

Benedictine Living Community of Shakopee

Development Plan

June 22, 2018

DESIGN NARRATIVE

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 daylight 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".

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.

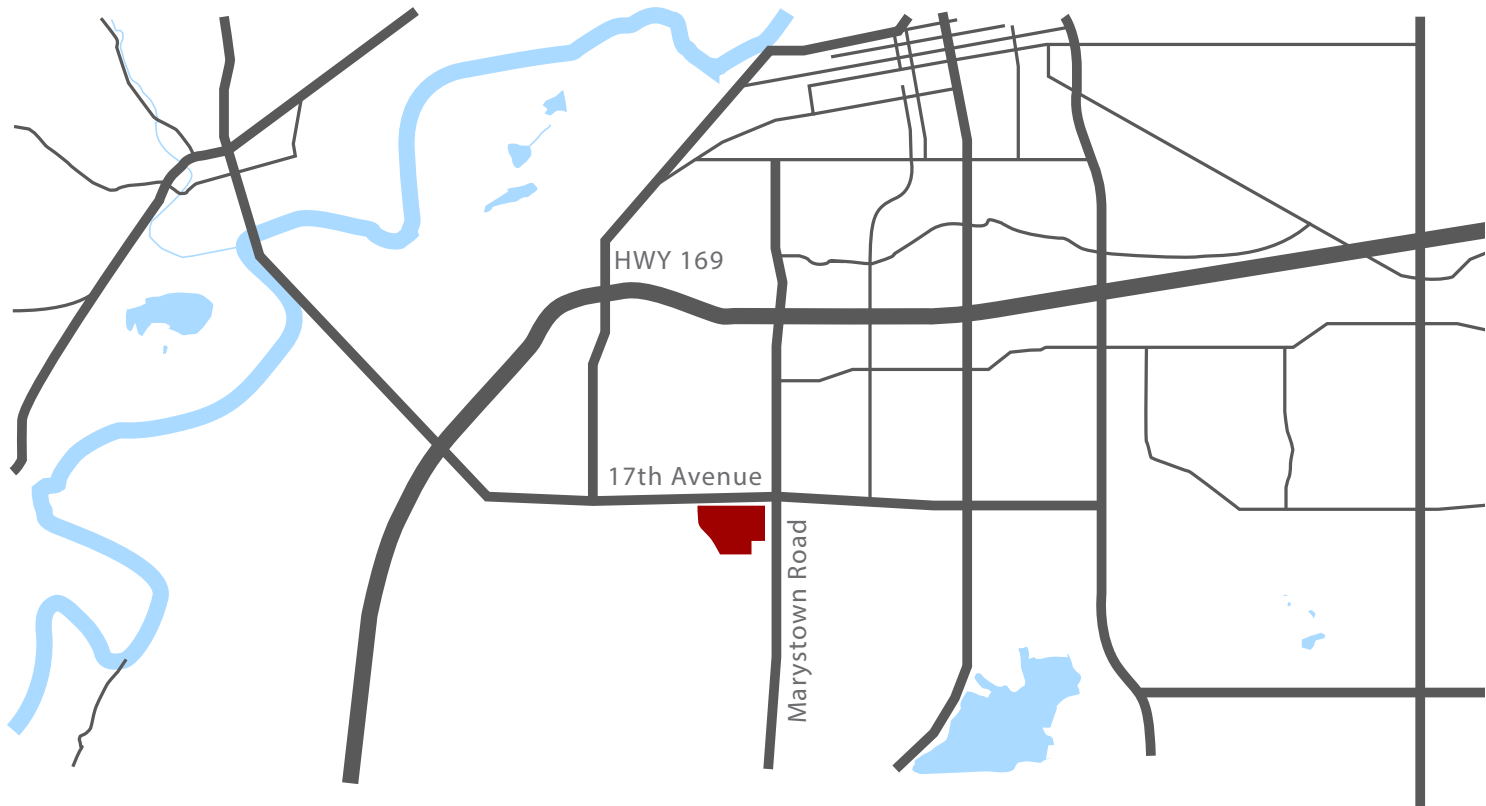
Project objectives
The team met early in the project to establish project objectives: Happy and Healthy Residents, Happy staff, On Budget/On Time, Well built, Quality, and Relevant Design. This project will complete BHS's objective to provide a full continuum of services and housing options in the Shakopee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



PROJECT TEAM

OWNER	Benedictine Health System, Shoreview, MN 651.259.6114 www.bhshealth.org
DEVELOPMENT CONSULTANTS	Essential Decisions, Inc., Roseville, MN 651.328-8194 www.team-edi.com
ARCHITECT	Cunningham Group Architecture, Inc, Minneapolis, MN 612.3793400 www.cunningham.com
LANDSCAPE ARCHITECT	Cunningham Group Architecture, Inc, Minneapolis, MN 612.379.3400 www.cunningham.com
CIVIL ENGINEER	Westwood, Minnetonka, MN 952.937-5150 www.westwoodps.com
STRUCTURAL ENGINEER	BKBM Engineers, Minneapolis, MN 763.843.0420 www.bkbm.com
MEP DESIGN BUILD	Emmanuelson Podus, Edina, MN 952.930.0050 www.epinc.com

SITE MAP



METRICS

Living Quarter Counts			
Type	Phase I	Phases II +	Total
IL (Independent Living)	116	28	144
BN (Brownstones)	0	40	40
AL (Assisted Living)	43	0	43
MC (Memory Care)	24	0	24
Totals:	183	68	251

Town Center SF:	26,617	0	26,617
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Parking Counts:			
Structured	120	54	174
Surface	72	26	98
			272

Net Rentable SF:	163,352	76,062	239,414
Gross SF:	299,280	124,080	423,360

Living Quarter Density / Acre	19.9	7.4	27.4
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* Drawings updated based on coordination and 07/18 council meeting



