



Development Review Committee

Approved Minutes

Pre-Application, PL201600167

Meeting Date: 9/27/16

McLeod Conference Room

Bloomington Civic Plaza

1800 West Old Shakopee Road

PL201600167

PL2016-167

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Erik Solie (Env. Health) 952-563-8978
Randy Quale (Park & Rec) 952-563-8876	Michael Centinario (Planning) 952-563-8921
Duke Johnson (Bldg & Insp) 952-563-8959	Glen Markegard (Planning) 952-563-8923
Jen Desrude (Eng.) 952-563-4862	Nick Johnson (Planning) 952-563-8925
Eric Wharton (Utilities) 952-563-4579	Glen Markegard (Planning) 952-563-8923
Vicky Soukaseum (Eng.) 952-563-4627	Todd Angus (Assessing) 952-563-4539

Project Information:

Project	Friendship Village expansion
Site Address	8210 HIGHWOOD DR, BLOOMINGTON, MN 55438 8100 HIGHWOOD DR, BLOOMINGTON, MN 55438
Plat Name	FRIENDSHIP VILLAGE; HIGHWOOD PROPERTIES ADDITION;
Project Description	Rezoning, Comprehensive Land Use Plan change, Preliminary and Final Development Plan, Preliminary and Final Plat
Application Type	Comprehensive Plan Amendment Rezoning Preliminary Development Plan Final Development Plan Preliminary Plat - Type III Final Plat - Type III
Staff Contact	Nick Johnson nmjohnson@BloomingtonMN.gov (952) 563-8925
Applicant Contact	Danny Martin (847) 564-8333 Ext: 321 danny@sasarch.com
Developer	
Post Application DRC	YES

Guests Present:

Name	Email
Paul Carlsted	paul.carlsted@krausanderson.com
James Moyer	moyer@sasarch.com
Daniel Martin	danny@sasarch.com
Ryan Bluhm	ryan.bluhm@westwoodps.com
Patrick Gleason	pgleason@greystonecommunities.com

Discussion/Comments:

- Nick Johnson (Planning):
 - Friendship village is proposing a significant expansion to a Senior Living facility in the northwest part of Bloomington. The subject application would include a Comprehensive Plan Amendment, Rezoning, Preliminary and Final Development Plan, and Preliminary and Final Plat. Please note that the approval of a Comprehensive Plan Amendment requires an affirmative vote of a super-majority (5/7) of the City Council.
 - Remodel healthcare center, four story independent living, both expansions will be in southern portion of the site.
- Randy Quale (Park and Recreation):
 - Provided additional information regarding land along Hwy 169, near the cul-de-sac by the vacant right-of-way; the City is hoping to develop a park with playground equipment south of this area in the future.
- Todd Angus (Assessing):
 - Replatting will trigger park dedication fees. An intake form is needed so there can be a calculations of fees. Jenny Blumers will be the contact for the application.
 - Angus asked if the property is under contract right now.
 - Moyer responded that the property is currently owned by Friendship Village. Moyer also added that they were interested in the possibility of purchasing the lot in the southeast corner of the property to get away from the pond and move the expansion.
 - Bluhm added that it's been a lengthy process but they are working with MnDOT about the purchase and a public bid process.
 - Desrude responded that it's not owned in fee, it's in the public right-of-way, and so in order for MnDOT to vacate it, Friendship Village would have to have been the underlying fee owner. It would be advised to do some investigation on how MnDOT acquired it.
- Erik Solie (Environmental Health):
 - Solie asked for clarification on where the kitchens were.
 - Moyer responded the current kitchen is in the pavilion.
 - Solie asked if the new memory care unit will have their own independent cooking kitchettes.
 - Moyer answered there will be no cooking appliances in the memory care, the food will be provided to them from the dining room. Two floors above is the assisted living apartments that will have small kitchenettes (microwave, fridge, toaster, etc.).
 - Solie explained the bottom two floors will be categorized as boarding services, the top two floors will be rental property.
 - Solie asked if there will be any recreation rooms, with pools, saunas, etc.
 - Moyer replied the health center (assisted living) will have a living room, dining room, beauty salon, common area, and a fitness center.

- Duke Johnson (Building and Inspection):
 - Johnson requested a code review meeting when plans are submitted. Please contact Duke Johnson to talk about assume property lines, separation from nearby buildings, type of construction, etc.
- Laura McCarthy (Fire Prevention):
 - McCarthy discussed the emergency access roads, specifically between the residential four story and the pavilion, there appears to be a connection between the areas, asked for elaboration.
 - Moyer replied the road dips down to access the underground garage, so the first floor of the new residential building will connect to the pavilion and there will be a bridge between the two buildings with a 14 foot clearance below the bridge.
 - McCarthy stated because of the size of the complex the emergency vehicle access road will be a critical factor in any expansion. The existing circle drive is very difficult to navigate because of cars illegally parking on the road due to limited parking options.
 - Moyer responded that they would like to remove the parallel parking near the emergency access lanes so it will be clear in case of an emergency.
 - Moyer asked when a fire alarm goes off, does that go to a third party?
 - McCarthy answered that yes, the alarm goes to a third party monitoring company that, in turn, calls Bloomington Police and Fire dispatch.
 - The current plan for the four-story residential building doesn't meet the fire code for emergency vehicle access. There is not adequate fire lane on the on the wetland/stormwater pond side of the building. .
 - Work with engineering to coordinate the turning radius throughout the property. A minimum 20' wide fire lane with an adequate turning radius to accommodate BFD ladder 4 shall be provided. Jen Desrude can provide the specifications for Autoturn.
 - McCarthy asked if future expansion plans will be phased.
 - Moyer replied the residential four story, the south portion of the health center, commons areas, and the memory care facility, will be Phase I. Once that is completed, then residents temporarily move into the completed Phase I building and begin Phase II which will involve demoing the existing memory care to building the new Building.
 - McCarthy added that it is critical to have roadways open and accessible during construction.
 - Work with utilities to place the hydrant in accessible locations, have a hydrant 50 feet from the fire department connection.
 - The commercial kitchen will require a code compliant suppression system connected to the sprinkler system. The current address is 8100 Highwood Drive. With the complex continuing to expand we need to look at adding secondary addresses to make it easier for emergency responders to locate the correct building.
 - Moyer asked if a command center is required.
 - McCarthy stated no.
 - McCarthy asked additionally if the building is under federal requirements or funded federally.

