

4/25/2013 Neighborhood Meeting  
Mission Chateau at 8500 Mission Road

Begin 6:30 p.m.

Attendance: Approximately 30 people [Sign-in sheet attached]

John D. Petersen, Polsinelli Shughart PC

Joe Tutera, Tutera

Jim Stearman, HWA Architects

Mr. Petersen began the meeting by introducing the development team and explained that this is the official neighborhood meeting required by the City now that our development plans are officially on file. Mr. Petersen acknowledged that we have held several other neighborhood meeting over the past few months and that tonight he would walk through the site plan and discuss and address items we heard in previous meetings.

Mr. Petersen explained the different living opportunities including Independent Living, Villas, Assisted Living, Memory Care and Skilled Nursing. Mr. Petersen stated that this development will be a cutting edge, high quality concept for senior living and that one of the most exciting concepts is that this development will allow couples the opportunity to continue to live together in the same community even if they need different levels of assistance in their senior years.

Next, Mr. Petersen walked through the site plan explaining that access from Mission Rd. would be very similar to what is their today with the exception that we will eliminate the southern most drive of the drop-off lane that currently exists in front of the school. Mr. Petersen then explained the existing stormwater run off conditions of the site and that the proposed development will vastly improve the storm water run off because we will bring discipline to how the water is captured and released from the site with the addition of the detention pond at the northwest corner of the site.

Next, Mr. Petersen explained that our engineer, Olsson and Associates, prepared and submitted a traffic study to the City based on the parameters required by the City. Mr. Petersen briefly explained how traffic studies are prepared. The end result is that the proposed development will produce 169 fewer AM Peak trips and only 22 additional PM Peak trips.

Next, Mr. Petersen walked through the proposed parking for the project. This development will include resident, visitor and staff parking and Mr. Petersen indicated where that parking would be located on the site plan. Mr. Petersen also mentioned that the peak number of staff during the day is 85 employees.

Next, Mr. Petersen explained that because the proposed use requires a special use permit that there are not any specific regulations for the development but that the developer has made an effort to comply with the underlying R-1A regulations with regard to lot coverage for the site. For example, the lot coverage required under R-1A zoning is 30% and the development is providing 22% lot coverage. The R1-A regulations do not speak to required open space but the developer is providing 55% green space. This green space includes 5.3 acres of park area with 1.23 miles of walking trails along with greatly improving the streetscape along Mission Road. The developer is hopeful that the not only will the residents enjoy these amenities but that the

general public will come to the site and enjoy them as well. Finally, Mr. Petersen stated that the R-1A regulations permit 35 feet in height and that a typical two story home would measure between 35 and 38 feet in height. The proposed development provided buildings between 16 and 35 feet in height. The developer strategically located the height based on the transitional elements of the surrounding properties. Mr. Petersen indicated on the site plan where the one, two and three story components of the buildings were located.

## **QUESTIONS & ANSWERS**

1. What will be the route for Emergency Vehicles?

RESPONSE: Mr. Petersen explained that in the event of an emergency the emergency vehicle will access the site from the quickest route possible and again indicated where our two access points are from Mission Road.

COMMENT: Mr. Petersen also shared that the services related to trash pick up and deliveries have all been located on the north side of the property and indicated where this would occur on the site plan.

2. What trees will be preserved?

RESPONSE: We are working on preparing a tree survey. Our recollection is that the trees on the south property line are not specimen trees but that we will do everything we can to back off of the chain link fence and maintain the tree line around the perimeter of the property.

3. Has the plan presented tonight changed from what was shown during the Planning Commission work session meeting?

RESPONSE: No.

4. If the plan is approved, who will care for the residents? Will the staff be employees of Tutera or will they be contract employees?

RESPONSE: We will have a combination of both staff and contract employees.

5. Are the contract employees included in the total number of employees discussed in the maximum shift employee counts?

RESPONSE: Yes.

