

8104 Highwood Dr., #G138
Bloomington, MN 55438
June 14, 2017

Mr. Nick Johnson, Planner
1800 W. Old Shakopee Rd.
Bloomington, MN 55431

RE: Case File PL2017-72
Lifespace Communities, Inc.

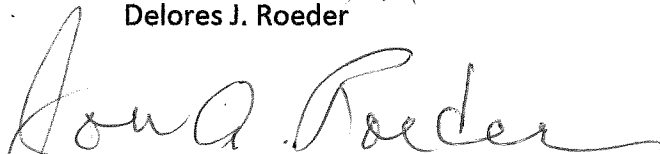
Dear Mr. Johnson,

We are writing to you to express our full support for the proposal presented by Lifespace Communities. We fully believe that the proposed expansion will greatly enhance the health care capabilities of Friendship Village of Bloomington. Further, the proposed independent living building will help Friendship Village of Bloomington maintain a competitive position in the marketplace and provide current residents an alternative residential option.

Thank you for your consideration.

Sincerely,


Delores J. Roeder


Jon A. Roeder



Ms. Dorothy Pool
8106 Highwood Dr Apt Y117
Minneapolis, MN 55438-3042

For your reference
10/9/99

Dorothy Pool
Frien Ship Village

I am against the
addition to EV &

Lifespace! -

All is well here -

& all the amenities

the unnecessary!
This is such a
HAPPY place!

Please do not

crowd this place
on a full
Doh!

To Nick Johnson,
We have been resi-
dents of Friendship
Village since Aug 2013.
We find the number
of residents here
ideal. We are opposed
to additional build-
ing as it would result
in overcrowding.

Sincerely,
Harold & Beverley
Covlin

Beverley B. Covlin
8102 Highwood Dr #D-316
Minneapolis, MN 55438-1052

Nick Johnson, Planner
1800 West Old Shakopee 'Rd
Bloomington, MN 55431

Concerning the proposed construction at 8100 and 8210 Highwood Drive:

We are residents of Friendship Village and have lived here for seven years in Independent Living. We are very much opposed to the concentrated living plan for this location. The proposed building of a three story health center is acceptable and needed. it will be on a site replacing a present office building.

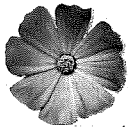
The proposed building of a new four story 94 unit independent residential living building is unacceptable. Our present fitness center, kitchen facilities and dining area, also our Friendship Hall for meetings of residents are adequate only for the present number of residents. Further concentration in these areas would not be possible. Another factor this proposed development has not considered is our natural surrounding of trees and the beautiful pond which are vital and enjoyed by all.

Please take in consideration these important facts. The planning committee of Bloomington must be aware of these.

Sincerely

Earl Geiger *Virginia Geiger*
Earl and Virginia Geiger

6/10/2017



Earl Geiger
Virginia Geiger
Apt B342
8102 Highwood Dr
Bloomington, MN 55438-1052

Bloomington, MN 55438

Neal Johnson, Planner
City Planning Commission
1800 West Old Shakopee Road
Bloomington MN 55431

This letter represents growing concern among Friendship Village residents about the proposed increase in resident population and additional other structures at the Bloomington site. The reasons for this concern are as follows:

1. Filling in the pond raises basic engineering issues of structural stability and safety as well as issues of the loss of a small wildlife refuge that is currently part of the pond. Not many of us would choose to build a new home over fresh pond fill, regardless of whatever steel structural supports are employed.
2. The increase in the number of residents by over 100 on an already crowded campus is no small issue itself. Aesthetic issues aside, the mere crowding in what is a relatively quiet residential area of the city can only exacerbate the congestion and crowding that is beginning to be a very real problem within the village.
3. Parking problems are quite real today. The addition of new structures and more than 100 new residents with a corresponding increase in employees will exacerbate an existing problem.
4. Finally, there is the issue of the Friendship Village status as a 501c(3) organization under the Federal tax code, which governs non-profit entities. Friendship Village is currently an extremely profitable "non-profit". At what point does the issue of tax status conflict with the business reality of a very profitable Lifespace corporation. headquartered in Des Moines, Iowa.

