



PL201900019
PL2019-19

Development Review Committee

Approved Minutes

Pre-Application, PL201900019
Meeting Date: Tuesday, February 5, 2019
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965
Travis Schlangen (Utilities) 952-563-8775
Eric Wharton (Utilities) 952-563-4579
Brian Hansen (Eng.) 952-563-4543
Duke Johnson (Bldg. & Insp) 952-563-8959
Eileen O'Connell (Pub. Health) 952-563-4964
Megan Rogers (Legal) 952-563-4889
Deb Heile (Bldg. & Insp) 952-563-4703

Kent Smith (Assessing) 952-563-8707
Jason Heitzinger (Assessing) 952-563-4512
Erik Solie (Env. Health) 952-563-8978
Mike Thissen (Env. Health) 952-563-8981
Glen Markegard (Planning) 952-563-8923
Nick Johnson (Planning) 952-563-8925
Maureen O'Brien (Legal) 952-563-8781

Project Information:

Project: Friendship Village Residential Revised

Site Address: 8100 Highwood Drive, Bloomington, MN 55438

Plat Name: FRIENDSHIP VILLAGE;

Project Description: Major Revision to Final Development Plans for a revised five-story, 93-unit residential building associated with Case #PL2017-250.

Application Type: Major Revision to Final Development Plan

Staff Contact: Nick Johnson - nmjohnson@BloomingtonMN.gov (952) 563-8925

Applicant Contact: Jon Lindstrom - jlindstrom@sasarch.com

Post Application DRC: YES

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL201900019" into the search box.

Guests Present:

Name	Email
Ryan Bluhm (Westwood)	ryan.bluhm@westwoodps.com
Jacob W. Steen (Larkin Hoffman)	jsteen@larkinhoffman.com
Jon Lindstrom (SAS Architects)	jlindstrom@sasarch.com
Jim Moyer (SAS Architects)	moyer@sasarch.com
Gary Conkin (Lifespace)	gary.conkin@lifespacecommunities.com
Pat Gleason (Greystone Communities)	pgleason@greystonecommunities.com

INTRODUCTION –:

- Nick Johnson (Planning):
 - In February of 2018 Friendship Village was given approval for a new health center and residential building. Proposed revisions to Final Development Plans include a revision of the pond and residential building (approved as part of Case #PL2017-250). The revised building has 93 units and is five stories in height instead of 2, 3, and 5 story residential buildings of 98 units. The eastern wing of the previous building has been reduced/removed. The wetland impacts associated with the project have also been revised to no longer impact/remove four townhome units on the south side of the pond (this was a primary goal). Two options (Option A and Option B) are presented which offer different buffering proposals along the north side of the pond. The residential living building would have a stormwater cistern to provide additional stormwater storage capacity.
- Ryan Bluhm (applicant representative from Westwood) added:
 - We have been meeting with the watershed over the last three or four months to discuss how to reduce the impact to the building and maintain the watershed and city storm water requirements. We are proposing a cistern below the building to help with storm water management. This is a major additional cost to the building as it's essentially a sub-basement below the basement to provide retention during larger rain events. It won't hold water permanently but will just fill up and empty during larger storms.
- Glen Markegard (Planning) asked if underground parking will still be provided.
- Ryan Bluhm (applicant representative from Westwood)
 - Explained that the first floor level will sit at an elevation of 859.5 and the basement will be 11 feet below with underground parking which will be at 848.5 and the cistern will be another 3 feet below that. We calculated that even in a back to back 100 year event that it would not fill up.
- Jon Lindstrom (applicant representative from SAS Architects) reiterated
 - Listening to the resident's concerns to redesign the buildings and keep the area natural by eliminating the 2 story building proposal which now keeps the views and trees intact.
- Jacob Steen (Larkin Hoffman representative)
 - Reminded that the neighbors to the east were concerned about the additional height and the wing to the south. So, in addition to not impacting the townhomes this new proposal addresses the issues that the neighbors raised.

Discussion/Comments:

PLEASE NOTE: Below **is not** a complete list of comments. Please read the comment summary and review plan mark-ups for a full list of comments.

- Jim Urie (Park and Recreation):
 - Not in attendance
- Kent Smith (Assessing):
 - The Park Dedication was previously calculated but has not been paid because the plat is still in process.
- Erik Solie (Environmental Health):
 - No additional comments to add after the first meeting.

- Duke Johnson (Building and Inspection):
 - No additional comments
- Laura McCarthy (Fire Prevention):
 - No additional comments
- Heidi Miller (Police):
 - Not in attendance
- Brian Hansen (Engineering/Traffic):
 - See the Comment Summary handout for details.
 - Main point from Water Resource staff: Using wetland credits to fill the wetland to create buffer is inconsistent with the original approved wetland replacement application, and would not have been approved.
 - Received clarification that the red dashed lines are from the old proposal.
 - Emphasized that the cistern design with piping underneath should consider freeze/thaw, headroom, flooding into building, parking area, etc.
- Eric Wharton (Utilities):
 - Any alterations of the sanitary sewer and water distribution system need to be consistent with prior requirements
 - Ryan Bluhm (applicant representative from Westwood) assured that the applicants will keep these comments in mind, especially since they already went through the plan review process with the original plan and were very close to full approval. This next submittal will simply be a revision to that drawing set and will have already covered these considerations.
- Eileen O'Connell (Public Health):
 - No comment
- Maureen O'Brien (Legal):
 - No comment
- Nick Johnson (Planning):
 - Revised phasing and construction management plans must be submitted and reviewed for approval by the City especially with respect to changes; including phasing and filling of the pond and coordinating work with the health center and residential buildings.
 - A larger portion of the building extending to five stories in height will require further deviation from the approval in Case PL2017-250. Please document and provide some sort of comparison to show the percentage of how much more the building footprint rises to that height as compared to prior application.
 - Provide an updated shadow study of the revised residential building must be provided per Section 21.301.10(d) of the City Code.
 - This didn't come up in the last review but the city has some requirements for storage space within senior living dwellings and it must be provided per Section 21.302.09(d)(7)(C) of the City Code.
 - Staff strongly encourages the applicant/property owner to conduct a neighborhood meeting prior to a public hearing to update the residents and surrounding neighbors and Tierney's woods subdivision regarding the revised expansion plans.
- Jon Lindstrom (applicant representative from SAS Architects):

