

Cherrywood Pointe of Bloomington

5501 American Boulevard W.
 Bloomington, MN 55437



LOCATION MAP

PROJECT NARRATIVE

This proposal is for a 4-story 108-unit senior Assisted living project location at 5501 American Boulevard West (PID #16-116-21-24-0008) near the intersection of I-494 and Normandale Blvd. The site does not currently have existing above ground infrastructure and there are two lots on this site that would be part of a phased development. This phase focuses on the east lot (Lot 2) and the future phase would be constructed on the west lot (Lot 1) and would house a Senior Independent living development. Both properties will share the same surface parking lot as illustrated on the site plan. The new construction would be developed by United Properties and managed by Ebenezer. Currently, we are seeking input from the city to guide us as we plan this new development.

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Zoning District: C-4

Building Floor Area: 20,000 SF

Impervious Surface Area: 90% Max.

Structure Placement:

- Public Street: 35'
- Rear: 20', 30' for buildings over 4 stories
- Side: 20', 30' for buildings over 4 stories

Minimum Required Nonresidential FAR = .20

Parking Requirements:

- Senior housing: 1.5 spaces per dwelling unit where .5 spaces per unit must be available for general parking
- Residential Care facility: 1.5 spaces for each 4 beds
- The planning commission and city issuing authority may reduce the number of required off-street parking spaces through proof of parking flexibility measure.

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United Properties

651 Nicollet Mall Suite 450
 Minneapolis, MN 55402

Project Number 17058

Date 5.9.18

Drawn By Author

Checked By Checker

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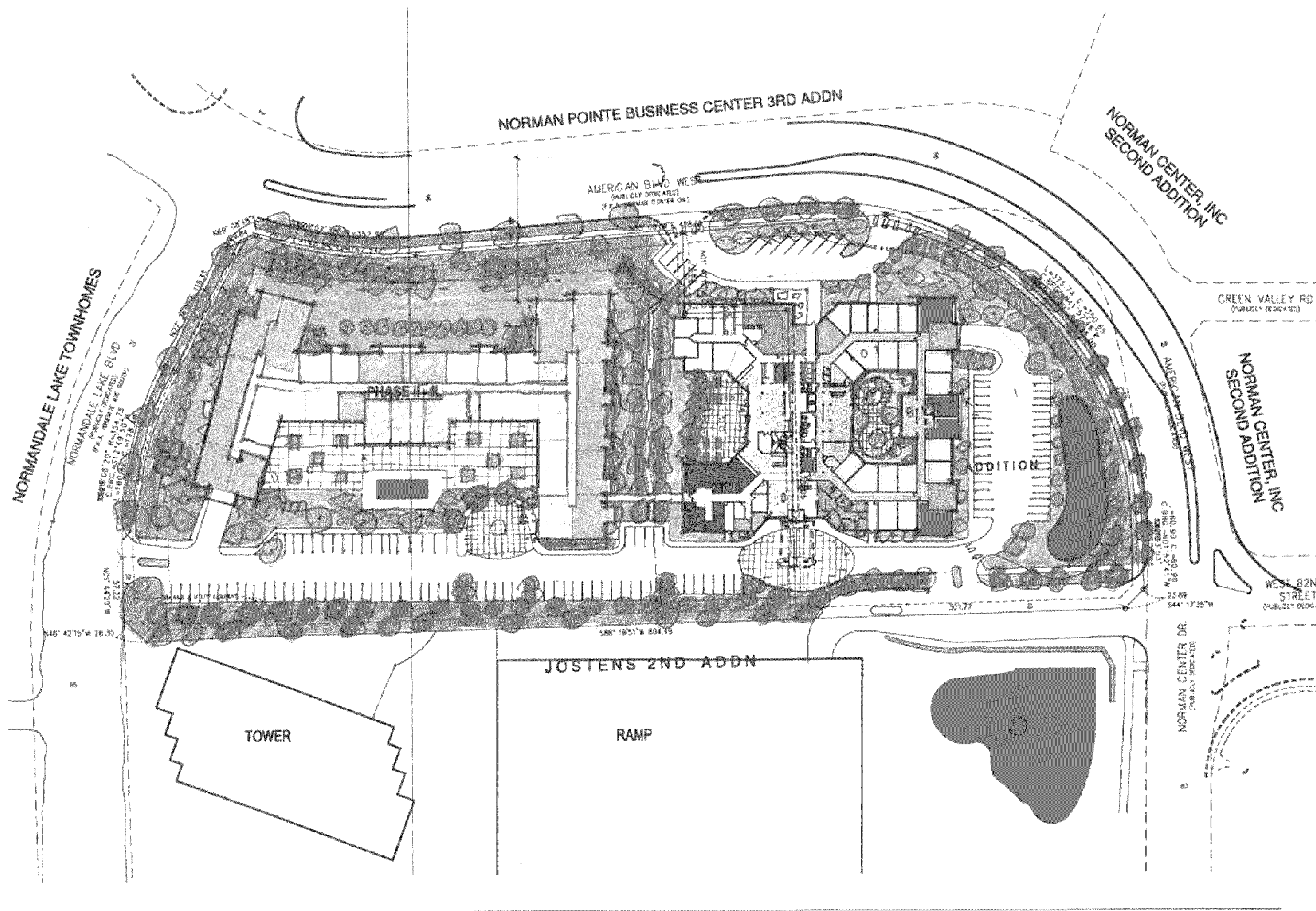
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Rev. No.

