



Development Review Committee

Approved Minutes

Development Application, #PL2018-394

Mtg Date: 12/18/2018

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Kelly Beyer (Bldg. & Insp) 952-563-4519
Duke Johnson (Bldg. & Insp) 952-563-8959
Brian Hansen (Eng.) 952-563-4543
Eric Wharton (Utilities) 952-563-4579
Maureen O'Brien (Legal) 952-563-8781

Kent Smith (Assessing) 952-563-8707
Erik Solie (Env. Health) 952-563-8978
Megan Rogers (Legal) 952-563-4889
Michael Centinario (Planning) 952-563-8921
Glen Markegard (Planning) 952-563-8923
Mike Hiller (Planning) 952-563-4507

Project Information:

Project	Cherrywood Pointe and The Pointe Residential
Site Address	5501 and 5601 AMERICAN BLVD W, BLOOMINGTON, MN 55437
Plat Name	JOSTENS ADDITION; JOSTENS ADDITION;
Project Description	Comprehensive Plan Amendment, Rezoning and Major Revision to the Preliminary and Final Development Plans for a Senior Housing Development.
Application Types	Comprehensive Plan Amendment; Rezoning; Prelim/Final Development Plan, CUP
Staff Contact	Mike Centinario, mcentinario@BloomingtonMN.gov, 952-563-8921
Applicant Contact	Griffin Jameson griffinj@kaaswilson.com <NO PRIMARY PHONE>
PC	01/10/19
CC (tentative)	02/04/19

NOTE: All documents and minutes related to this case can be viewed at www.blm.mn/plcase, enter the permit number, "PL201800394" into the search box.

Guests Present:

Name	Email
Griffin Jameson, Kaas Wilson	griffinj@kaaswilson.com
Brian Petereck, Kaas Wilson	brianp@kaaswilson.com
David Knaeble, Civil Site Group	dknaeble@civilsitegroup.com
Dave Young, United Properties	dave.young@uproperties.com

Introduction: Mike Centinario

The proposed development entails a two-phase project. The first phase is proposed to be a four-story, 108-unit assisted living facility with a mixture of memory, enhanced, and assisted living units. The second phase would be a five-story, 143-unit independent senior housing building. For both phases, parking would be met with a mixture of enclosed garage and surface stalls.

Discussion/Comments:

Please review the comment summary and plans for mark-up comments as all the comments are not discussed at the meeting.

- Kent Smith (Assessing):
 - No park dedication fees are due since this application does not involve replatting.
- Erik Solie (Environmental Health):
 - Clarified the entire Phase I facility will be licensed by the MN Department of Health except the independent living portion.
- Duke Johnson (Building and Inspection):
 - See Comment Summary for most comments.
 - When 85 percent done with plans, set up a Code meeting with Building and Inspections.
- Laura McCarthy (Fire Prevention):
 - Emergency responder radio coverage meeting the requirements of Appendix L in the 2015 MSFC shall be provided throughout the property and within the structures including the underground parking structure.
 - Hydrant coverage shall be provided within 50 feet of the FDC and within 150 feet of all portions of the structure. (north side may need additional coverage)
 - See Comment Summary for other comments.
- Brian Hansen (Engineering) provided the Public Works comments and noted the following:
 - Many comments, please see Comment Summary, only a few comments will be highlighted.
 - Many comments did not come through on the red-line plans. Will add and provide to applicants through the portal.
 - Clarified, that with the latest revised plans, the number of parking stalls will either meet Code or be very close.
 - Provide a sidewalk connection from the building to the public sidewalk or street along American Boulevard and consider a transit stop location.
 - A sidewalk or trail meeting the requirements of the City Code and/or Alternative Transportation Plan must be constructed as part of the development. This includes the 8-foot sidewalk parallel to American Boulevard.
 - Safety concerns with eastern driveway location. Angle of driveway will make safe entry on to American Boulevard difficult for drivers. Consider removing the driveway and creating a turn around to facilitate getting drivers back to the primary driveway on American Boulevard or restricting left turns if the eastern driveway remains.
 - Reminder to apply for Nine Mile Creek Watershed District permit and provide a copy and comments prior to issuance of Bloomington permits.
- Eric Wharton/Tim Kampa (Utilities):
 - Clarified the parking is considered enclosed.
 - Lower level of parking must be served by sanitary sewer and no stormwater events can drain into the sanitary sewer.
 - Plans show two water services coming into the building, one service is preferred.
 - Plans show water service entering in the parking garage, meter room should be located near where service enters the building which may take away parking stalls.
 - There is an existing stub is located at the manhole.
 - Exterior grease trap is required with a commercial kitchen and a separate grease line is required.
 - Some staff comments did not make it onto the civil plans. Those will be revised and be available on the portal.

