



Project Narrative

PUD Amendment Application: 163 Wayzata Boulevard (Formerly Meridian Manor)

Applicant: TMSC of Wayzata, LLC

Project: The Moments of Wayzata

September 15, 2021

This application for PUD Amendment is being submitted to amend and expand on care advancements in Memory and High Acuity services. This requires renovation in the building constructed circa 1994, with sensitivity to market changes and advanced understanding of care and support of our residents and guests. This coupled with necessity of addressing corrective building concerns for both life safety and environmental conditions. This will occur following approved by Planning Department, and the City Council supportive action.

Because the property was developed under a PUD granted in 1993. The property will remain under the auspices of PUD Amendment, as envisioned since that time, and will be continued with added amenity and management oversight. Formally, the site and building modifications as proposed, trigger the amendment requirements, although the use remains essentially the same as the original senior care residential development. Site and building reconfiguration are proposed to provide best practices for years ahead.

On April 2021, the property formerly known as Meridian Manner, was purchased by Waite Holdings, TMSC of Wayzata, LLC DBA The Moments of Wayzata (“The Moments”). They are developer-builder and operator of senior care communities. As the operator, it brings its innovative service approach to make and provide first-rate communities, offer services, and care for their residents. The proposal for redevelopment and repositioning of the building, will be no exception. The Moments intends to enrich the lives of the residents and surrounding community by investing in and creating a new brand awareness for the residence and property. Intent is to maximize its potential while offering a new aesthetic standard for the building and grounds as it introduces unique program elements.

The Moments will offer and provide care services in the assisted living environment, including individualized quality memory care and high acuity residents. Specifically, The Moments will provide a universal type setting for residents that require significant support with activities of daily living and dementia care, allowing residents to receive these services needed without having to move from one type of care unit or setting to another. By design, 100% of the units are dedicated to memory care and high acuity assisted living. The blended population allows full access to improved environments with complete mobility within the residence. The community will cater specifically to people within these sectors but not offer-independent living or skilled nursing residential services. Note that wellness and Physical Therapy can be offered to anyone, even outside of skilled care environment. Objective, enhance and enrich the member’s quality life.

Here is an executive recap:

- 84-residential units, 88-residents (4 double-occupancy units)
- Typical resident support services – food service, medication management, social activities, ADL services
- Select common spaces and residential units are being repurposed to create new residential common areas as on-floor neighborhood gathering spaces. These spaces are at the central core area per floor
- CNA care stations will be located at each floor, at each wing intersection. One Aide station at core/ floor.
- In-house physical therapy provided by outside service providers
- In-house central laundry with resident/family laundry in each resident wing
- Open-air pavilion in north yard within a terraced, secured garden
- SE corner of the parcel is to remain as natural landscape
- Public and secure gardens and patio spaces for family and guest interaction.

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- Public and secure gardens and patio spaces for family and guest interaction.
- East side of site, an ADA accessible path and 12' clear pond service access has been lowered to meet code gradient concerns. Landscape changes have been the result to direct water away from building foundation and prevent negative runoff while preventing future recurrence of infiltration, as exists now.
- Redoubled efforts were taken to retain as many trees as possible. Drive lane approximates existing loop turn around while providing resident focused access to parking near the entry canopy.
- Maintained the spruce trees adjacent to the equipment yard vs. design standard sidewalk.
- Several of the existing double-occupancy units are being reconfigured to create new single-occupant efficiency units
- The Moments Adult Day Care – At this time, we withdraw further development initiatives associated with the Carriage House. We believe in the product and that there is a distinct community need, however, we will further review market assessments and may revisit the decision in the future.
- The Moments Executive Operations - Currently, we withdraw dedicated accommodations from the development initiative. The Moments Operations team will provide strong leadership and quality of care as part of the Wayzata community, with oversight of the Executive team in capacity to assist, as needs arise.

Legislature Statute and building status:

- Meridian Manor has been built and operated continuously since 1994. The MN Department of Licensing had issued an operations license continuously since that time but terminated the license due to the Covid-19 outbreak in March 2020. The Moment's ownership believes the building qualifies under a grandfathered application and will directly respond to issues of status, under separate cover.

In response to the goals established in the ordinance for Planned Unit Developments, the original project established a solid justification for the flexibility granted. This amendment application attempts to maintain or build on those goals in the following ways:

- A. Innovations in development are achieved by extensive revitalization, renovating the existing interiors, and building systems while optimizing comfortable spaces within the existing senior living community. At this time limited, ancillary space will be added to address the proposed program functions. As evidence arise, we will revisit needs in the future.
- B. The Moments brings their own level of distinctive innovation to the care model and to the aesthetic standards they require for the facilities themselves. Their financial investment in design and quality is unique in the marketplace and will be made evident in this case.
- C. Improved conveniences are delivered through one service provider with more quality service options and amenities for residents and families in which to choose.
- D. Preservation of existing site characteristics is achieved by maintaining select mature plantings and screening topography. Residential character of the southerly site will minimally change to limit disruption to the general environment, to what has common to area, known and appreciated.
- E. Creative land use – Minor site changes are envisioned. For resident safety and convenience, a covered port cochere has been added as primary front door and entry to the community. With this renovation and addition, the port cochere replacement will provide safe surface amenity and a gracious element. Minor adjustments to the parking field have been introduced to facilitate the port cochere and incremental unit density change to the community.
- F. Efficient land use is achieved through establishing increased density within the existing footprint. Through strategic interior planning, and subtle site revision, access and flow will be enhanced that

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allows for covered drop off and improved parking, all while leveraging the existing utility and storm water infrastructure.

