

Project Description
and
Statement of Owner's Intent

for

Trinity Village
"Skilled Nursing Center Renovation and Addition's"
and
"Garage Razing and Addition"

7300 West Dean Road, Milwaukee, WI 53223-2637
Tax key #044-0021-100-6

August 13th, 2010

Submitted by:

THE VILLAGE AT
MANOR PARK



Expertise for the Journey of Aging

Development Concept

The Village at Manor Park is proposing repairs, renovation's and additions to our aging skilled nursing center at our Trinity Village Campus. We are also addressing our existing parking garages, which are in a dreadful state of existence. Construction at our skilled nursing center is anticipated to begin sometime in early October, 2010, ending Spring 2011. Construction work at our parking garages is anticipated to begin at the end of August, 2010 and to be completed by mid December, 2010. The goals of this project are, first and foremost, to create a better living and working environment for our residents and staff. Secondly, to expand our services offered to our residents and the surrounding community. Thirdly, to give our aging facility, built in 1971, a new, fresher, image.

Project Overview: "Skilled Nursing Center Renovation and Addition's"

The location of our Skilled Nursing center is the corner of 76th street and Dean Road. The skilled nursing center is at the west end of our campus and is the first portion of our campus you experience as you turn onto Dean Rd. from 76th St.

The main purpose of this project is to create a better living and working environment for our residents and staff. Our services will also be expanding as we are adding a thirteen bed ventilation wing (approx. 7,480 sq.ft.) and a 16 bed, short term rehabilitation wing (approx. 6020 sq.ft.). In an effort to not only further improve the services offered to our residents, but also of the surrounding community, we are converting the existing south wing of the skilled nursing center into an in-patient/out-patient physical therapy suite. Our "front door" to our skilled nursing center is also changing. We are adding a new lobby, reception area, and administration offices (approx. 1970 sq.ft.). We will be reconfiguring the parking lot adjacent to our "front door" (see attached detailed drawings).

As you can see, we are adding additional resident units, but we are not changing the number of approved beds, 87. We are doing this by repositioning some of the existing resident units and by changing several of the existing double occupancy units to single occupancy units.

Project Overview: "Garage Razing and Addition"

Behind our existing assisted living wings and our existing independent living wings we have "attached" parking garages. These structures are attached, but do not have direct access to the buildings they are attached to from within the garages themselves. We also have three, detached parking garages located in the northeast corner of the site. All of these structures are in such a state of disrepair and deterioration that they are no longer in use. We are proposing to raze several of these structures and replace them with surface parking and a new parking garage. We are also renovating and repairing the structures that will remain. See attached detailed drawings and photo's.

continued **Project Overview: “Garage Razing and Addition”**

“Attached” Assisted Living Garages:

We have three garages, each has parking for eight cars. None are currently being used for parking. We are proposing to raze one of the three and replace with ten surface spaces. The remaining two garages will be re-roofed, re-sided and the garage doors will be replaced. Each garage door will also be getting automatic openers. Upon conclusion of the renovations, these garage’s will be put back into service. See attached detailed drawings and photo’s.

“Attached Independent Living Garages:

We have two garages, each has parking for 16 resident cars. None are currently being used for parking. We are proposing to raze both structures and replace with one new structure that will provide parking for 35 resident cars. These spaces will have direct access to the independent living wings they are attached to. We will also be providing a space for our “bus” and a separate maintenance space. See attached detailed drawings and photo’s.

Detached Independent Living Garages:

We have three detached garages, each has parking for 20 resident cars. Due to these garages location on the site, and there state of disrepair, none of these structures are being used for parking. We are proposing to raze two of these structures and replace them with 45 surface parking spaces. The remaining structure is to be repaired and renovated, and to be used as a “maintenance” garage for the campus. It will house various pieces of lawn mowing and snow removal equipment for the campus. See attached detailed drawings and photo’s.

