

From: Amy Ihlan [amy@briollaw.com]
Sent: Tuesday, November 02, 2010 10:57 AM
To: Bill Malinen; *RVCouncil
Subject: Request for Agenda Item

Dear Bill and Council,

I request that we add an item to our agenda for our next meeting to discuss the proposed expansion of Presbyterian Homes and its impacts on Roseville residents and consider steps the council and staff could take to protect the Shorewood Lane/Wheeler neighborhood. Could we please include all e-mail correspondence relevant to the issue as part of the packet, as well as any other information staff has regarding the proposal. Since this item is time-sensitive I would request that we take it up for discussion and possible action on November 8.

Thanks,

Amy

Amy J. Ihlan

Briol & Associates PLLC
3700 IDS Center
80 South Eighth Street
Minneapolis, MN 55402
Amy@Briollaw.com

Phone: 612.337.8410
Fax: 612.337.5151

-----Original Message-----

From: Bill Malinen [mailto:bill.malinen@ci.roseville.mn.us]
Sent: Monday, November 01, 2010 4:56 PM
To: *RVCouncil
Subject: FW: Calendar Date Needed

Mayor & Councilmembers;

I had asked Engineering to prepare some information on the proposed Presbyterian Homes project in Arden Hills, and hope this helps answer questions you may have, particularly in light of an email we received this weekend from a neighbor. Please forward any questions you may have.

Presbyterian Homes of Arden Hills



DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.
SOURCES: Ramsey County (November 1, 2010), The Lawrence Group; November 1, 2010 for County parcel and property records data; November 2010 for commercial and residential data; April 2009 for color aerial



POPE
ARCHITECTS

PHS of Arden Hills Redevelopment 2010

ARDEN HILLS, MINNESOTA REVISED 10-6-10 | COMM. #72535-10080



presbyterian
homes & services

-----Original Message-----

From: Kristine Giga
Sent: Friday, October 29, 2010 4:30 PM
To: Bill Malinen
Cc: Duane Schwartz; Deb Bloom
Subject: RE: Presbyterian Homes Redevelopment

Presbyterian Homes is requesting approval of a Preliminary and Final Plat, Rezoning, CUP Amendment, and Master and Final PUD to allow for a redevelopment of their existing facilities located at 3120 and 3220 Lake Johanna Boulevard.

At the October 6, 2010, meeting the Arden Hills Planning Commission held a public hearing for the Presbyterian Homes redevelopment proposal. At that meeting Presbyterian Homes presented a number of possible revisions to their plan based on several community meetings with neighboring property owners and work session discussions with both the Planning Commission and City Council. At Presbyterian Homes' request and City Staff's recommendation, the Planning Commission tabled the item to give the applicant additional time to explore possible revisions and to give Staff time to fully review any changes to the plans.

Presbyterian Homes has since made several alterations to their original plans and submitted a revised land use application. The Planning Commission will hold a second public hearing on the revised redevelopment proposal on November 3, 2010, and make a recommendation to the City Council.

The following is a summary of information on the project relating to number of units, parking, and traffic:

Number of Units:

Presently Presbyterian Homes has 396 units between the Lakeview Residence, the McKnight Care Center, and the Sutton Place apartments. The breakdown of the existing and proposed units is listed below:

	Current	Initially Proposed	Revised Proposal
Care Center	208	208	208
Assisted Living Suites	136	48	76
Assisted Living Memory Suites	33	36	36
Independent Senior units	19	68	54
Brownstone Senior units	0	36	36
 Main Campus Total	 396	 396	 410

Parking:

The existing facility currently has 250 surface parking stalls. While the number of existing stalls appears to be adequate, the location of the stalls and their proximity to the primary entrance of the facility means that employees tend to park on the street rather than in designated spaces. The applicants are proposing to construct 357 parking stalls as part of the redevelopment project. The proposed project would have 175 surface stalls, a reduction of 75 stalls, allowing for more green space and storm water treatment on site. However, the project would also have 182 underground parking stalls for residents. In an effort to limit the number of surface parking stalls, Presbyterian Homes is proposing six stalls as proof of parking. These spaces would remain green space unless Presbyterian Homes determines that they are needed in the future, in which case they could be constructed at that time.

