

From: Janette Kamp [REDACTED]
Sent: Sunday, March 10, 2019 10:17 AM
To: Johnson, Nick M
Subject: council mtg. 3/21/2019

File # PL2019-28

Dear Mr. Johnson,

I am writing to encourage you to carefully review and approve (case #PL2019-28.) which is the plans for development of and improvement of health care at Friendship Village.

I am a resident of Friendship Village and can assure you that the care here is excellent , loving , and of very high standards.

Friendship Village is truly an asset to Bloomington.

Respectfully,

Janette Kamp
8102 Highwood drive,
Apt. B337
Bloomington, MN 55438

8104 Highwood Dr., #G138
Bloomington, MN 55438
March 12, 2019

Mr. Nick Johnson, Planner
City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

RE: PL201900028

Dear Mr. Johnson,

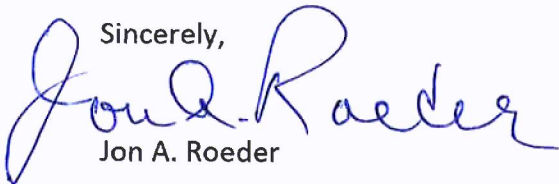
As residents of Friendship Village, we are writing to you to express our full support for the project proposed by Friendship Village and Lifespace Communities, Inc.

We currently live independently. However, we are fully aware of the prospect that someday we may have to move to our health care unit. If and when that day comes, we want to be cared for in a state-of-the-art health care unit. The major objective of this project is to assure that the Friendship Village health care unit is as up to date as possible.

Also, Friendship Village is in a competitive market for senior living. A state-of-the-art health care unit can be a competitive advantage. Brand new independent living units add to the competitive value of our community.

Thank you for considering our position.

Sincerely,



Jon A. Roeder



Delores J. Roeder

CC: David Miller, Executive Director
Friendship Village Bloomington

From: Cathy Finnegan [REDACTED]
Sent: Tuesday, March 19, 2019 7:40 PM
To: Johnson, Nick M
Cc: Patrick Finnegan
Subject: Concerns about construction at Friendship Village - PL201900028

Dear Mr. Johnson,

We own the home located at 8231 Tierneys Woods Road, Bloomington MN - directly next door to Friendship Village. Our property line runs along Highwood Drive. We cannot make it to the meeting but we wanted to make sure you heard our concerns. We have two main concerns about this project. Safety and noise.

1) Safety: We have two small children who frequently play in the yard, ride bikes and scooters and go for walks with our dogs along Highwood Drive. We are very concerned about the traffic along Highwood drive - especially construction vehicles and construction workers zipping to and from the work site. There is already a problem with workers speeding along that road to get to work at Friendship, far exceeding the 30 MPH limit. We are requesting a speed limit along the road of 25 miles an hour for construction vehicles. We would also like a sign posted along the road so it's clear what the speed limit is there, whether or not the speed limit can be reduced during the project.

2) Noise: Our daughter's bedroom and our bedroom are on the side of our home facing Friendship Village. Our children are in grade school and need their sleep to ensure healthy development and learning. We would also like to be able to sleep during this project. We are requesting that no loud construction occur between the hours of 8:00 pm - 7:00 am.

Thank you for considering our requests.

Sincerely,

Cathy & Patrick Finnegan

[REDACTED]
[REDACTED]

From: Kristen Maas [REDACTED]
Sent: Tuesday, March 19, 2019 8:03 PM
To: Johnson, Nick M
Subject: Friendship Village expansion project

Mr Johnson,

I am a Bloomington resident living in the Tierneys Woods neighborhood. I am a bit concerned about the Friendship Village expansion project. While I appreciate them being our neighbors, I do not want a five story building visible and very close to our neighborhood. We love our neighbors and neighborhood. The addition of a five story building seems excessive and not consistent with the neighborhood feel.

In addition, I wonder about the additional traffic and cars that will be coming to Friendship Village as residents and employees increase.

I am unable to attend the meeting on Thursday night.

Sincerely,
Kristen Maas

Sent from my Kristen's iPhone

From: Jim Lucas [REDACTED]
Sent: Monday, April 01, 2019 10:59 AM
To: Johnson, Nick M
Subject: Friendship Village parking plan

Mr. Johnson,

Please pass along to the Mayor and City Council my thoughts regarding the parking study completed for the Friendship Village Final Development Plan.

As a neighbor on the east side of Friendship Village and as a former Bloomington Planning Commissioner, something caught my eye in the parking study.

Below is a breakdown of the final phase parking plan for the Friendship Village Expansion Amendment as approved by the Bloomington Planning Commission on 3/21/19.

Note that 48 of the 633 public stalls available (>7.5%) are in fact private stalls dedicated to the 12 townhome units. It seems unrealistic to count 24 townhouse driveway stalls as being available. Not including these 24 driveway stalls would increase the parking deviation requested from 8.7% to 12%. Additionally, a number of stalls will be required by FVB for its buses, vans, and employees, further reducing the number of stalls available to the public for guests and event parking.

Although the applicant has made improvements to the Final Development Plan, it seems this might be the last opportunity for the City to remedy an ongoing parking issue at Friendship Village.

Thank you for your consideration.

Jim Lucas
7932 Tierney's Woods Road
Bloomington, MN 55438

		2019 plan		
b wing north	surface	25		
b wing south	surface	8		
g wing	surface	14		
Y wing	surface	3		
Fitness Center	surface	42		
existing health care footprint	surface	76		
new health care	surface	43		
new residential	surface	12		
pavilion	surface	49		
townhomes	parkview lane	6		
townhomes	driveway	24	Subtotal Surface:	302
townhomes	garage	24		
b wing north	garage	28		
b wing south	garage	13		
g wing	garage	19		
Y wing	garage	17	Subtotal Garage:	101
Fitness Center	underground	34		
new health care north	underground	42		
new health care south	underground	37		
new residential	underground	53		
pavilion	underground	64	Subtotal Underground:	230
		633	TOTAL PLAN :	633

Table 4 – Overall Parking Changes Proposed^a

Parking by Type	Existing	Removed	Added	Total Parking
Surface Stalls	244	73	131	302
Garage Stalls	101	0	0	101
Underground Garage Stalls	115	17	132	230
Total Stalls	460	90	263	633

a. Parking Changes do not include the removal of 54 surface stalls that serve the existing office building located at 8210 Highwood Drive.

Table 5 – Parking Analysis for Friendship Village Campus

Use Description	Standard	Proposed	Required
Senior Citizen Housing	1.5 spaces per unit	404 units	606
Residential Care Facility (memory care, skilled nursing, assisted living)	1.5 spaces per four beds	140 beds	53
Party Room (Pavilion)	1 space per 100 square feet	3,390 sq. ft.	34
Total Parking Requirement			693
Parking Proposed			633
Parking Deviation Requested			8.7%