

NEIGHBORHOOD INFORMATION MEETING

PROPOSAL: Morningstar Long Term Care Facility (northwest of Lochwood Dr. and Horsetooth Rd.)

DATE: September 23, 2013

LOCATION: Shepardson Elementary School (1501 Springwood Dr.)

APPLICANT: Matt Turner, MVG

CITY PLANNER: Jason Holland

Jason Holland opened the meeting by introducing himself, and Sarah Burnett and Amanda Nagl of Neighborhood Services, and by providing an explanation of the City development review process as well as an overview of the neighborhood meeting agenda.

Matt Turner of MVG described the project and others designed by his company. He noted that the plan for this project is different from their others, and has changed since the first neighborhood meeting held earlier in the year. He noted that the original proposal was closer to the neighbors to the west, had more mass close to the neighbors, and was all two stories.

QUESTIONS, COMMENTS AND RESPONSES:

1. **Question:** (Citizen) Can you describe the typical client?
Response: (Applicant) The facility will provide assisted living services; few residents will drive. The average age is 84 at our other facilities. Services include all meals, scheduled transportation, and activities. The facility will be private pay (no Medicare or Medicaid).
2. **Question:** (Citizen) Will there be an Alzheimer's or secured unit?
Response: (Applicant) Yes, in just under 1/3 of the facility.
3. **Question:** (Citizen) What is the monthly cost?
Response: (Applicant) Cost varies depending on options needed.
4. **Comment:** (Citizen) How many residents?
Response: (Applicant) 80 when fully occupied.
5. **Comment:** (Citizen) What traffic is expected?

Response: (Applicant) The traffic study showed that the traffic is expected to be less than some permitted uses. It will generate about 1% additional traffic on Horsetooth Rd.

6. **Question:** (Citizen) How much emergency vehicle traffic is expected?

Response: (Applicant) At our other facilities, we have about 1-2 emergency calls per month. We will contract for ambulance services and request that sirens not be used. They will enter the area from Horsetooth Rd., and will use the north entrance.

7. **Question:** (Citizen) What will your staff/client ratio be?

Response: (Applicant) The ratio will be higher than the industry average. Nurses will be on staff; physicians will make scheduled visits.

8. **Question:** (Citizen) Will there be 20 personnel? When will shifts change?

Response: (Applicant) There will be approximately 20 employees. Shift changes will be at 7:45 am, 2:45 pm, and 10:45 pm. Because of the number of employees, not a lot of traffic is expected during shift changes.

9. **Comment:** (Citizen) How often will trash be picked up?

Response: (Applicant) Trash will probably be picked up once a week, but we can follow up with more specific information later.

Cathy Mathis, the site plan and landscape consultant for the developer, summarized the site plan changes that occurred since the first neighborhood meeting. These include:

- The building is now further from the west property line – now about 60 feet away.
- The building fits better to the shape of the site.
- Parking has been shifted to the north, and designed to avoid headlights shining into windows of neighbors.
- The building is closer to Horsetooth (to meet City requirements about placing buildings close to arterials).
- There are still two detention ponds (one to the north and one to the south).

Don Rosemann, the architect, summarized the building changes that occurred since the first neighborhood meeting. These include:

- A walking path has been added along the south side; sidewalk access from the Horsetooth/Lochwood corner has been added.
- The 23 memory care units are still on the north side, but now include a one-story portion of the building in response to neighborhood concerns about height/mass.

These residents will also have access to an internal courtyard and a fenced walkway on the north side of the facility.

- The island in the turnaround/drop-off area has been removed, allowing a smaller diameter but better emergency access (even if a car is parked in the area).
- Fire and service road access has been added along the north and west. This helped to increase the distance of the facility from neighboring homes.
- Materials will be varied, including stone, horizontal siding, and shingles on the side of the building.

Jason, City Planner, noted that staff asked the developer to move the building to the east and to lower the height closer to the houses to the west.

10. **Question:** (Citizen) Did you talk with the Collindale HOA regarding colors for the building?

Response: (Applicant) We did meet with them, but this development is not in the HOA.

11. **Question:** (Citizen) What about the ditch to the west?

Response: (Applicant) We have been working on this for months. Because we need to meet ADA requirements, we are aware of the drop of about 15 feet from east to west on the site. We will have to build up the west side, and will add a 2-tiered stepped retaining wall with a 4-foot landscaped area between. Each tier will be 3 feet high. There will also be a 6-foot fence and layered landscaping along the west side for screening.

12. **Question:** (Citizen) What will the grade change be on the west side?

Response: (Applicant) It will be a 2-tiered stepped retaining wall, 6 feet total, with each tier will being 3 feet high.

13. **Question:** (Citizen) Where will emergency vehicles pick up?

Response: (Applicant) At either the front, north or west doors.

14. **Comment:** (Citizen) Neighbors might prefer emergency pickup at the front door, while facility might prefer the west or north doors near the backyards. These locations could be problematic for neighbors.

Comment: (Applicant) We could consider adding some landscape buffering to address this concern.

15. **Comment:** (Citizen) How will the north detention pond work? Will there be a berm to the west of the pond?

Response: (Applicant) The north detention pond will be higher than the ditch, and will drain much of the center and northern parts of the property. There will be a berm to the west of the pond.

