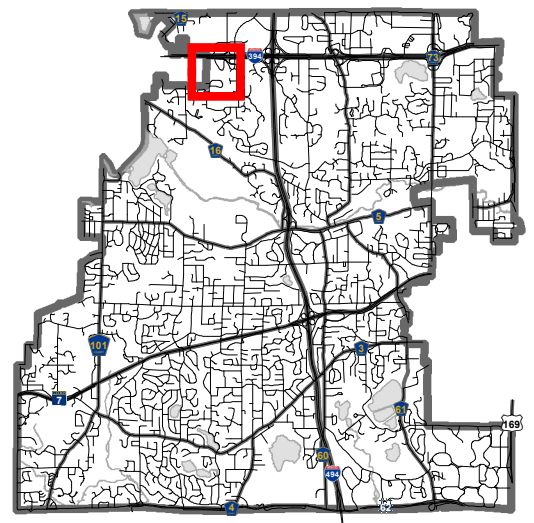




Location Map

Project: Greco Minnetonka
 Address: 15409 Wayzata Blvd



Concept Plan Project Overview

Minnetonka Partners, LLC is proposing a two-component project located at 15409 Wayzata Boulevard. The Concept Proposal features a rehabilitation of an existing two-story building, a former nursing home facility, proposed for an estimated 70 units of assisted living and 50 units of memory care (Assisted Living Project). Additionally, there would be a newly constructed three-story 55+ market-rate independent living apartment building (Independent Living Project) with approximately 70-80 units, approximately 75 underground garage parking stalls, and approximately 28 surface stalls. Once completed, the two phased project would provide a full continuum of care for residents living at the proposed development. Further conceptual details for each component of the Concept Proposal are explained below:

- *Assisted Living Project*
 - The development team is proposing to re-use the existing two-story structure by performing a substantial rehabilitation and converting the building from its prior use as a nursing home to a full service assisted living facility that will include both assisted living care and memory care options and complimenting services.
 - Post renovation the proposed project would create approximately 70 assisted living apartment homes and approximately 50 memory care homes
 - The Assisted Living Project would offer a full line of services to include medical care, food and meal services, resident events, multiple intergenerational opportunities, and a full offering of interior and exterior amenities spaces.
 - Within the building, finishes would incorporate high quality materials and be commensurate for standards within the Assisted Living sector. Amenities could include crafting rooms, a clubroom, central greenhouse, private dining, library, card rooms, salon, exercise facility, pet friendly options, and full time staff.
 - On the exterior the project site is nestled on a park like setting of over 19 acres. Residents will have access to walking paths, outdoor lawn areas and potentially pickleball, gardening, firepits, and outdoor cooking facilities.
- *Independent Living Project*
 - On the southeast corner of the site, the development team is proposing to remove an existing and failing surface parking lot and replacing it with a 55+ Independent Living apartment building.
 - Units would include one and two bedroom homes outfitted with modern and market leading finishes. Large windows, stainless steel appliances, wood inspired flooring, designer fixtures, balconies, and full-size in-unit laundry are a few of the
 - Interior spaces could include a fitness center, clubroom, rooftop club room and viewing deck, screening room, private dining room, crafting room, and a full-time staff.
 - Exterior amenities could include fire pits, an outdoor kitchen, pool, and yard games areas to name a few.
 - The distinct advantage to the location of the Independent Housing is that very mature trees provide a buffer between the building and the adjacent residential neighbors, shielding the neighborhood from the improvements.
- *Parking*
 - Assisted Living Project
 - Parking for the staff and visitors will be provided entirely by the existing surface parking at the site
 - Independent Living Project

- Parking will be provided by a combination of approximately 75 underground and 28 stalls surface stalls.







