



Development Review Committee

Approved Minutes

Pre-Application, PL201900133
Meeting Date: July 30, 2019
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Jason Heitzinger (Assessing) 952-563-4512
Maureen O'Brien (Legal) 952-563-8781	Erik Solie (Env. Health) 952-563-8978
Duke Johnson (Bldg & Insp) 952-563-8959	Eileen O'Connell (Pub Health) 952-563-4964
Brian Hansen (Eng.) 952-563-4543	Eric Wharton (Utilities) 952-563-4579
Deb Heile (Bldg & Insp) 952-563-4703	Michael Centinario (Planning) 952-563-8921

Project Information:

Project	Cherrywood - 5501 American Blvd. W. - Major Revision to Final Development Plans to increase unit count from 108 to 118 residential units
Site Address	5501 AMERICAN BLVD W, BLOOMINGTON, MN 55437
Plat Name	JOSTENS ADDITION;
Project Description	Cherrywood - 5501 American Blvd. W. - Major Revision to Final Development Plans to increase unit count from 108 to 118 residential units at a previously approved assisted living facility
Application Type	Final Development Plan
Staff Contact	Mike Centinario mcentinario@BloomingtonMN.gov 952-563-8921
Applicant Contact	Griffin Jameson - griffinj@kaaswilson.com
Post Application DRC	NO

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL201900133" into the search box.

Guests Present:

Name	Email
Dave Young – United Properties	dave.young@uproperties.com
David Knaeble – Civil Site Group	dknaeble@civilsitegroup.com
Griffin Jameson – Kaas Wilson Architects	griffinj@kaaswilson.com
Cherie Shoquist – Bloomington HRA	cshoquist@BloomingtonMN.gov

INTRODUCTION –:

Michael Centinario (Planning):

The Cherrywood Pointe project was approved in January 2019. The applicants are proposing to increase their unit count from 108 to 118. This revision must be re-approved by City Council and is before the DRC committee for another review.

Discussion/Comments:

PLEASE NOTE: Below **is not** a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.

- Jim Urie (Park and Recreation):
 - Not in attendance
- Jason Heitzinger (Assessing):
 - Since there is no replat for the project there will not be a new park dedication. Therefore, no comment.
- Erik Solie (Environmental Health):
 - Please contact the Environmental Health Department (952-563-8934) to apply for an Environmental Health Plan Review permit for your commercial kitchen and assisted living feeder kitchen scenario.
- Duke Johnson (Building and Inspection):
 - When your plans are 80% completed please call (952-563-8959) to set up a building code meeting.
- Laura McCarthy (Fire Prevention):
 - Please review the notes made on the plans.
 - Specific discussion regarding the canopy over the front entry included:
 - Applicant G. Jameson explained the changes to the front entry.
 - Applicant D. Knaeble directed committee to new civil set of plans.
 - L. McCarthy asked, Will the canopy be attached to the building? (No) What is the clearance between building and canopy for sprinkler coverage? (According to G. Jameson there is less than 5 feet clearance and will not be attached by flashing or waterproofing.)
 - Proposed balconies and decks need to be sprinklered unless exceptions of NFPA 13 are met. In this case, the City of Bloomington would suggest that you meet those exceptions for numerous reasons including, but not limited to, the sprinkler heads have to be replaced every 10 years.
 - Looking for clarification on the 2 hour separation wall. If it meets the definition you can't run sprinklers through it. Hose valves shall be located within 130' of both sides of a horizontal exit. Separate sprinkler zones will be required as piping shall not penetrate 2 hour or greater fire walls. This could be complicated with a building that is set up this way.
 - Contact Laura McCarthy (952-563-8965) if you have questions.
- Heidi Miller (Police):
 - Not in attendance
- Brian Hanson (Engineering):
 - Asked if the sidewalk along Normandale Lake Blvd will stay in place until phase 2 construction begins. Applicant D. Knaeble said yes.