16. **Question:** (Citizen) Traffic on Horsetooth makes it difficult to turn left from Waterford; I'm concerned about accidents. People use the golf course to turn around. Could the access road around the west side of the building continue on to Horsetooth and be aligned with the intersection with the traffic signal so that residents of the area can access Horsetooth Rd.? The option will disappear if this project is built as proposed.

Response: (City) The traffic engineers are aware of the problems on Horsetooth, but do not have a viable solution for the intersection. Currently, there are about 15,000 cars per day on Horsetooth, and 1,100 on Lochwood. The total traffic for this project has a very minimal increase for the area and because of that major changes can't be tied to the project. However, Jason did offer to speak with traffic engineering about mitigation strategies for the area.

17. **Question:** (Citizen) I'm here on behalf of the Collindale HOA, and wanted to let you know about a water issue you may not be aware of. When it rains, there is pooling in the area where you are planning the trash receptacle and service road. The land now absorbs this water; how will it work after the building and paving are added?

Response: (Applicant) Rain that falls into the ditch easement will flow down the ditch as it does today. The north detention pond will collect from the north side of the site; the south detention pond will collect from the south. The service road will have curb and gutter and will drain to the north pond.

18. **Question:** (Citizen) Where does water from the site go now? Will this be an improvement?

Response: (Applicant) Drainage from the site currently goes into the ditch. With this project, water will fill the ponds and be detained rather than going into the ditch immediately.

19. **Comment:** (Citizen) Another Collindale HOA concern is the trash and recycling area, which is close to the west fence. Residents on second and third floors are concerned that they will look down into it.

20. **Comment:** (Citizen) The final concern Collinsdale HOA concern is about overbuilding: there are already multiple Alzheimer's/memory care units in the community, and all are accepting applications at this time.

21. **Question:** (Citizen) I'm concerned about the landscaping in the back, especially on the berm behind the pond. What will it look like?
Response: (Applicant) We do not have all the details worked out yet, but we will consider this concern.
22. **Question:** (Citizen) Will the building design fit in with the design of neighboring homes?
Response: (Applicant) We will be conscious of neighboring homes, but will not try to copy them. Code determines what the roof pitch must be 6:12. The project will have residential character, scale, and design.
23. **Question:** (Citizen) How many parking spaces will there be?
Response: (Applicant) 46 proposed; 45 required.
24. **Question:** (Citizen) Please describe the trash area.
Response: (Applicant) The enclosure will be 6 feet high and of the same materials as the building.
25. **Question:** (Citizen) I am concerned about raccoons getting into the trash. Could the trash be moved to another area?
Response: (City) It may be possible to integrate an arbor or trellis into the fence to screen from overhead views. (Applicant) The design will depend on how trash will be picked up (rollaway vs overhead dumping into truck).
26. **Comment:** (Citizen) I would suggest a brick wall instead of a wood fence along west side.
27. **Question:** (Citizen) What type of delivery trucks will serve facility?
Response: (Applicant) Box trucks, not semis.
28. **Question:** (Citizen) How long will construction take, how will construction traffic be handled, and when will you start?
Response: (Applicant) Approximately 12-14 months. We probably will need to make right turns on and off of Horsetooth. Depending on how long it takes to get through the process, construction could start in late spring.
29. **Question:** (Citizen) What will the lighting be like, and what time will the lights go off?

Response: (Applicant) A lighting plan has been submitted for review; it will be 1 to 1.5 foot candles. Lights will remain on all night. (City) No light will be allowed to spill over onto adjacent property lines and the bulbs must be fully shielded.

30. **Comment:** (Citizen) Perhaps spruce trees could be used to shield the lights from the neighbors.

31. **Question:** (Citizen) Will the developer be responsible to mitigate mosquitoes in the detention ponds?

Response: (Applicant) We will be very concerned and aware of mosquitoes; we will take steps to protect our residents.

32. **Comment:** (Citizen) I'm concerned about location of the north driveway in relation to the sidewalk that links to the northern part of the property, and the safety of those using it. I'm also concerned about traffic and parking related to the Collindale pool in the summer. Lochwood is frequently fully parked in the summer because of the pool.

Response: (Applicant) The sidewalk is 10 feet from the north driveway. We have not been able to locate an easement for the sidewalk.

33. **Comment:** (Citizen) Whose responsibility is it to keep the ditch clear?

Response: (Applicant) The Collindale HOA and the proposed site each have 25 feet from the center of the ditch. It is a shared maintenance responsibility.

34. **Comment:** (Citizen) Who is the architect and contractor?.

Response: (Applicant) The architect is Don Rosemann; a contractor has not been selected yet.

35. **Comments** (Citizen)

- Thank you for addressing car headlights shining to neighbors on the north.
- I believe this is a good project, much better than before (resident of Tuckaway Ct.)
- Another resident shared same opinion.

Jason summarized the key issues raised at the meeting:

- Landscaping (including focus on back as well as front, screening neighbors to the west and northwest, and providing layers of plant buffers)
- Visual impact of trash area/service area (including looking at view angles from neighboring properties' second and third story views of trash area)
- Building colors, materials, materials and design of walls and fences.

- Retaining wall terracing (including materials and landscaping)
- Drainage (to ensure project does not add water to ditch)