Front Entry

Perspective: from Oak Savannah hill side



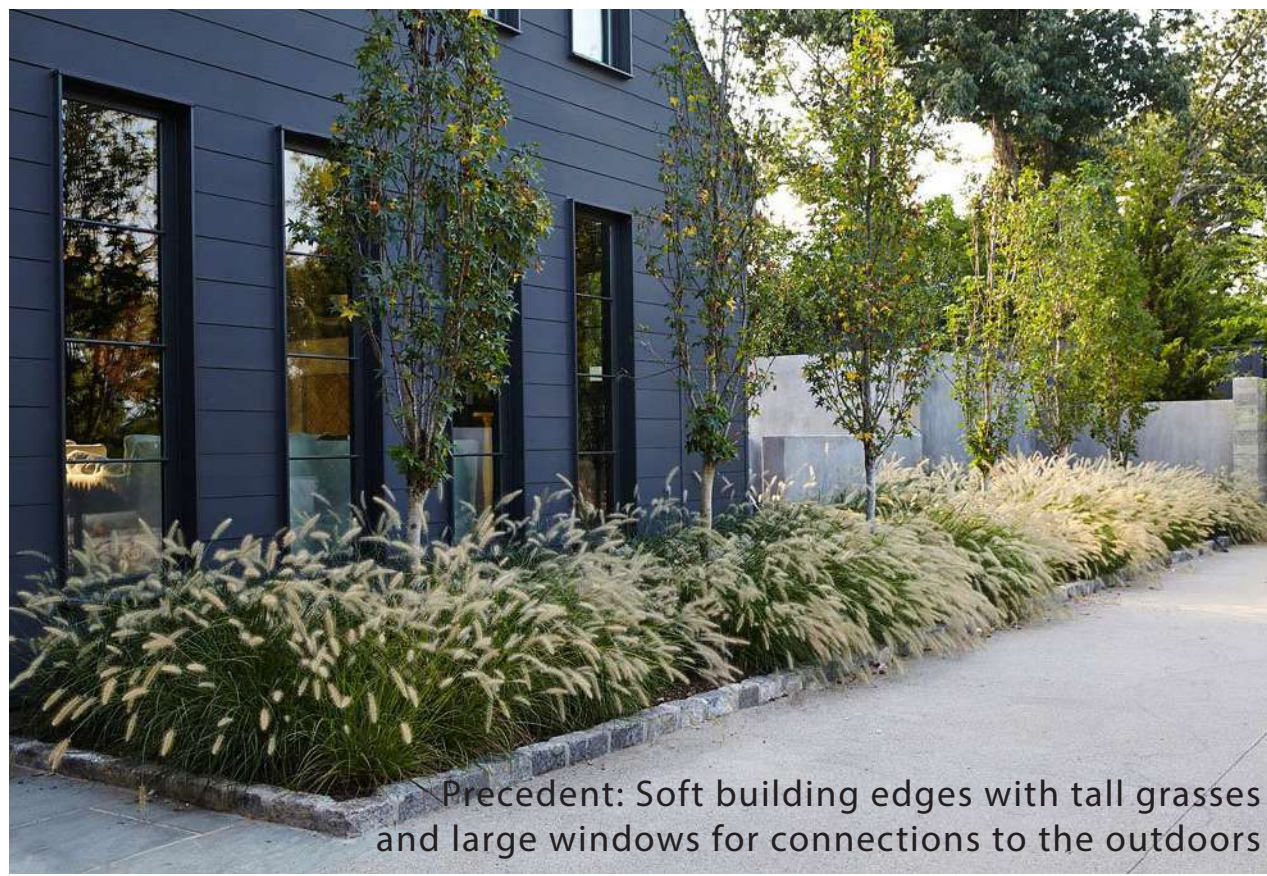
Precedent: Gabled ends for verticality and smaller connections for separation



Precedent: Stone as the base and to highlight special features of the building



Precedent: Combinations of dark and light, horizontal and vertical clapboards to create variety and texture.



Precedent: Soft building edges with tall grasses and large windows for connections to the outdoors



