

PROJECT NARRATIVE

18 unit (8 townhome) independent senior living rental townhome development, operated by SilverCrest. Outlot A was previously approved by the city as a 66 unit, 3 story skilled nursing facility. SilverCrest has revised their goals for the site and listened to neighbors that would prefer lower density. The townhomes will be a part of the existing SilverCreek on Main senior building campus, and residents of the townhomes will have access to amenities within the main senior building.

Townhomes are slab on grade, single story with 2-3 units per home. 16 units are two-bedroom (14 with a two-car garage, 2 with a one-car garage), 2 units are a one-bedroom with a one-car garage. Each driveway is a minimum of 20' from the garage door to the sidewalk and will allow for visitor parking for the unit. Exterior materials are chosen to promote an integration between the existing SilverCreek on Main building, and neighboring buildings. Each unit has an entry door and sliding patio door (either on the side or back of the townhome). Townhomes will be designed for code compliance with the Minnesota Building Code and will be fully sprinklered with a NFPA 13 system.

Landscaping throughout the site will provide screening to and from neighbors and other townhomes on the site. Sidewalks are located on one side of the new street and will promote walkability throughout the larger SilverCrest site, and to nearby parks within the area. A study was completed to show fire and delivery truck access throughout the new street. There will be no street parking, 5 parking stalls are located off the new street near the existing main building delivery access point.

| GROSS AREA - TOTAL | |
|--------------------|------------------------|
| Level | Area |
| Level 1 | 32,004 ft ² |
| Grand total | 32,004 ft ² |

| UNIT MIX - TOTAL GROSS AREA | | | | | | |
|-----------------------------|-------|-----------------------|------------------------|-------|------|--------|
| Name | Count | Unit Gross Area | | Rooms | | |
| | | Main Floor | Total Area | Bed | Bath | Garage |
| Unit 1-0 | 2 | 1,041 ft ² | 2,082 ft ² | 1 | 1 | 1 |
| Unit 2-1 | 12 | 1,430 ft ² | 17,157 ft ² | 2 | 2 | 2 |
| Unit 2-2 | 2 | 1,424 ft ² | 2,848 ft ² | 2 | 2 | 2 |
| Unit 2-3 | 2 | 1,437 ft ² | 2,874 ft ² | 2 | 2 | 1 |
| Grand total: | 18 | | 24,961 ft ² | | | |

| UNIT MIX - GROSS AREA | | | |
|-----------------------|-------|---------------------|-----------------------|
| Name | Count | Unit Gross Area | |
| | | Main Floor | Total Area |
| One-Car Garage | 4 | 311 ft ² | 1,193 ft ² |
| Two-Car Garage | 14 | 430 ft ² | 5,849 ft ² |
| | 18 | | 7,043 ft ² |