

6701 West 78th Street – Bloomington, MN
Development Applications
23 May 2018



Attn: Glen Markegard
Manager, Planning Division
1800 West Old Shakopee Road
Bloomington, MN 55431

Cc: Nick Johnson
Planner, Planning Division
1800 West Old Shakopee Road
Bloomington, MN 55431

Re: Opus Development Company, LLC –Development Application
Case File #PL201800191

Dear Mr. Markegard:

We are excited to establish a senior care facility and daycare for children (the "Project") at 6701 W. 78th Street in Bloomington, Minnesota ("Property"). This Development Application includes a Preliminary Development Plan, Final Development Plan, Rezoning to PD Overlay, and a Conditional Use Permit. The Project will integrate a 186 unit senior living facility comprised of 166 independent and assisted living units and 20 memory care units with a child daycare facility, creating an intergenerational campus of uses on a currently vacant parcel.

We have enclosed the following in support of this request and submitted the remaining documents and plans to the City of Bloomington web portal:

- Development Application (hard copy wet signature hand delivered and digital copy)
- Payment \$5,030 (Hand delivered with application)
- Cover Letter
- Project Overview Letter
- Statement of Design Intent Letter
- Flexibility in Standards Request
- Exhibit 1 – Developable Area
- Digital Material Board
- Stormwater Report
- Drawing Set in PDF format
 - ALTA Survey – Sunde dated May 18, 2018
 - Civil Plans
 - Landscape Plans
 - Architectural Floor Plans
 - Architectural Elevations and Perspectives
 - Site Photo metrics

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We are very excited to submit this proposed development in the City of Bloomington.

6701 West 78th Street is a premier mixed-use new construction development located off Interstate 494 and located on West 78th Street. The property offers dramatic views of Nine Mile Creek which runs through the property on the west side and across the interstate to the south. This mixed-use Senior Living and Child Daycare offering is adjacent to existing office buildings to the east and west, residential to the north and a wetland creek network to the south across Interstate 494. The four story building, with a single story of partially below grade parking, will replace a vacant lot and with 166 senior independent and assisted living units, 20 memory care units, daycare and a full complement of amenities which will create an intergenerational campus experience. The development benefits from outstanding freeway access, immediate adjacency to the natural features and sidewalk network in one of the most desirable municipalities in the Twin Cities.

The building is organized around a north-facing central courtyard that includes an entry court and outdoor amenities area along with a south-facing resident amenity court. The north courtyard is the focal point of the development, creating an attractive “front door” as well as enhancing the residents’ and visitors’ views and experience. The front elevations are articulated with a combination of premium materials with a timeless look and feel, creating a strong architectural character facing West 78th Street.

The intent of the project is to go through a Planned Development process including a Conditional Use request for portions of the senior living components of the project. The entire property is currently zoned Freeway Office - C-4 which aligns very well with our proposed project and we believe fits with the City’s future guide plan. Building heights, building setbacks and density are all in conformance with this proposed development. We are requesting waivers of flexibility for the non-residential use requirement and method of calculating the non-residential use requirement due to the valuable natural topography and easements we hope to preserve.

We have provided a transmittal documenting the materials provided for this application which we believe to be complete and in compliance with the requirements defined by City Ordinance. For more project details we invite you to review our package.

We look forward to partnering with the City of Bloomington and its stakeholders on this exciting project.

Thank you for your time and we welcome your feedback,

A handwritten signature in black ink, appearing to read 'Matt Rauenhorst'.

Matt Rauenhorst
Vice President, Opus Development Company

A handwritten signature in black ink, appearing to read 'Joe Mahoney'.

Joe Mahoney
Senior Manager, Opus Development Company

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LOCATION AND LEGAL DESCRIPTION

The site is located south of West 78th Street and north of Interstate 494 in the south-east corner of Shaughnessy Road and West 78th Street. The project address is 6701 West 78th Street Bloomington, Minnesota 55439 and is approximately 7.0 acres.