Precedent



Precedent

Design Precedent & Inspiration shown below

Perspective: From the Intersection of 17th Ave & Windermere Way

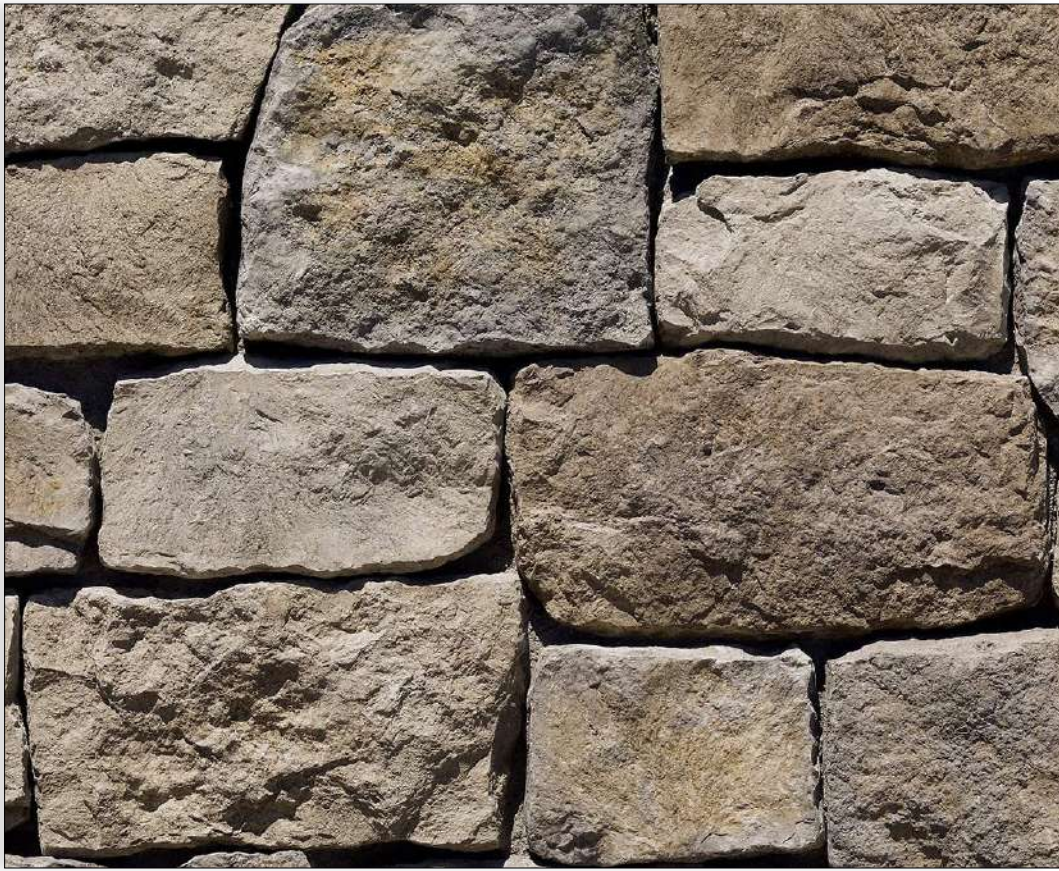


Perspective: From the Oak Savannah Looking down towards Town Center (Above)



Perspective: From the guest parking lot looking towards Town Center Entry (Below)

Design Intent Materials Shown Below



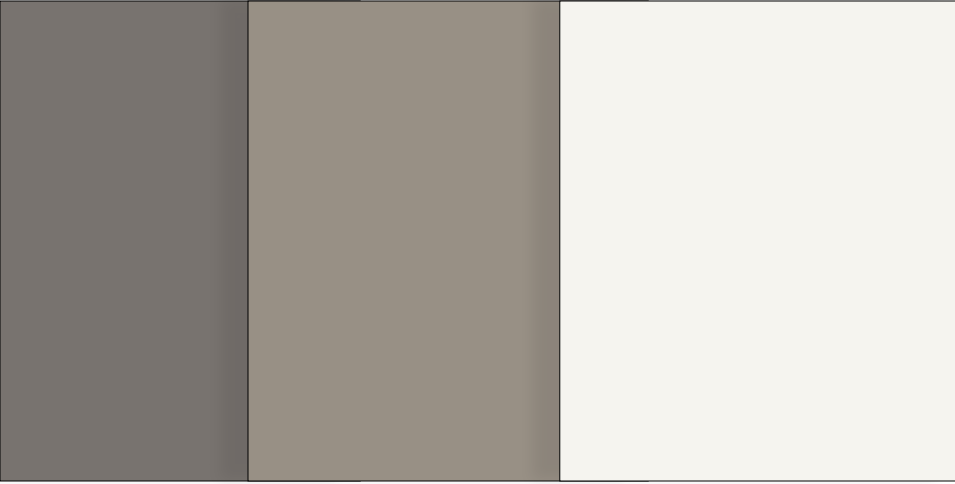
Regional Stone Veneer: Stone is a strong base for the building and an accent material for the highlighted architectural elements, bringing in texture and local inspiration.

Stone shown is an example of design intent for material texture, pattern, and color. Final Stone material to be determined.



Horizontal Lap Vinyl Siding: White and gray siding create the primary palate of the residential wings, and are used to accentuate architectural design

Proposed Warm Gray Color palate shown below: Colors may vary based on screen color.



Wood Look Metal Panel: Douglas Fir inspired wood look metal panel is used for accent locations to create warmth and reference timber style framing at Porte cochere and Town Center

Dark Gray Shingle Roof: Dark gray asphalt shingle roof above Town Center and residential Wings.

