



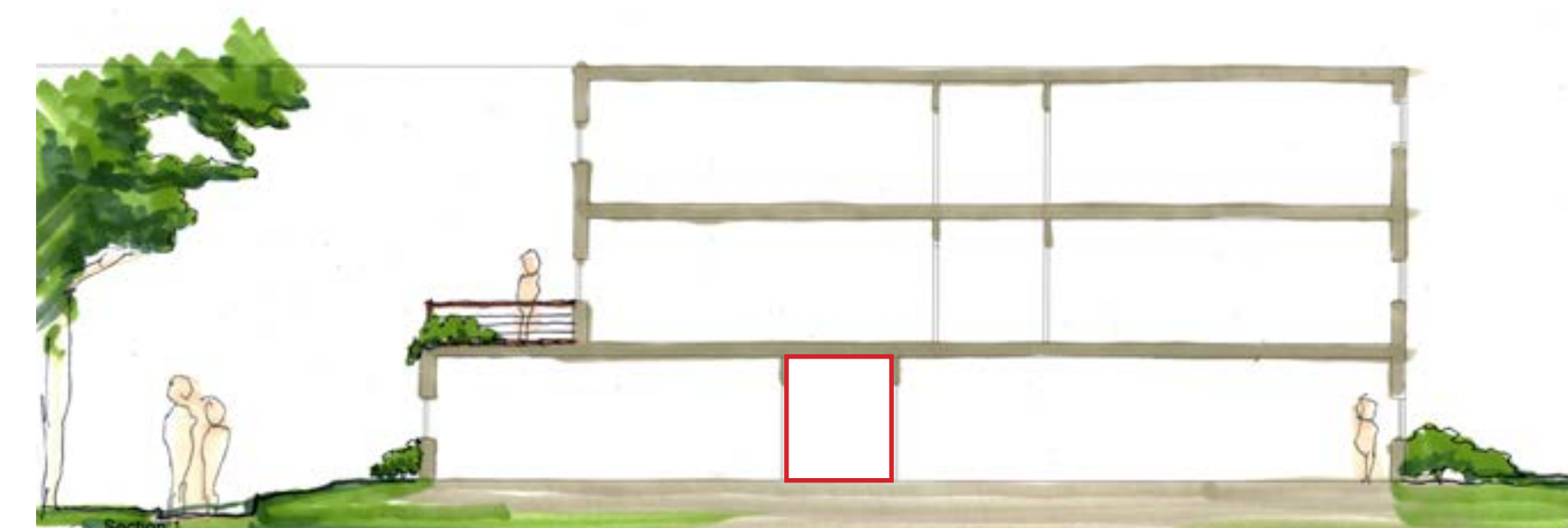
Master Plan 1; Community Orientation

This master plan concept is focused on the creation of a spine that connects the Eastwood Center north through the expanded Life Enrichment space, through the new Assisted Living Center, across Valhalla Circle to Independent Living apartments to the north. Parking for the Independent Living units is accessed through an extended roadway (Valhalla North) to open green space without vehicle interference.



Above left; diagrammatic rendering of interior courtyard created by new community center addition and assisted living development. Above right; diagram of interior courtyard created by memory care community room. Below left; floor plan of proposed assisted living addition. Below right; sectional diagram of independent living complex highlighting the extension of the pedestrian avenue created by the community room expansion.

Eastwood Care center Expansion;
 Conversion of the Eastwood Center over time from a mix of Assisted Living and Memory Care units to a fully Memory Care facility
 Addition to the far southeast corner of the site of a Family Interaction Center intended for families to have a designated space with the residents, community room space for group activities, and a new fully enclosed, secure courtyard that provides garden / green space for the residents and their families and other

