

RESOLUTION NO. 2020-0181

**A RESOLUTION APPROVING THE OUTLINE DEVELOPMENT
PLAN FOR AN EXPANSION OF COTTAGE GROVE SENIOR
HOUSING DEVELOPMENT**

WHEREAS, the outline development plan for an expansion of Cottage Grove Senior Housing Development has been presented to the City Council of Muscatine, Iowa containing the following real estate in the City of Muscatine, Iowa:

Lots 1 and 2 of Breese and Co. Subdivision of Parts of the Northwest Quarter, Section 34, Township 77, Range 2 West, Muscatine County, Iowa, EXCEPT parts conveyed by Warranty Deeds recorded in Book 347 of Lots, pages 310 and 319, in the Muscatine County Recorder's Office.

WHEREAS, the outline development plan has been approved by the Planning and Zoning Commission and fully conforms with all applicable ordinances of the City; and;

WHEREAS, the outline development plan is in Harmony with the Comprehensive Plan now in effect in the City.

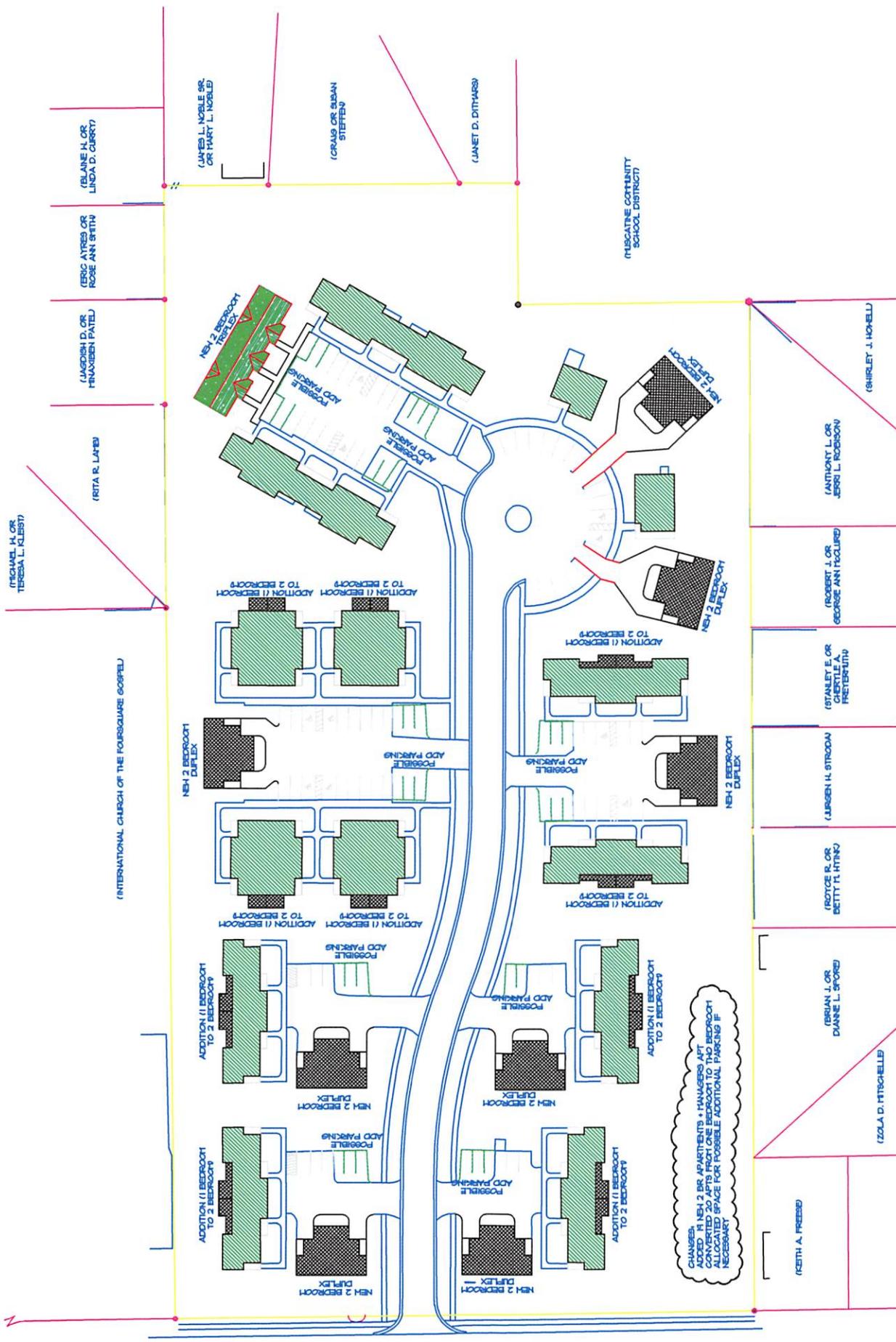
NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that outline development plan for an expansion of Cottage Grove Senior Housing Development, is approved and accepted.

