

Friendship Village Senior Living Community

Bloomington, Minnesota

RE: Request for RM-50 Multi-Family District

12/21/16

Project Summary

Lifespace Communities ("the Owners") are proposing the redevelopment to portions of Friendship Village Senior Living Community located at 8100 Highwood Drive in Bloomington, Minnesota. The current campus is a 23.93 acre Continuum of Care Retirement Community, consisting of 296-residential living apartments, 6-residential living duplex townhomes, 56-boarding care apartments providing assisted living and memory care and a 66-bed skilled nursing facility. The proposed redevelopment will consist of a new 3-story healthcare center building and a 4-story residential living building. When complete, the new buildings will be connected to the existing campus buildings, allowing residents to enjoy easy access to the existing building amenities, without leaving a climate controlled environment. The owner has acquired an adjacent 1.75 acre property, which includes 2 existing commercial buildings, located at the southwest corner of the site.

Campus History and Future Needs

Friendship Village of Bloomington Community was built in 1979 and is located in Bloomington, MN (on the Hyland Lake Park Reserve, just a short drive from Minneapolis and St. Paul). Friendship Village is Minnesota's first True Life Care Community, which offers security for the future with an on-site health care center. Friendship Village also offers great amenities, such as, multiple dining venues, fitness center, beauty/spa, billiards and game room, craft room, as well as regularly scheduled activities and trips.

The current boarding care building and skilled nursing wing are functionally obsolete. Lifespace is currently executing a multi-year, multi-phased modernization and expansion of the Friendship Village campus, which will ultimately result in the replacement of the existing boarding care building and nursing facility. Construction of new assisted living and memory care apartments will be licensed by the Minnesota Health Department as Boarding Care/Assisted Living designation and construction of new residential living apartments in a new four-story residential living building.

Zoning and Land Development

As part of the repositioning effort, Lifespace Communities is requesting that the Friendship Village Community property to be rezoned to the RM 50 Multiple-Family Residential District to better align with the needs of proposed campus redevelopment. Based on review of the current Bloomington, MN Code of Ordinances and review with the Bloomington planning staff, the RM 50 district is the most appropriate district for the proposed development and future needs of the community. Please find the attached zoning data chart outlining the requirement of the RM50 district compared to the existing and proposed redevelopment.

We are aware of the concerns of Bloomington planning division, regarding the appropriateness of applying the RM50 district to the Friendship Village property. We have reviewed the concerns, outlined below and have provided our responses, which we feel help to mitigate the raised concerns:

1. Lack of nearby transit.

Although there is not currently readily available public transit, private transit service offered by the community, is available to all residents.

As part of the amenities available to residents, Friendship Village maintains and operates scheduled shuttle transportation to nearby services and amenities, such as shopping, dining, entertainment and medical destinations. The vast majority of community residents are retired and do not require regular access to public transportation as may be required for employment purposes.

As a significant employer, the long standing FVB employees have typically not relied on public transit.

2. Lack of proximate services and amenities

One of the greatest assets of the FVB community, is the availability to a vast array of on-campus services and amenities. We have attached a list of services and amenities and schedule of campus activities offered by Friendship Village community. A partial list of amenities are as follows:

- *Multiple dining venues, including large group formal dining, with custom menu choices and small less formal dining Café type venues for snacks and refreshments.*
- *Recreational Facility, which includes a large swimming pool, strength and aerobic fitness equipment, group activity classes such as yoga and aerobic exercise, spa, beauty salon, full –swing golf simulation and 9-hole outdoor putting green, game rooms and snack shop*
- *FVB's Pavilion includes a large multipurpose space, which is used for entertainment, such as music concerts, plays, lectures. voting, parties and rummage/bake sales.*
- *Full Service Banking*
- *Beauty Salon/Barber shop*
- *Arts and Crafts*
- *Business Office / Computer Room*
- *Game rooms with billards tables*
- *Library*
- *Guest rooms*
- *Woodworking shop*
- *Lounges and Party Rooms*
- *Gardening*

3. Proximity of Single Family Residential

Although the east boundry of the site is bordered by single family residential homes, located on a ridge above the FVB campus, the vast majority of the of the campus (67%) is bordered by expressways 169 & 494 and the Anderson Lakes Park Reserve.