We hope that the Bloomington Planning Commission will not accede to the business expansion of an already crowded residential area in the community.

William C Nickles and Eleanor H. For all

William and Eleanor Nickles
8176 Parkview lane
Bloomington MN 55438

June 22, 2017

June 24, 2017

Dear Mr Johnson

As a resident of Friendship Village I have some reservations about the proposed new construction that I hope you will address. We, those of us who live in independent units here, have been told to expect two to three years of " noise, disruption, inconvenience and dirt". Not a welcome prospect.

For the new residents in the new buildings and for those in the new health care facility this development is positive but for the 300 of us currently in independent living there is no benefit. We will experience two to three years of extreme inconvenience. When the project is completed we will have lost visual and easy physical access to our pond, which will already be reduced by 30% in size. The dining rooms are currently pleasantly filled as is Friendship Hall where residents gather for special programs. They were not designed to accommodate an additional 140 residents. We are told that this problem is acknowledged and being worked on, however even after months of planning no solutions are forthcoming.

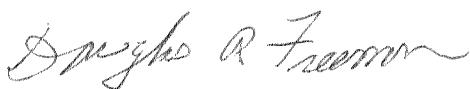
Additionally we are told that those of us who park under Friendship Hall will be evicted from our parking spaces for an "extended" period of time in order to accommodate road reconstruction . That means approximately 65 cars will need to be relocated elsewhere and we are assuming outdoors. We are all well past the age of scraping ice or shoveling snow from our cars. We paid on average \$20,000 for our heated, underground parking. To be evicted is not acceptable.

When and if this is all completed, the end result for those of us in independent living, the vast majority here, by a ratio of 3 to 1, will have endured two to three years of noisy disruption resulting in the lose of easy access to the pond, unpleasant crowding in the dining room and Friendship Hall and for many of us a setback in the quality of our life experience here.

This project is not about Friendship Village, this is about the growth ambitions of Lifespace. I hope they can be persuaded to confine their construction plans to the large space recently acquired (the insurance property). We would like to live out our lives here in reasonable tranquility. Please consider the well being of three hundred elderly Bloomington residents. Friendship Village has a history improvements that have benefited residents here. Good examples are the fitness center and the remodeled dining rooms. This project does not.

Thank You

Douglas A. Freeman

A handwritten signature in cursive script, reading "Douglas A. Freeman". The ink is dark and the signature is fluid, with a long, sweeping underline that extends to the right.

Johnson, Nick M

From: Ann derby
Sent: Tuesday, June 27, 2017 5:44 PM
To: Johnson, Nick M
Subject: Friendship Village Expansion

Hello,

My name is Ann Derby and we have lived in the Tierney's Woods Neighborhood for 28 years. Friendship Village has always been a good neighbor. Some of our neighbors and relatives have spent time living there. I have always been very impressed with their staff and the way they interact with our neighborhood.

I walked over tonight to look at the proposed building expansion. My neighbor had told me about the meeting to be held Thursday night. I am unable to attend, but after viewing the pictures I felt I needed to write to you.

I am concerned about all of the 4 story buildings surrounding the pond. The pond and the wild life that surround it, make it a wonderful natural setting for residents, neighbors and families that visit. I love the idea of larger buildings closer to the freeway and in the newly acquired office park, that makes sense... but to block the view of the water from the existing entrance, the town homes, neighbors and families would be a real loss for everyone. It looks greedy and cramming that many more people into what is essentially a cul de sac seems unkind and I have never known Friendship Village to be unkind... I hope that they will consider this park area a treasure and not ruin it for the the majority of residents.

Thank you for taking my thoughts into consideration.