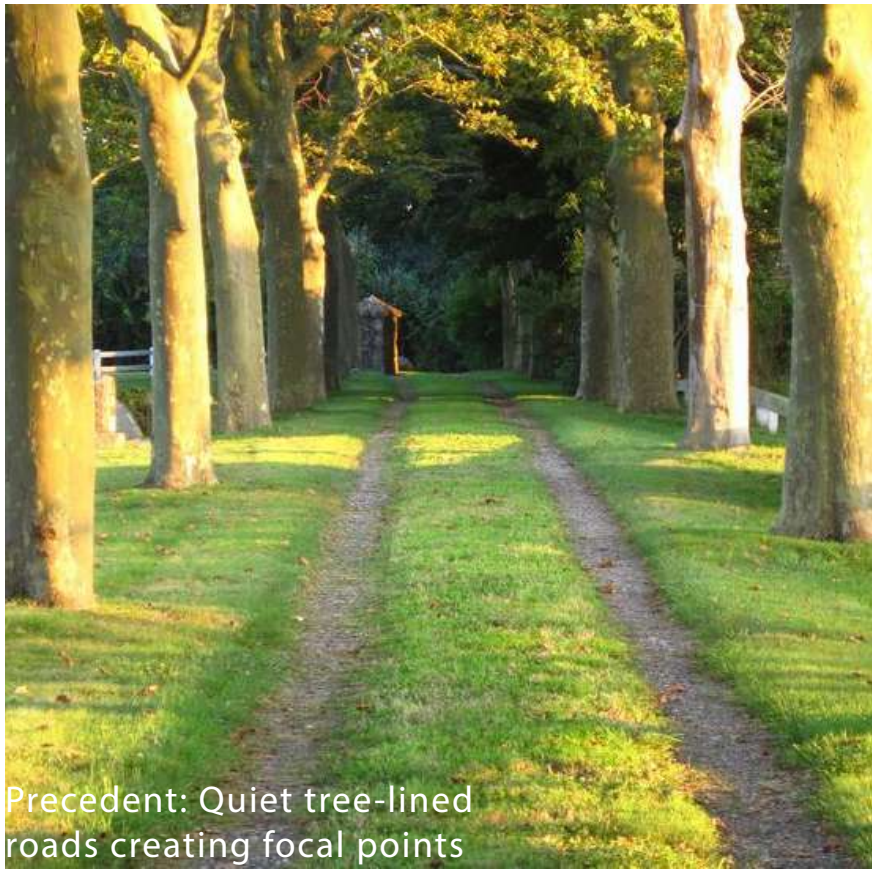




Resident Courtyard

Perspective: Facing Town Center from Marystown Road

Design Precedent & Inspiration shown below



Precedent: Quiet tree-lined roads creating focal points



Precedent: Agrarian buildings and landscape as Inspiration



Precedent: Topography and Grasses to create interest, space, and intimate space



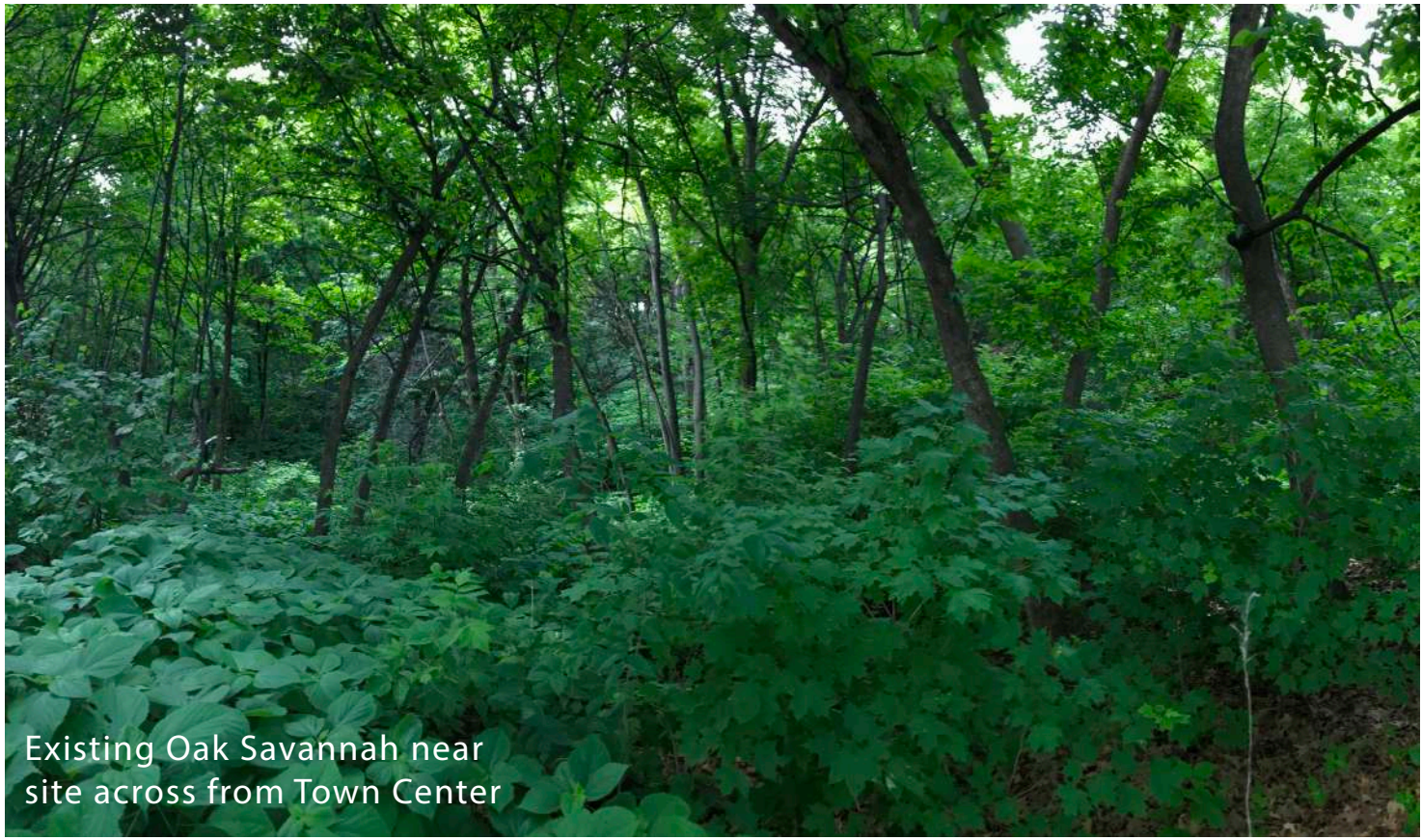
Precedent: Original Oak Grove Savannah as Inspiration for long grasses and sparse oak trees



Drone Photo: Aerial Looking Northeast from Above Oak Savannah



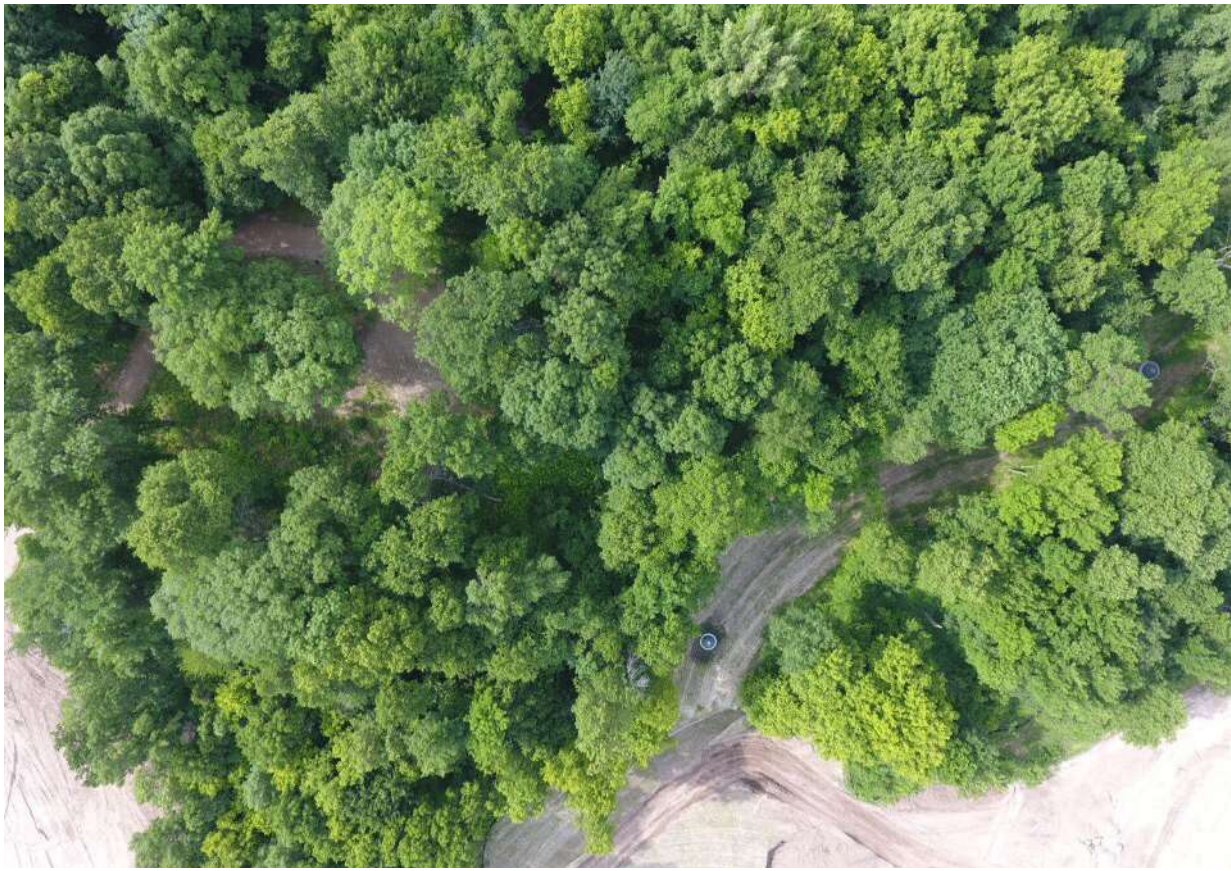
Drone Photo: Aerial Looking Southwest from above the intersection of Marystown & 17th Ave