The existing FVB property is on average 10-12' below the adjacent single family residences located along the east property line, which we believe helps to mitigate some of the concerns of a RM50 adjacent to single family residential such as: height of buildings and shadows projected from buldings. A shadow study, attached, indicates that the shadows cast from the proposed building, do not cast onto the adjacent single-family residential houses.

A significant amount effort and care has been taken in the design of the proposed Residential Living building, such as reducing the overall length and orientation of the building along the east property line ,in order to mitigate the impact on the existing duplex townhomes and a small number of adjacent single family residential properties.

Another concern can be the traffic generated by an RM-50 district . The traffic generated by the property does not circulate through the adjacent single family residential neighborhood. The campus has 2-access points, located along the north and south property boundries, neither of which require resident or service vehicles to traverse through roads of the adjacent single family residential neighborhood.

A trip generation report, attached, identifies that the trips generated by the proposed project are very few and much less than generated by other RM-50 multi-family uses.

ZONING DATA				
DESCRIPTION	CODE REQUIREMENTS	EXISTING	PROPOSED (PHASES I + II)	PROPOSED (EXISTING TO REMAIN + PROPOSED)
ZONING CATEGORY	RM-50 (PUD)	R-1 (PUD)	RM-50 (PUD)	RM-50 (PUD)
USE	SENIOR LIVING COMMUNITY	SENIOR LIVING COMMUNITY	SENIOR LIVING COMMUNITY	SENIOR LIVING COMMUNITY
UNIT COUNT - DU/ACRE	*20 DU/ACRE MIN *50 DU/ACRE MAX	429 UNITS 17.93 DU/ACRE	249 UNITS	632 UNITS 25.19 DU/ACRE
GROSS SITE AREA	*MIN. 80,000 SF	1,024,403 SF (23.93 ACRES)	1,092,944 SF (25.09 ACRES)	1,092,944 SF (25.09 ACRES)
BUILDING AREA	-	508,067 SF	398,730 SF	780,317 SF
FLOOR AREA RATIO (FAR)	**1.0	.51	-	.66
IMPERVIOUS AREA	*90% MAX COVERAGE	485,892 SF (47.4%)	-	570,636 SF (52.0%)
STREET (FRONT) SETBACKS	*40 FEET	225'-0" N / 34'-2" S	225'-0" N / 45'-0" S	225'-0" N / 45'-0" S
REAR SETBACKS	*30 FEET	225'-0"	225'-0"	225'-0"
SIDE SETBACKS	*10 FEET + .25'/FT OVER 30' **50 FEET (ALONG R-1 ADJ)	55'-2" W / 17'-11" E	50'-0" W / 50'-0" E	50'-0" W / 50'-0" E
HEIGHT	4 STORIES/60 FEET	-	60 FEET	60 FEET
PARKING	SEN. CIT. HOUSING: 1.5 SPACE/ DWELLING UNIT RESIDENTIAL CARE: 1.5 SPACES / 4 BEDS TOWNHOUSES: 2.6 SPACES/DU	574 REQUIRED 389 PROVIDED (43 STREET PARKING)	254 REQUIRED 255 PROVIDED (8 ACCESSIBLE)	587 PROVIDED (22 HC SPACES)

*PER 21.301.01 - RM-50 ZONING

** PER 21.302.06 - INSTITUTIONAL USE STANDARDS

SERVICES & AMENITIES

Community Features

- Not-for-profit community
- Multiple contract options available
- One meal per day available in multiple, fully equipped dining venues with custom menu choices
- Scheduled transportation to local shopping and clinics
- Maintenance of all apartments, common areas and beautifully landscaped grounds
- 24-hour security
- Full-service banking
- FitSix® comprehensive health and wellness program
- Lounges and party rooms
- Beauty salon/barbershop
- Library
- Billiards area
- Woodworking shop
- Laundry rooms
- Attractive main lobby for receiving guests
- Spacious party hall and activity hall
- Guest rooms (available for an additional charge)
- Garages (available for an additional charge)
- Gardens
- Computer room
- Café
- Pet-friendly
- 9-hole outdoor putting green
- Full Swing Golf simulator with your choice of over 40 worldwide courses
- 17,000-square-foot fitness center, pool, exercise studio and equipment studio
- Private car service for hire
- Complimentary car wash

