



City of Bloomington - Minnesota
Community Development / Planning Division
Attention: Londell Pease - Senior Planner
Glen Markegard - Manager - Planning Division
1800 West Old Shakopee Road
Bloomington, MN 55431

September 22, 2016

ATTN: Friendship Village of Bloomington - Preliminary Zoning Meeting

RE: Friendship Village of Bloomington
8100 Highwood Drive
Bloomington, MN

LifeSpace Communities, is requesting a preliminary zoning meeting to review the conceptual redevelopment of Friendship Village of Bloomington.

Friendship Village is an existing Senior Living Community, zoned R-1 PUD, located off of Highwood Drive and US Highways 169/494. As part of this development, the owner is purchasing the property to the southwest of the campus in order to provide a new Healthcare Center. Per our discussions with the city at the previous zoning meeting, the existing campus will need to be rezoned to RM-50 PUD, or a similar multifamily residential district, to comply with the current zoning ordinance.

Friendship Village of Bloomington is in need for an expansion to the existing facility due to increased demand on campus and in the surrounding community for senior living apartments and services. The proposed development includes a new 4-story Residential Living building (156 apartments) and a new 3-story Healthcare Center (32 memory support suites, 42 assisted living suites, 16 short term nursing suites and 50 skilled nursing beds).

The Residential Building needs to be located on the site so as to be contiguous to and share the existing residential living commons spaces such as dining and activity spaces. This will enable seniors to circulate to these functions without undo travel distances and decrease the total building footprint.

A new Healthcare Center is required on campus as a replacement to existing facilities, which are no longer adequate for the campus's needs. Assisted living apartments are necessary to replace the obsolete 'board and care' wing. A state-of-the-art memory care community will replace the old style Alzheimer unit. The new skilled nursing/short term rehab wing will replace the existing skilled nursing facilities, which are outdated and in need of revival in order to remain competitive and be able to serve the needs of today's seniors.

Below is a narrative to describe the phasing of the architectural scope of work on campus. Please see the attached Civil narrative for a description of the proposed storm water management and wetland remediation work on campus.

Phase I Development

Phase I includes the wetlands remediation, new entryway, new residential living facility and construction of the assisted living/memory support wing of the healthcare center. This phase will also involve the demolition of two of the existing townhouses. Per the comments from the City of Bloomington Fire Department, we propose maintaining a continuous drive in between the new residential living building and the existing residential living pavilion. The residential living building will also have a continuous walking path along the wetlands and two Grasscrete spaces for fire department use along the sides of the building.

Phase II Development

Phase II includes the demolition of the existing board and care facility and the construction of the skilled nursing and short term rehab portion of the health care center. This new wing to the Healthcare Center is intended to replace the existing skilled nursing building on campus and provide for short term rehabilitation services, which are not currently present on campus.

Westwood

MEMORANDUM

Date: September 21, 2016

Re: **Friendship Village, Bloomington, MN**
File 0009018.00

To: City of Bloomington City Staff

From: Ryan Bluhm, P.E., ryan.bluhm@westwoodps.com

Attached for your review is a concept civil site plan for the proposed improvements to the Friendship Village site. For your reference, we have also included an existing conditions plan for the south half of the campus.

The property has an existing water body, which treats the stormwater runoff from the south half of the property. The proposed improvements will be located within this drainage area. Our environmental staff has determined that this basin is an existing wetland, with an area 1.83 acres. Our wetland delineation was completed earlier this year and was submitted to the appropriate agencies for review and approval.

Our proposed project will require filling in a portion of this wetland in order to complete the Residential Living Building. We have initiated discussions with the Corps of Engineers, Nine Mile Creek Watershed and the City of Bloomington regarding this impact. The permit process to mitigate for this impact will run concurrently with the city approval process.

The renovated site and building areas will require stormwater treatment and rate control. This will be accomplished through the use of rain gardens and underground stormwater chambers. We are currently completing soil borings on the property to determine to best location for these stormwater improvements.