Project Overview: “Parking Lot Addition at 7300 Dean Road, Main Entrance”

(added to project September 14, 2010)

In an effort to provide additional street parking for our visitors and employees we are proposing to expanded our existing parking lot, at our main entrance, by adding 26 parking spaces (net gain of 23 spaces). See attached sketch.

Plan Submittal

Vicinity Map and Plate of Survey

- The plate of survey shows the existing campus and lot lines
- The vicinity map show the campus and it surrounding area

Site Engineering drawings

- Site plan - The site plan indicates the existing buildings, proposed parking and additions.
- Grading Plan - The grading plan depicts the extent of grading and proposed retaining walls
- Utility Plan - The utility plan includes all existing and proposed modifications to accommodate the proposed additions.
- Landscape Plan - The landscape plan indicates the location and species of all proposed trees and shrubs to be planted for screening purposes.

Site Lighting

- See architectural site plan, A0. that indicates three new pole lights located at the parking lot and the new front entry of the skilled nursing facility.

Building elevations

- The building elevations indicate areas of the existing structure were we are replacing windows, adding through wall air conditioning units, replacing siding materials and adding new window openings. They also indicate all the elevations for the additions and how those additions connect to the existing buildings. The elevations depict all building materials being proposed for the exterior facades.

Site Photographs

- Photo's have been provided on a CD.

Statistical information

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|---|--------------------------------|
| Gross Land Area (Skilled Nursing Center Site) | 576,126 sq.ft (13.23 Acres) |
| Land Covered by Existing and Proposed additions | 178,646 sq.ft. (4.10 Acres) |
| Land Devoted to Parking | 93,557 sq.ft. (2.15 Acres) |
| Land Devoted to Open Space | 303,923 sq.ft. (6.98 Acres) |
| Number of Existing Independent Living Units: | |
| -Studio units | 54 |
| -One Bedroom units | 90 |
| -Two Bedroom units | 34 |
| TOTAL UNITS | <u>178</u> |
| Number of Existing Assisted Living Units: | |
| -Studio units | 60 |
| -One Bedroom units | 60 |
| -Two Bedroom units | 24 |
| TOTAL UNITS | <u>144</u> |
| Number of Skilled Nursing Beds | 87 (pre and post construction) |
| Existing Parking Spaces: | |
| -Surface | 63 spaces |
| -Enclosed | 38 |
| -ABANDONED Enclosed | 120 spaces |
| -TOTAL | 221 spaces |
| -TOTAL IN USE | 101 spaces |
| Parking Spaces after construction | |
| -Surface | 134 spaces |
| -Enclosed | 93 spaces |
| -TOTAL IN USE | 227 spaces |

Compliance with District Standards

1. USES - The use will not be changing.
2. DESIGN STANDARDS - Design elements have been detailed in the attached drawings and this narrative.
3. DENSITY - No change
4. SPACE BETWEEN STRUCTURES - Distances between structures are consistent with building code requirements.
5. SETBACKS - We meet the setback requirements for planned developments exceeding 5 acres.
6. SCREENING - We will be adding screening to this portion of the site as required. Please see Landscape documents in the attached detailed drawings.
7. OPEN SPACES - Open spaces will be landscaped and maintained per the requirements.
8. CIRCULATION AND PARKING - Circulation to and from the skilled nursing center will remain as is. We currently have two curb cuts from Dean Road. We will be resurfacing and reconfiguring the existing parking lot to what we have shown in the attached detailed drawings. Currently, there is access to this facility off of 76th street at the northwest corner of the site. This access will remain unchanged.
9. LANDSCAPING - All landscaping proposed will be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1) and will be maintained on a regular basis.
10. LIGHTING - Lighting will be consistent with the standards for lighting regulations, section 295-409.
11. UTILITIES - All proposed utilities will be installed underground. Transformers and substations will be screened from view to the extent permitted by the utility provider.
12. SIGNAGE - No building signage is proposed at this time. The Village at Manor Park - Trinity Village may request signage in the future.
13. SIGN ILLUMINATION - Not applicable at this time.