Residence Features

- Utilities: electricity, water, heating, cooling and local telephone
- Weekly housekeeping
- Weekly flat laundry service
- Individual thermostats
- Wall-to-wall carpeting and floor coverings
- Fully equipped kitchens
- Smoke alarm and sprinkler system
- Grab rails in bath/shower
- 24-hour-attended call cords in bath and bedroom
- Separate storage area
- Customization options
- Cable and Internet options

Health Services

- Boarding care, for assistance with daily living
- Life Care — Ensuring predictable costs* for care provided by those you already know and trust. Care includes rehabilitative services, skilled nursing and memory support in our 5-star-rated Health Center.

* Consult with your tax advisor for possible tax deductions with Life Care.

As a Lifespace community, Friendship Village of Bloomington gains the benefit of the strength of Lifespace Communities, Inc. A sponsor of 12 senior living communities, and widely respected for its senior living industry success, Lifespace has earned an "A" from Fitch Ratings.

FRIENDSHIP VILLAGE
OF BLOOMINGTON
A LIFESPACE COMMUNITY

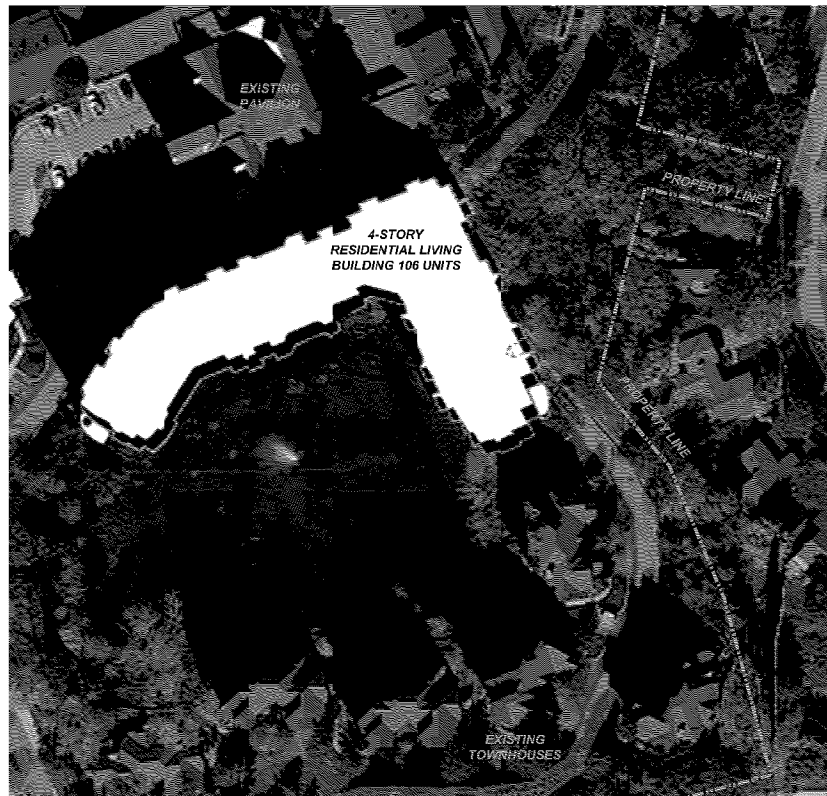


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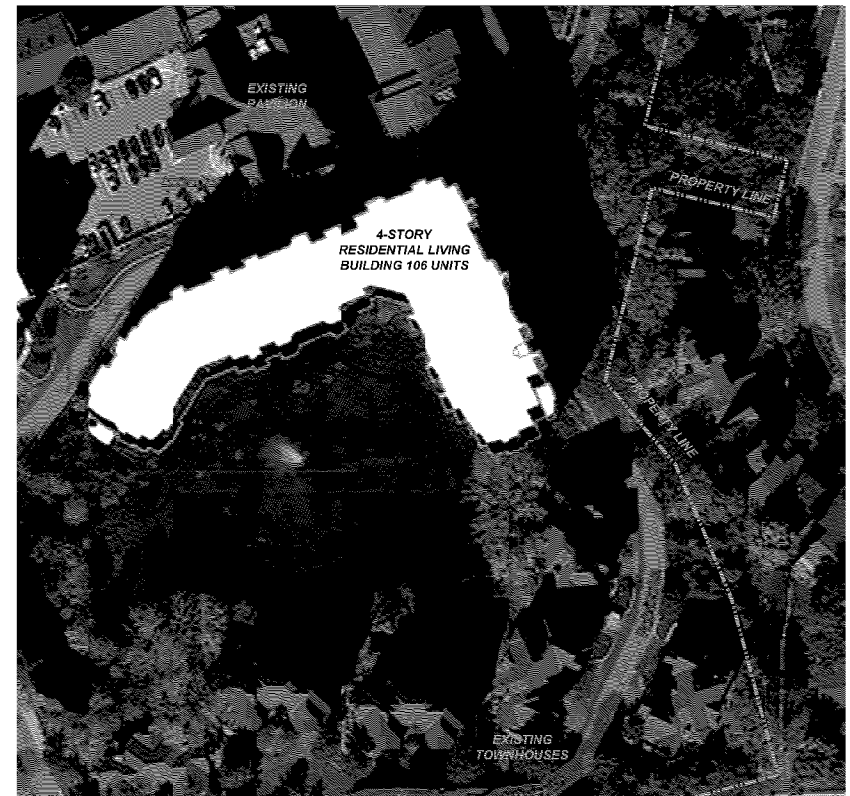
*Sample Calendar