Existing Property Legal Description: Lot 1, Block 1, Nine Mile West 2nd Addition

SITE ACCESS AND PARKING

The proposed project will have three entries from West 78th Street. The full access entrance on western side of the project will use the existing curb-cut into the property to allow residents access to the lower portion of the site and to the Daycare entrance. The middle entrance is existing and will provide full access to the main entrance of the senior housing building. The eastern entrance will also use an existing curb-cut and will lead to the main entrance of the senior housing building and parking garage. This eastern entrance will be a right-in /right-out only access point.

Parking adjacent to the senior housing entrance will be located on the north side of the building and will have a drop-off area for residents. Parking on the south and west sides of the proposed building will serve both the senior living residents and the Daycare users. Underground parking stalls make up the remaining portion of the parking distributed on the site.

UTILITIES AND STORMWATER MANAGEMENT

The site includes existing sanitary and water services, however, these will not be utilized in the proposed design. A new 8" water service is proposed to loop around the development in order to provide adequate hydrant coverage and provide fire demand and domestic service to the building. This service connects to an existing 12" watermain running through West 78th Street. A new 10" sanitary sewer service will connect to an existing manhole located in West 78th Street. Both utilities are ultimately services through the City of Edina.

The majority of the stormwater on site will be come from the parking fields and the roof of the structure. Opus intends to build an underground storm-vault system in the northern portion of the site underneath the parking lot to infiltrate and provide rate control on site for the building and north parking area. Additional rate control and minimal infiltration will be accomplished through the use of 36" and 48" HDPE proposed within the east and west access drive, respectively. All systems will then discharge overland or through existing 18" storm sewer on site to the existing pond, which is incidental to the previous fitness center development and will not be utilized in stormwater management for the proposed site. The stormwater pond then overtops its banks and ultimately discharges to Nine Mile Creek, also located on site to the southwest.

SIGNAGE

Due to the tenants within the facility a Uniform Sign Design submittal will be submitted for review and approval at a later date. The signage information and locations in this package are conceptual at this time. Due to the multiple entrances and uses of the project we are proposing two wayfinding ground mounted signs along West 78th Street. The Daycare sign will be located near the northwest entry drive directing traffic to the daycare parking lot. The senior housing monument sign will be located near the central curb cut directing traffic for the senior residents and their guests.

In addition to the monument signs we are proposing two wall mounted tenant identification signs (one for each tenant) on both the north elevation facing west 78th Street frontage and the south elevation facing Interstate 494. The final sign design will be submitted for approval through the City process at a later date.

SITE LIGHTING

The site will be lit with LED fixtures and is designed to meet the City requirements for light levels and cutoff at the property line. A combination of parking lot lights, building wall pack lights, and other security lighting will keep residents safe while maintaining the natural setting of the property.

LANDSCAPING

Landscaping has been designed to provide screening for the adjacent residential properties to the north, enhance the building architecture, create unique spaces for residents and users of the site, and break up parking and other hardscape elements. The building and parking locations save the majority of existing trees on site while preserving the natural features of the property adjacent to Nine Mile Creek. The parking on south and west portions of the project are designed to avoid slopes of 12% grade or more while providing the residents a closer vantage point overlooking the natural waterway and wetland habitats. The special amenity areas around the site will integrate both hardscape and softscape spaces for use by visitors and residents of the building. The existing pond in the south and the existing vegetation will remain in place to help screen and buffer the vehicles and roadway from the new residents.

BUILDING DESCRIPTION

Please refer to the Statement of Design Intent and Submitted Drawing set for more information on Architectural and Life safety components of the project.

We have also provided a digital material board for your reference of proposed project materials and color palette.

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CITY OF BLOOMINGTON VITALITY

The primary goal of the development is to provide the level of vitality that this prominent site deserves. Additionally, we are confident this project is positioned to fill a gap of senior living apartment availability in the City of Bloomington. The site is currently the weak link to connecting the various developments along the West 78th Street corridor. The proposed project will become an “Intergenerational Campus” with a mix of independent senior, assisted and memory care living, child daycare and common senior service support spaces. This mixed-use project will provide enhanced vibrancy and liveliness to this portion of the City at all hours of the day and quiet down to a more hospitality/residential feel during the evenings.

