

Applicant: Dave Young; United Properties
Consultant: David Knaeble; Civil Site Group
Project: Cherrywood Pointe – Phases 1 and 2
Location: 5501 and 5601 American Blvd West
Reviewer: Bryan Gruidl, City of Bloomington
Date: April 29, 2020

The Cherrywood Pointe redevelopment is proposed on a 7.2 acre site is located at the intersection of Normandale Lake Boulevard and American Boulevard West. The site is currently vacant however was the location of the former corporate headquarters of Jostens – two one story buildings and surface parking (approximately 3.7 acres of impervious area) occupied the site. The buildings and parking have been removed and no interim use has been legally or practically established. The proposed land disturbing activities are analyzed against the previously established developed use and condition of the parcel.

The applicant proposes to undertake the redevelopment of the site in two phases. Phase 1 (Cherrywood Pointe) will involve the construction of a 118 unit, 4-story, senior living apartment building on the eastern parcel and grading of the entire site along with the installation of the infrastructure for the eastern portion of the site. Phase 2 (The Pointe) will be the construction of a 137 unit, 5-story, senior apartment building on the western portion of the site. The stormwater management plan for Phase 1 construction (attached to the Foundation Permit No. PRFD201909219), originally submitted in 2019, was reviewed and approved by the stormwater engineering staff and construction began in the fall of 2019 with Phase 2 construction planned for the spring of 2020.

In February 2020 stormwater engineering staff was contacted by Civil Site Group indicating a desire to move forward with the planned construction of Phase 2. The proposal submitted at that time was to include the Phase 2 construction activities and to request a modification in the proposed management of stormwater based on the additional geotechnical testing information collected for the site. In April of 2020 stormwater engineering staff was notified that Phase 2 of the project was no longer moving forward, but Phase 1 of the project was still requesting a modification of the proposed stormwater management plan.

The earlier Braun Intertec geotechnical report dated June 21, 2019 was included with the Cherrywood Pointe Project Manual Report associated with the original foundation permit No. PRFD201909219. This geotechnical report was supplemented with a February 13, 2020 Braun Intertec geotechnical report providing specific testing for infiltration capacity on the site. Dual-ring infiltrometer tests were taken at two locations where stormwater management is proposed to measure the infiltration capacity of the on-site soils. The testing results indicated an infiltration rate ranging from 0.11 inches/hour to 0.32 inches/hour. The lower of the two rates was recommended by Braun. An infiltration rate of 0.11 inches/hour results in the site being classified as a Restricted Site.

After review of the updated documentation and answers to questions from the MPCA MIDS calculator flow chart provided in the revised stormwater report dated February 20, 2020 (attached to Permit No. PRBD201913790) stormwater engineering staff agree with classifying the site as a Restricted Site. With a Restricted Site designation the revised stormwater management plan reduces the retention volume on the site from 1.1-inches of runoff to 0.55 inches of runoff from the regulated impervious area in addition to providing rate control and water quality management complying with the requirements of the City's Surface Water Management Plan and is therefore approved by stormwater engineering staff.

In summary, the originally approved stormwater report included with Permit No. PRFD201909219 has been revised due to specific testing for infiltration capacity on the site indicating a lower infiltration rate for the site resulting in the site being classified as a Restricted Site. The revised stormwater management plan dated February 20, 2020 and included with Permit No. PRBD201913790 is approved and reflects the city's re-classification of this site as a Restricted Site. This approval supersedes all previous approvals or communications for either Phase 1 or Phase 2 of this project. The stormwater management system to be constructed with Phase 1 has been designed for the Phase 2 runoff based on an infiltration rate of 0.55 inches in 48 hours. This approval is ONLY for Phase 1 of the project. A separate review of Phase 2 of the project will be required prior to construction and will be evaluated against the stormwater management standards in effect at the time of that review. There is no guarantee stormwater management standards in the future will be consistent with the stormwater management standards in place at this time.