PASSED, APPROVED, AND ADOPTED by the City Council for the City of Muscatine, Iowa, on this, the 21st day of May 2020.

Diana L. Broderson, Mayor

ATTEST:

Greg Jenkins, Interim City Clerk



(MICHAEL M. OR TERESA L. NESTI)

(RITA R. LAFBI)

(JAGDISH D. OR PRANJIBEN PATEL)

(ERIC ATRES OR ROSE ANN BRITH)

(BLAINE H. OR LINDA D. CURRY)

(JAMES L. NOBLE SR. OR HARRY L. NOBLE)

(CRAIG OR SERAN STEFFEN)

(JANET D. DITHARS)

MUSCATINE COMMUNITY SCHOOL DISTRICT

(INTERNATIONAL CHURCH OF THE FOURESQUARE GOSPEL)

(SHIRLEY J. HOVELL)

(ANTHONY L. OR JERRI L. ROBINSON)

(ROBERT J. OR GEORGE ANN MCCLURE)

(STANLEY E. OR CHERYLE A. PRATERBUTI)

(JURGEN H. STROZAN)

(ROYCE R. OR BETTY M. HINK)

(BRIAN J. OR DIANNE L. SPORF)

(ZOLA D. MITCHELL)

(KEITH A. FRESEB)

CHANGES:
 ADDED 18 NEW 2 BR APARTMENTS + MANAGERS APT
 CONVERTED 20 APTS FROM ONE BEDROOM TO TWO BEDROOM
 ALLOCATED SPACE FOR POSSIBLE ADDITIONAL PARKING IF
 FEASIBLE



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

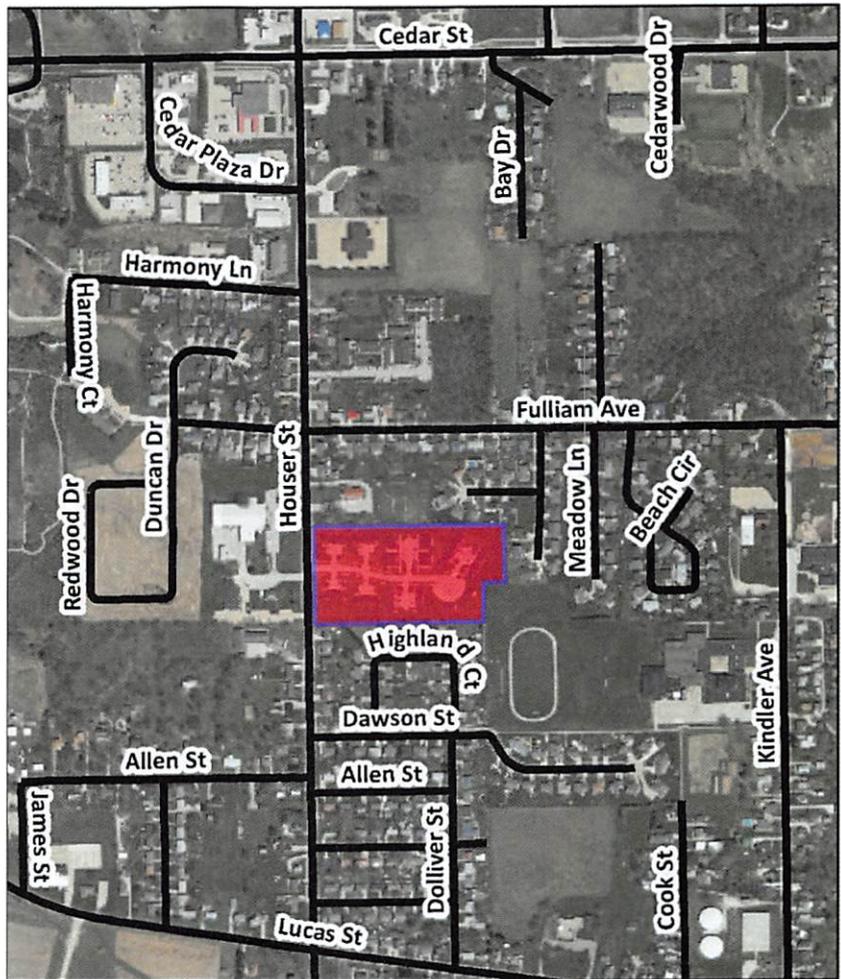
COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