- Gleason responded, no.
 - McCarthy noted federal funded building has additional NFPA code requirements .
- Jen Desrude (Engineering):
 - Concerning the overall site circulation and parking, the City Engineer has issues with adequate parking in winter conditions and snow removal. Storing it on site or moving it to a different location. If stored on site, address how that will effect emergency vehicle access.
 - The proposed traffic circle poses concerns on how emergency vehicles will navigate through it; run Ladder 4 on Autoturn.
 - The existing Highwood Drive cul-de-sac is much larger than needed and can be reduced in size. This can be accomplished in two ways: applying for a right-of-way permit and complete the work, or petition with the City to complete the work and be assessed the cost.
 - Along Highwood Drive, an 8 foot sidewalk needs to be added and to be connected to a minimum 5 foot private sidewalk into the facility.
 - Existing retaining walls need to be addressed.
 - Traffic study may be required, traffic engineer will make the determination. Applicant will put money in Escrow, and the City will hire a consultant to implement the study. Application cannot be submitted until traffic study is completed-may take 6-8 weeks. (NOTE: after the meeting, the traffic engineer determined no traffic study is needed for this project)
 - Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan.
 - Submit a copy of Nine Mile Creek Watershed District permit.
 - Wetland delineation is pending and WCA Wetland Mitigation plan is required.
- Eric Wharton (Utilities):
 - Would like a more detailed concept plan for the overall utility location plan.
 - Need a major utility corridor between the north new buildings to the existing Healthcare Center. There is storm sewer that is needed on the west side of the building that is being cut off, and watermain loops that are proposed under the common area building that need to be taken care of. Sanitary sewer that runs on the east side of the expansion building that is all being cut off by the new four story building. Needs to be rerouted around that new structure. Concept plan needs to show there will be adequate space for all the utilities.
 - Bluhm asked if he could email Wharton the utility concept plan.
 - Desrude asked Bluhm to send it to her and she will disperse all info to correct parties.
- Eileen O'Connell (Public Health):
 - O'Connell asked if the building and grounds be smoke/tobacco free.
 - Gleason answered, yes, it plans to be.
- Nick Johnson (Planning):
 - Approval of a Comprehensive Plan Amendment requires an affirmative vote of a super-majority (5/7) of the City Council.

- Regarding the proposed rezoning of the property to RM-50, staff has the following key concerns based on the intent of the zoning district and its application in the past:
 - 1) The lack of nearby transit facilities for workers and residents,
 - 2) The lack of proximate services/amenities, and
 - 3) The proximity of single family housing to the proposed expansion.Should the applicant proceed with requesting rezoning to RM-50, strategies to mitigate these concerns should be presented.
- Need to provide existing and proposed FAR (floor area ratio), in tabular form. Provide all existing and proposed square footages for all facilities so that staff can verify the FAR calculations. Maximum FAR is determined by underlying zoning in the Institutional Use Standards.
- The property needs to be platted- Type III Preliminary Final Plat. Contact Bruce Bunker, Engineering 952-563-4546, for platting questions.
- Regarding the 4 story independent living, it is a four story maximum, 60 ft height maximum (measured from the lowest possible grade to the highest apparatus on the building including rooftop equipment)
- Every dwelling unit is required to have 300 sq ft usable open space for each unit. Balcony space may be used as a credit towards usable open space.
- Detailed parking analysis is required (list the number of parking spaces required by City Code and the number of spaces provided on the site plan) to determine the parking quantity. Johnson emphasizes that a Code-compliant amount of parking is needed for the addition due to existing strain on parking on-site.
 - Moyer added, that their goal is to have adequate parking for everyone and parking off the streets
- Moyer asked if any issues are foreseen on the ruling of the super majority for the RM-50 district.
 - Glen Markegard responded, because it is a super majority, gaining the support of neighbors is important to have the Council support the zoning change. Markgard advised to have a neighborhood meeting prior to Council to have the community support the rezoning.
 - Moyer asked about the alternative zoning, RM-24.
 - Johnson replied that the FAR and density would be the major factors in determining if RM-24 is possible.
 - Martin asked to consider an RM-24 because it seems more achievable and density numbers coming closer to RM-24 than RM-50.
 - Johnson replied that there are ways to slightly increase FAR requirements with applying through the Planned Development process.
 - Johnson and Markgard agree that the three concerns listed above necessitating mitigation need to be addressed to have support of the RM-50 approval.
 - Markegard added the RM-24 is more supportable, but the difficulty is the FAR maximum is 0.5 and up to 0.6 with PD, and they are currently at 0.58 today.
- Moyer asked about the timing and schedule.
 - Desrude answered the traffic study is the first item to be addressed- it's estimated to be 6-8 weeks.

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- The formal application date will determine the formal DRC, Planning Commission date and City Council meetings. Neighborhood contact will possibly have a major impact on the schedule.
- Gleason asked what is the minimum area requirement for neighborhood contact.
 - Johnson answered 500' notification to neighbors. The City will mail the public hearing notice to all properties within 500 feet. If the applicant would like to have the same list the City will use, staff can provide that list (in label-format).