Existing Oak Savannah near site across from Town Center



Aerial of Oak Savannah near site across from Town Center



Looking Southwest from Inside Trees on near by hill top

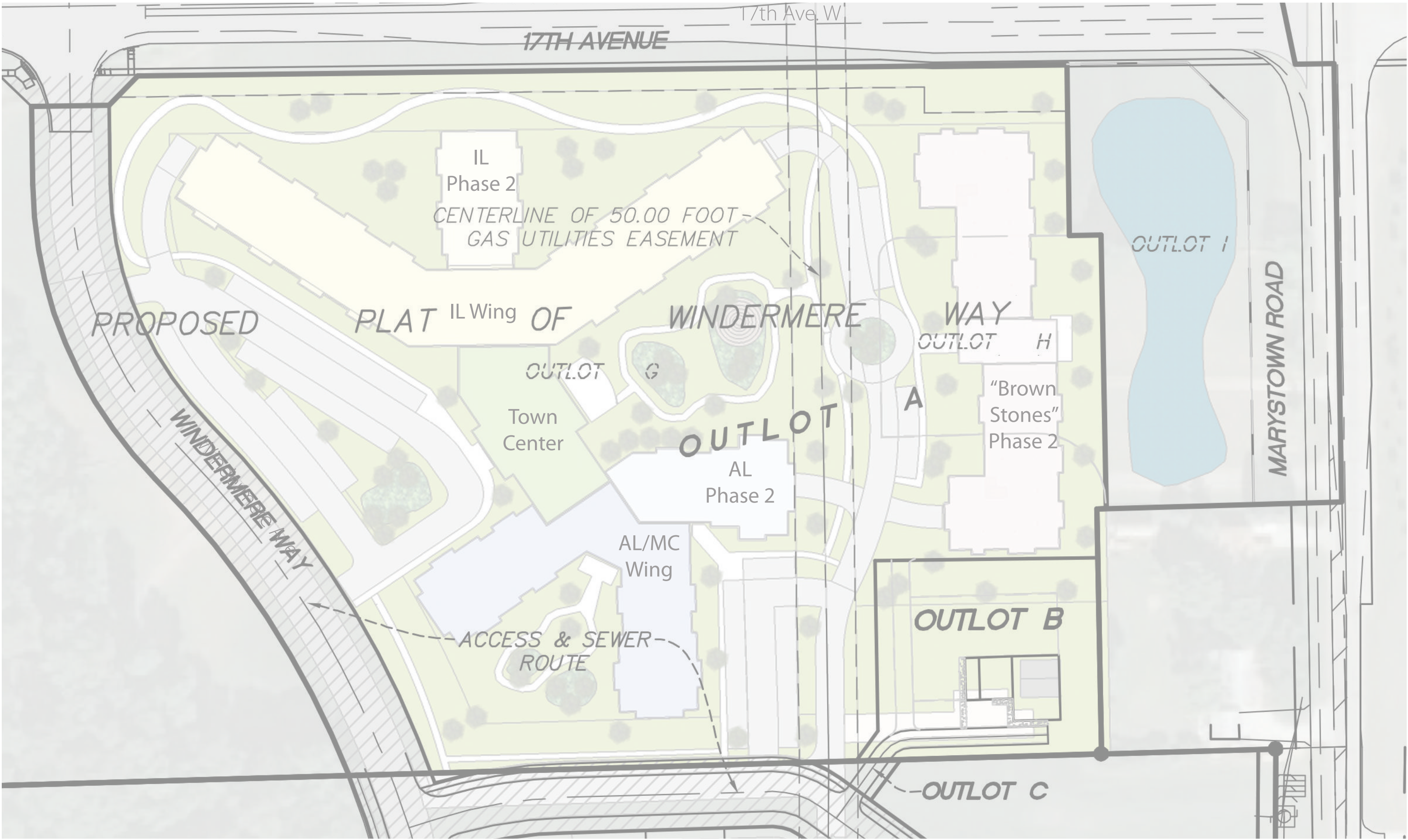


Looking Northeast from current soil pile



Looking Northeast Grade toward in construction town homes

Development Plan
April 17, 2018

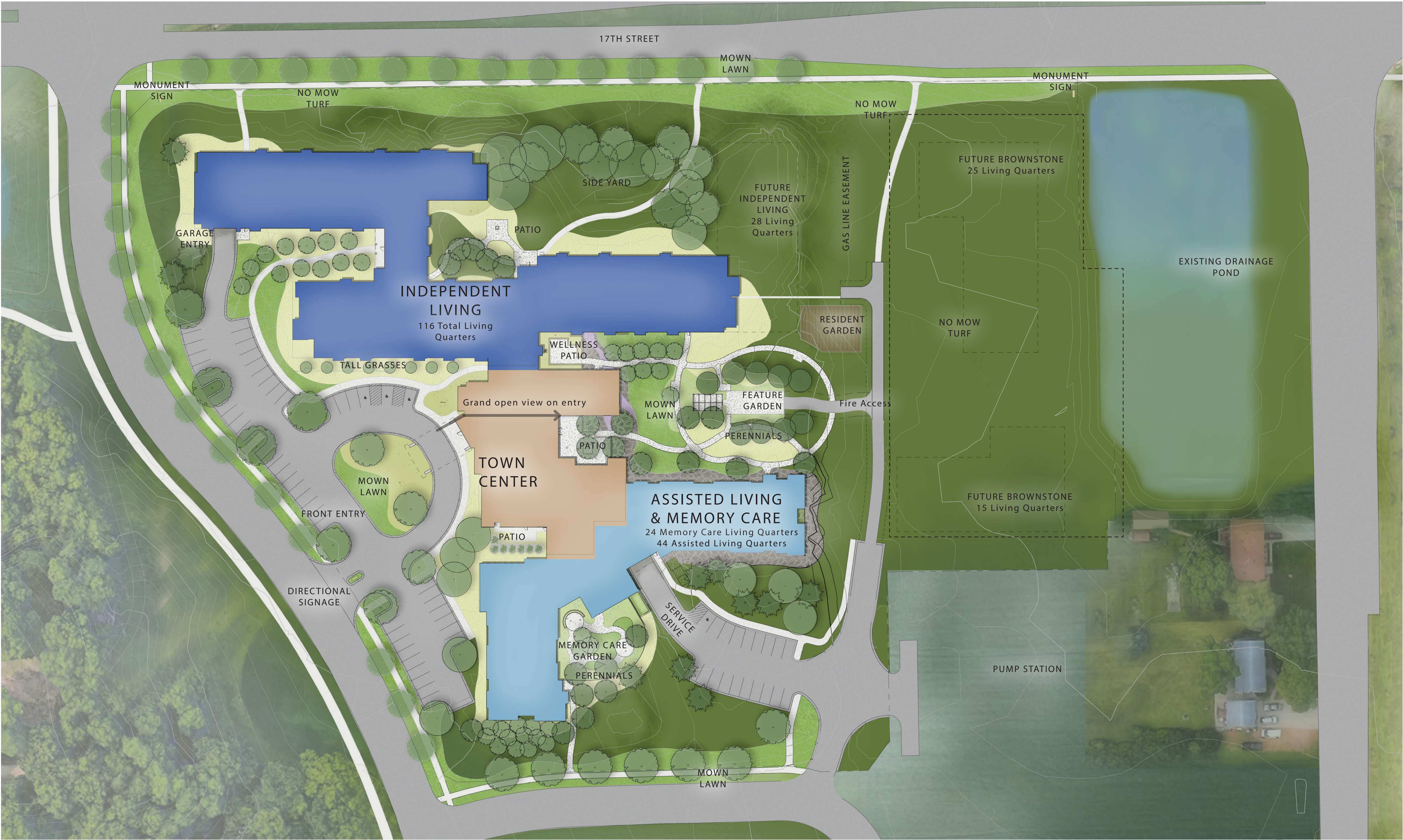


Development Plan
June 22, 2018 (with July 18, 2018 comments)

