



CITY OF CHANHASSEN

Chanhassen is a Community for Life - Providing for Today and Planning for Tomorrow

MEMORANDUM

DATE: September 17, 2018

TO: Todd Gerhardt, City Manager

FROM: Don Johnson, Fire Chief

SUBJ: Impacts of Senior Housing

Attachment: Data Table Outlining Calls and Housing Type

A review of the current multifamily housing unit stock was completed in an attempt to project the impacts of future projects involving multi-story, multi-family housing units. Currently the city has approximately 977 units that I will break into two main categories; Senior Housing and Independent Multi Family.

Although many of our apartment buildings are NOT specifically designated senior housing, a good portion of the units are being rented, or in Powers Ridge Condos owned, by seniors. When you consider the generational factors of the 'baby boomer' the city is beginning to deal with the impacts of a higher percentage of aging population. These facilities also draw additional alarm calls as independent living seniors are still cooking within these facilities and have a tendency to become forgetful of food in the oven or on the stove top creating fire alarm calls.

The data sets reviewed included all of 2017 and Year to Date data from 2018 to include calls through August of 2018. Despite no changes to the priority medical dispatching procedures, the fire department's response to EMS calls continues to grow at a steady pace. To date, there has been 252 responses to EMS calls within the city. Fifty of those responses, or 19.8%, has been to senior housing facilities within the city. Summerwood represents 50% of those runs. In comparison, only 22 calls or 8.7% of fire department EMS responses this year were to the other apartment units combined. Beehive Homes and Olive Branch Estates have a higher percentage of calls to bed ratios based on the types of residents housed in those facilities.

Currently the Mission Hills project is under construction and should parallel similar facilities such as Summerwood. Mission Hills will have 134 units of 'age in place' multi-story, multifamily units. We can expect to see similar response for service on EMS and Alarm calls for this site proportionate to what we see at our other sites. Reviewing the data shows a trend that the fire department could expect calls to increase of 20%-30% of the total units available. In this case, Mission Hills will add 134 units which could result in 24-40 additional calls per year.

In project plans submitted for Avienda, the developer lists a total of 551 multi-story, multi-family units to include 192 independent housing units with 369 Senior Housing Units. Overlaying current trending information would support a projected 75-130 additional EMS runs based on current data. Those numbers could climb depending on the number of advanced care or dementia care beds are included in the 369.

It is important to consider that the prioritized medical response protocols have NOT changed within the City. When duty crews are scheduled the department calls for EMS does increase slightly as there is NO prioritization in place in regards to response. Review of duty crew calls only shows a slight increase of EMS based on this response model. Chaska shows a much higher duty crew response to EMS calls within the same set of protocol diameters meaning that the Chaska citizens tend to dial 911 for more non-urgent medical needs than in Chanhassen.

Over the past few years, Ridgeview Ambulance has also increased the coverage provided to Chanhassen to 20 hours per day. According to Ridgeview, the ambulance service area is seeing significant increases in service calls throughout their region. This also leads to increased calls for fire service response as fire/rescue is started when ambulances are out of the city. Between Chaska and Chanhassen, Ridgeview is constantly backfilling the eastern end of the county due to call volumes of the two cities.

In 2018, I am projecting over 850 calls for service for the Chanhassen Fire Department. With the increased calls, we are also experiencing an increase of EMS type calls as a main call type. As a paid on call fire department, the call volumes are starting to impact the recruitment/retention of firefighters as staff are dealing with the stressors of the increased demands. With just the current planned construction we could see call volumes going over 1,000 in the next few years. Continuing to add this type of housing stock without adding to public safety infrastructure i.e. fire/ems services, will continue to adversely impact the Chanhassen Fire Department.

Many of these new projects are getting further and further south from the main fire station. In respect to response times, a planned review of fire department operations should occur to determine future needs for expansion of the fire service accounting for the developments being planned. In the 2013 Springsted Fire Study recommendations included expanded duty crew coverage and/or the construction of a 3rd Fire Station in the south district to address call response times. These recommendations were made prior to the currently proposed developments.

Apartment and Senior Living Response Data

	EMS Calls	Other	# of Units
Chan Apts 420-503			35
2017	2	0	
Jan-Aug 2018	3	1	
Chan Apt 425			60
2017	7	0	
Jan-Aug 2018	1	2	
Chanhassen Village			120
2017	1	0	
Jan-Aug 2018	7	1	
Gateway			48
2017	4	4	
Jan-Aug 2018	2	1	
Powers Ridge (1321,1331,1341)			184
2017	3	6	
Jan-Aug 2018	4	4	
1351 Building Opened 2018	5		76
Lake Susan Apts			162
2017	1	5	
Jan-Aug 2018	5	4	
Centennial Hills Senior			65
2017	2	0	
Jan-Aug 2018	6	3	
Beehive			42
2017	3	0	
Jan-Aug 2018	10	1	
Olive Branch			24
2017	5	0	
Jan-Aug 2018	8	0	
Summerwood of Chanhassen			161
2017	37	6	
Jan-Aug 2018	21	5	
Mission Hills			134
Venue			134
Avienda			192
Senior			369

2017 Fire Dept EMS Responses 329

Current	# of Units	2017 EMS	2018 EMS
Independent Multi Family	609	18	22
Total Senior Units	368	47	50
Total	977	65	72

Projected with Current Planning	
Independent Multi Family	935
Total Senior Units	871
	1806

Additional Senior Hsg 503 Projected Additional EMS Runs 126