ENERGIZING DEVELOPMENT

The mix of uses will foster an active streetscape during the day and evening. The campus will consist of 4 stories of structure over a partially buried parking garage. The garage is lined on the west with a child daycare use to promote pedestrian activity at the street level within the site. This is done thoughtfully in response to local context of office and nine-mile creek to the west without disturbing the residences across west 78th street. An enclosed pool and activity facility is also provided on the lowest level activating on the south side of the property. The site topography will be raised up to allow the lobby and resident common activity spaces to be oriented to the street, activating the streetscape. The project proposes some short term off-street parking at the entry, however, the majority of the car parking is tucked around the back side of the project and in a garage to limit visibility of parking in the public realm. Access to the parking garage will be provided on the east private drive along with a move-in truck stall position.

The project includes a total of 186 units, approximately 20 of those units will be memory care suites, and the balance will be Independent and Assisted Living uses. The lobby for the residents is located in a prominent location just off West 78th Street enhancing an attractive outdoor plaza and porte cochere. The first-story will deliver shared resident and guest amenity spaces at grade including: office, wellness therapy rooms, lobby, dining, bistro, spa/salon and club room. These uses coupled with the front court entry experience will provide delightful connections to the street and residential neighborhood to the north. Apartments will range in size from studios to two+ bedroom units, catering to a wide breadth of senior residents in search of a full service intergenerational lifestyle. The combination of child and senior care services has many symbiotic characteristics which blend together exceptionally well benefitting the senior residents and children.

PEDESTRIAN ORIENTED ENVIRONMENT

Contextual architecture and landscape design based on long-standing design principles will create a welcoming public environment that will attract pedestrian activity and encourage residents to activate the streetscape. In addition to increasing the energy on site, key design features will foster the goal of vitalizing a currently underdeveloped jewel in Bloomington.

We look forward to partnering with the City of Bloomington to make this project a success for all stakeholders.

A handwritten signature in black ink, appearing to read "Jay Fourniea".

Jay Fourniea, AIA
Manager, Design Architecture
Opus AE Group, L.L.C.

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As part of the application for approval of a Planned Development, Opus requests flexibility from strict compliance with zoning standards which are more fully discussed below.

FLEXIBILITY FROM STANDARD REQUEST #1

The first request relates to how site area calculations impact required floor area calculations. The site's existing condition contains substantial natural features and topography, including Nine Mile Creek and associated wetlands running through the western portion of the site. Grades change significantly along the creek and wetland edge. Opus proposes preservation of the natural habitat, topography adjacent to the creek and related site features as a benefit to the public, residents and environment. As a result, the developable area of the site is greatly reduced and floor area should be based on the remaining developable acres.

In addition to reduction of site area for natural preservation, Opus proposes additional public dedication of roadway right of way along West 78th Street. City staff has requested an additional 10 feet of property along West 78th Street to allow for future widening of the roadway. Opus will dedicate the additional right of way by easement which provides direct public benefit. In addition, an access easement along the south of the property and utility easement along the eastern property line further limits development of the site.

Exhibit #1 is attached and sets forth Site Area and Proposed Developable Area for graphic comparison. In light of the public benefit for preservation of natural and habitat areas, as well as existing and proposed public easements, Opus requests that density and floor area calculations use the developable site area instead of the full limits of the property.

Based on the adjustments proposed in this statement, the resulting Developable Area as documented by Exhibit 1 is: 191,171 SF (4.389 ac).

