

AUGUST 9, 2024

Molly Westman
Planning Coordinator
City of Mankato
10 Civic Center Plaza
Mankato, MN 56002
mwestman@mankatomn.gov



RE: PUD AMENDMENT NARRATIVE
ORTHOPAEDIC AND FRACTURE CLINIC (OFC) - 1431 PREMIER DRIVE, MANKATO, MN 56001

Molly,

Thank you for reviewing the PUD Amendment Application and associated materials in support of the Orthopaedic and Fracture Clinic Project. The PUD Amendment request is outlined in further detail within the following narrative.

The amendment is to accommodate a new synthetic turf area for the benefit of OFC patients. The added exterior turf area allows for enhanced on-campus rehabilitation opportunities by mimicking an actual outdoor experience. A combined indoor/outdoor therapy setting enhances rehabilitation efforts and results for patients.

The goal of this request is to provide a more comprehensive rehabilitation experience with a connection to the outdoors allowing patients to learn to adapt to the external conditions they will face when they have completed their physical therapy. Different surfaces allow patients to simulate navigation of the many terrains they will encounter, such as sidewalks, curbs, pavement, natural grass, and synthetic turf.

Due to the unique medical use of this property, special considerations for spaces and materials must be made to accommodate the therapy setting for recovering patients. The outdoor synthetic turf area is meant to simulate outdoor environmental conditions as a rehabilitative therapy tool. This indoor/outdoor therapy experience better prepares rehabilitation patients for life after recovery.

The space will be utilized for a variety of rehabilitation activities to be determined based on the individual OFC treatment plan developed for each patient. Synthetic turf is being proposed in lieu of sod. The durability of the synthetic turf will perform better under the expected use by patients during their rehabilitation activities. There will be no storage of materials, products, or equipment on the exterior turf area. It will serve as open area for rehabilitation activities and any items required for appointments will be removed upon completion of that appointment. The turf area will be enclosed by a 4-foot ornamental fence to screen the area. The proposed fence is illustrated on the attached rendering.

Typical hours of operation will be from 8:00am-8:00pm based on scheduled appointments. It is expected there will be no increased noise levels or impacts to surrounding property. The required safety and security lighting was provided within the scope of work for the addition and will be located above the entrance door south of the turf area. No additional lighting of any kind is proposed at the turf area.

The turf will be available as weather permits. During extremely cold temperatures and inclement weather, this space will not be utilized as frequently. However, allowing patients the opportunity to learn to maneuver during times of adverse weather will also provide benefits to their rehabilitation and recovery efforts.

This request complements the previously approved PUD Amendment for an interior renovation of approximately 1,900 SF to improve the existing clinical and scheduling spaces and an approximately 5,000 SF physical therapy addition to the existing clinic to expand the physical therapy patient care area.

Thank you again for your consideration of this PUD Amendment request. Please contact me at 507.387.6651 or via email at Emily.Nepp@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Emily Nepp

Development Services Coordinator

Emily.Nepp@ISGInc.com