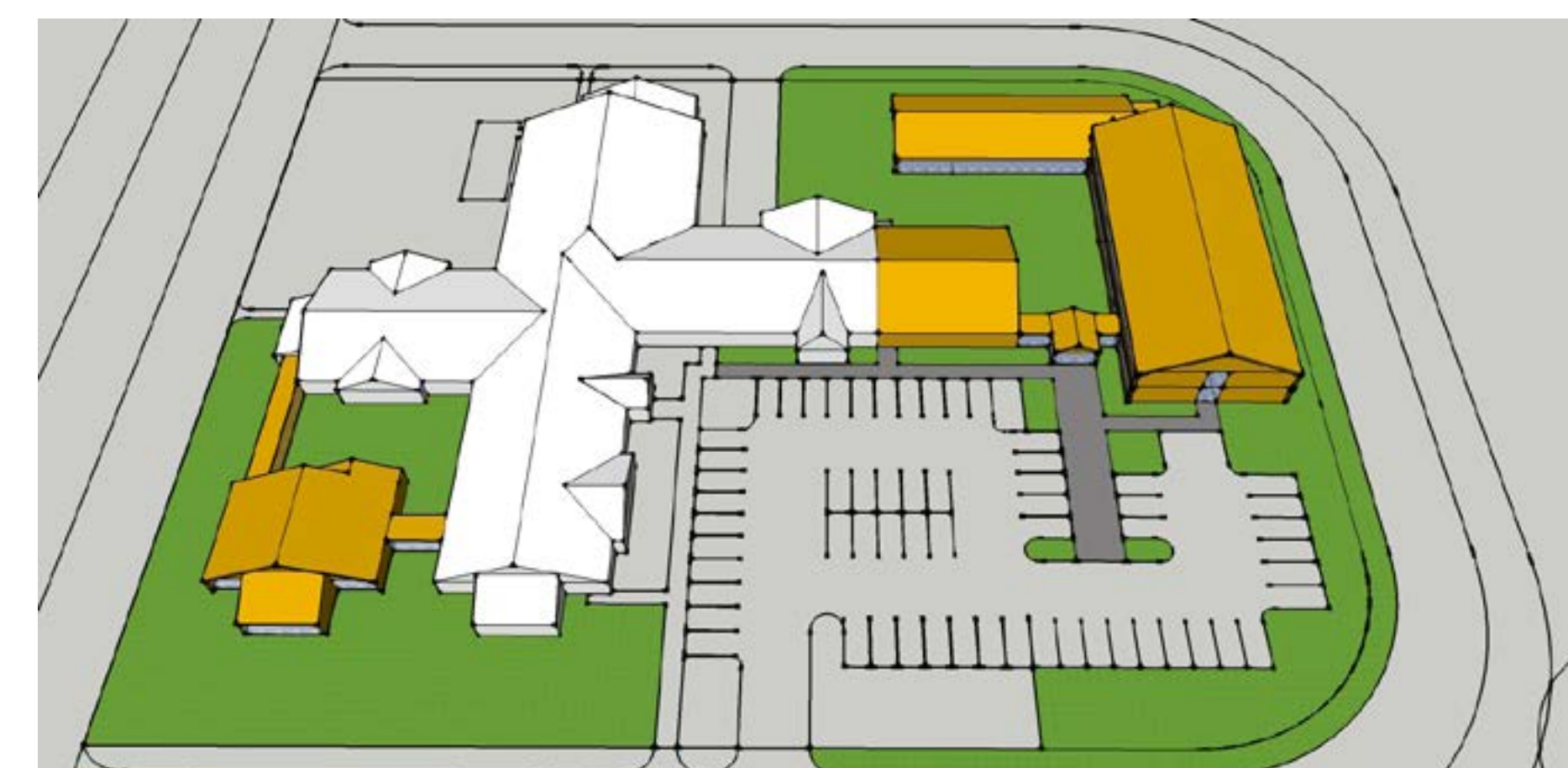


Independent Living Units::
 36 units per building
 Phase 1 would be two (2) buildings (72 units) that are L-shaped
 Phase 2 (and/or 3) provides additional 36 units per building
 Total Parking provided is 144 cars for the Independent Living units



Proposed design inspirations

- Mysig Center; memory care
- Assisted living addition
- HUD 202/Independent living complexes
- New townhome development
- Parking/pavement
- Mysig Center; memory care
- Existing/expanded community center
- Protected wetland
- Green space
- Pedestrian connection