Cover Sheet

SD_000



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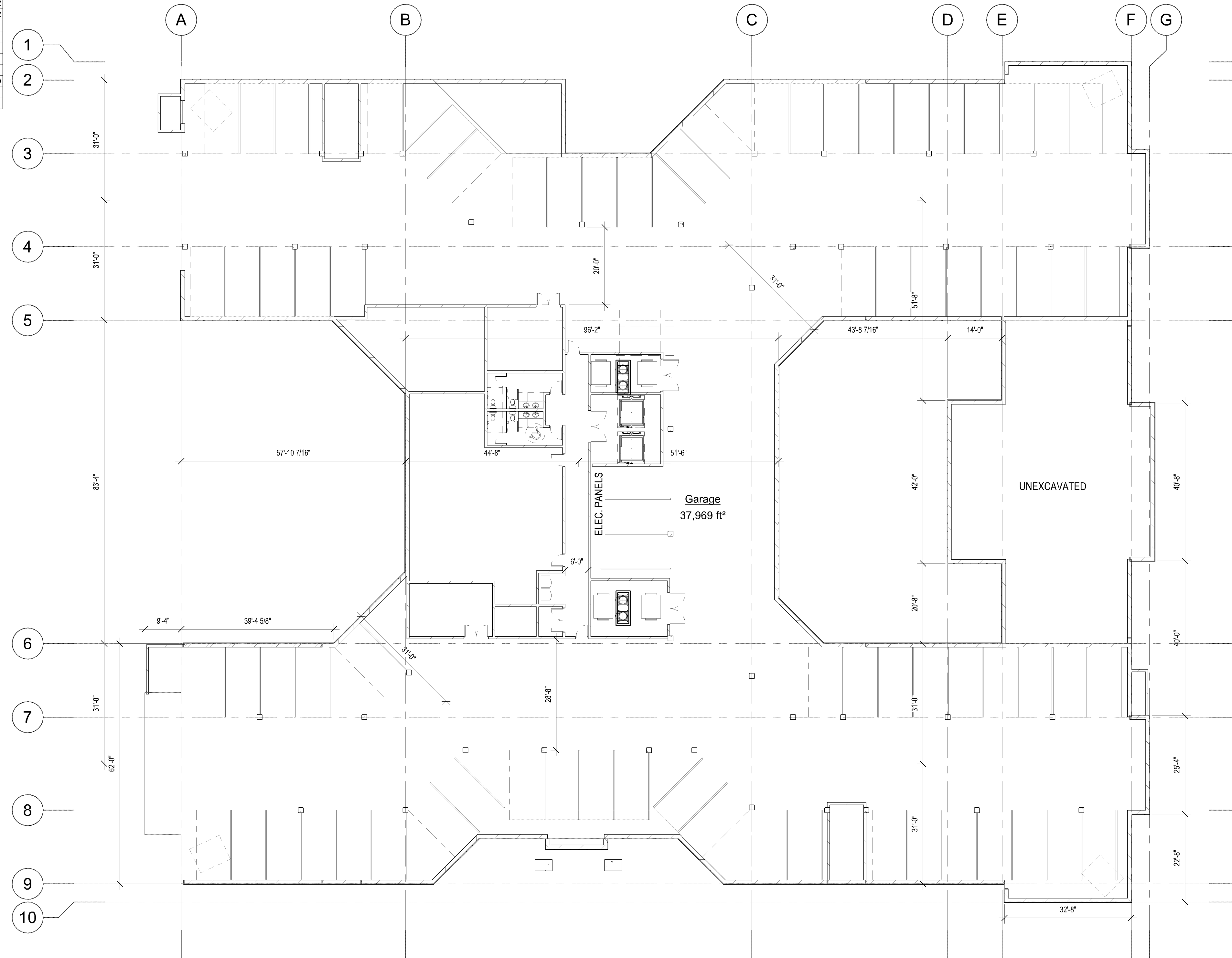
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Level	Unit Type	Name	Count
Not Placed	1BR	Unit A2	1
Not Placed	MC Studio	Unit MC-S7	1
Not Placed: 2			
Level 1	Enhanced Suite	Unit EC-S1	2
Level 1	Enhanced Suite	Unit EC-S2	2
Level 1	Enhanced Suite	Unit EC-S4	1
Level 1	MC 1BR	Unit MC-A1	2
Level 1	MC 1BR	Unit MC-S7	1
Level 1	MC 2BR	Unit MC-C1	2
Level 1	MC 2BR	Unit MC-S8	2
Level 1	MC Studio	Unit MC-S1	8
Level 1	MC Studio	Unit MC-S2	4
Level 1	MC Studio	Unit MC-S3	2
Level 1	MC Studio	Unit MC-S4	2
Level 1	MC Studio	Unit MC-S5	1
Level 1	MC Studio	Unit MC-S6	1
Level 1: 30			
Level 2	1BR	Unit A1	2
Level 2	1BR	Unit A2	3
Level 2	1BR+D	Unit B1	2
Level 2	1BR+D	Unit B2	2
Level 2	2BR	Unit C1	8
Level 2	2BR	Unit C3	1
Level 2	Studio	Unit S9	2
Level 2: 20			
Level 3	1BR	Unit A1	2
Level 3	1BR	Unit A2	4
Level 3	1BR	Unit A5	3
Level 3	1BR+D	Unit B1	2
Level 3	1BR+D	Unit B2	2
Level 3	2BR	Unit C1	8
Level 3	2BR	Unit C3	2
Level 3	Studio	Unit S9	4
Level 3: 27			
Level 4	1BR	Unit A1	2
Level 4	1BR	Unit A2	4
Level 4	1BR	Unit A5	3
Level 4	1BR+D	Unit B1	2
Level 4	1BR+D	Unit B2	2
Level 4	2BR	Unit C1	8
Level 4	2BR	Unit C3	2
Level 4	Studio	Unit S9	4
Level 4: 27			
Grand total: 106			