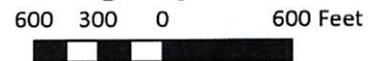
To: Mayor & City Council
CC: Greg Jenkins, Interim City Administrator
From: Andrew Fangman, Assistant Community Development Director
Date: May 21, 2020
Re: Resolution Approving an Outline Development Plan for the Expansion of Cottage Grove Senior Housing • 1503 Houser Street

JNB Senior 5, LP has submitted an outline development plan, see Page 5, for an expansion of the Cottage Grove senior housing development, located at 1503 Houser Street. Cottage Grove was originally constructed in 2000. It currently comprised of 14 buildings, has 40 one-bedroom units and 8 two-bedroom units. Cottage Grove is located on a 8.8 acres site, that is zoned R-L Large Scale Residential

The proposed expansion would add 19 two-bedroom units and 1 managers apartment, through the construction of 8 new duplexes and one new triplex. These new structures would be located on currently vacant areas, see exact location on Page 5. The proposed expansion would also convert 20 of the existing single bedroom units into two-bedroom units by adding



Cottage Grove Senior Housing Expansion Project Location



"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain

on to the existing buildings. Existing parking areas would be expanded to accommodate the parking needs both the new and expanded dwelling units.

The proposed project includes the construction of a private sanitary sewage lift station and an associated 80' private force main. This new force main will tie into the City sanitary sewer system at a manhole located in Houser Street that 40' north of the northern property line of Cottage Grove.



Currently all sewage from Cottage Grove flows into a different public sewer main, located immediately adjacent to the subject property, which runs south along Houser Street to a public lift station located at the Allen Street and Houser Street intersection. This lift station and associated force main does not have the excess capacity needed to adequately serve the proposed expansion of Cottage Grove. By constructing a private lift station and connecting into a different gravity sanitary sewer line that is located just to the north of Cottage Grove and on the other side of a crest, this issue will be resolved. Sewage on the north side of this crest flows north along Houser and is not routed through the lift station at Allen and Houser. This sanitary sewer main has ample capacity to serve all Cottage Grove, both the existing 48 units and the proposed expansion. All sewage from the Cottage Grove development, and not just that from the expansion, would be routed to flow this way. This would reduce the load on the Allen Street lift station, which is a beneficial outcome for the community.

The Iowa Finance Authority's (IFA's) Affordable Housing Tax Credit Programs will serve as the financial catalyst for the project, and the application has already been filed, by JNB Senior 5, LP. If IFA approves the applicant's request for tax credits in August or September 2020, and the City of Muscatine approves the development plan, construction is expected to begin by the Spring of 2021, and units will be ready for occupancy in 2022.

