



PL201900187

PL2019-187

Development Review Committee

Approved Minutes

Pre-Application, PL2019-187
Meeting Date: October 15, 2019
McLeod Conference Room
Bloomington Civic Plaza
1800 West Old Shakopee Road

Staff Present:

Laura McCarthy (Fire Prev, Chair) 952-563-8965	Kent Smith (Assessing) 952-563-8707
Duke Johnson (Bldg & Insp) 952-563-8959	Dan Blomigen, (Assessing) 952-563-4649
Brian Hansen (Eng.) 952-563-4543	Renae Clark (Parks & Rec) 952-563-8890
Tim Kampa (Utilities) 952-563-8776	Glen Markegard (Planning) 952-563-8923
Steve Segar (Utilities) 952-563-4533	Michael Centinario (Planning) 952-563-8921
Maureen O'Brien (Legal) 952-563-8781	Liz O'Day (Planning) 952-563-8919
Megan Rogers (Legal) 952-563-4889	

Project Information:

Project	The Pointe - 5601 American Blvd. W. - FDP for senior housing development
Site Address	5601 AMERICAN BLVD W, BLOOMINGTON, MN 55437
Plat Name	JOSTENS ADDITION;
Project Description	Final Development Plans for The Pointe, an independent living senior housing development at 5601 American Blvd. W.
Application Type	Final Development Plan
Staff Contact	Mike Centinario - mcentinario@BloomingtonMN.gov (952) 563-8921
Applicant Contact	Griffin Jameson - griffinj@kaaswilson.com
Post Application DRC	NO (as determined during meeting)

NOTE: To view all documents and minutes related to this review, please go to www.blm.mn/plcase and enter "PL201900187" into the search box.

Guests Present:

Name	Email
Griffin Jameson	griffinj@kaaswilson.com
Rick McKelvey	rick.mckelvey@uproperties.com

INTRODUCTION – Michael Centinario (Planning):

Phase I of the Cherrywood/The Pointe development has been approved and the subject application is for Phase II. The applicant proposes a 139-unit independent senior living building and is anticipated to begin construction in spring 2020.

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.

- Renae Clark (Park and Recreation):
 - No comment.
- Kent Smith (Assessing):
 - Platting is not part of this application, therefore, no park dedication required.
- Duke Johnson (Building and Inspection):
 - When 80% of plans are complete, schedule a Code meeting. Building and Inspections would like to see a Code analysis at that time.
 - Asked if it will be all independent living.
 - Applicant stated the occupancy is R-2.
 - Patios can sometimes be included in SAC determination. Make sure to clearly identify that the patio is for the residents.
 - McCarthy asked if Phase I is also R-2.
 - Applicant stated Phase II is R-2 and Phase I is I-1.
- Laura McCarthy (Fire Prevention):
 - A road access is proposed on the west side of phase I and will be in place until phase II is built.
 - Asked about the time difference between construction of Phases I and II.
 - Applicant stated six months.
 - D. Johnson asked if footing/foundation will be constructed in the fall, and then covered until the spring.
 - Applicant stated construction will start in the fall.
 - L. McCarthy stated to including her in the 80% plan meeting with Building and Inspections.
 - L. McCarthy asked if decks and/or balconies will be proposed and the material of the decks/balconies.
 - Applicant stated yes. The decks will be aluminum and combination of metal and stucco siding. L. McCarthy said sprinklering of the area may not be required.
- Brian Hansen (Engineering):
 - Agreements must be in place for stormwater for Phase I stormwater to drain into Phase II. Common utility and driveway easement agreements must be in place as well.
- Steve Segar (Utilities):
 - Fire hydrant coverage is inadequate. Continue to work on adequate coverage within 150 feet of all areas of the building(s).
 - He asked if food service will be provided.
 - Applicant stated no.
 - S. Segar said grease interceptor not required.
- Eileen O'Connell (Public Health):
 - She asked if the buildings would be smoke-free.