Sincerely, Ann Derby

7931 Tierneys Woods Road

Sent from my iPad

Johnson, Nick M

From: Jodi Milburn
Sent: Tuesday, June 27, 2017 10:14 PM
To: Johnson, Nick M
Subject: Friendship Village Development

To Nick Johnson, Planner

RE; Case file number PL2017 - 72

Friendship Village Plan amendment to Rezone the area to multiple family residential and to construct a new 4 story building in an area close to residential area to the east.

I am a resident of the home at 8124 Tierneys woods Rd, one of the properties just to the east of the property owned by Friendship Village. I am very concerned about the impact the proposed building will have on my neighborhood. The proposed 4 story building will directly impact our view out of our back yard, and out of our windows, reduce view of natural trees and sunsets and will impact the natural ponds and wetlands in the area. The proposed removal of lovely tall trees in the area will make the change even more evident and remove even more natural beauty from our neighborhood. This will bring down the value of our homes in the neighborhood and decrease the enjoyment of our own property.

There are many ducks, birds, owls, turtles and other wildlife that inhabit the area along our property lines and it would impact that wildlife as well.

There are 2 small roadways to friendship Village and I am concerned about the increased traffic to the area both during and after construction.

The number of loud disruptive ambulance runs to Friendship Village is now only an intermittent nuisance and I am concerned that this would also be a much more frequent occurrence if the number of residents is to increase with this proposal.

I am worried that our neighborhood roads and transit will not support the needs of a larger nursing home and assisted living community.

It seems to me that Friendship Village could find a better option either within the parameters of its current zoning or find a better suited location within the Bloomington community that would support the increased population that this expansion plans for.

We have lovely peaceful neighborhood and I really beg of you to consider the negative impact to our community if this plan is to go forward.

Thank you for your time.

Sincerely,
Jodi Milburn
8124 Tierneys Woods Rd
Bloomington MN

Johnson, Nick M

From:
Sent: Wednesday, June 28, 2017 5:14 PM
To: Johnson, Nick M
Subject: Case File PL2017-72 Friendship Village Expansion by Lifespace Communities.

My husband and I live at 8116 Tierneys Woods Road (a single family neighborhood) which is on the east side border of Friendship Village. We do have some concerns with their plans to build a 4 story Residential Building on the east border of their property.

It doesn't seem like there is enough land to build as they propose to fill in part of the pond to make enough room to build this 4 story building with 94 apartments and a lower level parking garage for 70+ cars. The road would be moved which is going to be so close to our property line. The road will need to be widened to allow fire and emergency vehicles.

If they fill in part of the pond, what is going to replace the wetland they want to fill?

They propose to remove mature trees that now give us a barrier between our property and Friendship Village. The trees they propose to replace will not give the sound and visual barrier we now have. A 4 story building will be above the sight line.

It seems that better places to build this 4 story Residential building would be:

- 1). On the west side of the pond where the road now enters Friendship Village.
- 2). On the south side along Highwood Drive.
- 3). On the west side, closer to HWY 169. Expanding towards HWY 169 with a 4 story building makes more sense.

These 3 locations still give the current residents in apartments and townhouses a view of the pond. Their current proposal blocks the view for many of the current Friendship Village residents.

Sincerely,
Char McLaughlin and Bob Preble.

Johnson, Nick M

From: DeeEtta Juve
Sent: Wednesday, June 28, 2017 8:27 PM
To: Johnson, Nick M
Subject: Friendship Village Development

Dear Mr. Johnson,

We are writing to you regarding the proposed rezoning of Friendship Village. The proposal and renderings that we have studied raise several concerns.

