

January 30, 2019

Nick Johnson
Planner
Planning Division - City of Bloomington
1800 West Old Shakopee Road
Bloomington, MN 55431

Friendship Village Senior Living Community

8100 Highwood Drive
Bloomington, Minnesota

Informal DRC submittal
Request for amendment to the Preliminary and Final PD.

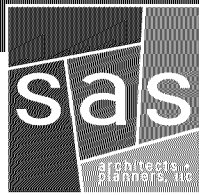
Narrative Summary

Attached for informal DRC review, is a modified development plan option for The Friendship Village Residential Living (RL) building. Our previously approved project 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 order to respond to resident concerns about the approved site plan, Lifespace Communities would like to propose an amendment to the Preliminary and Final Plan Development.

In November, the design team started 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 few 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 plans illustrate two options for this project, which were developed to meet these requirements. Both options have the same RL building design. In order to provide the additional flood control volume this project requires, we are proposing a cistern below a portion of the building. A new storm sewer pipe outlet control structure would be installed to manage flow from the existing wetland.



The two options are the following:

Option A – Retaining Wall

- 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. Maximum building height remains unchanged.
- Reduction in quantity of new RL units.
- Reduction in FAR.
- No modifications to the new Health Center building.
- On the rear side of the building, there are two tiers of retaining wall with a trail in-between.
- This option has 21,154 SF of wetland fill (6,815 SF less than was previously approved and permitted by the TEP)
- 33,558 SF of wetland buffer (6,446 SF less than was approved previously in the variance by Nine Mile Creek)

Option B – Wetland Buffer

- RL building modifications same as Option A and no modifications to the new HC building.
- On the rear side of the building, there is a single retaining wall with a trail, then a 3:1 slope to the water edge.
- This option has 27,700 SF of wetland fill (269 SF less than was previously approved and permitted by the TEP)
- 40,004 SF of wetland buffer (equal to the amount approved previously in the variance by Nine Mile Creek)

Site Plan 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"
Option A	93	5 / 72.5'	0.613	626	21,154 SF	33,558 SF	6"
Option B	93	5 / 72.5'	0.613	626	27,700 SF	40,004 SF	6"

Based our discussions with city staff, and BWSR, initial indications are a preference for Option A. Nine Mile Creek would prefer us to present both options to their board for discussion, since Option A would result in less buffer. In either option, 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. From an aesthetic perspective the owner and design team's preference is for Option B. The added wetland buffer and landscape improves the pond side view, the walking path and provides additional natural habitat for wildlife.