- The applicant confirmed.
 - She asked how many employees would be located in the building.
 - The applicant stated three to five employees.
 - E. O'Connell stated State Law requires a mother support room to be located on-site for the employees.
 - The applicant asked if a cigar room is allowed with proper ventilation.
 - E. O'Connell stated there is no adequate ventilation system that will prevent second-hand smoke.
 - D. Johnson stated it cannot be located within common areas.
 - M. O'Brien said cannot smoke in public places. So this would not be allowed.
 - L. McCarthy noted residents in these types of facilities like to have a woodworking space. She encouraged the room to be designed as part of the new building to meet the ventilation and mechanical regulations.
 - Applicant stated they have considered the room. He asked if arts and crafts room is treated differently than a woodworking room.
 - L. McCarthy stated sometimes the room would turn into a woodworking room, so she encouraged the applicant to be cognizant of the regulations.
- Mike Centinario (Planning):
 - Identify the required, provided, and proof of parking quantities on the plans.
 - A deviation for retaining wall may be required. Any retaining wall over four feet must meet the structure setbacks. He encouraged to minimize the height of the wall.
 - The sidewalk must be replaced to six feet wide.
 - The driveway must meet a 20 foot setback.
 - Landscaping and lighting must meet Code and will be based on the entire development site.
 - He asked the applicant if the units are market rate.
 - Applicant confirmed.
 - He mentioned the Opportunity Housing Ordinance and encouraged the applicant to review the Ordinance and consider the incentives. There are incentives related to parking and exterior materials in the ordinance.
 - CMU is a secondary exterior material, so it must be replaced with a Code complying primary exterior material if not taking advantage of the Opportunity Housing Ordinance. The applicant is not required to take advantage of the Opportunity Housing Ordinance as the preliminary development plan was approved before the Ordinance took effect. M. Rogers stated there is an affordability calculator that can be used to analyze the ordinance with the project.



Comment Summary

Application #: PL2019-187

Address: 5601 AMERICAN BLVD W, BLOOMINGTON, MN 55437

Request: Pre-application for a final Development Plans for The Pointe, an independent living senior housing development at 5601 American Blvd. W.

Meeting: Pre-Application DRC - October 15, 2019

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

Planning Review - Pre-App Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) The final development plan application represents Phase 2 of a 2-phase senior housing development at 5501 and 5601 American Blvd. W. Phase 1 was approved earlier this year and recently re-approved by City Council due to an increase in unit count. An EAW was completed as part of the initial development review. The properties were also re-guided to high density residential land use and zoned RM-50 High Density Residential.
- 2) The approved preliminary development plan (PDP) identified 131 residential units. Increasing the unit count to 139 is a minor revision the PDP and does necessitate City Council re-approval of the PDP.
- 3) Provide a 5-foot side sidewalk connection from the American Blvd. sidewalk to the amenity patio.
- 4) Provide a 20-foot landscape yard between the property line and dog run. Provide landscaping between the sidewalk and dog run fencing.
- 5) Include a separate line identifying the total number of proof of parking stalls.
- 6) Ensure that proposed surface parking versus proof of parking is consistent between final development and civil plans.
- 7) List the number of parking spaces required by city code and the number of spaces provided on the site plan.

Based on a preliminary parking analysis, the development plans meet parking requirements. There are more amenity spaces than a typical multi-family development - the potential parking demand may be higher than what is calculated based on the community room size.

- 8) A minimum 20 foot landscape yard is required along all street frontages.
- 9) Parking lot and exterior security lighting must meet Section 21.301.07. A minimum of 1.0 foot-candles is required on the parking surface (which may be reduced to 0.5 foot-candles for the outer perimeter of the parking lot. The parking garage has a minimum 3.0 footcandles.
- 10) Interior trash and recycling must be provided. Trash room size is dictated by City Code Section 21.301.17.
- 11) Each parking lot island must be 8 feet wide (inside to inside measurements) and must have a minimum of one tree.
- 12) A portion of the retaining wall in the southwest corner exceeds 4-feet within the required structure setback. A deviation from City Code would be required to allow a larger retaining wall within the setback.