Traffic:

There are a total number of 978 daily trips on the existing site. The projected total number of daily trips on the proposed site is 1,030. Staff is evaluating the breakdown and requesting additional information on how the projected traffic counts will impact Wheeler.

Roseville Engineering staff has been reviewing the redevelopment on behalf of Arden Hills through the Joint Powers Agreement. Roseville's interests and concerns have also been considered during the review process. We have requested additional information from the developer to better evaluate potential traffic impacts to the residential neighborhoods surrounding the redevelopment site. If the proposal is approved by the Arden Hills Planning Commission and City Council, one of the proposed conditions is that final design is subject to the approval of the Public Works Department. Roseville Engineering staff will continue to have an opportunity to review and comment on the redevelopment through this process.

Please let me know if you have any additional questions.

Kristine Giga, P.E.
Civil Engineer
City of Roseville, 651.792.7048 (W,F)
City of Arden Hills, 651.792.7849 (M,T,Th)

-----Original Message-----

From: Bill Malinen
Sent: Friday, October 29, 2010 2:13 PM
To: Duane Schwartz; Deb Bloom; Kristine Giga
Subject: FW: Calendar Date Needed

Do you have some background information to pass on to Councilmembers who received this?

-----Original Message-----

From: BLSyverson@aol.com [mailto:BLSyverson@aol.com]
Sent: Friday, October 29, 2010 12:26 PM
To: *RVCouncil
Subject: Calendar Date Needed

Our neighborhood needs your help. Please see attachment.

Confidentiality Statement: The documents accompanying this transmission contain confidential information that is legally privileged. This information is intended only for the use of the individuals or entities listed above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or action taken in reliance on the contents of these documents is strictly prohibited. If you have received this information in error, please notify the sender immediately and arrange for the return or destruction of these documents.

From: [REDACTED]
Sent: Friday, October 29, 2010 12:26 PM
To: *RVCouncil
Subject: Presby Homes/Syverson Calendar Date Needed
Attachments: PresHomes3.doc

Our neighborhood needs your help. Please see attachment.

TO:

Roseville City Council
Roseville Planning Commission
Arden Hills City Council
Arden Hills Planning Commission
Mounds View City Council
Presbyterian Homes
S. Skeevatsan

c: Wheeler residents
Shorewood Curve
Shorewood Lane
K. Kobb
J. Rivard
T. Bondhus
J. Quesnell
A. Giese

We attended the Arden Hills Planning Commission Meeting on October 6, 2010, regarding the **Presbyterian Homes** proposed development. **The new design has an entrance and exit (140 cars) coming out onto Wheeler and crossing County Rd. D. We need help from our city councils.**

Fact: It will **increase additional daily traffic** on Wheeler where a speeding problem already exists.

Fact: There are **3-4 school buses on this corner each school morning and afternoon**. While the children are waiting for a bus, they are playing. **This heavy traffic presents a hazard to these children. There are also buses for special needs children and St. Johns Catholic School.**

Fact: This will create a completely unacceptable **danger** to the residents on Wheeler and related streets, both for **walkers, drivers, preschool children and students**.

Fact: The additional traffic and overflow parking will also **block our driveways and mail boxes**.

Fact: This huge complex would create a visual nightmare for anyone on the South and East sides of the development. **Tree replacement does not occur until trees mature** which takes years. We are proud of our neighborhood and moved here because it was a nice quiet area to live and retire.

Solution:

Use the present entrances/exits to Pres. Homes on County Road D and Lake Johanna Blvd., which would equalize the traffic for all streets. Automobile parking could be moved to the north side of the new building sites, rather than putting overflow on our streets.