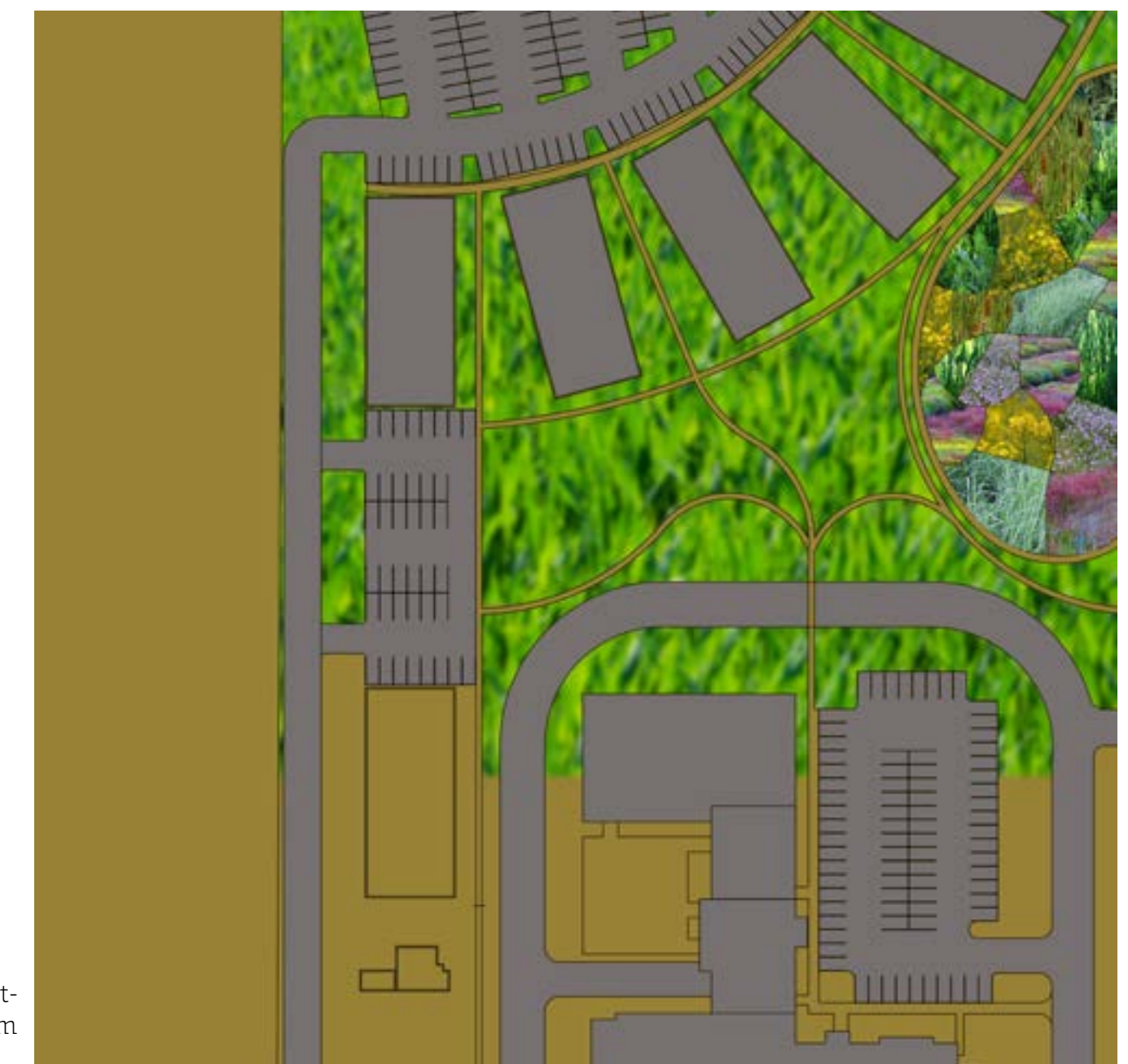
Aerial rendering of memory care community center and assisted living expansion



Master Plan 2; Pedestrian Connection

This design allows for the most amount of usable green space. There is a network of bike and walking paths. Also there is an addition of a patio off the back of the community center. The plan adds a total of 144 residential, apartment style units. There will be a total of 40 units in the assisted living addition. The memory clinic will have a total of 30 units. There is also an addition of 6 independent townhomes. The community center will be doubled in size.

