

1. PROJECT UPDATE: WHERE WE ARE NOW

5TH & WASHINGTON

- Senior Co-op, 50-60 units
 - Mix of 1BR / 2BR / 3BR
 - In-building amenities
 - Fitness, meeting room, clubhouse, etc.
- Ebenezer as development partner with Estoria brand
 - Recent examples in Lakeville, Oakdale
- Municipal Liquor Store on a different site



Estoria in Lakeville

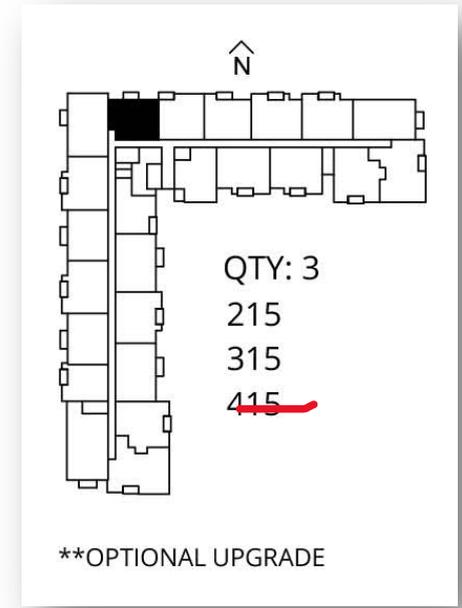


LEVEL 1 AMENITIES

EPOCH I

1,225 SQ.FT.

2BR/2BA



ESTORIA
COOPERATIVE LAKEVILLE

WHY COOPERATIVES?

- Member-owned. Member-governed
- Reasonable purchase price and monthly fees
- Pre-determined equity appreciation
- Same tax benefits as homeownership
- More efficient use of resources
- No profit to third party owner
- No cost for unnecessary services
- Maintenance free and turn-key lifestyle
- Community involvement and active lifestyle



ESTORIA
COOPERATIVE LAKEVILLE



1. Prioritize **active ground floor uses** wherever possible
2. Ensure **no parking is visible** on first floor of 5th & Washington streets
3. Include **public restrooms** to expand public bathroom access across downtown
4. Include **public parking** to replace a portion of what's there now
5. Feature **monumental corners** on the new building



Early concept of units on upper stories.
Work in progress.

FOR REFERENCE ONLY



SITE PRIORITIES ILLUSTRATED*

*This diagram is included to show a visual representation of how these site priorities may be expressed; This drawing is for reference only and does not represent any final designs for the project.

Active Ground floor

Uses include a mix of walk-up units, amenity space and commercial space.

- Great opportunities to accomplish the prefers for public bathrooms and common trash storage for adjacent businesses
- Coop Amenity space wants to be located on the first floor so it has more connection with the street
- The Coop is also open to having some units be 'walk-out units' with front doors on Washington Ave.

Public Parking

50 parking stalls in garage

25 parking stalls along Washington Ave

75 parking stalls total

- Located at-grade with easy in/out access
- Entirely separate from Coop parking
- Easy to walk-in/out as a pedestrian who is stopping downtown to shop

1. Confirmation from City Council:
Are we on the right track?
2. City contributions likely needed:
Request land contribution + TIF from City to make the project happen
3. Motion of support:
Staff to continue advancing the project and work toward a development agreement.

