjust as necessary.

- 8) Striping

Response: Noted.

- 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

Response: Noted, will adjust as needed.

- 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?

Response: The valve will be relocated to facilitate testing. We would add a valve if necessary.



- 11) Move valve to facilitate testing. Currently as shown will be testing old system as well as new.

Response: Comment noted.

- 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.

Response: Comment noted, will update.

- 13) Have retaining wall engineer note that the wall was designed with the infiltration chamber to be adjacent to the wall

Response: Comment noted. When plans are finalized for permit, this adjacency will be verified as required and adjusted if necessary.

- 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.

Response: Noted.

- 15) Show storm sewer work in appropriate phase

Response: Noted, will update accordingly.

- 16) Show curb work and sawcuts necessary in this area for watermain and sanitary sewer work

Response: Noted, will update.

- 17) Have retaining wall engineer note that the wall was designed with the infiltration chamber to be adjacent to the wall

Response: Comment noted. When plans are finalized for permit, this adjacency will be verified as required and adjusted if necessary.

- 18) Move watermain so not beneath retaining wall. Move to a location that provides future access in case of a break.

Response: Noted, will adjust as necessary.



- 19) 4' minimum to what?

Response: This dimension shall be removed from the retaining wall detail.

- 20) All City of Bloomington (public) sanitary manholes use internal chimney seals

Response: Noted.

- 21) Move retaining wall so not in easement

Response: We wish to vacate the existing 10' D&U easement along the west property line, and dedicate a new 5' easement in this location as a part of the final plat. See revised final plat.

- 22) Move wall so not in easement

Response: See above, item #21.

- 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.

Response: The existing fiber optic line has been located and is shown on the plans. Grading limits and the proposed retaining wall have been revised to leave the existing fiber optic line in place. Construction activity will be coordinated with the utility companies to minimize disturbance, or relocate utility lines if necessary for permit submission.

- 24) Verify that trees are not planted on top of sanitary sewer or watermain

Response: Noted, will verify and update as necessary for permit submission.

- 25) Move trees out of easement area. (Typical) Shrubs are ok to be planted in this area

Response: Noted, will adjust as necessary.

- 26) Utility and grading plans show this MH as a storm MH

Response: Noted.

- 27) Clean up match lines between sheets



Response: Noted.

- 28) Side walk currently hatched as heavy duty concrete

Response: Noted, will update accordingly.

- 29) Call out stairs in hardscape details or legend. Provide detail drawing as well.

Response: Noted, will provide in drawings submitted for permit.

- 30) Heavy duty pavement is not needed for sidewalk

Response: Noted, will update as necessary.

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

Response: Noted, will comply and note on all site plans.

- 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.

Response: Comment noted. The project has prepared a final plat. This would be recorded prior to building construction.

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.

Response: Noted, we will coordinate with the Owner, contractor and City of Bloomington on this requirement during the permit review process and with a phasing schedule. We plan to work with all parties to provide a more detailed site logistics plan as we prepare permit drawings for submission.

- 2) Identify fill storage area - site circulation to be maintained during construction.

Response: Comment noted, site circulation will be maintained during construction. We will coordinate with the contractor to determine where fill may be stored prior to Phase 2 and with the final site logistics plan.



- 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.

Response: Site lines will remain existing and will be reviewed to ensure visibility for ingress and egress at drive.

- 4) Add dimensions for parking stalls

Response: Noted, will update accordingly.

- 5) What does this crosswalk go to? Is there a sidewalk?

Response: Area will be revised.

- 5) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.

Response: Noted, will illustrate this on drawings submitted for permit. Please kindly note that this is an existing condition and from photographs taken onsite, there appears to be no obstructed view to or from the driveway in this area.

- 6) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.

Response: Noted, will comply.

- 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.

Response: Understood. We will communicate this requirement to the Owner and Contractor. Any staging areas will submitted for permit if offsite as indicated in the civil drawings.

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

- 1) See Document Markups

Response: Reviewed



- 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.

Response: Comment noted. We have received the as-builts for the city, and we will make updates where necessary.

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

Response: The contractor will be made aware of this requirement. Additionally, notes will be added to the construction documents stipulating this requirement.

- 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.

Response: The contractor will be made aware of this requirement. Additionally, notes will be added to the construction documents stipulating this requirement.