SUN	MON	TUE	WED	THU	FRI	SAT
Quarter Break - No fitness classes today 8:30 am - 11:30 am: Taylor Marie Swim Wear Sale FH 1 pm: Manipulation Game Y2 7 pm: Friday Movie: "Winged Migration" FH	9:30 am Line Dancing CM 2:30 pm Saturday Movie: "Moonstruck" CM 6:45 pm Trip: MN Orchestra "A Salute to America"	3:30 pm: Vespers FH 6:30 pm: Open Pool Game Rm	No fitness classes, mail or bus service today; no whist or bingo today 11 am - 3 pm: Holiday Meal Hours today 1 pm: Cribbage CM 1 pm: Community Prayer B2 Forum	10 am: Caregivers B2 Forum 10:15 am: Catholic Community CM 3 pm: Knitter's Sun Room 7 pm: Mind Stretchers: Spanish School of Painting FH	1:30 - 2:30 pm: Free Blood Pressure Clinic B2 Forum 2 pm: Computer Group: Skype CM 7 pm: Rummikub Y2	9 am - 11 am: Stitch-It B2 Forum 10:45 am: Spiritual Growth FH 1:45 pm: Drum Circle CM 6:15 pm: Trip: Jazz on the Prairie Band
1 pm: Manipulation Game Y2 7 pm: Friday Movie: "Nachi" FH	9:30 am Line Dancing CM 7 pm: Movie "Mao's Last Dancer" FH	3:30 pm: Vespers FH 6:30 pm: Open Pool Game Rm	10:30 am: Understanding the Bible CM 10:45 am: Living with Parkinsons Under Activity Rm 12: pm - 2 pm: Farmer's Market FH 1 pm: Whist Meeting Room 1 pm: Cribbage CM 1 pm: Community Prayer B2 Forum 7 pm: Bingo FH	10 am: Caregivers B2 Forum 10:15 am: Catholic Community CM 2 pm: Master Planning Presentation with Dale Teeman, Architect FH 3 pm: Knitter's Sun Room 7 pm: Mind Stretchers: Rubens & Flemish Painting FH	1:30 - 2:30 pm: Free Blood Pressure Clinic B2 Forum 7 pm: Rummikub Y2	10:45 am: Spiritual Growth FH 1:45 pm: Drum Circle CM 7 pm: Foreign Film Night: "Seraphine" FH
10 am: Library Committee Mtg Rm 1 pm: Manipulation Game Y2 7 pm: Friday Movie: "West Side Story" FH	9:30 am: Line Dancing CM 2:30 pm: Saturday Movie: "Destry Rides Again" CM	3:30 pm: Vespers FH 6:30 pm: Open Pool Game Rm	10:30 am: Understanding the Bible CM 1 pm: Whist Meeting Room 1 pm: Cribbage CM 1 pm: Community Prayer B2 Forum 7 pm: Bingo FH	10 am: Caregivers B2 Forum 3 pm: Knitter's Sun Room 7 pm: Mind Stretchers: Rembrandt, Vermeer & Dutch Painting FH	10:45 am: Catholic Mass CM 1 pm - 4 pm: Mini-Fitness Assessments CM 1:30 pm - 2:30 pm: Free Blood Pressure Clinic B2 Forum 7 pm: Rummikub Y2	9 am - 11 am: Stitch-It B2 Forum 10:45 am: Spiritual Growth FH 2 pm: Resident Association Meeting FH 4:30 pm Trip: Farmer's Market