- Mysig Center; memory care
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Schematic breakdown of the wetlands and green space system



Proposed idea for benches along the wetlands



Gazebo in the common green space

Proposed enhancement of the viewing areas surrounding the wetlands



Rendering of the Parkera recreation area

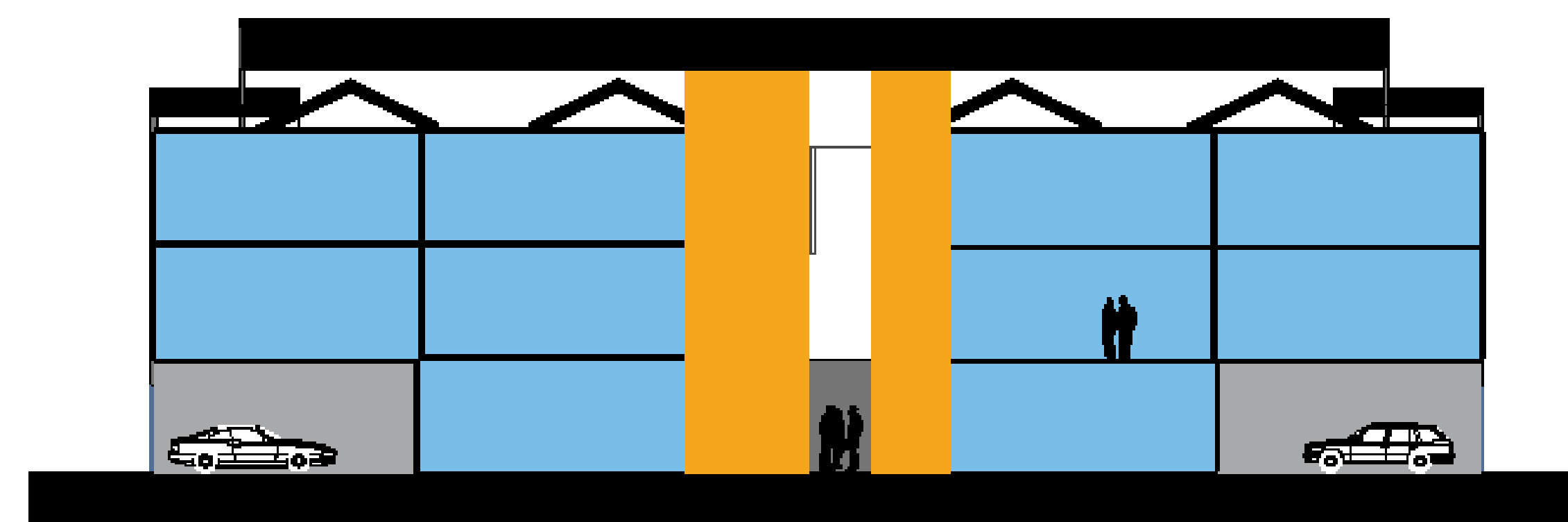


Master Plan 3; Vehicular Orientation

Mora, MN is the sister city to Mora, Sweden. They both host the Vasaloppet, an enormous cross-country skiing event. This cross continent connection is evoked through the design of the assisted living facilities across the campus. Using traditional Swedish colors that are found on the Swedish vernacular the buildings massing is broken down. The colorful facades provide a playful aesthetic to a program that is known for beige and off whites.