Unit Type	Name	Gross SF	Count
1BR	Unit A1	970 ft²	6
1BR	Unit A2		12
1BR	Unit A5	624 ft²	6
1BR: 24			
1BR+D	Unit B1	1,299 ft²	6
1BR+D	Unit B2	1,187 ft²	6
1BR+D: 12			
2BR	Unit C1	1,060 ft²	24
2BR	Unit C3	1,082 ft²	5
2BR: 29			
Enhanced Suite	Unit EC-S1	378 ft²	2
Enhanced Suite	Unit EC-S2	519 ft²	2
Enhanced Suite	Unit EC-S4	509 ft²	1
Enhanced Suite: 5			
MC 1BR	Unit MC-A1	657 ft²	2
MC 1BR	Unit MC-S7	588 ft²	1
MC 1BR: 3			
MC 2BR	Unit MC-C1	816 ft²	2
MC 2BR	Unit MC-S8	532 ft²	2
MC 2BR: 4			
MC Studio	Unit MC-S1	488 ft²	8
MC Studio	Unit MC-S2	508 ft²	4
MC Studio	Unit MC-S3	611 ft²	2
MC Studio	Unit MC-S4	434 ft²	2
MC Studio	Unit MC-S5	407 ft²	1
MC Studio	Unit MC-S6	454 ft²	1
MC Studio	Unit MC-S7	Not Placed	1
MC Studio: 19			
Studio	Unit S9	654 ft²	10
Studio: 10			
Grand total: 106			

