

June 22, 2018

Mr. Mark Noble  
City of Shakopee  
485 Gorman Street  
Shakopee, MN

Subject: **PUD Design Narrative**  
**17-0417 - Benedictine Living Community of Shakopee**

Dear Mr. Mark Noble:

Thank you for the opportunity to submit this PUD application. Below is the design narrative for the project.

### ***Site***

The project site is located at the corner of 17th and Marystown, just 2 miles from St. Gertrude's Health and Rehabilitation Center, also a Benedictine Health System (BHS) campus. The proximity will be beneficial for providing a continuum of care within the community, as well as additional opportunities for staff. The size of the site is approximately 9.18 acres. The property was rezoned to R4. Key site features include the adjacent park on the hill featuring trails that provide residents and the community a stunning view of the valley.

### ***Project Summary***

The campus will provide senior living options of Independent Living, Assisted living, and Assisted Living Memory Care. Upon entry into the building, residents will be able to see through the building to a landscaped patio and garden. A bistro at the entry provides an active and easy place to grab a cup of coffee with family, friends, and visitors. Additional amenities include a chapel/assembly space, wellness and fitness rooms, dining, club room, activity room, theatre, salon, and library. Continuous trails and sidewalks promote a walkable site and connection to the landscape and neighborhood.

### ***Character of the project***

To recall the historic nature of Shakopee and the site with its oak savannah landscape and working farmland, the building style may be characterized as Modern Agrarian, as it will honor the past, but look forward to the future. Daylighting is a key component to the building design, providing residents and staff daylit corridors, spaces, and views to provide connection to the landscape. Biophilic design principles are being employed throughout the project. Biophilia is human's innate need to connect with nature. By working within these principles, the design team demonstrates sensitivity to resident and staff experience, improving health and wellbeing, and reduce stress.

### ***Building Massing & Height***

The Independent Living wing consists of 4 levels of housing over 1 level of structured parking. The Assisted Living wing will consist of 2 levels of housing above 1 level of Memory Care. The town center amenity area will be 2 levels above 1 level of structured parking. From a grade level of 908, the Independent Living building height is 64'-8", the Assisted Living building is 51'-10, and the Town Center is 43'-7".

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### ***Parking***

In addition to structured parking, guest and staff parking areas occur around the site, integrated with the landscape.

### ***Stormwater Management***

Consistent with the approved stormwater management plan for the overall Windermere development, stormwater will be collected on site and managed by the stormwater pond in Outlot 1.

### ***Development Timing***

The team is aiming to submit for a footings, foundations, and grading permit in early October in efforts to start construction before winter conditions begin.

### ***Project objectives***

The team met early in the project to establish project objectives: Happy and Healthy Residents, Happy staff, On Budget/On Time, Well built, Quality, and Relevant Design. This project will complete BHS's objective to provide a full continuum of services and housing options in the Shakopee community.

Sincerely,

CUNINGHAM GROUP ARCHITECTURE, INC.

Amy Cheever, AIA, NCARB, LEED AP  
Associate Principal

ALC, SB:alc