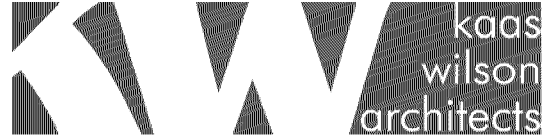


# PROJECT NARRATIVE

Date:  
May 16, 2018



|                                                                                                                       |  |
|-----------------------------------------------------------------------------------------------------------------------|--|
| Reference:<br>United Properties – Cherrywood Pointe of<br>Bloomington<br>Attention:<br>City of Bloomington - Planning |  |
|-----------------------------------------------------------------------------------------------------------------------|--|

## 1. GENERAL DESCRIPTION

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 (approx. 100 units). 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.

## 2. PARKING RATIO

### PROPOSED

|                      |                                |
|----------------------|--------------------------------|
| NUMBER OF UNITS:     | 106                            |
| UNDERGROUND PARKING: | 75                             |
| SURFACE STALLS:      | 118 (Shared, 48 on Lot 2 only) |
| PARKING TOTAL:       | 193 Shared / 123 Lot 2 only    |

### REQUIRED PER CITY ORDINANCES:

Senior Housing -  $1.5 \times 81 \text{ Units} = 121.5$   
General Parking -  $.5 \times 81 \text{ units} = 40.5$   
Residential Care Facility - 25 Memory Care Units =  $(25/4) \times 1.5 = 9.375$   
Total = 172

\*Note: The planning commission and city issuing authority may reduce the number or required off-street parking spaces through proof of parking flexibility measure.