- There are traffic concerns with trees in the sight lines (clear view triangle). Important that drivers are able to safely exit the driveway onto American Blvd in this configuration and with future American Blvd realignment. Consider removal or relocation.
- Submit a copy of Nine Mile Creek Watershed District permit prior to issuance of City of Bloomington permits. Applicant D. Knaeble said they already applied for that permit.
- Eric Wharton (Utilities):
 - Regarding Phase 1, E. Wharton asked if the road on the south side of the property will go through. (per Applicant D. Knaeble, not at this point as seen on plans sheet 2.0). Discussion ensued about fire truck circulation. Applicant G Jameson explained that there is an access road that goes between phase 1 and 2. Michael Centinario reminded the team of the plan. Phase 1 included a fire lane. The Phase 2 plan is for a connection between buildings and the south drive connecting with Normandale Lake Blvd.
 - Asked about circulation and handicapped parking stalls in phase 1. Applicant D. Knaeble said they'd have to temporarily relocate them.
 - E Wharton noted the standard details regarding grease interceptor and suggested a shallow installation with insulation so it's more serviceable.
 - E. Wharton asked if the water main is going to be extended fully across the south side. Applicant D. Knaeble said yes as part of phase 1.
 - E. Wharton asked where the storm water will drain from the trench drain in the entrance to parking. Applicant D. Knaeble said it will drain into the building and be pumped out with storm discharge. E. Wharton emphasized that the system must be reliable so there's no chance of backing up. Applicant D. Knaeble said it will have a 100 year flow rate. Applicant D. Young added that it will have a generator back up.
- Eileen O'Connell (Public Health):
 - No comment
- Maureen O'Brian (Legal):
 - No comment
- Mike Centinario (Planning):
 - Correct inconsistencies between the civil and architectural set of plans. Items that were approved in January are still identified as requiring approval. For example, the comprehensive plan amendment has been completed.
 - Centinario asked applicant G. Jameson about Phase 2 unit count and what they intend to build. Suggested they might deal with parking stalls now or wait until Phase 2 when they know what is needed. Applicant G. Jameson discussed about the reason for the uncertainty with the unit count as they test the market for pricing.
 - The retaining wall along the north entrance has been removed but the drive lane does not meet the minimum 20 foot setback. Request the deviation to reduce the drive lane setback from 20 feet to 14 feet.
 - Retaining walls greater than four feet must meet structure setbacks. The retaining wall along the south of the property is greater than four feet and does not meet the required setback, so flexibility must be specifically requested in the project description.
 - The recently adopted housing ordinance takes effect on September 1, 2019, which requires a portion of residential units meet affordable housing requirements. This project, both Phase 1 and Phase 2, is exempt provided a final development plan for phase 2 is approved by September 1, 2021.
 - Parking lot and exterior security lighting must meet Section 21.301.07.
 - Exterior materials must meet Section 19.63.08. You must use commercial grade materials, including metal panels that have a 30-year manufacturer's warranty..

- There is an inconsistency between architectural and civil plans regarding sidewalk design in southeast corner of the site. The 8 foot wide sidewalk is not a “future” sidewalk and must be constructed with Phase 1. Include the sidewalk in the drawing. Applicant D. Knaeble asked about bituminous trail. Must be a 10 feet wide to use asphalt or concrete if you stay with 8 foot width.
- Applicant G. Jameson discussed deadline of Wednesday, August 7th by 2pm to upload plans.



Comment Summary

Application #: PL2019-133

Address: 5501 AMERICAN BLVD W, BLOOMINGTON, MN 55437

Request: **Cherrywood - 5501 American Blvd. W. - Major Revision to Final Development Plans to increase unit count from 108 to 118 residential units at a previously approved assisted living facility**

Meeting: Pre-Application DRC - July 30, 2019

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

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

- 1) Several updates are needed for the project description to be consistent with the revised proposal. For example, the Comprehensive Plan Amendment and rezoning have been completed, yet the old office designations are still referenced. The parking calculation is inaccurate based on the increased unit count. Referencing the PDP and FDP, the application is for revisions to previously approved plans. Remove the reference to a "new" PDP.
- 2) Is the Phase 2 unit count still accurate (131 units)?
- 3) Retaining walls greater than four feet must meet structure setbacks. The retaining wall along the south side of the property does not, so flexibility must be specifically requested in the project description.
- 4) The retaining wall along the north entrance has been removed, but the drive lane does not meet the minimum 20-foot setback. Request the deviation to reduce the drive lane setback from 20 feet to 14 feet.
- 5) Move two trees along American Blvd. out of public right of way and onto private property. Ensure the trees are outside of clear view triangles.
- 6) Although the retaining wall on the north side has been removed, the drive lane still requires a deviation because it would be located less than 20-feet from the property line. The retaining wall along the south property line has increased in height since the original approval and also requires a deviation; it is over four feet in height but does not meet structure setback requirements.
- 7) The City of Bloomington's Opportunity Housing Ordinance takes effect on September 1, 2019, which requires a portion of residential units meet affordable housing requirements.