No fitness classes today 1 pm: Manipulation Game Y2 6:45 pm Trip: "A Funny Thing ... to the Forum" Jungle Theater 7 pm: Friday Movie: "Fair Game" FH	9:30 am: Line Dancing CM 2:30 pm: Saturday Movie: "Gastlight" CM	3:30 pm: Vespers FH 6:30 pm: Open Pool Game Rm	10:30 am: Understanding the Bible CM 1 pm: Whist Meeting Room 1 pm: Cribbage CM 1 pm: Community Prayer B2 Forum 7 pm: Bingo FH	10 am: Caregivers B2 Forum 10:15 am: Catholic Community CM 3 pm: Knitter's Sun Room 7 pm: Mind Stretchers: De La Tour, La Nain & 17th Century Pairing FH	12:15 pm Trip: Mystic Lake Casino 1:30 pm - 2:30 pm: Free Blood Pressure Clinic B2 Forum 7 pm: Rummikub Y2	9:30 am: St. Stephen's Sun Rm 10:30 am - 12:30 pm: Mini-Fitness Assessments CM 10:45 am: Spiritual Growth FH 1:45 pm: Drum Circle CM 2:30 pm: Sing for your Life! FH 7 pm: The MacPhail Hour: FH
9:30 am: Line Dancing CM 2:30 pm: Saturday Movie: "Now: Wings of Madness" CM 6:45 pm Trip: "Anything Goes" Minnetonka Community Theater	9:30 am: Line Dancing CM 2:30 pm: Saturday Movie: "Now: Wings of Madness" CM 6:45 pm Trip: "Anything Goes" Minnetonka Community Theater	3:30 pm: Vespers Hymn Sing FH 6:30 pm: Open Pool Game Rm		FRIENDSHIP VILLAGE OF BLOOMINGTON  A LIFESPACE COMMUNITY		



SHADOW STUDY - DEC 21, 10 AM

SCALE: 1"=50'-0" +/-



SHADOW STUDY - DEC 21, 2 PM

SCALE: 1"=50'-0" +/-



RL BUILDING SHADOW STUDY

MEMORANDUM

Date: December 20, 2016

Re: Trip Generation – Friendship Village

To: Ryan Bluhm, P.E.

From: Steve Manhart, P.E. PTOE, PTP

Here are the trip generation figures. I assumed the number of beds for AL; the number of units for RL; assumed 66 beds equals 66 units for SN; and, 32 beds equals 32 units for MS.

Therefore, total trips in peak hours are very few.

Let me know if you have questions or need anything else.

Driveway Trips (Gross Trips less Internal Trips)

Type	Land Use	ITE Code	Size	Weekday		AM peak		PM Peak	
				Enter	Exit	Enter	Exit	Enter	Exit
Residential	Assisted Living	254.2	42 beds	56	56	4	2	4	5
Residential	Congregate Care Facility	253	32 units	32	32	1	1	3	2
Residential	Elderly Housing - Attached	252	106 units	182	182	7	14	14	12
Residential	Nursing Home	620	66 beds	90	90	8	3	5	10
				360	360	20	20	26	29
				720		40		55	