

Contractors Capital Company

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Wade Tollefson, Contractors Capital Company

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Westgate of Columbia Heights

Final Plat Submission Narrative

Tollberg Homes is proposing a 29-unit senior living community located along the SE corner of Huset Parkway and Jefferson Street. The building is 1 story rambler design. The building includes a mix of assisted living and memory care suites, along with a wide variety of common area amenity spaces available to the residents to help promote their independence and enhance their social interaction. In addition, specialty support areas are designed throughout the building to help staff deliver exceptional care to the residents. This development provides services to Columbia Heights residents who can no longer safely remain in their homes.

Exterior Design:

The building will boast with many upgrade exterior features. The roof will have architectural dimensional shingles along with many attractive roof pitches. The siding will be an upgrade LP lap siding with multiple color and stylistic changes. The building will also be accented with gorgeous brick or stone.

Final Plat Submission

Narrative

The 1.53-acre property is zoned MXD (Mixed-Use Development District) under applicable zoning regulations per the City of Columbia Heights zoning map.

The purpose of the Mixed-Use District is to promote development and redevelopment that facilitates linkages and interaction of transit services, housing and neighborhood services. The focus of land use within this district is to ensure a pedestrian friendly environment and pedestrian connections to and from residential development and transit facilities. The mix of land use shall be flexible to help facilitate a successful development.

Comparing Land Use to Zoning; Transit Oriented Development-Allows a mix of commercial, office, and high density residential near transit, walkable and 10+ units/acre, apply to the Mix-Use District.

This area of opportunity represents the primary locations of growth and new development in the city, and provide opportunities for Columbia Heights to accommodate new development that enhances the character of the community, and provides additional housing and commercial opportunities to serve the changing population.

Onsite Parking:

Our facility provides memory care and assisted living sleeping units, with a total of 29 units. Rooms are considered sleeping rooms by Minnesota Building Code definition. This facility most closely relates to:

Convalescent & Nursing Homes (Most similar)

- 1 space per four (4) beds
- 29 units / 4 units = 8 parking spaces would be required

Boarding & Lodging (Somewhat similar)

- three (3) + (29 units / 3 units = 9.7) = 10 parking spaces would be required.

Our project is providing 25 parking spaces, and 2 HC parking spaces and striped area. Traffic will be minimal as residents do not drive. There will only be a few staff members on site at one time and periodic visitors. Onsite parking will exceed daily usage of the building.

Project Team:

Wade Tollefson & Jerry Tollefson

Developers - *Contractors Capital Company*

Wade and Jerry have over 60 years of combined experience in the real estate industry including managing properties, land development as well as constructing residential and commercial properties.

Russ Rosa

Architect - *Rosa Architectural Group, Inc.*

Russ has over 40 years in the field of architectural, drafting and design. Russ has developed multiple plans including many senior buildings.

Joey Diederichs

Civil Engineering & Landscape Design - *Civil Site Group*

Civil Site Group provides professional civil engineering, landscape architectural and site development consulting services. Their portfolio of projects includes sites both large and small. *"Some people dream of success. We design and engineer it"*

Wade Tollefson, President

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