

## Proposal Summary

The development project would consist of two buildings and shared parking between both buildings.

### ***Parcel A Assisted Living Facility***

On Parcel A, the team proposes an Assisted Living facility. This facility will be 30,000 square feet consisting of 10,000 square feet per floor. The three story building will have 10 memory care units on the first floor and 40 assisted living units on the second and third floor. Other amenities will include:

- Bathing room
- On-site laundry services
- Dining Room
- Day Room for visitations and events
- Offices and nursing stations
- Secured outdoor area

Total project cost for this parcel is budgeted at \$5,577,500.

### ***Parcel B Plan A - Federally Qualified Health Care Plan B - Office and Retail***

On Parcel B, the building will be about 7,500 square feet per floor for a total of 15,000 square feet for both floors. The project cost for this parcel is budgeted at \$3,217,500.

Plan A:

Hmong American Partnership (HAP) is working on funding and development of a Federally Qualified Community Healthcare Center (FQCHC). HAP would potentially build and occupy the development. While the project is under evaluation, the site would be marketed to office and retail users.

Plan B:

The team proposes a 2-story office/retail building on the corner of University Avenue and Galtier Street.

The first floor will be conducive for retail operations that can be targeted toward neighborhood entrepreneurs such as coffee shop, bakery, retail, restaurants, etc... This floor plan could accommodate 2-3 retail tenants.

The second floor will be conducive to office users that can be targeted toward neighborhood professionals such as attorneys, accountants, insurance, consultants, etc... The floor plan can accommodate 4-5 office tenants.

### ***Shared Parking – Parcel C:***

This will be a shared parking lot for both parcels in the interim basis.