- G. The development pattern of the site remains largely unchanged from its original intent, but owner will maintain its right of keeping with the City's Comprehensive Plan for use as high-density residential.
- H. Through the flexibility granted of the PUD Amendment, The Moments of Wayzata, will create a premier community offering the best in care with additional programming and support functions desired by families, while offering unique services in the area.

By way of several highlights, the refurbished community will include the following improvements:

- New port cochere providing protected drop off for residents and guests.
- New parking and access configuration.
- Refreshed landscape with walking path, pavilion, patios, new plantings, and manicured existing landscaping.
- Replacement of the complete façade and roofing, addressing serious moisture migration issues.
- New energy conservation strategy including vapor barrier, insulation, doors and windows.
- Additional guest and family patio space and covered 'Gianni's' with extended season tempered, pergola
- Complete interior renovation with new interior finishes and LED lighting.
- Restoration of all resident units with new kitchenettes, appliances, finishes, and lighting.
- Renovation of all resident bathrooms plus create select universal and accessible bathrooms.
- Reconfigured and new common core spaces, entry lobby, dining areas, and amenity areas.
- Replacement of entire commercial kitchen and addition of satellite serving kitchens.
- Bistro and resident dining areas, lounges, and community rooms.
- Arts, wellness environment and Physical Therapy Suite.
- Expanded NE wing day room, on lower-level nominal ~ 6'x26'.
- Improved utility, refuse screening and enclosures.
- Improved, shielded site lighting.
- New central laundry and resident laundry services.
- Improved indoor air quality via Direct Outside Air Systems (DOAS).
- Daylighting elements (skylights and light wells) to bring daylight to the lower level and central core.

Project Data Summary:

Site Area (acres): Unchanged, 4.07 Acres (177,139 SF)

Existing Building Area: 74,178 SF

Addition, LL day room: 175 SF

Total Building Area: 74,353 SF

Building Height: Maximum height is unchanged, remains three stories (see building sections)

Residential Units: Increased from 75 to 84 - units including approximately 8% double occupancy units for a total of up to 88 residents.

Off-street Parking: 56 Stalls per City Ordinance, including 3-HC stalls. Garages will be removed.
(Existing: 53 stalls with 2 HC stalls and 8-garage stalls)

Loading: Unchanged in quantity; one service loading area will be provided, relocated to the west

Executive Office Use: NA

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Operational Data:

Staffing – Shifts indicated with approximate staff levels:

- Day - 7:00 - 3:15 ~ 30 - employees.
- Evening - 3:00 - 11:15P ~ 30 employees
- Night - 11:00 - 7:15 ~ 8-10 employees

Average Day shift has an overlap of employees where staff swells to 58 between day and evening shifts.

Total Staff is 90 (blend of full and part time) across all shifts and all roles.

Staff position description

- Administration – 6 [Executive Director, Culinary Director, Staffing Manager, HR, Business Office, Concierge]
- Culinary – 7 [Chef, Sous Chef, 2-cooks and servers]
- Maintenance – 1 + 1 assistant
- Housekeeping – 4 [3-housekeepers, 1 laundry]/ shift
- Nursing - 19 (Nursing = RN, LPN + CNA) [Director of Nursing, Nurse Manager, 3 LPN & 14 CNA's]/ shift with less on night shift]
- Activities – 3 [Director, 2 coordinators]

Visiting Guests - 3 - 4 families/week at 1-2 persons/group - typically at or after evening dinner

Entertainment – 5 x per week, 1-2 people

Gerontologist MD – 1/ week

Operational Data, continued:

Delivery Schedule:

- Food Services - 2x per week, mornings
- Refuse - 2x per week, mornings
- Laundry - none, internally prepared
- Walk off mat/ rugs – 1x per week.
- Water softener (salt) 1 -2x/ month
- UPS/FedEx/USPS - daily
- Contractors - 1x day, occasional
- Site Maintenance – 1x per week; snow removal as needed.

Care and Maintenance:

The Moments, as an operator, includes construction and maintenance/property management services within their business model. As a result, the high standards they have for the design of the facility and their care for residents, is reinforced by the level of care they provide for their facilities. Their ability to provide staff resources from within their company ensures regular care and timely response to maintenance concerns, resulting in a property in pristine condition, inside and out.

A supplemental document with commentary on the 1993 PUD Agreement will provide additional comparative information between the original and the proposed developments. The supplemental document is included within the package provided for this PUD Amendment application.

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