1. The development of Friendship Village as proposed changes the character and dynamic of the neighborhood. The area is recognized for the wooded and secluded feel. High density residential housing will remove that character.
2. The studies show an estimated increase of 90 trips per day if the development goes ahead as requested. This is a concern as our backyard is bordered by Highwood Drive. While Highwood Drive will not be the only street used to access Friendship Village it will indeed see an increase in traffic. Having worked on the neighborhood development for the 169 and 494 project keeping traffic noise and activity to a minimum is important to the neighborhood.
3. Positioning a 94 unit apartment building on the east side of the Friendship Village campus in such close proximity to single family residences is quite concerning. Even if the trees are replaced and landscaping is done it will not compensate for the placement of the apartment building so close to single family residences. This will obviously have a huge impact for the homes on Tierneys Woods Road but will once again change the character of the overall neighborhood.
4. Losing 37% of the pond on the Friendship Village property is less than desirable. Have all avenues been explored to avoid the loss of this habitat?

Receiving the notice of public hearing was the first time we were made aware of the rezoning requests for Friendship Village. Had we been made aware of the project sooner we would have attended any meetings to discuss our concerns. This project does meet with opposition from the neighborhood and does not have overwhelming support. We strongly oppose this expansion and urge the planning commission to deny the request for rezoning.

Thank you,

David Eischens
DeeEtta Juve
8125 Tierneys Woods Curve
Bloomington, MN

Johnson, Nick M

From: steven ribnick
Sent: Thursday, June 29, 2017 3:22 PM
To: Johnson, Nick M
Subject: Concerned Homeowner in Tierneys Wood Neighborhood

Hello Nick,

My name is Steven Ribnick and I live in the Tierneys Woods neighborhood. My family and I, as well as many of our neighbors, are very concerned about the potential changes to Friendship Village. The most significant concern is in regards to the trees that separate our neighborhoods, as well as any new construction that would be viewable from Tierneys Woods. We love that our little neighborhood feels secluded, although both 494 and 169 are within walking distance. With new construction, that would likely change the feel of the neighborhood. I'm also very concerned that this would devalue many properties.

Our neighborhood has a very nice relationship with the Residents at Friendship Village. We often find ourselves crossing paths as they walk in our neighborhood, or as we walk through theirs. I hope this does not seem like an attack towards the residents there, because we feel fortunate to have them. Again, our main concern is the negative impacts that new construction will likely have.

Thank you for taking the time to read my email. If you have any questions, or would like to discuss this further, please contact me with the information I'll provide in my signature. Have a great 4th of July!

Sincerely,

Steven Ribnick

952-239-9439
scribnick@gmail.com

From: Dawn Martens
Sent: Thursday, June 29, 2017 4:02 PM
To: Johnson, Nick M
Subject: Concerns regarding proposed Friendship Village expansion

Mr. Johnson,

My name is Dawn Martens and I am writing to you regarding my concerns with the proposed Friendship Village (FV) expansion. I live in the Tierneys Woods neighborhood, specifically 8107 Tierneys Woods Curve.

First, I would like to say that our neighborhoods at FV have always been great neighbors the nine years we have lived here. I enjoy seeing them out on walks and we cheer them on when they do their big walk through our neighborhood each summer. Families from the immediate area have caroled there during the holiday season and they have always welcomed us. FV holds a special place in my heart as my grandmother passed away there in April 2016 and the staff treated our whole family with respect and dignity during my grandmother's two-week stay, particularly as we gathered around her on her final day.

However, with that being said, I do have concerns about the proposed expansions at FV. When we purchased our home I was quite okay with the quiet little care and retirement community we were neighboring with. But now these proposed expansions seem like this quiet care and retirement community is going to turn into a very busy and bustling campus/business. I would never have chosen to buy a home by a busy business. Besides that concern, I will layout my other concerns-

- *Loss of trees and natural areas bordering our neighborhood to make way for all of these new buildings.

- *Change of site line for our neighborhood, particularly on Tierneys Woods Road, where our neighbors would have 4-story buildings behind them.

- *Space. How can they fit all of this in the proposed space? It is already tight in there.

- *Parking. As a visitor, it can already be difficult to find parking. Where would all these new visitors park?