- Mike Centinario (Planning):
 - Deviation would be required for retaining wall at main entrance. All deviations from Code should be called out in the project description/narrative.
 - An 8 foot sidewalk must be included in phase one. Provide a sidewalk connection from the building to the public sidewalk.
 - With the latest revised plans, parking requirements may be met.
 - Landscaping plan needs work. Please identify total amount of trees, shrubs, and perennials in each phase.
 - Applicant asked if there is a City landscape plan for this area of America Boulevard. Which they could coordinate with. Staff will get back to applicant with plan if one exists.
 - Photometric plans must be submitted and approved before building permits will be issued.
 - Building materials – see Comment Summary Planning Review #10 for details.
 - Interior trash and recycling must be provided.
 - Please include a detailed phasing graphic which depicts what will be constructed as part of phase one and phase two. If only a portion of the parking lot is constructed in phase one, but will be expanded in phase 2, the phase one parking must still have perimeter curb and gutter.
 - Minimum in-unit storage requirements must be met – see Comment Summary - Planning Review #15.



Comment Summary

Application #: PL2018-394

Address: 5501 and 5601 American Blvd. W.

Request: **Comprehensive Plan Amendment, Rezoning Major Revision to the Preliminary and Final Development Plans for a Senior Housing Development and CUP for a 108-unit residential care facility.**

Meeting: Post Application DRC - December 18, 2018
Planning Commission - January 10, 2019
City Council - February 04, 2019

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

Planning Review Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) The proposed development entails a two-phase project. The first phase is proposed to be a four-story, 108-unit assisted living facility with a mixture of memory, enhanced, and assisted living units. The Second phase would be a five-story, 143-unit independent senior housing building. For both phases, parking would be met with a mixture of enclosed garage and surface stalls.
- 2) The development requires a number of entitlements. These include:
Comprehensive Plan Amendment: The property is guided for office land uses. The property must be reguided to high-density residential. Metropolitan Council review and approval is necessary. Because there is a "blackout" period while the Met Council reviews municipal Comprehensive Plan Amendments, the timeline for their review following the City of Bloomington review process is unknown.
Rezoning: The current zoning is C-4, freeway office. Residential uses are permitted, but with a minimum amount of commercial floor area. The proposed development would be entirely residential so the proposed zoning district is RM-50.
Preliminary and Final Development Plan: Following the Jostens departure, the property was intended to be hotel and office towers. A major revision to the preliminary development plan and final development plans are necessary for the senior housing development.
Conditional Use Permit: Assisted living facilities require a conditional use permit and are subject to institutional use standards in City Code.
- 3) See Document Markups.

- 4) 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. Since the principle structure setback is not provided, specifically request development flexibility and justify the reason for the retaining wall design.
- 5) Given the proposed retaining wall's height relative to the public sidewalk, a decorative fence between the retaining wall and public sidewalk is necessary.
- 6) An eight-foot sidewalk must be included in phase one. Provide a sidewalk connection from the building to public sidewalk.
- 7) List the number of parking spaces required by city code and the number of spaces provided on the site plan.
- 8) Clarity is needed in the landscaping plan. Please identify the total amount of trees, shrubs, and perennials in phase 1 only.