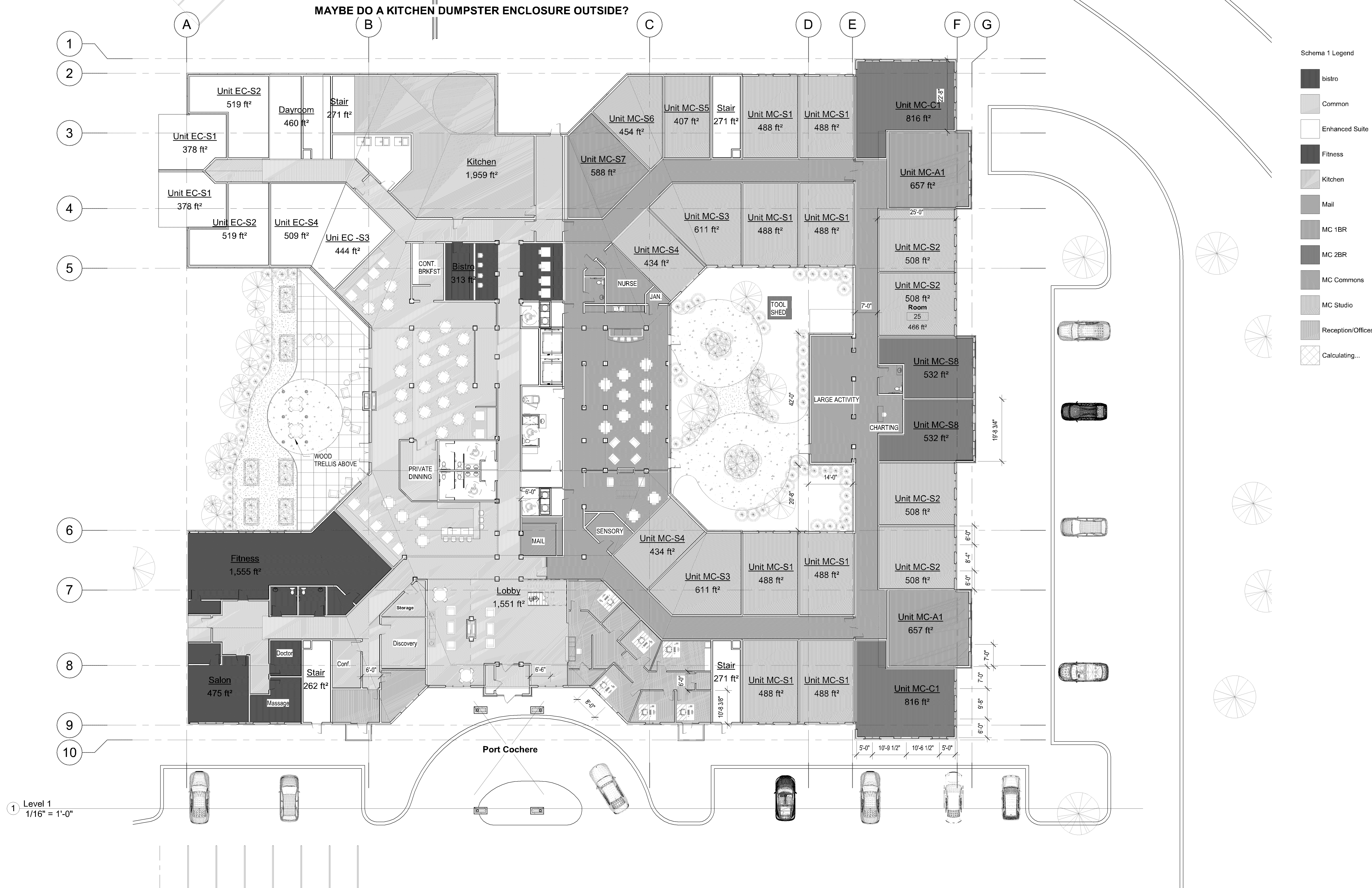
Level	Gross SF
Not Placed	0 ft²
Level -1	37,969 ft²
Level 1	69,728 ft²
Level 2	25,321 ft²
Level 3	25,485 ft²
Level 4	25,321 ft²
	183,824 ft²