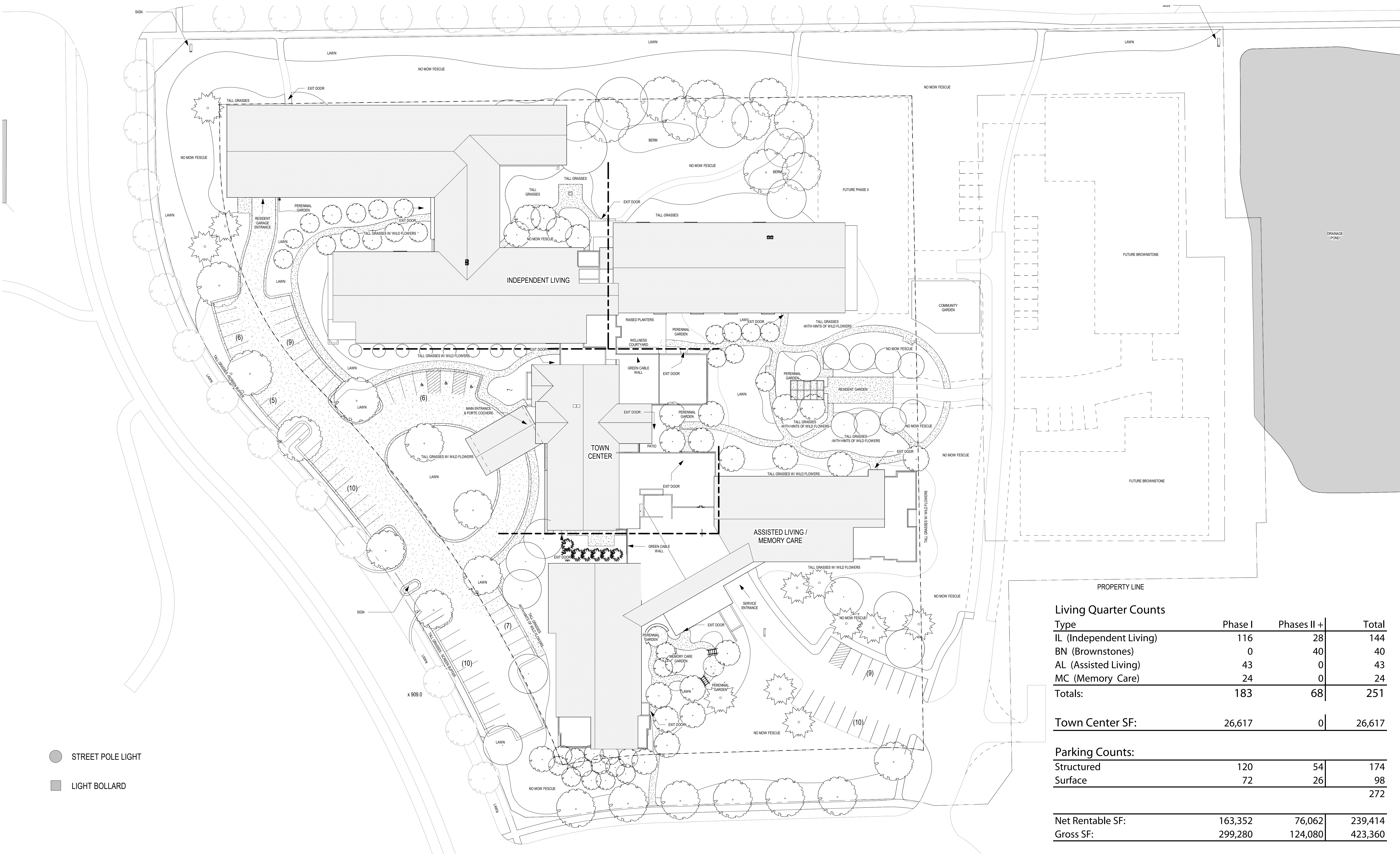


Site plan adjustments

After the April 17th City Council meeting where R4 zoning was approved, the project team set to work on further developing the initial feasibility plan. The feasibility plan shown at the April 17th meeting was the team's initial take on the building metrics concept for the site. Upon further study, the team found the two longer Independent Living wings could be broken into several buildings to help reduce scale, better relate