A landscaping plan depicting both phases is okay, but the quantity identified on the plan is substantially deficient. Please review City Code landscaping requirements in Section 19.52 of the City Code.

- 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 of the parking lot).

Enclosed parking garages have a higher lighting requirement. Minimum lighting levels for garage stalls is 3.0 foot-candles.

There are minimum lighting levels for primary and secondary entrances, which should be identified on photometric plans.

- 10) Exterior materials must meet Section 19.63.08. The proposed materials, brick, stone, and glass, are approved materials. The steel lap siding is acceptable, provided the panels include a 30-year warranty on the panel finish. Fiber cement panels and CMUs are a secondary materials but the proposed amount of fiber cement panels and CMUs are within the secondary material allowance.
- 11) All rooftop equipment must be screened equal to the height of the equipment. (Section 19.52.01)
- 12) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree. The maximum parking row length along the perimeter without a parking island is 300 feet. An additional tree island is required along the south property line.
- 13) Interior trash and recycling must be provided. Trash and recycling must be kept within the building until pick up.
- 14) Include a detailed phasing graphic which depicts what would be constructed as part of phase 1 and what would be left for phase 2.

Also provide a three-dimensional massing graphic depicting phase 1, with building elevations, and phase 2 massing. Provide a number of perspectives.

- 15) A designated storage space must be located within each dwelling unit and must have at least four feet horizontal dimensions and a four foot vertical dimension and be at least 96 cubic feet. If that is not part of the proposed plan, specifically address the lack of in-unit storage and justify the omission.

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

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) SAC review by MET council will be required.
- 4) Separate permit and review by Mn State Elevator inspector for elevators, escalators and moving walkways.
- 5) Entry door and ceiling height must meet MN State Accessibility code.
- 6) Exit man door required to meet common path of exit travel.
- 7) Recycling area must be identified and called out.
- 8) Must meet MN Accessibility Code

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

- 1) Obtain a rental license for facility.
- 2) Provide floor, wall and ceiling finish schedule of kitchen and service area
- 3) Provide specification sheets for all new and used equipment being proposed for use in this facility
- 4) Provide an Environmental Health Plan Review Application
- 5) Garbage Enclosure Minimum Design Standards.

Refuse storage and handling facilities, other than those identified in Section 19.51(c)(1), shall have an exterior design using building materials consistent with the primary structure. The interior shall comply with the following minimum requirements:

- (1) for all uses other than grocery stores, restaurants or other food service facilities:
 - (A) Doors shall be designed to function properly during periods of ice and snow.
 - (B) Bump rails or bollards are required to prevent penetration of the walls by the dumpster.
- (2) For grocery stores and food service facilities:
 - (A) Floors shall be covered with quarry tile or equivalent with integral sanitary cove base tile.

(B)Interior walls shall have a smooth non-absorbent material sealed or finished to withstand frequent cleaning.

(C)Bump rails or bollards are required to prevent penetration of the walls by the dumpster.

(D)Doors shall be designed to function properly during periods of ice and snow.

(E)Hose bib with back flow prevention shall be provided for cleaning the facility.

(F)Floor drains shall be connected to the sanitary sewer system.

(G)Ventilation (UMC) and heat source to maintain a temperature above a minimum of 55 degrees Fahrenheit.

- 6) Provide floor, wall and ceiling finish schedule of kitchen and service area
- 7) Provide specification sheets for all new and used equipment being proposed for use in this facility
- 7) Provide an Environmental Health Plan Review Application
- 9) Provide noise mitigation for generator operation. Must not violate city noise ordinance.

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

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

Construction/Infrastructure Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Dimension offset of flag pole from sidewalk.
- 2) Include Sidewalk to the East.
- 3) Include sidewalk to the North.