If approved this apartment complex, all of which is currently rented to individuals with an income not exceeding 60% of the area median income (AMI), would be converted to a mixed income project. Eleven units would be reserved for those with income not exceeding 30% of the AMI, 21 units will be reserved for those with an income not exceeding 40% of the AMI, 21 units will be reserved for those with an income not exceeding 60% of the AMI, and 11 units will be rented at market rate without any income limitations. Occupancy will continue to be restricted to those 55 and older.

The project would be managed by Pioneer Property Management, which is owned by Brian Fritz. Pioneer Property Management is the long-standing property manager of Cottage Grove. Chris Ales will serve as a Consultant to the owner. JNB Senior 5, LP, the entity which will own the project is jointly owned by Chris Ales (1/3) and Brian Fritz (2/3).

The subject parcel is located in the R-L Large Scale Residential Zoning District. All development within the R-L district must be in accordance with an approved development plan. Approval of the outline development plan by City Council, after a recommendation by the Planning and Zoning Commission is the first step in the approval of a development plan. An approved outline development plan, does not give the applicant the go ahead to construct the proposed development. Prior to the commencement of any development both a preliminary and final development plan must be approved by City Council, after recommendation by the Planning and Zoning Commission. The preliminary and final development plan include greater levels of details regarding the proposed development.

Approval of both the preliminary and final development plans would be based on a finding that they are in are in substantial compliance with the outline development plan and recognized principles of civic design, land use, and landscape architecture. Upon request the Planning and Zoning Commission may opt to concurrently review the preliminary and final development plan. Notification and opportunities for the public to offer comment, will be the same for action on any preliminary and final development as they are for this rezoning request. The preliminary and final development plans are required to include exact details on the following items.

- The location and dimensions of each building site, common open area, improvement, and indication of open spaces around buildings and structures
- A landscaping and tree planting plan
- Grading plan, to include the location of waterways on the site or on adjacent land, and drainage plan with sufficient control grades to indicate the intent of the developer.
- The location and size of all existing storm or sanitary sewers, water mains, or field drains within or readily accessible to the development.
- The location, size, grade, and specifications of all proposed water, proposed electric transmission lines, gas mains, and fire hydrants.

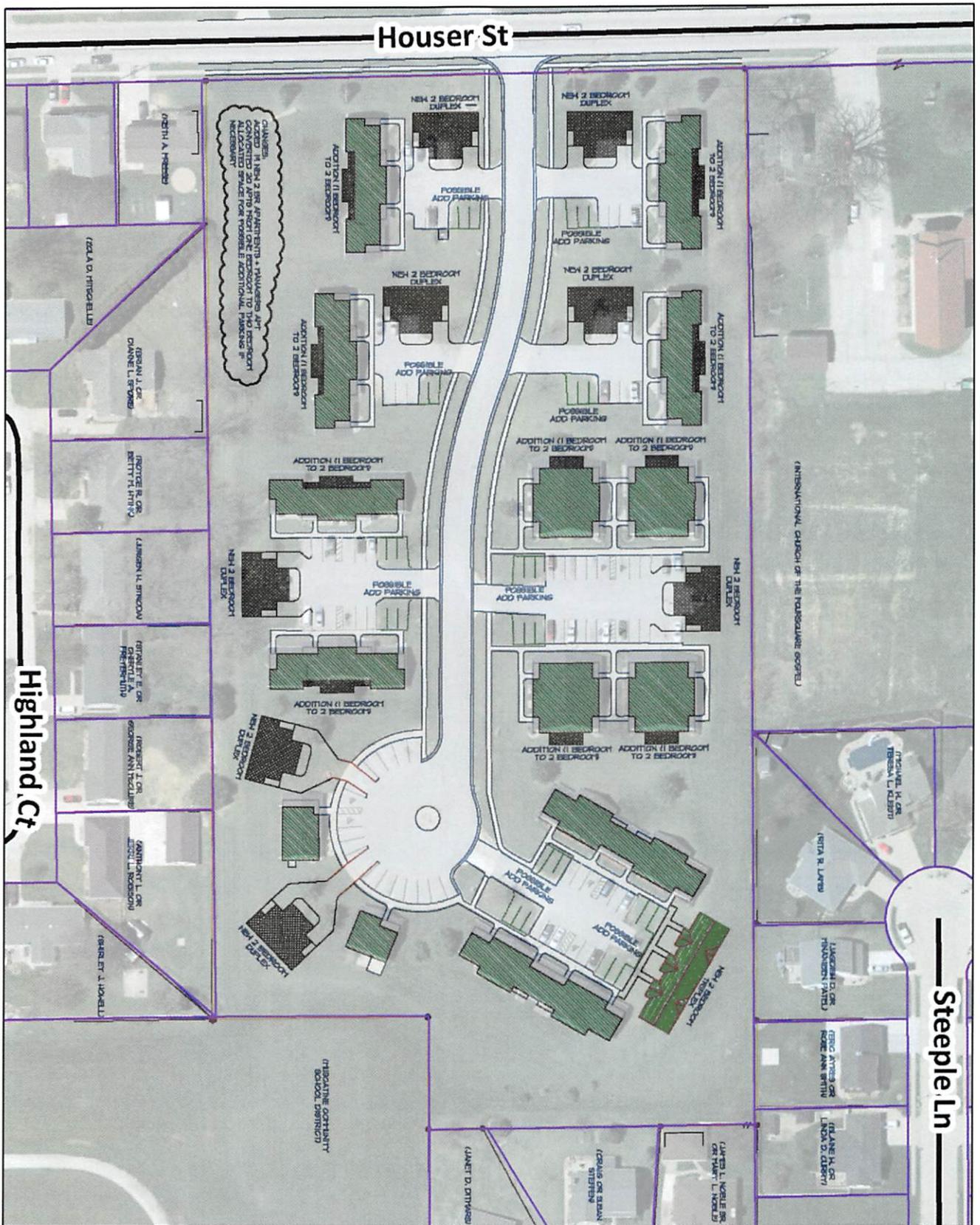
At their May 12, 2020 meeting the Planning and Zoning Commission, after a public hearing voted to recommend approval of this outline development plan.