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Planned Development and Conditional Use Application
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FLEXIBILITY FROM STANDARD REQUEST #2

SECTION 21.302.02 - RESIDENTIAL USES IN COMMERCIAL ZONING DISTRICTS

(b) Nonresidential uses required. While the B-4, C-2, C-3, C-4 and C-5 Zoning Districts allow residential uses as an accessory use, a primary purpose of these zoning districts is to provide convenient community access to commercial goods and services. To ensure that nonresidential uses are included within these commercial zoning districts, development sites must include nonresidential floor area as follows: C-4 Floor Area Ratio – 0.20

Opus requests flexibility in the calculation of nonresidential uses as part of the Planned Development. A daycare of approximately 10,000 GSF is proposed along with senior housing, memory care and support services (the Project), creating an “Intergenerational Campus” of mutually supportive uses.

The daycare would be calculated as nonresidential use. In addition, portions of the senior residence are semi-public and open to residents and guests which provide services and facilities typical in commercial and hospitality settings, including spa, salon, pool, fitness, bistro, dining, and clinic rooms. Provision of these services and amenities increases employment, reduces trips and provides a level of service to senior residents and guests not available at other age restricted residences.

While a traditional multi-family project may only provide a few full-time positions, this campus proposes to offer employment to a significant number of full time and part time staff. The operator estimates the facility will require 75-85 staff members to operate the facilities, from a variety of job and education backgrounds. Approximately 15 staff members will operate the daycare, with the remainder dedicated to operation of the senior residence and support services. Accordingly, commercial, support services and other nonresidential uses are included in the commercial calculation based on high demand for employment as compared to a typical multifamily project.

The benefit to public includes:

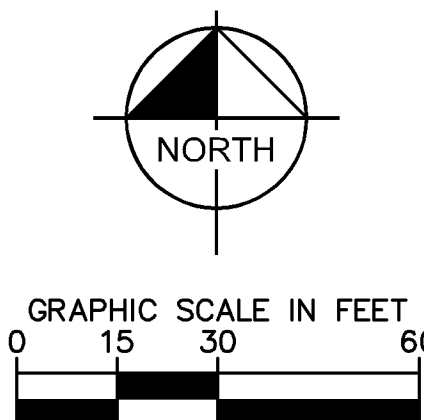
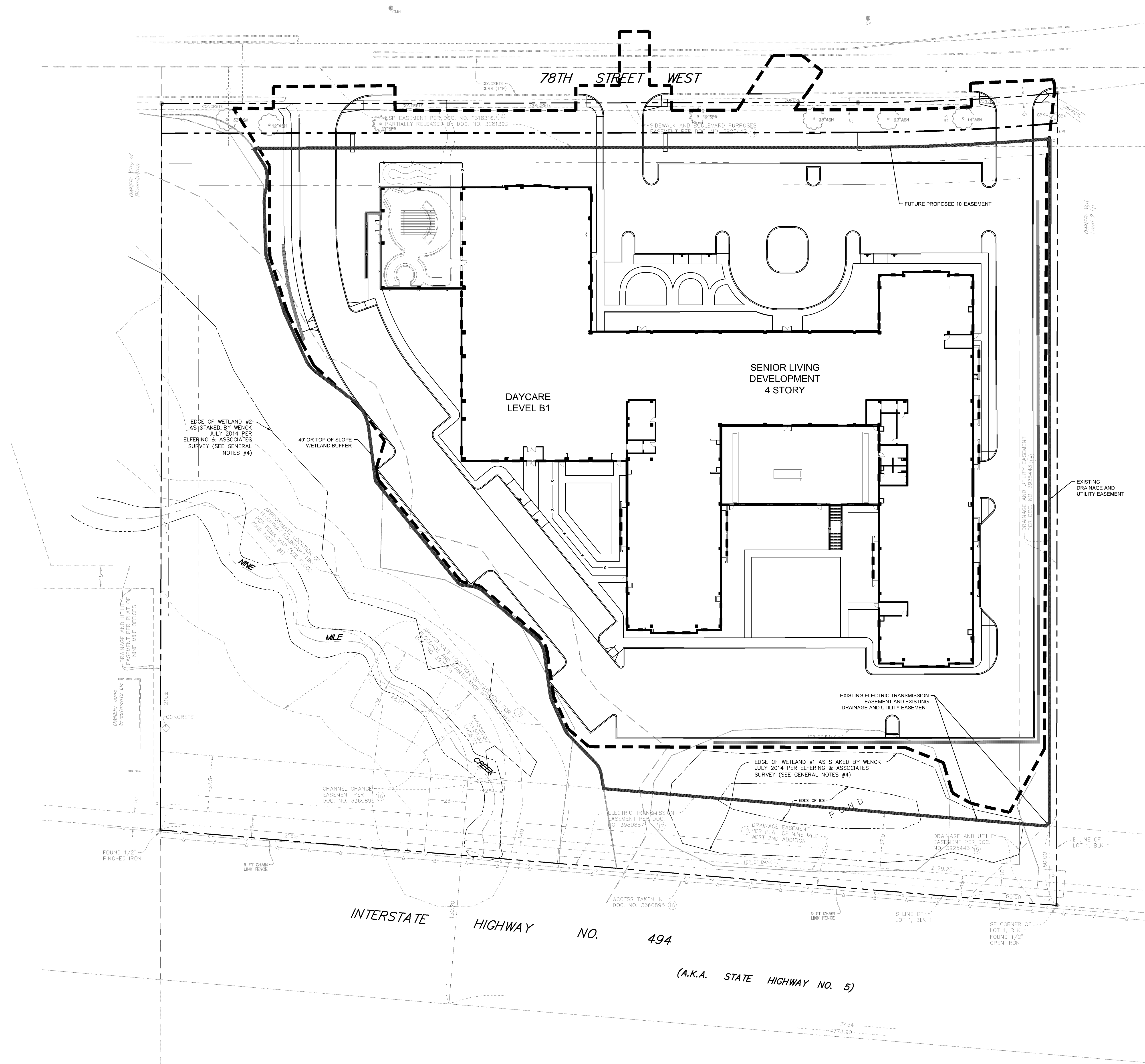
- Fulfills a need for more Senior Housing in the City of Bloomington as this category is currently underserved
- Places undeveloped land into production, including added property tax value
- Adds employment opportunities for the local community as compared to a traditional multi-family project
- Proposes a mix of uses that activate street level creating a safe and welcoming environment.