- 4) Restoration for sanitary service should be perpendicular to centerline of the road.
- 5) Provide depths for pavement sections. Depending on pavement depths, additional courses and tack coat may be needed.
- 6) TW/BW elevations not provided for these walls.
- 7) Keep pavement removal limits out of wheel paths in all location along American Blvd and Norman Center Drive.
- 8) This 8' sidewalk should be installed with this project.
- 9) Avoid planting trees directly over proposed utilities.
- 10) Move text so it is more visible.

Utility Review Contact: Eric Wharton at ewharton@BloomingtonMN.gov, (952) 563-4579

Traffic Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Prepare traffic control plans for this work prior to applying for utility permit. Closure of American Boulevard for this work will not be permitted.
- 2) Prepare traffic control plans for this work prior to applying for utility permit. Closure of American Boulevard for this work will not be permitted.
- 3) We have safety concerns with this driveway location. Angle of driveway will make safe entry into American Boulevard difficult for drivers. Remove this driveway and create turn around to facilitate getting drivers back to the primary driveway on American Boulevard.
- 4) Construct 8' sidewalk parallel to American Boulevard along both parcels with this project - not future.
- 5) Does the new trip generation for these sites trigger the warrants for a traffic signal at the intersection of American Boulevard and Normandale Lake Boulevard?
- 6) What is the ITE Trip Generation for this proposed use of the site? Changing the zoning and use of the site would likely trigger the need to update the Normandale Lake District Traffic Study.
- 7) 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 Lacey Kaare (952-563-4555, lkaare@BloomingtonMN.gov) for permit information.
- 8) Illustrate on plan that the clear view triangle (15' from property corner to driveway approaches) is not obstructed by landscaping or signage.
- 9) Show and label existing street light poles, handholes, conduit, and signal interconnect on the plans. Street lighting and interconnect conduit must be exposed for city inspection prior to pouring concrete or backfilling excavation in city right-of-way.
- 10) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.

- 11) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 12) Provide trip generation numbers for the site using ITE Trip Generation Standards.
- 13) 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.
- 14) Provide a sidewalk connection from the building to public sidewalk or street along American Boulevard (consider Transit Stop location).
- 15) A sidewalk or trail meeting the requirements of the City Code and/or Alternative Transportation Plan must be constructed as part of the development. This includes the 8' walk parallel to American Boulevard.
- 16) Show location of a bike rack and bike rack detail on the plan.

Water Resources Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) No record of storm sewer west of MH.
- 2) Approx. location of existing storm sewer, unknown if removed.
- 3) Approx. location of existing storm sewer, unknown if removed.
- 4) Approx. location of existing storm sewer.
- 5) Show existing storm sewer and removals, add notes about bulk-heading whether temporary or permanent.
- 6) Show existing storm sewer and removals.
- 7) Show existing storm sewer and removals.
- 8) Show existing storm sewer and removals.
- 9) No record of this storm sewer pipe, only to MH to the east.
- 10) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 11) Show existing storm sewer and removals.
- 12) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 13) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided. See MPCA website for new CSW permit, effective August 1, 2018. The SWPPP provided references the expired permit.
- 14) An erosion control bond is required.
- 15) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)

- 16) Review underground parking for 100-yr flood elevations, typical.
- 17) Encroachment agreement application must be submitted for encroachment in public right-of-way or easements.
- 18) Provide details of solid pre-treatment sections, manholes and access point locations, manhole risers and adjustment rings, required for utility permits and storm sewer maintenance plan.
- 19) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 20) Show existing storm sewer and inlet protection as needed.
- 21) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 22) Show existing storm sewer and inlet protection as needed.
- 23) List erosion control maintenance notes on the plan. Add note that streets must be swept of tracking prior to any storm event and as requested by the City's Erosion Control Inspector.
- 24) What type of inlet protection will be used at trench drains?
- 25) Verify stormwater system is out of drainage and utility easement.

PW Admin Review Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Private common utility easement/agreement must be provided.
- 2) Private common driveway/access easement/agreement must be provided.

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

- 1) Since there is no need to re-plat, there will be no park dedication fee.