

**Joe Mahoney**

Senior Manager, Real Estate Development  
Joe.Mahoney@opus-group.com  
D: 952-656-4440 | C: 612-501-5055

City of Bloomington  
ATTN: Glen Markegard & Nick Johnson  
1800 West Old Shakopee Road  
Bloomington, MN 55431

March 14, 2018

RE: Informal Development Review Committee – Mixed-Use Senior Housing & Daycare @ 6701 W. 78<sup>th</sup> Street

Dear Glen and Nick-

We are excited to present our concept plans for a mixed-use senior housing and daycare development located at 6701 West 78<sup>th</sup> Street. We look forward to working with all stakeholders to address any potential impacts of City services and listen to all suggestions to improve upon the proposal.

While the project is still conceptual, we have put an enormous amount of effort to get to where we are at today. Your feedback has been crucial in revising the plan to bring forth a project that the City and community will be proud of. The project consists of approximately 183 units of senior housing and a 10,600 square feet daycare. The project will be a four-story structure built over podium and will feature underground parking. The senior housing will be operated by Ebenezer and will offer the full continuum of care. The mix of units will be comprised of approximately 20-25 units of memory care, and the balance of the units will split between independent living and assisted living, based on market demand. The memory care units will be suites/studios, while the balance of the project will consist of studio, one bedroom, and two bedroom units. The daycare will be approximately 10,600 sf and will also be operated by Ebenezer, and feature an outdoor play area. We are very excited for the intergenerational element that will foster relationships between the residents and the children! Ebenezer has a proven track record of the integration of senior housing and daycare facilities.

There are many unique aspects about the project that we look forward to presenting to you. The senior housing project will be highly amenitized including multiple club rooms, a restaurant and bistro, a spa/salon, a pool, and outdoor areas, among others. Another component to the project is that not only does it allow residents to stay within the community, but it also brings a significant number of jobs to the City. Finally, we look forward to working with the City on opportunities to enhance the 9 mile creek within the immediate area.

Should you have any immediate questions please do not hesitate to contact me. We look forward to collaborating with all stakeholders on this project.

Sincerely,



Joe Mahoney