6. What is the total square feet for the project?

RESPONSE: The combined total is 387, 244 square feet with 184,007 square feet in building footprints. The breakdown includes 271, 140 square feet with a 100,824 s.f. footprint for the Independent Living/Assisted Living component, 24,915 square feet with 2,265 square feet footprint for the Villas component, 91,189 total square feet with 58,258 square feet footprint for the Memory Care/Skilled Nursing component.

7. What is the maximum number of people that will live on the property?

RESPONSE: The maximum number is 450 residents but Mr. Tutera anticipates that the reality will be closer to 360 residents.

8. How much green space is on the site?

RESPONSE: There is a total of 55% or approximately 10 acres of green space. This includes approximately 5.3 acres of active open space with 1.7 acres to the southwest, 2.5 acres to the

north, and 1.1 acres on the east along Mission Road. The active open space also includes 1.23 miles of walking paths.

9. What is the size of the stream buffer area on the north?

RESPONSE: We will check and get that answer for you.

10. What is the size of the detention pond and how often is there standing water in the pond?

RESPONSE: We will check and get that answer to you.

11. Can you show us a copy of the school laid over the proposed site plan?

RESPONSE: Yes, we will send that out to those who attended tonight.

12. Will there ever being any changes for the access to the site? Will you ever have connections from anywhere other than Mission Road.

RESPONSE: No, this plan only proposes access from Mission Road.

13. What will the view from Delmar Street?

RESPONSE: You will see the back side of a Villa residence including its back yard.

14. How many phases will there be?

RESPONSE: The phases will be market driven. However, we will grade the entire site, construct the interior roads and install the detention pond with the first phase of development. We currently expect the Skilled Nursing component to be built first.

15. How long will construction take?

RESPONSE: The first phase of construction will take approximately 12-18 months from beginning to end. If the market permitted that the entire development be built in a single phase we would expect that construction would take approximately 2 ½ years.

16. What is the market fails after you complete phase one? What will be looking at?

RESPONSE: A nice building with an additional green field.

17. What is the plan for stormwater? There is quite a bit of water at the northwest corner of the site now?

RESPONSE: We have submitted a preliminary stormwater study to the City and the study indicates that this redevelopment will vastly improve the how stormwater is controlled on this site. The majority of the stormwater will be delivered to the detention pond at the northwest corner of the site.

18. Are these all rental units? How much will the monthly rates be?

RESPONSE: We have not determined the exact amount of monthly rents yet but they will ultimately be commensurate with the quality of the product being developed and the \$50 million investment being made to develop the project.

19. What will be the width of the sidewalk along Mission Road? Will you keep the existing school crosswalk? Will Mission Road be widened and if so will City money be used for those improvements?

RESPONSE: The sidewalks will be 8 feet in width. Mission Road will not be widened and therefore City money will not be used. The developer prefers to keep the existing school crosswalk in place but that is ultimately a decision for the City.

20. Was a traffic study done? If so, did it count the car trips for the school?

RESPONSE: The traffic study is posted on the City website but we will be happy to provide copies if you let us know that you want one. The traffic study is based on the ITE manual and will be reviewed by the City's engineer for approval. The school has been closed for a few years now and so the traffic study estimates trips for a school based on the ITE manual.

21. What will the access be to the site?

RESPONSE: Similar to today but we will eliminate the southerly portion of the circle drive that currently exits at the school today. Our access points will line up with 84<sup>th</sup> Terrace and 85<sup>th</sup> Street.

22. What assurances will we have that you will screen and conduct background check on your employees and construction workers?

RESPONSE: All of the Tutera staff will be screened and background checks conducted. The employees are screened before they are hired and then screened periodically to ensure that something has not occurred since they were hired. We will need to speak with the General Contractor, once we determine who that will be, to determine if the construction workers are screened or if background check are performed.

The meeting was concluded at approximately 8:10 p.m.