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

Response: The contractor will be made aware of this requirement. Additionally, notes will be added to the construction documents stipulating this requirement.

- 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.

Response: The contractor will be made aware of this requirement. Additionally, notes will be added to the construction documents stipulating this requirement.

- 7) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.

Response: The contractor will be made aware of this requirement. The required form will be submitted and sent to Met Council for the determination as necessary.

- 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.



Response: Noted, will adjust as needed for drawings submitted for permit.

- 9) Provide peak hour and average day water demand and wastewater flow estimates.

Response: Initial calculations were provided with DRC application. Engineer will provide additional water & wastewater flow estimates with permit submittal as required.

- 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 watermain so that all new watermain can be tested.

Response: Noted, will comply.

- 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.

Response: Noted, will adjust as needed for drawings submitted for permit. Will verify the required distances as indicated.

- 12) Provide a minimum of 8-feet and a maximum of 10-feet of cover over all water lines, valves, services, etc.

Response: Noted, will comply.

- 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.

Response: Will comply. The contractor will also be made aware of this requirement.

- 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.

Response: Will review with MDH once zoning reviews are complete.

- 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.

Response: Final plans will be issued to the MPCA for a sewer extension permit.



- 16) An inspection manhole is required on all commercial sewer services.

Response: Noted, will comply and adjust as necessary.

- 17) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement.

Response: An exterior grease interceptor will be provided as required.

- 18) Install interior chimney seals on all sanitary sewer manholes.

Response: Noted, will adjust as necessary for permit submission drawings.

- 19) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor.

Response: The contractor will be made aware of this requirement.

- 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.

Response: The contractor will be made aware of this requirement.

- 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.

Response: Noted, will adjust as necessary for permit submission drawings.

- 22) Use schedule 40, SDR 26, or better for PVC sewer services.

Response: Noted, will comply.

- 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.

Response: Engineer will comply with fire & domestic service requirements. Further details will be submitted with permit drawings and comply with the above.

- 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.

Response: Comment noted, will comply. The contractor will also be made aware of this requirement. Additionally, notes will be added to the construction documents stipulating this requirement.

- 25) There are no notes for Sanitary Sewer Abandonment and no discussion regarding bypass during construction.

Response: The existing campus will continue to require sewer service, so a bypass/temporary service will be necessary during construction. Permit drawings will reflect any additional details needed.

- 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.

Response: Each driveway has a trench drain to collect exterior storm water. Our details will indicate a slope up from the drain to the garage entrance as discussed with the city reviewer.

- 26) Show a valve on this service

Response: Comment noted, will update accordingly.

- 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.

Response: Noted, will adjust as necessary for permit submission drawings and comply with the above comment.

- 28) Install this hydrant on the new main.

Response: Noted, will comply.

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

- 1) Stormwater report is under review.

Response: Noted.



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

Response: The Owner will be made aware of this requirement.

- 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.

Response: Noted.

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

Response: The contractor will be made aware of this requirement. Additionally, notes will be added to the construction documents stipulating this requirement.

- 5) An erosion control bond is required.

Response: The contractor will be made aware of this requirement. Additionally, notes will be added to the construction documents stipulating this requirement.

- 6) Show erosion control BMP locations on the plan, under review.

Response: Noted.

- 7) List erosion control maintenance notes on the plan, under review.

Response: Noted, will adjust as necessary for permit submission drawings.

- 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.

Response: Comment noted.

- 9) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)



Response: The proposed plans and calculations were submitted to the Watershed district for review. A permit will need to be obtained prior to construction.

- 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.

Response: Comment noted. We will be reviewing further details with the Owner and contractor as we work through construction documents for permit and finalize a logistics plan with the contractor. As these plans are formulated, we will coordinate with the City of Bloomington as needed during the permit review process.

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

Response: The contractor will be made aware of this requirement. Additionally, notes will be added to the construction documents stipulating this requirement.

- 12) Is the configuration of underground detention system P-3 approved/recommended by the manufacturer?

Response: We are working with the manufacturer to design these systems. Shop drawings could be sent to the city for review if there is a concern with the design.

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.

Response: SAS has sent further information to Kent Smith for his review regarding the various building SF, occupancies and units as requested.