



Highview Hills Senior Housing Offers Continuum Care with Class

This past July, Welsh Construction broke ground on a distinctive senior housing complex in suburban Lakeville. The 6.17 acre site, located at 20150 Highview Avenue, was designed by Genesis Architecture in conjunction with Walker Methodist, a leader in elder care services.

The Highview Hills project - strategically designed with a continuum care concept – offers apartment style housing with independent and assisted living units, as well as memory care assistance and care suites for those residents requiring more intense nursing and supervision.

Building Features:

- 153 living units + 2 guest suites
- 75 independent living apartments
- 44 assisted living units
- 24 memory care suites
- 10 special care suites
- Commercial kitchen with cooking demonstration area
- Unique dining areas, including a bistro & private dining room
- “Prairie” style, professional interior design

Specialized service and social areas are incorporated into the design including a chapel, hair salon, theater, putting green, fitness center & bank. And, even though these high-end amenities are part of the development, Highview Hills will be built at a cost of \$88 per square foot. This cost includes all city fees and a 3.5% combined architectural and interior design fee. Financing for the project has been obtained through a tax-exempt bond issue which covers nearly 95% of all project costs, including the bond reserves. With minimal owner cash equity investment, Welsh Capital guided the financing process and ensured risk protection through a non-recourse repayment platform.

To learn more about Highview Hills Senior Housing or how Welsh Construction, Genesis Architecture, or Welsh Capital can work with your non-profit or for-profit entity on your next building project, visit www.welshco.com or contact:

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