- *Traffic. The proposal is for at least 234 new beds! This is going to greatly increase traffic on Highwood Drive, into FV. All of these cars and ambulances now have to come in via West Bush Lake Road to Highwood. Seems silly to have cut off access on 169 and then allow FV to make these expansions, increasing traffic in the local neighborhood instead of off the highway. Yes, there is access off Marth road but I assume Highwood would continue to be the main access, which is the ambulance access.

- *Employees. Is FV confident they can hire enough *qualified* employees to fill all the new positions these new beds will necessitate? My concern here is the character of people in the neighborhood *and* treatment of the patients.

- *Increased ambulance activity and noise.

Thank you, Mr. Johnson, for taking the time to read my concerns. I do not expect a response to all my proposed questions but hope you and the rest of the Planning Committee will diligently

consider them. Please carefully consider the impact to the Tierneys Woods neighborhood and the surrounding community on West Bush Lake Road and Highwood Drive.

Sincerely,
Dawn Martens

From: Kristen Maas
Sent: Thursday, June 29, 2017 4:10 PM
To: Johnson, Nick M
Subject: Friendship Village (Lifespace Communities) proposed expansion

Dear Mr. Nick Johnson,

Thank you and your fellow planning commission members for listening to the residents of Bloomington on this issue of a proposed expansion to Friendship Village. My husband and I, along with our two girls live in the Tierneys Woods neighborhood. We have lived here for almost 12 years. We have a strong appreciation for our small neighborhood and its residents. They are special people and this is a special little nook of Bloomington.

We have concerns about the proposed expansion of Friendship Village. We love the residents and walk through the community a couple of times a week at least. We believe we have a good balance of supporting them and them supporting us. It is great for our kids to see aging older Americans and how they can live healthy lifestyles as they get older. We often stop to talk with residents and always enjoy talking with them.

That being said, we have big concerns about the proposal for a four story apartment with underground parking/ Our biggest concern with the proposed expansion is the fact that if this is built, our neighborhood will lose its neighborhood feeling. The plans will remove many trees between Friendship Village and our neighborhood. Neighbors on the west side of our neighborhood will no longer be looking at lovely trees in the backyard but will be looking at a four story apartment building. This drastically changes the landscape of the neighborhood. We love the very suburban and tree lined streets and backyards that we have here. We love that our homes are single family homes and our neighbors generally look out for one another. Our family loves Bloomington for the many mature trees we have here and in our neighborhoods. When we were looking at homes, I absolutely feel in love with our house because of the large trees in the neighborhood. They are beautiful and are good for the environment.

"Trees create an ecosystem to provide habitat and food for birds and other animals. **Trees** absorb carbon dioxide and potentially harmful gasses, such as sulfur dioxide, carbon monoxide, from the air and release oxygen."

Benefits of Trees by NC State

University <https://www.ncsu.edu/project/treesofstrength/benefits.htm>

I have not been able to find the numbers of trees that would be cut down in this process but it seems expansive and more than is what is helpful to preserve the neighborhood feel of our little corner of Bloomington. I tend to believe that many of the residents of Friendship Village will also be sad to see so many trees in their backyard will be gone.

I think the plans would widen the road that goes to the townhouses. There is just simply not a lot of room between the townhouses and the backyards of the neighbors on Tierneys Woods Road for the road to be widened. I believe the proposed four story apartment building with

underground parking would be almost in the backyard of the neighbors on Tierneys Woods Road.

My husband and I also have concerns about the plans that appear to reduce the size of the pond. We are wondering how does one build a four story apartment building with parking underneath on a pond. We have heard of parking lots and buildings in the area that are sinking due to being built on wetlands. In the end, taking out any part of a pond makes sense. It seems that if they are determined to build a big four story apartment building they could build it on the west side of their property.

Thank you so much for reading this letter and considering our concerns. We appreciate it.

Sincerely,

Kristen and Todd Maas
8020 Tierneys Woods Curve
Bloomington, MN 55438