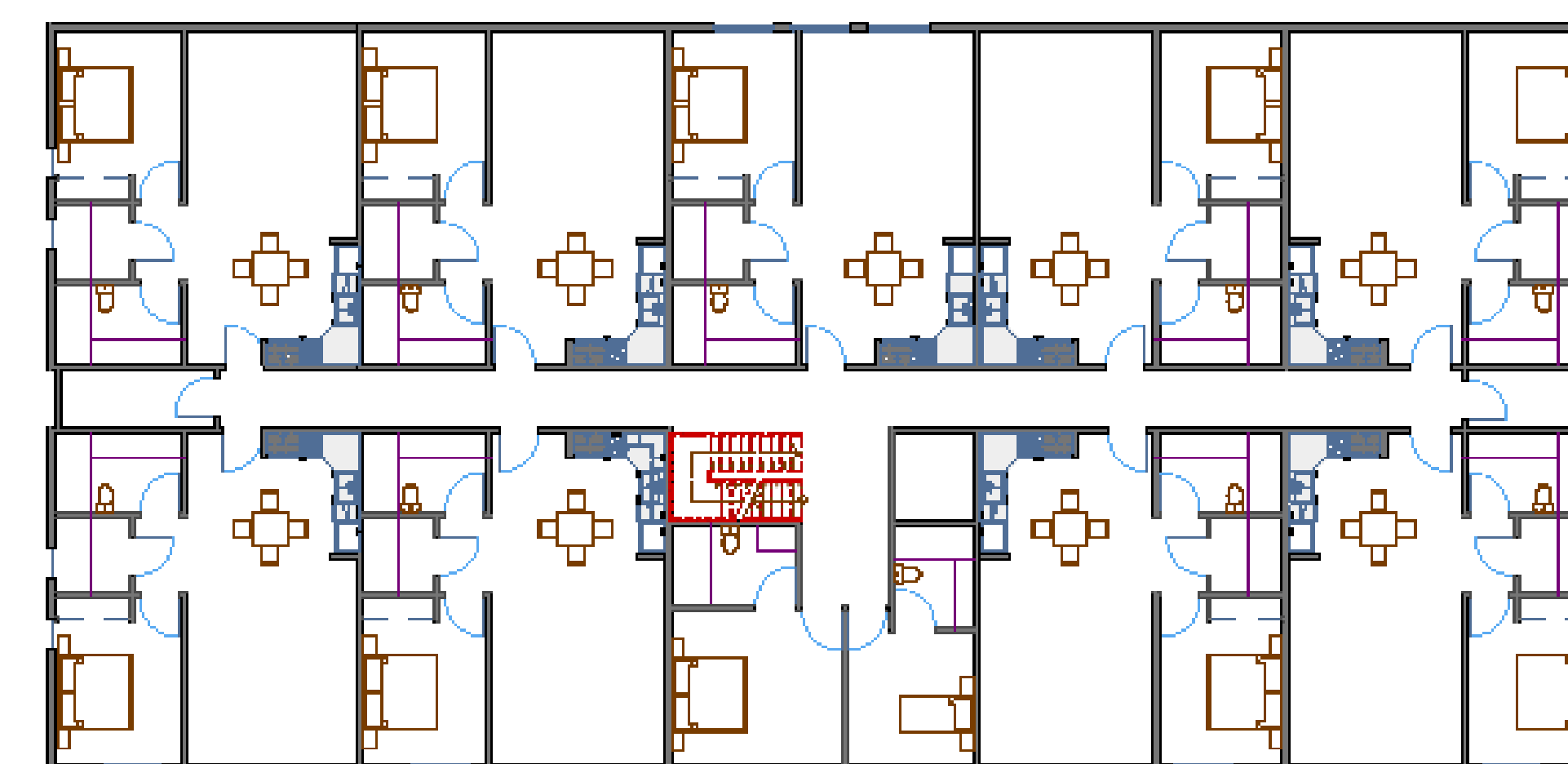


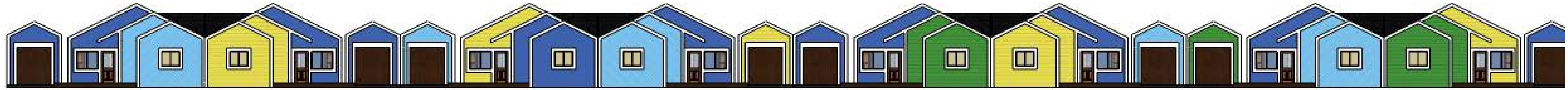
Considering the main form of transit in the City of Mora this masterplan was formed around vehicular traffic. Portions of the first floor have been sacrificed in favor of more accessible covered parking. By concentrating parking to be underneath, each residents vehicle is in a prime protected location. Maximum convenience is established for those who need it the most through reduced travel distance. Independent Living facilities are arranged in a functional order, while the townhouses flank the wetlands to the east of the site. These two contrasting elements frame a central corridor that runs north from the Memory care unit.



The first floor is a combination of parking, retail, and living allowing variety to come to the campus streets. Main residents do not tend to linger outdoors, as such certain outdoor programs are undesirable. We take advantage of this opportunity through the incorporation of 1st floor indoor parking.