Parking Schedule	
Type	Count
Level -1	75
	75
Level 1	38
	38
	113



1 Level -1
1/16" = 1'-0"

- Schematic Design Code Narrative:**
- Steel beams required on level 1 dining openings. Individual fire protection requirement. Alternative: eliminate primary structural columns and use light wood framing and wood headers.
 - Building will be classified as **VA-L1 Separated Mixed Use**.
 - Add 2-HR fire wall at 1-story bump out of MC to reduce level 1 SF by approximately 7,000 SF.
 - Fire department access will be provided by drive aisles on the north and south parking lots. 150'-0" minimum, but MN Fire Code allows increase (300'?) when the building has a fully equipped fire suppression system.
 - Future IL building shall be a minimum of 30'-0" away from phase I development.



- Schema 1 Legend
- bistro
 - Common
 - Enhanced Suite
 - Fitness
 - Kitchen
 - Mail
 - MC 1BR
 - MC 2BR
 - MC Commons
 - MC Studio
 - Reception/Offices
 - Calculating...

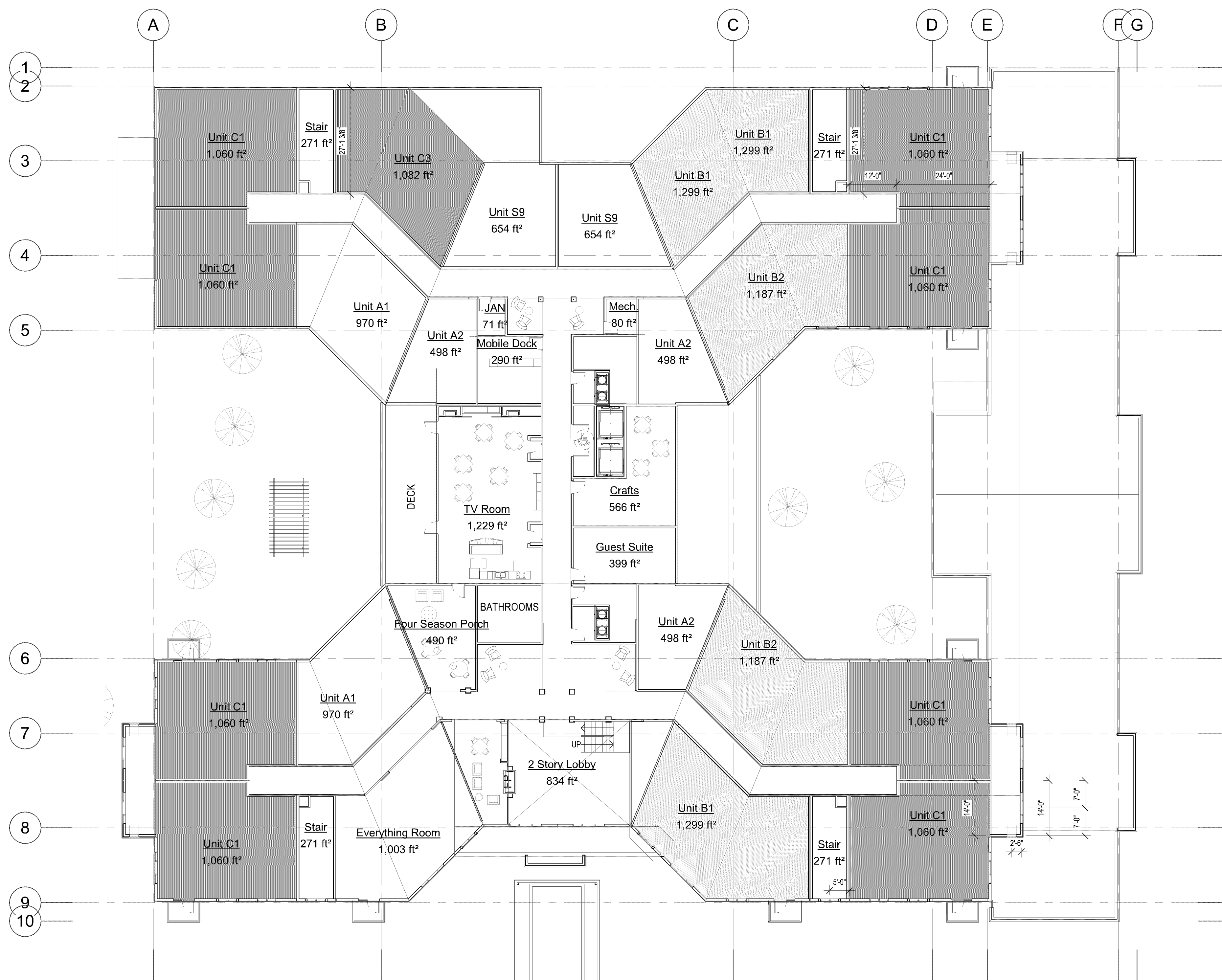
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1 Level 2
 1/16" = 1'-0"