Solution:

Stop signs should be placed on Shorewood Lane and Wheeler, also, on Shorewood Curve and Wheeler. This would slow down some of the speeders as they turn corners and would provide more safety for our children. No parking signs should be placed on Cty.Rd D. East of Fairview and Wheeler, on County Road D.

Solution:

Two "school bus" signs are needed: one on County Road D, west of Wheeler and one on Wheeler, south of County Rd. D.

Solution:

A Street light is needed on the corner of County Road D and Wheeler.

Solution:

A speed bump should be installed on Wheeler to slow down trucks and cars.

Respectfully submitted,

Roger J. Syverson

Bernadine L. Syverson

3087 Shorewood Lane

Roseville, MN 55113,



From: Chris Miller
Sent: Wednesday, October 20, 2010 7:04 AM
To: *RVCouncil
Cc: Duane Schwartz; Kristine Giga; Pat Trudgeon; Deb Bloom
Subject: Presbyterian Homes AH Redev/Miller FW: Presbyterian Homes proposal in Arden Hills

Dear Council,

Please see the email below from Duane Schwartz regarding Presbyterian Homes' proposed redevelopment of their Arden Hills facility on Fairview Avenue. Given the proximity of this facility, the proposed redevelopment has the potential for added traffic and other impacts on Roseville residents. Based on the information Duane has provided, it appears that the City of Arden Hills is evaluating the project in a manner similar to how we would, and is taking measures to address any concerns.

We will continue to monitor the proposed redevelopment to make sure Roseville's interests are communicated.

Thanks.

Chris Miller

From: Duane Schwartz
Sent: Tuesday, October 19, 2010 4:33 PM
To: Chris Miller
Cc: Pat Trudgeon
Subject: Presbyterian Homes proposal in Arden Hills

Chris,

Staff Engineer Kris Giga has been involved on behalf of Arden Hills in the review of proposed redevelopment by Presbyterian Homes in Arden Hills at the Ne corner of Co. Rd. D and Fairview Ave. The initial concept comments included reducing the impact of accesses to the residential neighborhoods to the east. The plan was revised to include only one access from the residential neighborhood at Wheeler St. and Co. Rd. D. This access is only for staff and a portion of the overall redevelopment. The larger share of the project will access Fairview Ave. Arden Hills has received comments from both Roseville and Arden Hills residents regarding traffic concerns. Arden Hills staff has requested estimates of number of vehicles which will be utilizing this access. The Public Hearing was continued to the first week in November at their Planning Commission. It appears there is another opportunity for resident comment at this meeting.

Duane

Confidentiality Statement: The documents accompanying this transmission contain confidential information that is legally privileged. This information is intended only for the use of the individuals or entities listed above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or action taken in reliance on the contents of these documents is strictly prohibited. If you have received this information in error, please notify the sender immediately and arrange for the return or destruction of these documents.

From: support@civicplus.com
Sent: Sunday, October 31, 2010 10:52 AM
To: *RVCouncil; Margaret Driscoll; Bill Malinen
Subject: Presb Homes/Watkin Online Form Submittal: Contact City Council

The following form was submitted via your website: Contact City Council

Subject: Presbyterian Homes Development

Name:: Julie Watkin

Address:: 3076 Shorewood Lane

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: No Reply Necessary

Home Phone Number::

Daytime Phone Number::

Email Address::

Please Share Your Comment, Question or Concern: FYI - communication sent to Arden Hills Planning Commission re proposed development by Presbyterian Homes

We are unable to attend the Arden Hills Planning Commission meeting on November 3 but wanted to voice our opinion on the Presbyterian Homes planned development in our neighborhood.

We have lived on Shorewood Lane for 15 years and during that time have seen an increase in traffic, which is understandable. However, we have been informed that Presbyterian Homes is now planning a very large development which will significantly increase the volume of traffic and noise in the neighborhood. With an entrance/exit planned for Wheeler/County Road D, Shorewood Lane and Wheeler will become dangerous for the MANY who walk there daily and children waiting for school buses. The quiet area we have enjoyed and for which we have paid significant property taxes for so many years will change.