to the scale of the nearby town-homes, and provide shorter walk distances for residents, as well as provide breaks in the corridors with daylight and a place to rest. The team also began to lay out the interior spaces and their relation to the site. The team met with the SPUC team on the adjacent pump site and reworked the service road to better accommodate both buildings.



Roof & Site Lighting Plan

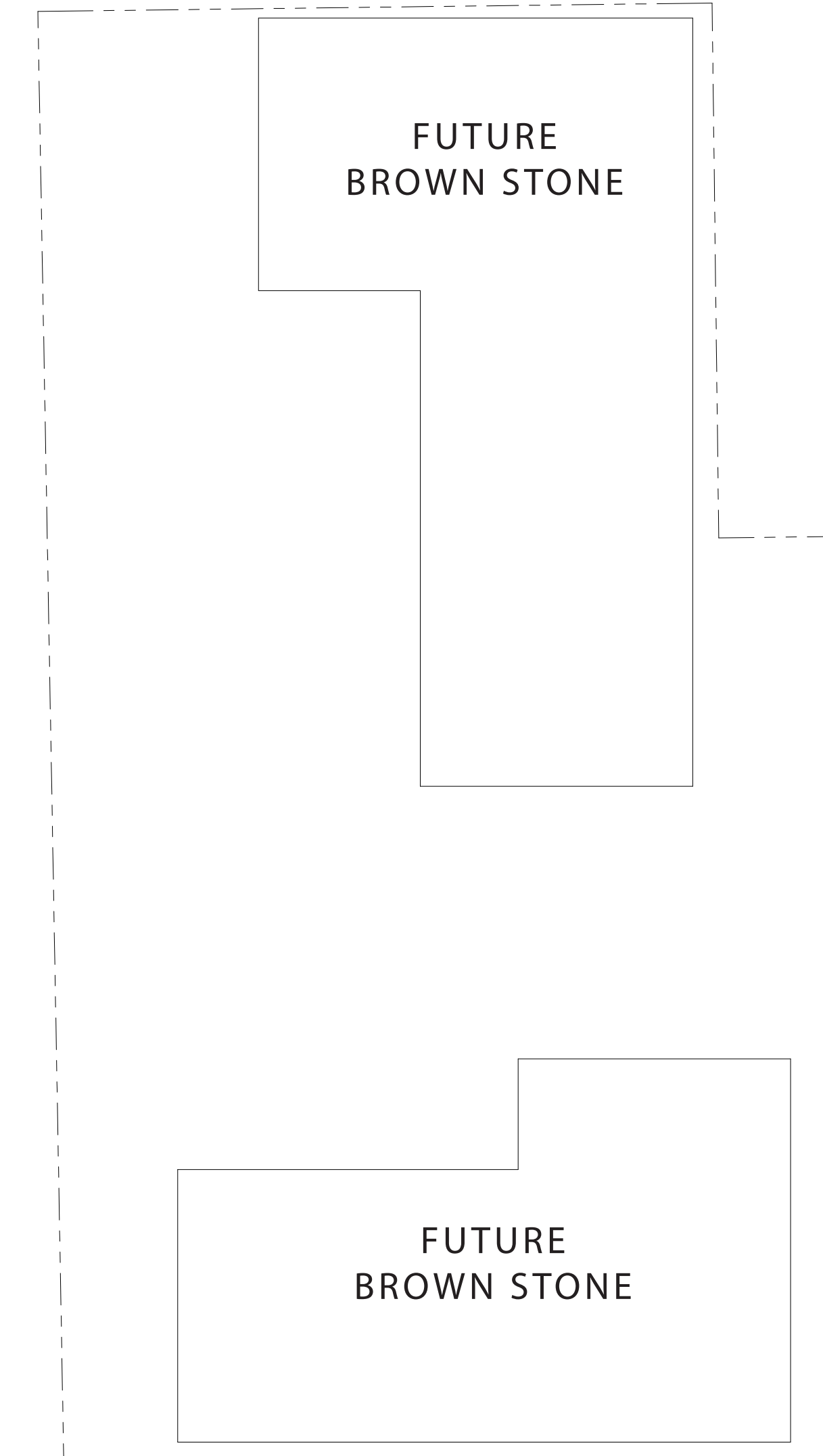
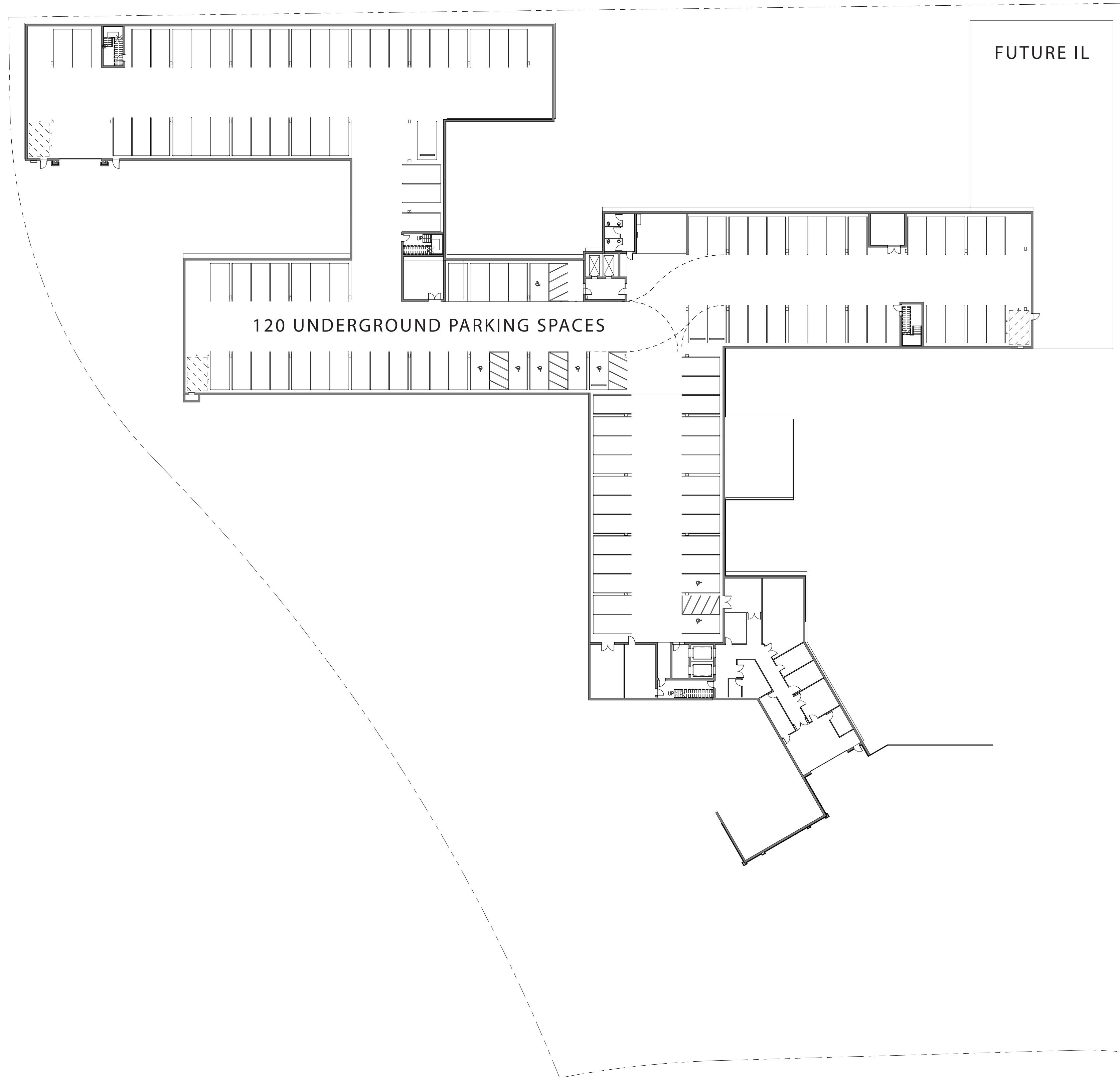