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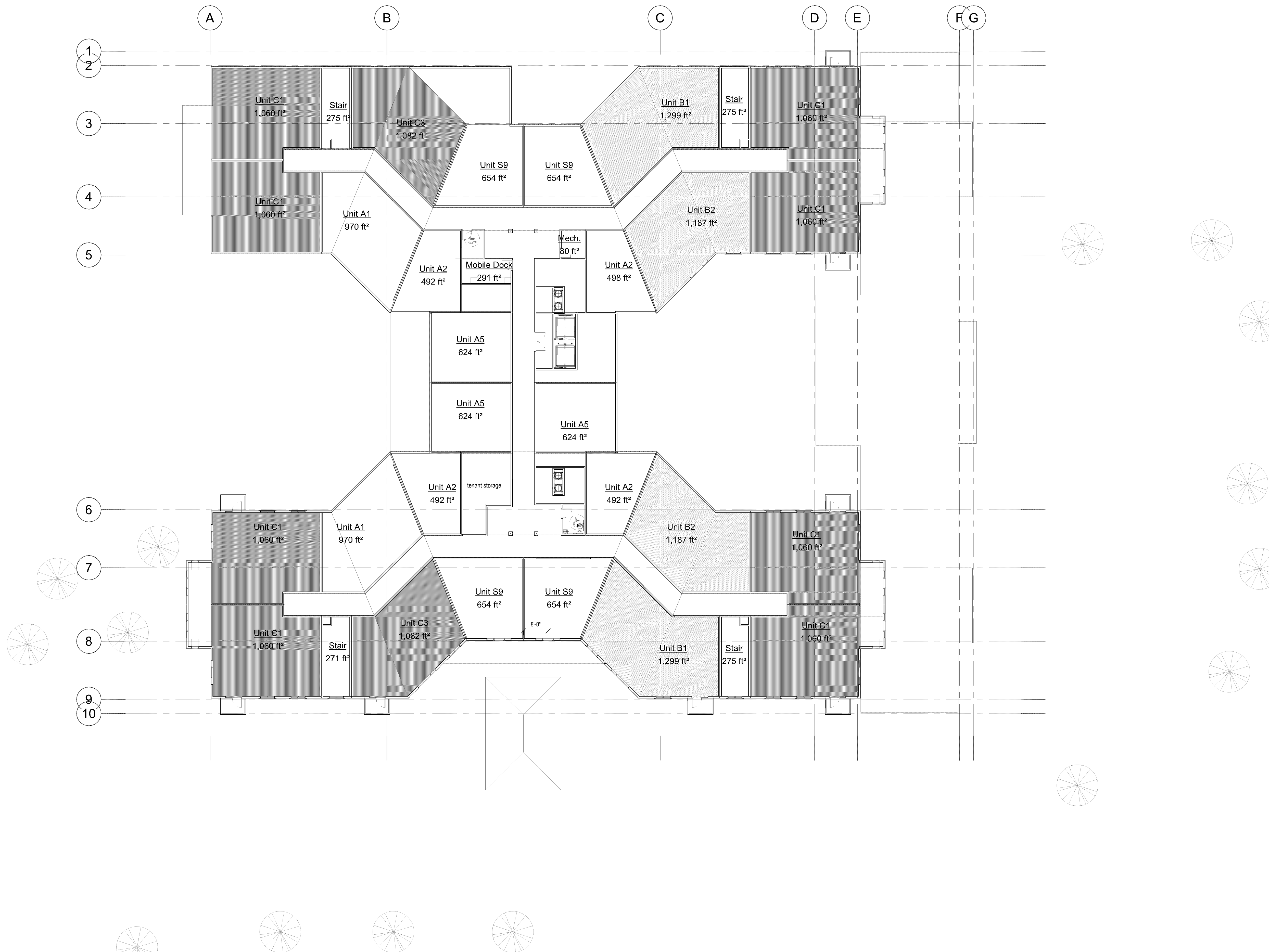
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Level 2