- Mysig Center; memory care
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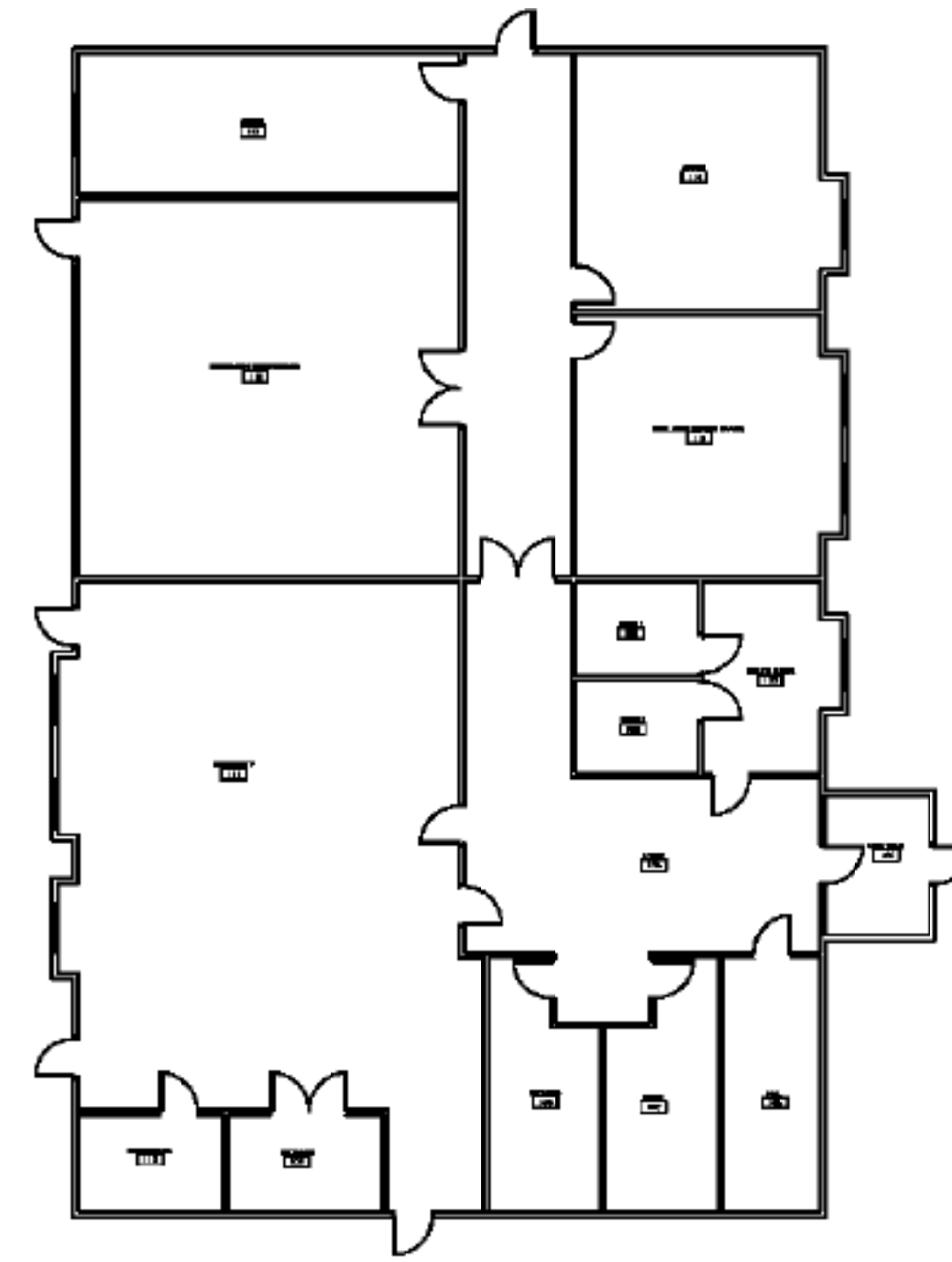




Above, floorplan of proposed townhome development
Below, axonometric rendering of two bedroom townhome unit

