



Cassia Chapel View PUD - Neighborhood Meeting Minutes

September 11, 2023 (7-8PM)
715 Minnetonka Mills, Rd.
Hopkins, MN 55343

Attendees: Andrew Centanni / Cassia
Adam Lapacz / PDG
Paula Sparling / Chapel View
Pastor John / Gethsemane Lutheran Church
Approximately 21 additional people in attendance (see sign in sheet)

Meeting Notes:

1. **Pastor John introduction and moment of silence.**
 - Chapel View was originally created by the three surrounding churches to serve the community.
2. **Andrew Centanni presentation of project to relocate existing care center.**
 - Asked all in attendance to sign in for documentation.
 - Explained next steps are Planning and Zoning then City Council.

3. Questions:

Question: What is the plan for the houses on 5th?

Response: Houses are to stay

Q: What direction does the dining room face?

R: South

Q: What will parking be like?

R: Parking will be surface and located around the building back and sides.

Q: Traffic flow?

R: Maintaining the existing site driveway access.

Q: Where is the new Chapel?

R: Community room will be on the second floor facing North.

Q: How close will the building be to Rosewood Apartments?

R: Approximately 90 feet.

Q: How does the elevation work from Rosewood – study needs to be done?

R: Rosewood is at a higher elevation and the design features a flat roof not to impede views. Elevations are provided in the submittal.

Q: There is TCU and LTC, will there be memory care?

R: No, strictly skilled with no assisted living.

Q: Will there be stoves and microwaves in units?

R: No stove, sometimes there might be a countertop microwave.

Q: What is the vehicle access from 5th?

R: Same vehicle access location as existing.

Q: Will the trees that get removed be replaced with same size and growth level?

R: Smaller trees are needed to establish roots. We'll be following City tree requirements.

Q: Are you replacing trees along Rosewood?

R: Yes, some, we intend to preserve the existing trees on the East side but the West will need to be removed and replaced for the drive aisle.

Q: Property Manager from Rosewood asked to follow up on trees and other items.

R: Yes, please provide contact information.

Q: How long is the demolition process?

R: Not sure on specifics, but best guess would be 6-8 weeks.

Q: What happens with church items?

R: Some might be donated.

Q: Is there a quiet room?

R: One of the living rooms could be designed not to have a TV to provide a quieter space outside the units.

Q: Spas and pools?

R: No pool, each wing / floor will have a spa room.

Q: Conference rooms?

R: Hybrid spaces will be provided for conferences on each floor with a central conference room for staff training.

Q: Will the apartment be attached to the new building?

R: Intent is to eventually connect to existing campus.

Q: Skilled and Memory Care?

R: Setup to be able to change care levels to allow for future care.

Q: Will there be volunteer activities? "Adopt a grandparent?"

R: Yes, would like to include nearby schools to reach out to the community.

Q: Input from current staff at Chapel View?

R: Not yet, still high level. Assuming that with approval will go over with staff and core leaders. Support spaces and med rooms will need to be worked through.

Pastor John – Cassia did reach out to talk about function and flow to coordinate with Church how it will connect to the site.

Andrew / Cassia – We've been working with the City for a while.

Q: Cassia owns a lot of property on 5th Ave, what's their future?

R: To stay, the City doesn't want the residential area to change and for houses to go away.

Q: Proposed facility fills the entire existing parking?

R: Yes

Q: Demo of existing church and trees?

R: Church would most likely be first, then trees at a later time.

Q: Plows make it difficult in the winter near the house on the hill near Minnetonka. Any word on fixing that?

R: We will tell the City.

Q: Plows and Rosewood?

R: Possibly coordinate with Rosewood.

Q: Entrance off Rosewood is bad, is there a traffic study?

R: Keeping existing entrance, will need to check with City on traffic study.

Q: What is the building exterior material?

R: Working with the City to meet the new design standards. Proposed to have 65% of the 5th Street façade as face brick and 35% fiber cement board.