

February 13, 2019

Friendship Village Senior Living Community

8100 Highwood Drive
Bloomington, Minnesota

Formal DRC submittal Request for Final Development Plan

Attached for formal DRC submittal review, is a modified development plan option for The Friendship Village Residential Living (RL) building. The previously approved plan development included a stormwater pond expansion to the existing wetland near the south entrance near Highwood Drive. This pond expansion required the removal of two townhome buildings. In response to resident concerns about the approved plan development, Lifespace Communities would like to request an amendment to the Preliminary and Final Plan Development.

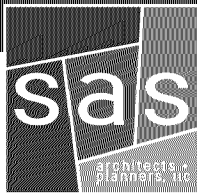
In November, the design team began to meet with Nine Mile Creek watershed and the City of Bloomington to look at ways to eliminate the pond expansion that was previously proposed. From these discussions, we identified these critical issues;

- The 100yr HWL level from the existing wetland should be limited to a maximum increase of 6 inches, between the existing and proposed conditions.
- The proposed wetland buffer should attempt to meet the amounts that were previously approved by the Nine Mile Creek watershed board.
- The amount of wetland fill should not exceed what was previously approved.
- All proposed improvements shall meet stormwater requirements for the City of Bloomington and Nine Mile Creek watershed.
- The FAR and building height should not exceed what was previously approved.
- The quantity of parking spaces should not be reduced from what was previously approved.

Over the last several months, we have held follow-up meetings with both agencies, in addition to consulting members of the TEP panel that previously approved this project. The attached submittal illustrates the modifications to the approved project, which were developed to meet these requirements. The Health Center building and associated site improvements remain unchanged. In order to provide the additional flood control volume this project requires, we are proposing a cistern below a portion of modified RL building. A new storm sewer pipe outlet control structure would be installed to manage flow from the existing wetland.

Residential Living (RL) Building Modifications

To accommodate resident concerns regarding the demolition of existing townhomes and expanded pond modifications, the 2-story wing of the RL building has been eliminated to allow for reduced impact to the pond. The narrow, 3-story east end of the 5-story wing has been modified to 5-Stories (please refer to the 5-story comparison document included with the submittal). The quantity of new RL apartments has been reduced from 98 to 93. The parking garage level has been reduced according to the new footprint and provides 53-covered parking spaces. An additional 12-surface parking spaces have been added, to improve the approved parking quantity. A new stormwater containment level has been added, below the parking level, to meet the previously approved storm water management requirements. The containment level will retain water for only short periods of time during 100yr. HWL events.



Civil Engineering Modifications

The proposed Friendship Village Redevelopment will require replacement of the existing infrastructure already in place. The sanitary sewer will need to be removed and replaced to align within our revised building and parking layout. The existing watermain will need to be removed and replaced within the project limits to maintain the looped system throughout campus. New hydrants will be installed, as well as new services for the proposed buildings.

In order to comply with the city and watershed stormwater management rules, best management practices will need to be installed to handle the runoff. These include a proposed infiltration basin, underground infiltration systems, a biofiltration system and a cistern below the residential living building. The existing storm sewer within the project area will be removed and replaced, to convey drainage to these BMPs. The existing stormwater pond on the property will be used to manage the rate control of the runoff leaving the property. The existing stormwater pond has been delineated as a wetland. The proposed Residential Living building will impact a portion of this existing basin, but additional storage and a modified outlet control structure will ensure the proposed rates of runoff will meet agency standards.

In order to mitigate for the wetland impacts on this project, offsite banking credits have been purchased.

Plan Development Modifications Summary

- All existing townhomes to remain.
- Elimination of the 2-story wing and reduction of the RL building footprint, in-order to reduce the impact on the existing wetland and buffer.
- Narrow east end of 5-story wing has been modified from 3 to 5-stories.
- Maximum building height remains unchanged.
- Reduction in quantity of new RL units.
- Reduction in FAR.
- On the rear side of the building, there are two tiers of retaining wall with a trail in-between.
- There is 21,154 SF of wetland fill (6,815 SF less than previously approved and permitted by the TEP)
- Reduced area of wetland disturbance.
- 33,558 SF of wetland buffer (6,446 SF less than was approved previously in the variance by Nine Mile Creek) Reduced wetland fill is preferred in lieu of meeting the approved wetland buffer area.
- No modifications to the approved new Health Center building and associated site improvements.
- Based on discussions with city staff, and BWSR, initial indications prefer a reduced buffer in lieu of additional land fill. No further wetland fill permit approvals are needed. A new storm sewer pipe outlet control structure would be installed to manage flow from the existing wetland.

Plan Development Comparison

Site Plan	New RL Bldg. Units	Building Stories/Height	FAR	Parking Spaces	Wetland Fill	Wetland Buffer	Pond Bounce
Approved	98	5 / 72.5'	0.615	626	27,969 SF	40,004 SF	6"
Modified PD	93	5 / 72.5'	0.613	633	21,154 SF	33,558 SF	6"