Cherrywood Pointe and the Phase 2 senior apartment project would be exempt from the affordable component provided a final development plan is approved by September 1, 2021.

- 8) Show location of a bike racks and bike rack detail on the plan.
- 9) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 footcandles is required on the parking surface (which may be reduced to 0.5 footcandles for the outer perimeter of the parking lot. Enclosed parking structure surfaces must meet higher requirement where the parking surface is a minimum 3.0 footcandles.
- 10) Exterior materials must meet Section 19.63.08. Stone and glass are permitted materials. Metal panels may be permitted, provided they are of sufficient thickness and have a minimum 30-year finish warranty. Fiber cement panels, or any other "secondary material" is limited to 15 percent of each elevation.

- 11) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.
- 12) Interior trash and recycling must be provided to meet City Code Section 21.301.17 and Minnesota Administrative Rules 1303.1500.
- 13) The architectural site plan is inconsistent with the civil plans. The garage access and retaining wall for Phase 2 are removed in the civil set.
- 14) The 8-foot wide sidewalk is not a "future" sidewalk - it must be constructed with Phase 1. Include the sidewalk in the drawing.
- 15) There is an inconsistency between architectural and civil plans regarding sidewalk design in southeast corner of the site.

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

- 1) Plans must include a current building code analysis.
- 2) Separate permit and review by Mn State Elevator inspector for elevators, escalators and moving walkways.
- 3) When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.
- 4) SAC review by MET council will be required.

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

- 1) 13' 6" clearance under canopy. If canopy is attached it is required to be sprinklered unless the exceptions of the 2010 edition of NFPA 13 section 8.15.7 are met.
- 2) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 3) Building/property shall be adequately signed for emergency response.
- 4) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 5) 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
- 6) Access shall be provided to/from all stairwells on all floors and parking levels.
- 7) Standpipe coverage/hose valves shall be located on the landings in stairwells and within 200' of all areas.
- 8) Hose valves shall be located within 130' of both sides of a horizontal exit. Separate sprinkler zones will be required as piping shall not penetrate 2 hour or greater fire walls.
- 9) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.
- 10) Balconies/decks to be sprinklered unless exceptions of NFPA 13 are met.
- 11) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

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

- 1) Can it be assumed that this walk will stay in place until Phase 2 begins?
- 2) Keep removal limits in American Blvd out of wheel paths
- 3) Wire mesh not permitted within City ROW
- 4) Potential sight line issues with trees in these locations
- 5) Include 48" by 36" space adjacent to benches for shoulder to shoulder seating for wheelchairs
- 6) Detail 4 shows tooled joints for concrete walk. Recommend saw joints to accommodate walkers and wheel chairs.

- 7) Detail 4 shows tooled joints for concrete walk. Recommend saw joints to accommodate walkers and wheel chairs.
- 8) Water connection for "bubbler" feature not shown
- 9) Use a radius rather than angle point at this location. Minimum 100' rad.
- 10) Not clear what utility work will occur in Phase 1 and what will occur in Phase 2. Would assume that some of the work shown within the Phase 2 area, will occur at one time during Phase 1.
- 11) Use a minimum rad of 100' for trail
- 12) Curb opening for access aisle to the south?
- 13) 36" of clear path due to placement of structural pillars

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

- 1) Concerns with sight lines for drivers to safely exit this driveway onto American Boulevard in this configuration and with future American Boulevard realignment. Consider removal.
- 2) These trees are in the clear view triangle for the driveway. No vegetation between 3 and 8 feet above the roadway surface. May also be a sight line obstruction for eastern driveway with future American Boulevard realignment.
- 3) 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.
- 4) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 5) 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.

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

- 1) Utility as-builts must be provided prior to issuance of Certificate of Occupancy. Underground stormwater systems require as-built certified by PE.
- 2) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
- 3) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 4) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 5) An erosion control bond is required.
- 6) Show erosion control BMP locations on the plan
- 7) List erosion control maintenance notes on the plan.
- 8) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 9) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 10) 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.
- 11) Provide 2 foot freeboard to lowest floor, see SWMP, Section 4 Flood Protection
- 12) Shop drawings approved by the design engineer required for utility permits.

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

- 1) Right-of-way: is a street easement being granted for future ROW along American Blvd?

- 2) Private common utility easement/agreement must be provided.
- 3) Private common driveway/access easement/agreement must be provided.
- 4) A 10 or 15 foot sidewalk, bikeway, and utility easement is needed adjacent to the future ROW for American Blvd to cover the 8' path and future utilities.