- Two schemes were presented, one with a retaining wall design and the other with a wetland buffer design. We met with agencies and both fulfill requirements. We were asked to submit both schemes. How do we get input on which direction we should proceed with? From a design and study point of view, we feel the wetland buffer provides a more natural look to the back of the building as opposed to the retaining wall.
 - Brian Hansen (Engineering/Traffic) suggested that a conversation occur offline, including the conversation about wetland credit, and should include Steve Segar and others from water resource staff.
 - Nick Johnson (Planning) clarified that using wetland credits to create additional buffer is not consistent with the approved Wetland Replacement Plan.



Comment Summary

Application #: PL201900019

Address: 8100 Highwood Drive, Bloomington, MN 55438

Request: **Major Revision to Final Development Plans for a revised five-story, 93-unit residential building associated with Case #PL2017-250.**

Meeting: Pre-Application DRC – February 5, 2019

NOTE: All comments are not listed below.
Please review all plans for additional or repeated comments.

Planning Review - Pre-App Contact: Nick Johnson at nmjohnson@BloomingtonMN.gov, (952) 563-8925

- 1) The subject application is a Major Revision to Final Development Plans. The application fee is \$830. Required application content is listed in Section 21.501.03(g) of the City Code.
- 2) Revised phasing and construction management plans must be submitted and reviewed for approval by the City.
- 3) Interior trash and recycling storage facilities must be provided. The facilities must be a minimum of 732 square feet.
- 4) Revised lighting plans for the underground parking that comply with Section 21.301.07 of the City Code must be submitted.
- 5) An updated shadow study of the revised residential building must be provided per Section 21.301.10(d) of the City Code.
- 6) A larger portion of the building extending to five stories in height will require further deviation from the approval in Case PL2017-250. Please document how much more building footprint rises to that height as compared to prior application.
- 7) Storage space within dwellings must be provided per Section 21.302.09(d)(7)(C) of the City Code.
- 8) Provide a revised parking analysis for the total campus, documenting the revised number of garage (both above ground and underground) and surface parking stalls.

Building Department Review - Pre-App Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 563-8959

- 1) Must meet current MN State Building Code
- 2) Must meet MN Accessibility Code
- 3) SAC review by MET council will be required.
- 4) When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.
- 5) Plans must include a current building code analysis.

Fire Department Review - Pre-App Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

- 1) Minimum 13' 6" clearance below bridge.
- 2) Provide turning radius throughout the property for Ladder 4.

Utility Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Are there any conditions where the water in the cistern could be subject to freezing and are there any conditions where the storm system may back up into the building?
- 2) In locations where there is building space over the cistern, is there any special design of any under-slab piping systems that might be affected by the stored water or cold air conditions?

Water Resources Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) Cistern design should consider freezing conditions, floatable debris, wildlife impacts, maintenance, etc.
- 2) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) Use updated city standard details for driveways, utilities, erosion control, etc. found on the website at www.bloomingtonmn.gov/information-sheets-and-handouts-engineering-division
- 5) Provide stormwater management plan meeting the requirements of Bloomington Comprehensive Surface Water Management Plan. Approved revised stormwater report required prior to permits.
- 6) A maintenance agreement must be signed by the property owner and recorded at Hennepin County.
- 7) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 8) An erosion control bond is required.
- 9) Show erosion control BMP locations on the plan
- 10) List erosion control maintenance notes on the plan.
- 11) HDPE pipe connections into all concrete structures must be made with water tight materials utilizing an A-Lok or WaterStop gasket or boot, cast-in-place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 WaterStop sealant, or approved equal will only be allowed as approved by the Engineer.
- 12) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 13) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org) Meetings with NMCWD staff raised concerns about an increased variance for a buffer.
- 14) Using wetland credits to fill the wetland to create buffer is inconsistent with the original approved wetland replacement application, and would not have been approved.
- 15) Using wetland credits to fill the wetland to create buffer is inconsistent with the original approved wetland replacement application, and would not have been approved.

PW Admin Review - Pre-App Contact: Brian Hansen at bhansen@BloomingtonMN.gov, (952) 563-4543

- 1) What are these lines?
- 1) Plat must be updated to show drainage and utility easement around pond.

- 2) The drainage and utility easement around the pond needs to be renamed a floodage easement.

Assessing Review - Pre-App Contact: Kent Smith at ksmith@BloomingtonMN.gov, (952) 563-8707

- 1) Park Dedication was previously calculated, but has not been paid.