

# Attachment F

**Date:** January 18, 2021

**To:** Mike Mroska, Arden Hills, MN, Community Development Manager

**From:** Arden Hills RE, LLC

**RE:** Memory Care Unit Sizing

Dear Mike,

As a follow up to the January 6<sup>th</sup> Arden Hills Planning Commission meeting, we wanted to provide the following summary of the Memory Care wing design considerations, specifically as it relates to the sizing of the memory care units. As was discussed at the Planning commission meeting, we have a group of memory care studio units that range in size from 371-391 SF. The rest of the memory care units range from 428-918 SF, depending on the unit types. Below is a summary outlining the sizing of these units and reasons why they are designed as described above.

The core of the New Perspective Senior Living organization is to build communities in which residents can live life on purpose. The communities are designed in a way that encourages an active lifestyle. The memory care residents have a variety of common area amenities for their use, including - sunroom, spa, beauty salon, private dining room for family gatherings, activity rooms, 3 separate kitchenette/dining areas, 4 living/lounge areas with fireplace and entertainment, and two large exterior courtyard areas with beautiful landscaping and planting areas.

Total common area (including the memory care courtyards) is approx. 15,700 square feet. That equates to approx. 476 square feet per unit (15,700/33 units). Taking this into consideration, the average space per unit for the memory care units is approx. 847-867 sq. ft.

Below is also a summary of the studio unit sizes of other local memory care communities. As you will see, the sizing of these units are very similar to our sizes, and in some cases it is less. This is a common design for these types of communities, as the purpose is to encourage residents to spend more time in the common areas.

## **Memory Care Unit Sizing of Local Memory Care Communities**

Cardigan Ridge Senior Living (Little Canada, MN) – Studio – 329-468 sq. ft.

Cherrywood Pointe of Roseville (Roseville, MN) – Studio – 365-517 sq. ft.

Eagle Crest Senior Living (Roseville, MN) – Studio – 382-396 sq. ft.

Brookdale North Oaks (North Oaks, MN) – Private Suite – 315 sq. ft.

If there are any further questions or concerns, please do not hesitate to reach out.

Florent Ilazi  
Arden Hills RE, LLC