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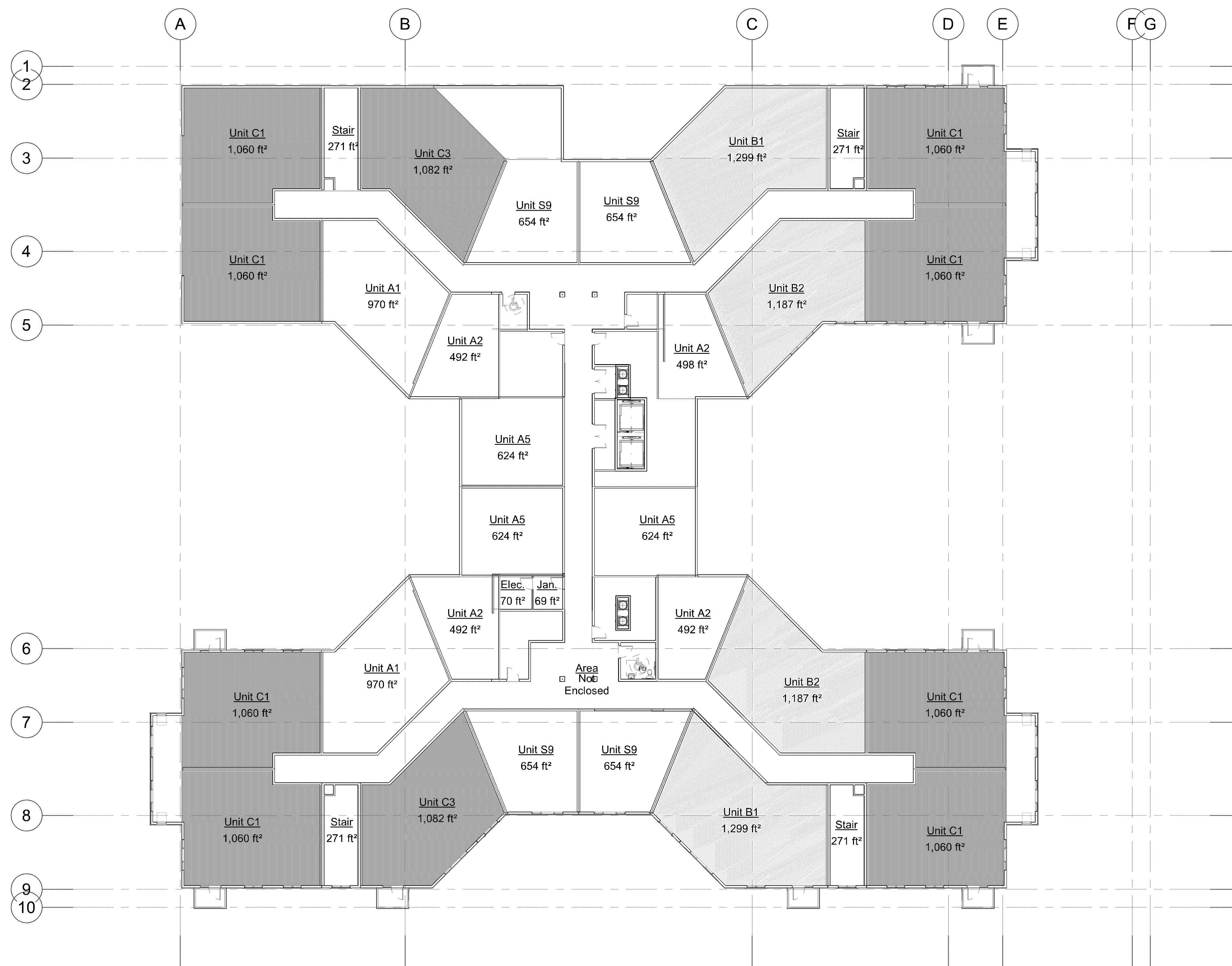
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Level 3
 1/16" = 1'-0"
 SD_130



① Level 4
1/16" = 1'-0"

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Level 4

1/16" = 1'-0"

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Architects

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Perspective

SD_150