Staff is recommending approval of the outline development plan. The applicant's proposed project meets an important community need. Housing that is affordable, provides lower maintenance options for empty-nesters, retirees, and active seniors, and that is of high quality is a critical and growing community need. In this context senior housing does not mean nursing homes and assisted living facilities, but rather refers to housing that matches the needs of an aging population; low maintenance and designed with accessibility in mind which allows for seniors to remain in their home communities for longer.

In 2010, 25.5% of the City Muscatine's population and 26% of Muscatine County's population was over the age 55. This population will only continue to grow as the youngest Baby Boomers

turn 55 in the coming years, with senior's living in the county searching for options closer to city amenities that also have less maintenance. The 2010 Census reported there were 11,466 people living in Muscatine County who were age 55 or older. The Housing Demand Study that was conducted for the City of Muscatine in 2017, projects that by 2025 that there will be 13,454 people age 55 or older living in Muscatine. While affordability is critically issue for housing for people of all ages, it is a particular importance for seniors due to the large number of senior subsisting on a fixed income. The other significant community benefit to constructing more of this type of housing is that it can also increase the availability of quality entry level or family-sized homes as seniors, retirees, or empty-nesters move out of traditional single-family dwellings.

Development at this location requires no additional construction or expansion of any public infrastructure. The proposed development would be beneficial to the existing sanitary sewer infrastructure as it would less the load on the Allen Street Lift Station. This development will make use of the existing private drive that connects to Houser Street, both this private drive and Houser Street, can easily handle the projected increase in traffic would result from the proposed expansion of Cottage Grove. Based on the Institute of Transportation Engineers Trip Generation Handbook, the proposed project would generate an additional 3.5 cars per hour, during the busiest hour of the day.