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Floor 2: Amenities, Independent Living, and Assisted Living

Level 1

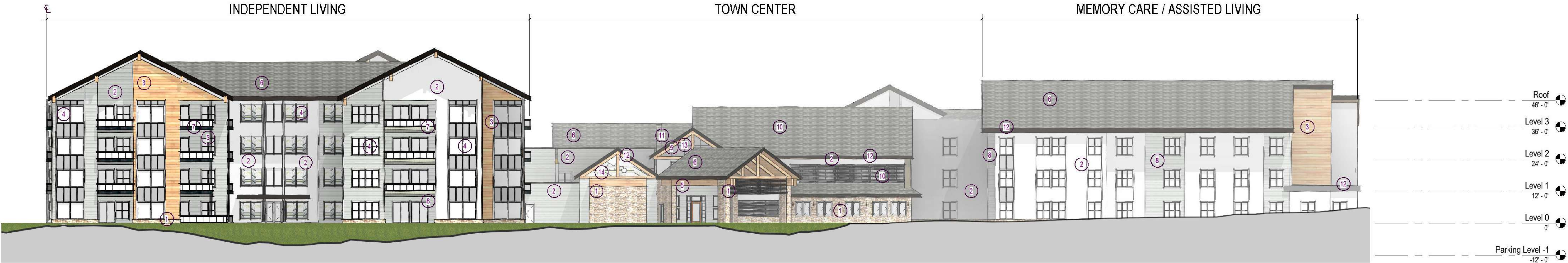






Proposed Elevations

Schematic Design



ELEVATION KEYNOTES	
Mark	Remark
1	REGIONAL STONE VENEER
2	HORIZONTAL VINYL SIDING - WHITE
3	WOOD LOOK METAL PANEL
4	VINYL WINDOWS
5	EXPOSED TIMBER FRAMING
6	DARK ASPHALT SHINGLE ROOF
7	ALUMINUM RAILING
8	HORIZONTAL VINYL SIDING - GREY
9	GARAGE ENTRY ROLL-UP DOOR
10	ALUMINUM SUN SCREEN GRILLE
11	GREY STUCCO CHIMNEY
12	DARK GREY WOOD FASCIA
13	ALUMINUM STOREFRONT AND GLASS
14	STAINED GLASS WINDOW