- 13) Landscaping, based on the total developable area, must be provided. Submit a landscaping plan that includes Phase 1 and Phase 2 landscaping.
- 14) Show location of a bike rack and bike rack detail on the plan.
- 15) Presuming the stucco finish coat will be an acrylic finish, please review performance standards in Section 19.63.08(h).
- 16) A minimum 30-year finish warranty is required for metal panels. Generally, the metals panels must be commercial grade (i.e., substantially thicker than a commonly found on single family homes).
- 17) Split-faced block has not be accepted as a primary exterior material. Alternatively, select quarried stone or an integrally-colored architectural concrete product with a higher level of finish than split-faced CMUs.
- 18) Because the preliminary development plan was established before September 1, 2019, an affordable housing component is not a requirement of the development. However, adding 13 units (9%) meeting affordability requirements in Chapter 9 of the City Code would allow development incentives to be applied to the development. Particularly valuable may be exterior materials and parking reduction incentives.

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

- 1) Must meet MN Accessibility Code
- 2) When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.
- 3) SAC review by MET council will be required.
- 4) Must meet current MN State Building Code
- 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) Ensure the proposed landscaping doesn't interfere with access to the building.
- 2) Provide adequate turning radius for BFD Ladder 4 for all emergency vehicle access lanes.
- 3) Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe
- 4) Access shall be provided to/from all stairwells on all floors and parking levels.
- 5) Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.
- 6) Standpipe coverage/hose valves shall be located in stairwells and within 200' of all areas.
- 7) Standpipes requirement in all stairwells and hose valves shall be located at the floor landing
- 8) Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.
- 9) Building/property shall be adequately signed for emergency response.
- 10) Hose valves shall be located within 130' of both sides of a horizontal exit. Separate sprinkler zones will be required as piping shall not penetrate 2 hour or greater fire walls.
- 11) Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

Environmental Health Review - Pre-App Contact: Erik Solie at esolie@BloomingtonMN.gov, (952) 563-8978

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

- 1) City requires 90% TSS for stormwater water quality, consistent with Nine Mile Creek Watershed District.

Provide documentation that Phase II project has the rights to drain to Phase I stormwater management facilities.

- 2) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 3) A National Pollutant Discharge Elimination System (NPDES) construction site permit and Storm Water Pollution Prevention Plan (SWPPP) must be provided.
- 4) An erosion control bond is required.
- 5) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 6) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)

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

- 1) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 2) Utility permits are required for connections to the public storm, sanitary, and water system. Contact Utilities (952-563-8777) for permit information.
- 3) Contact Met Council (651-602-1378) for Sewer Availability Charge (SAC) determination.
- 4) Install hydrants to provide fire protection for entire building. Each hydrant covers 150-foot radius. There needs to be a truck accessible hydrant within 50' of the FDC.
- 5) Minnesota Pollution Control Agency (MPCA) sanitary sewer permit/review may be required. Provide a copy of MPCA approval letter or written confirmation from MPCA that no permit/approval is required.
- 6) Any new or substantial remodel of a food service facility must provide an exterior grease interceptor and grease interceptor maintenance agreement. Verify if no food service, or only catered food, etc.
- 7) Taps of live water mains are done by City forces and paid for and coordinated with the Contractor. Add note to Bloomington Utility notes.
- 8) Utility and mechanical contractors must coordinate the installation of all water and sewer service pipes into the building to accommodate city inspection and testing.
- 9) Combination fire and domestic services must terminate with a thread on flange or an MJ to flange adapter.
- 10) All components of the water system, up to the water meter or fire service equipment must utilize protective internal coatings meeting current ANSI/AWWA standards for cement mortar lining or special coatings. The use of unlined or uncoated pipe is not allowed.
- 11) A minimum 10-foot horizontal separation and 18-inch vertical separation is required between watermain and sewers. Looks okay as shown, watch separation with underground stormwater system.
- 12) Provide utility crossing table to verify separation of sewers and water. See sheet C4.1 of Cherrywood.
- 13) Private common utility easement/agreement must be provided for shared water system, etc. Verify if completed with Cherrywood.
- 14) See Document Markups

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

- 1) Private common utility easement/agreement must be provided.
- 2) Private common driveway/access easement/agreement must be provided.

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

- 1) No platting means no park dedication.