

SEPTEMBER 17, 2019

Michael Martin, AICP
Assistant Community Development Director
City of Maplewood
1830 County Road B E
Maplewood, MN 55109
Michael.Martin@maplewoodmn.gov



RE: ELIM CARE SKILLED NURSING AND SENIOR HOUSING FACILITY - MAPLEWOOD, MINNESOTA

Michael,

The following project description and narrative is being submitted as part of the review process for construction of a proposed new Skilled Nursing and Senior Housing Facility, which includes the following types of requests:

- Comprehensive Plan Amendment
- Planned Unit Development
- Lot Division
- Community Design Review Board

The subject properties (property boundary) are located near the intersection of County Road C & Hazelwood Street in Ramsey County, Maplewood, Minnesota (PID #'s: 102922210002 & 102922210001) consist of 16.47 and 0.99 acres, respectively, and are currently zoned R1 - Residence District (Single Dwelling).

Elim Care is proposing construction of a new approximately 193,520 square foot Skilled Nursing and Senior Housing Facility, which varies from 1 to 3 stories. Underground parking is also proposed as part of the design. Development of the site will also include construction of ground-level parking, as well as the associated site-related design aspects such as drive aisles, storm water facilities, utilities, sidewalks, and landscaping. The proposed new facility will consist of approximately 141 units and provide a full continuum of care consisting of; Skilled Nursing, Transitional Care, Assisted Living Memory Care, Assisted Living, and Independent Living all under one roof. A preliminary breakdown of the proposed units is provided below.

- Skilled Care / TCU - 56 Units, 64 Beds
- Assisted Living Memory Care - 16 Units
- Assisted Living - +/- 40 Units
- Independent Living - +/- 29 Units

To facilitate the development, a Comprehensive Plan Amendment is proposed to zone the property boundary as a Planned Unit Development, along with a lot division to divide the property boundary into three individual lots. Dividing the property boundary is intended to accommodate both construction of the Elim Care Facility and future construction of the future physical plant of Maplewood First Evangelical Free Church. The divided property boundary will consist of the following:

- Lot 1 - 6.85 acres: Proposed Elim Care Facility
- Lot 2 - 10 acres: Proposed future Church
- Lot 3 - 0.2 acres: Separate lot

Note that Elim Care anticipates purchasing the approximate 6.85 acres of property, which is currently owned by the First Evangelical Free Church of St. Paul, Minnesota. It is also the intent, as part of the Comprehensive Plan Amendment, to guide the Church lot for Institutional use. A Neighborhood Meeting was held on May 21, 2019, with adjacent property owners and there were no major objections to the project.

As part of the site development, two accesses are proposed off of County Road C E. One is a shared access drive for access to both the Elim Care and future Church sites, and the other is a service access for deliveries and access to the underground parking. This service access also provides connectivity to the fire lane.

Stormwater management and utility connections for the Elim Care site will be provided on Elim Care's lot. Note that utility stubs will be provided for the future Church site as part of the design process for the Elim Care Facility. Stormwater management and utility connections pertaining to the future Church construction will be designed independently, reviewed, and approved as part of a separate review process. In the interim, before the Church is constructed, the current community gardens are proposed to remain to the maximum extent feasible.

Per City Code, the proposed project requires 458 tree mitigation inches. As designed, the project includes 167 tree replacement inches, and provides 218.5 shrub replacement inches. The proposed shrubs are five gallon size; larger than the three gallon size minimum per code. We respectfully request the provided shrubs be considered for the tree mitigation allowance, and that the unmitigated 73 inches be considered for fee in lieu.

As mentioned previously, the Elim Care Facility will provide Skilled Nursing, Transitional Care, Assisted Living Memory Care, Assisted Living, and Independent Living. The proposed operations are as follows:

- Hours of Operation: 24 Hours of Operations (Care) with Visiting Hours
- Staff at Open: 80
- Staff at Full Occupancy: 128 (Factoring differing shifts and work hours)
- Max Staff at Shift Change with Full Occupancy: 55

As part of this process, Elim Care is also requesting a reduction in the amount of required parking. Underground parking is being provided for residents of the facility, while the ground-level parking will be provided for staff and visitors. Per City Code, 268 stalls are required per Unit. Given the operations and level of service provided, with many residents unable to operate a vehicle, not all units will require a stall for parking. Taking this into consideration, Elim Care is proposing to provide 137 (74 surface, 63 underground) stalls, which will provide an adequate amount of parking for the facility based on these factors. In addition, Elim Care operates many other similar facilities, and based on experience from operation of these other facilities, the quantity of parking stalls proposed will be sufficient. Additionally, when the future Church is constructed, it is anticipated that a shared parking agreement will be implemented between the two entities.

As designed, the project will provide architectural and esthetic compatibility with the surrounding properties by incorporating building elements such as complementary materials, orientation, colors, and landscaping that are compatible with the surrounding areas, as well as present and future land uses. In addition, the City's existing service capacity (water & sewer) can accommodate the project without overburden or excessive additional costs for public facilities or services.

The project will not substantially diminish or impair property values within the immediate vicinity, or impede the normal and orderly development of surrounding properties due to the existing and planned future uses and land uses surrounding and adjacent to the project area.

No traffic impacts to the transportation network, subject property, or neighboring properties are anticipated given the existing and proposed traffic flow expected, and accesses provided. Additionally, no pollution or negative impacts to the environment are anticipated within the scope of the proposed project.



Per the City's 2040 Comprehensive Plan, the need for additional senior housing, including "facilities ranging from independent living apartment units, to assisted living units, to beds in traditional nursing facilities" is expected to grow given the aging population in Maplewood and the surrounding metro area. Granting these requests will allow Elim Care the opportunity to fulfill this need and provide essential services and resources for residents within the community, while complying with applicable zoning regulations, and meeting the goals of the City's Comprehensive Plan.

Thank you for your consideration of this request on behalf of Elim Care. Please contact me at 952.426.0699 or via email at Reese.Sudtelgte@ISGInc.com if there is any additional information we can provide in support of this project.

Sincerely,

Andrew Centanni, MBA, AIA, NCARB
V.P. of Building Design and Development
Elim Care

Bryan Schleif
Project Manager
Pope Architects

Reese Sudtelgte, PE
Civil Engineer
ISG