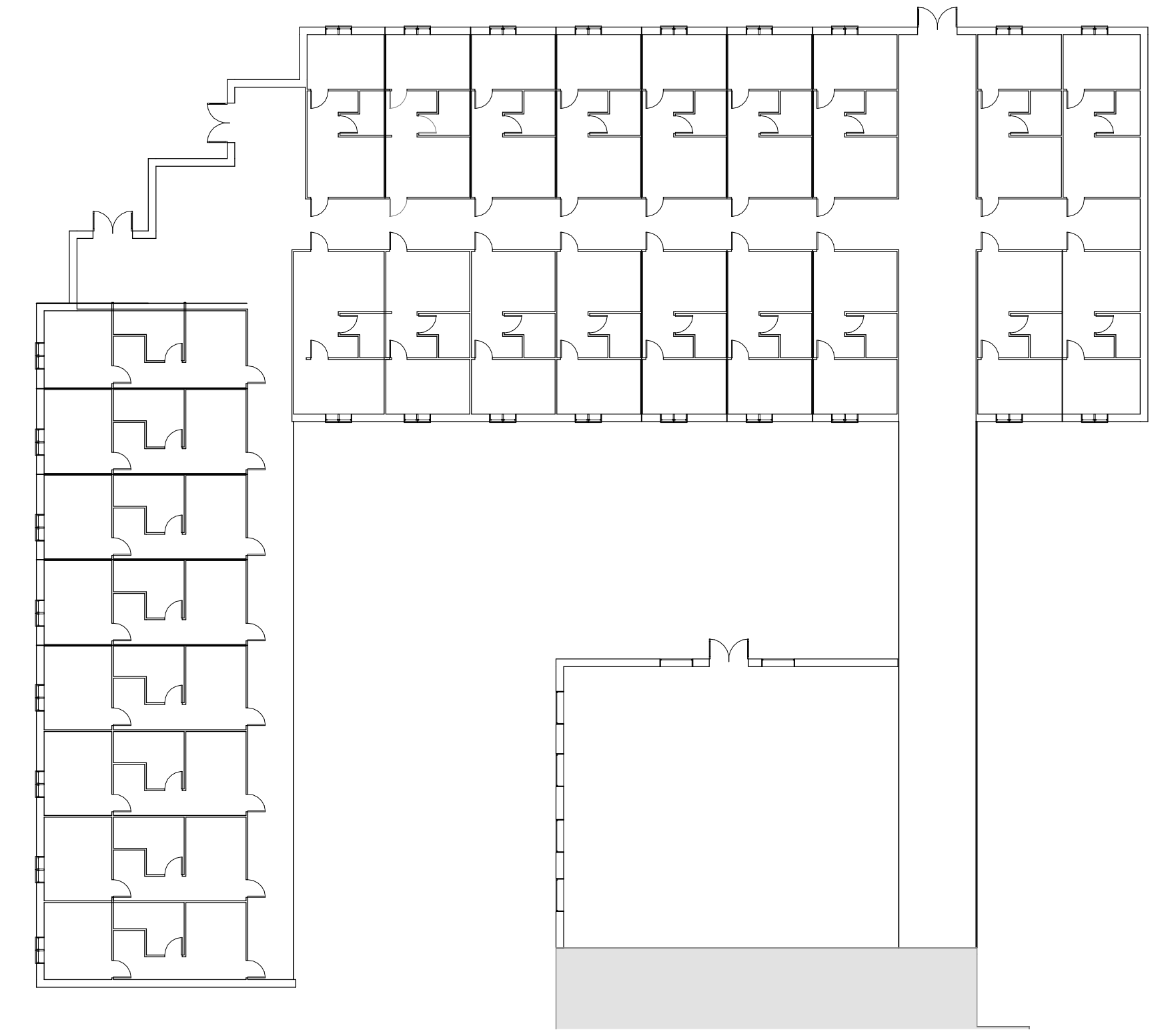
Two bedroom townhome developments provide a continuum of housing options providing in completely independent living within the senior complex. Sited as a zero lot line development, the units share a common wall and front lawn. Housing units are pushed forward toward the front of the lot optimizing space in the rear of the house.

Open floor plan includes living, dining, and kitchen areas and allows the space to remain open and feel larger. By providing the most independent living option, this development allows for the resident to interact with the complex as a whole on an add-hoc basis.



Life Enrichment Center Expansion;

- Doubling of size and reorganization of the plan to provide a direct travel route north
- Addition of windows for transparency to the developed courtyard and patio improvements enclosed by the new Assisted Living Center
- Life Enrichment expands in place to utilize the existing commercial kitchen facilities



Assisted Living Center:

- Includes (in Phase 1) 20 Assisted Living units, 6 Guest units for families and visitors
- Phase 2 adds a second level to the East-West wing to provide for additional capacity over time for Assisted Living and Guests.
- The second floor massing provides for transition to the three-story Independent Living units to the north