Based on the public benefit contained in this statement, the Project meets the intent of the nonresidential use requirement.

Proposed Nonresidential Use Floor Area:

11,000 SF	Daycare
5,200 SF	Dining for Resident and Guests (Dining Rooms, Bistro, Private Dining, Continental and Commercial Kitchen)
15,800 SF	Resident Amenity Services (Lobby, Marketing/sales, Therapy Rooms, Spa, Salon, Fitness Center, Pool/Spa)
<u>7,800 SF</u>	<u>Resident Support Services (Staff Offices, nurse stations and support spaces, Clinical and Staff support areas)</u>
39,800 SF	TOTAL PROPOSED NONRESIDENTIAL FLOOR AREA

38,235 SF Required assuming developable site area in calculation from request #1 (191,171 SF x 0.20)



PRELIMINARY - NOT FOR CONSTRUCTION

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

THOMAS J. LINCOLN

DATE: MN LIC. NO.

DEVELOPABLE AREA EXHIBIT

EX 1



LEGEND

- 1 - Brick

2 - Lap Siding

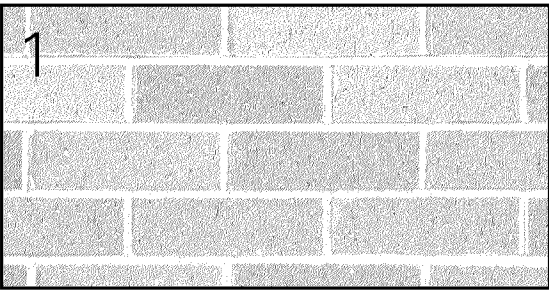
3 - Fiber Cement Panel - Textured Finish