We know that there is little we can do to change the plans for this development. However, we do request that the entrance/exit plans be changed to use the existing ones on Lake Johanna Blvd and keep the parking on the north side of the new building sites. Overflow parking on Shorewood/Wheeler is not acceptable. We also need stop signs on Shorewood Lane, Shorewood Curve and Wheeler to slow down speeders. Appropriate school bus signage also needs to be placed.

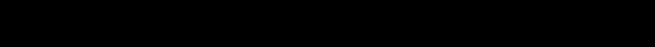
We were extremely surprised that we had heard nothing about this development before receiving notification from our neighbors. Given the mission of Presbyterian Homes, it is disappointing that they would not act more collaboratively and cooperatively with all of those who are so negatively impacted by their growth plans. We hope that the City Council

will hear our requests regarding safety and the impact on our neighborhood and act appropriately. Thank you.

Chuck & Julie Watkin
3076 Shorewood Lane
Roseville

Additional Information:

Form submitted on: 10/31/2010 10:52:16 AM

S 

Referrer Page: <http://www.ci.roseville.mn.us/index.aspx?NID=56>

Form Address: <http://www.ci.roseville.mn.us/forms.aspx?FID=115>

From: support@civicplus.com
Sent: Tuesday, November 02, 2010 10:23 AM
To: *RVCouncil; Margaret Driscoll; Bill Malinen
Subject: Presb Homes/Phillips Online Form Submittal: Contact City Council

The following form was submitted via your website: Contact City Council

Subject: Changes adjacent to Roseville

Name:: Pat Phillips

Address:: 3084 Shorewood Lane

City:: Roseville

State: : MN

Zip:: 55113

How would you prefer to be contacted? Remember to fill in the corresponding contact information.: Email

Home Phone Number::

Daytime Phone Number::

Email Address:: [REDACTED]

Please Share Your Comment, Question or Concern: To: Roseville City Council

CC: Roseville Planning Commission
Arden Hills City Council
Arden Hills Planning Commission

Fm: Patrick K. Phillips
3084 Shorewood Lane
Roseville, MN

Subject: Proposed development by Presbyterian Homes on property adjacent to Roseville at the intersection of Wheeler and County Rd. D

Our understanding of the proposed development is that Wheeler would be transformed from a two block residential street, entirely within Roseville, to a thoroughfare entrance into the Presbyterian Homes campus, PHC, by its extension North of County Rd. D. Making this a main entrance into PHC would encourage and promote traffic along Wheeler into PHC. Further, as Shorewood Lane, my street, is parallel to Wheeler, and as it is currently used as a pathway into PHC, its use would be expanded.

Fairview Avenue is a main thoroughfare and is the natural pathway for high volume traffic into the PHC. Residential streets are not, even though both Wheeler and Shorewood Lane are used for that purpose now. Currently there is no direct entrance from Wheeler into the PHC. Traffic must turn onto County Rd. D and then into the parking lot of the South section of the PHC. There is no direct vehicular connection from the South section to the North section of the PHC. By extending Wheeler northward into the main section of the PHC much additional traffic on Wheeler and Shorewood Lane should be expected.

Presbyterian Homes is certainly free to use their property for any legitimate purpose they wish, we decry the loss, in our neighborhood, of more athletic field land to be turned into parking lots and ramps. Extending Wheeler northward would do exactly that. Much more destructive to a neighborhood, however, is the transformation of a quiet neighborhood street into a thoroughfare entrance into the PHC.

Pat Phillips, landowner
Lot 5 Block 1 Shorewood, Roseville, MN

Additional Information:

Form submitted on: 11/2/2010 10:22:37 AM

Submitted from IP Address: [REDACTED]

Referrer Page: <http://www.ci.roseville.mn.us/Directory.aspx?did=17>

Form Address: <http://www.ci.roseville.mn.us/forms.aspx?FID=115>