



### Project Narrative:

This application will create a boutique style assisted living senior residence that works with Wayzata's small village vision and enhances the city's generational housing stock. This facility will be a custom designed senior memory care home with individual rooms or suites for 40 residents. Each resident will enjoy private room suites with advanced design to provide safe responsive care that handles the new health concerns of today. The proposed structure will be a single 2 story home facility facing Wayzata Boulevard with a walk out level to the rear overlooking the wetland to the south.

This application includes three properties: 15419 and 15429 Wayzata Blvd and 1405 Holdridge Terrace for a total of 2.48 acres, previously owned by the State of Minnesota Highway Department - MnDOT. The site is located just outside the Holdridge east neighborhood entrance, from the corner (Holdridge Terrace) east to the city limits of Wayzata/Minnetonka. Over time the state used a majority of this roadway to create the existing 394/12 highway, with the unused portion being sold by the state.

Cantissimo Senior Living of Wayzata (current owner) is requesting to update the current low density residential classification of the comp plan to institutional / public classification. The development will create a structural buffer for the Holdridge neighborhood from the highway to the north, while architecturally enhancing Wayzata's easterly boundary. The corner lot (.35 acre) buildable parcel (1405 Holdridge Terrace) will become a private open space for both the Cantissimo Senior Living of Wayzata Residence and the Holdridge neighborhood. This will ensure that the tree canopy and natural essence, preserves the entrance to the Holdridge east neighborhood.

The zoning portion of this application will have PUD guidance. The Planned Unit Development works with this unique piece of land to provide new housing stock that is complimentary to the area and uniquely specific. This PUD zoning creates a use similar to the Unitarian Church located just west on the same section of Wayzata Blvd. It is this same harmonious addition we plan to create to this easterly entrance to Wayzata

The following attached sections provide more specific detail:

- I. Project Applicant/Property Owner
- II. Building Design and Elevations
- III. Sathre-Bergquist survey package
- IV. Landscaping Tree Restoration



### I. Project Applicant/Property Owner:

Cantissimo Senior Living of Wayzata specializes in “enhanced” care for residents needing assisted living and memory care. Many residents may need a higher level of care requiring 2-person assist, Hoyer lifts, specialized diets, and INR management, etc. The residents who may stay at Cantissimo Senior Living of Wayzata desire more one-on-one care, in a smaller more intimate setting, for both individual rooms and over all guest of only 40.

Cantissimo Senior Living of Wayzata will be managed by “Harbor Health Management” which is our in-house management company carrying a comprehensive state license through Minnesota 33942. Having this management company be “in-house” allows for a quicker response time for any questions or concerns that families or staff may have, and a more personalized approach from move-in to move-out.

Our current community has received back-to-back awards for best of the best senior living awards from caring.com and senior advisor which grades them in receiving consistently high ratings and positive reviews from their residents, family and visitors. Families recognize the value and quality of our community, since receiving this award year after year designates this community to be in the top one percent of providers in the United States. Additionally, this community offers respite care for families with residents who need 24-hour care, who no longer qualify to stay in a hospital or have family or friends who can give them that level of care. Examples would be post-op, dialysis, bariatrics, respirator, etc.

# Best of 2018 Award



Award Presented to:

## The Harbors Senior Living

Best of Senior Living in Fridley

*The SeniorAdvisor.com Best of 2018 Award recognizes senior living and home care providers who receive consistently high ratings and positive reviews from residents, families, and visitors. This exclusive designation is awarded to the top one percent of providers in the United States and Canada.*



# Best of 2019



presented to:

## The Harbors Senior Living

Best of Assisted Living in Fridley

The SeniorAdvisor.com Best of 2019 Award recognizes senior living and home care providers who receive consistently high ratings and positive reviews from residents, families, and visitors. This exclusive designation is awarded to the top one percent of providers nationwide.





Executive Director  
The Harbors Senior Living - Fridley, MN  
5300 4th Street NE  
Fridley, MN 55421

Congratulations!

SeniorAdvisor.com is pleased to inform you that **The Harbors Senior Living - Fridley, MN** has been rated by residents and families as **The Best of Assisted Living in Fridley for 2019**.

Now in our 6<sup>th</sup> year, the SeniorAdvisor.com Best of 2019 Awards recognize senior living and home care providers who receive consistently high ratings and positive reviews from their residents, families and visitors. ***This exclusive designation is awarded to the top one percent of providers in the United States and Canada.*** Your families think you are terrific, and we're proud to feature you in this list.

You can view the full list of award-winners online at [www.senioradvisor.com/awards/best-assisted-living](http://www.senioradvisor.com/awards/best-assisted-living)

Enclosed you will find:

- Exclusive award certificate
- Window decal
- Sheet of award stickers
- Marketing checklist
- Award Pride Level Packages
- Press Kit & Release template

The marketing checklist explains how you can receive additional award collateral, including more decals, stickers, staff buttons, and a customized banner for your business. The press release template suggests ways you can celebrate this award with your families and staff, as well as share it with prospective residents to promote your business.

Thank you for all you do to help seniors and their loved ones. You care, and it shows. If you have any questions regarding this award, please contact our Customer Experience team at [support@senioradvisor.com](mailto:support@senioradvisor.com)

Best,

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II. Building Design and Elevations:



Wayzata's Alexander Design Group sets a new standard for senior living architecture by incorporating more residential features. The Design Group has created a residential connection to the adjacent neighborhood through its architectural aesthetic while providing visual and audio separation from the highway and frontage road. The building's exterior includes strong residential roof lines and enhanced detailing. The story and a half exterior style creates a Lake Minnetonka-like feel with its shingle and lap exterior. The detailing, such as brackets, cupolas, shutters, stone, and dormers enhances its residential flare and compliments the existing Holdridge neighborhood.