4 - Fiber Cement Panel - Wood Finish
- 5 - Vision Glass

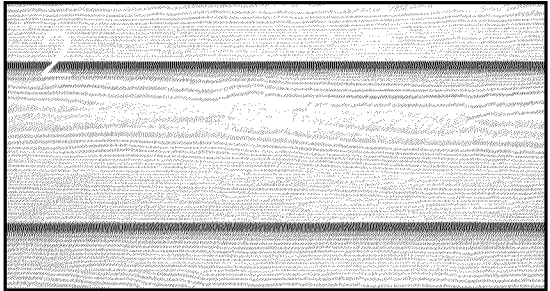
6 - Spandrel Glass

7 - Window Frame

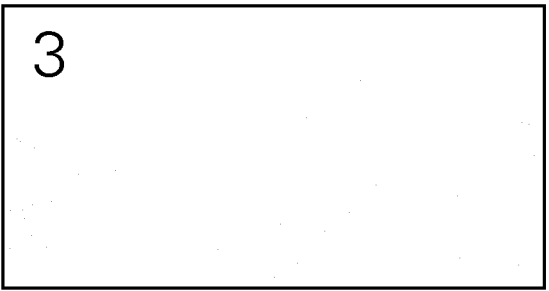
8 - Prefinished Metal Railings



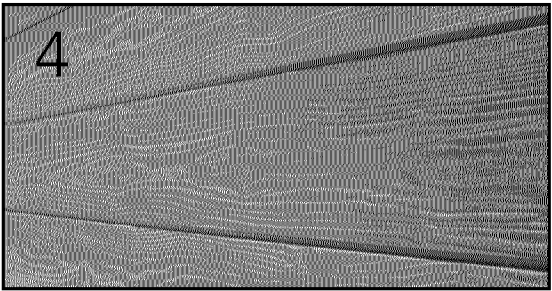
MODULAR BRICK
Light Gray/Buf



FIBER COMPOSITE LAP SIDING
Light Buff or similar



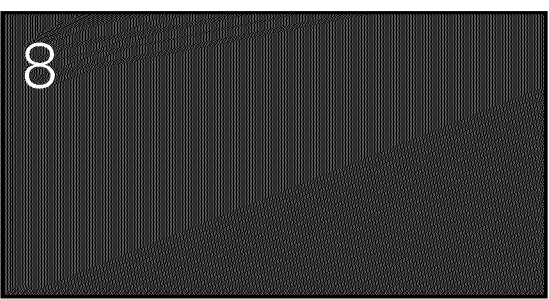
FIBER CEMENT PANEL -
TEXTURED FINISH
White



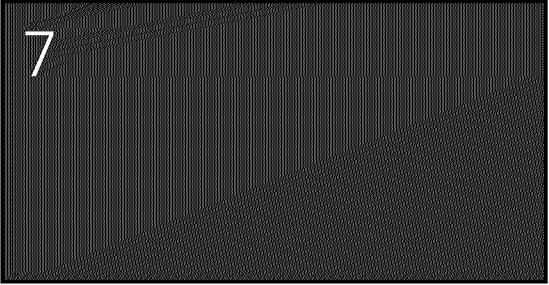
FIBER CEMENT PANEL -
WOOD FINISH



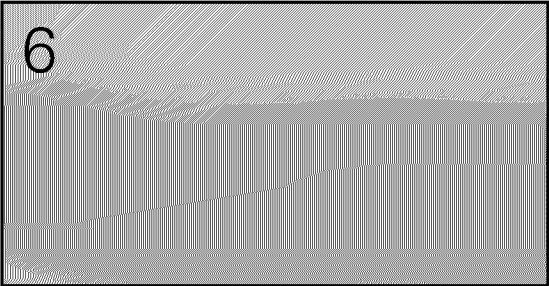
VISION GLASS
Clear



PREFINISHED METAL RAILINGS
Dark Grey



FIBER COMPOSITE
WINDOW FRAME
Dark Gray



SPANDREL GLASS
Grey

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