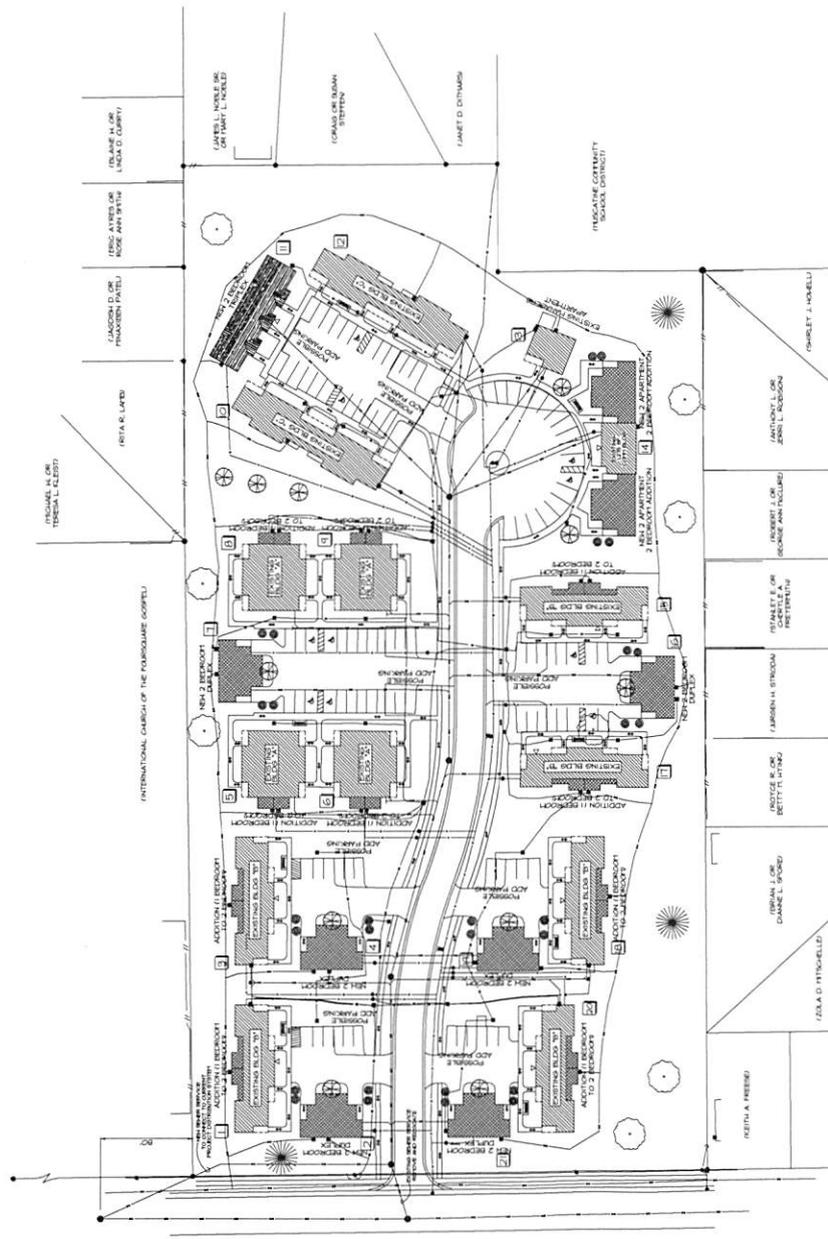
**Cottage Grove Senior Housing Expansion
Outline Development Plan**



DEVELOPMENT NOTES:

- SITE: 8.71 ACRES
- ADDED 23 NEW 2 BR. APARTMENTS + MANAGERS APT
- CONVERTED 10 APARTMENTS FROM ONE BEDROOM TO TWO BY CONSTRUCTING ADDITIONS.
- ALLOCATED SPACE FOR POSSIBLE ADDITIONAL PARKING.
- SECURITY CAMERA Δ
- ACCESSIBLE ROUTE \leftrightarrow
- BICYCLE RACK ||||

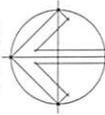
- BUILDING / APARTMENT MIX:**
- BUILDING #1: TYPE "B" (2) 2 BR. APARTMENTS, (2) 1 BR. APARTMENTS - (1) TYPE A UNIT, (3) VISITABLE UNIT
 - BUILDING #2: TYPE "E" (1) 2 BR. APARTMENTS - (1) ADA ROLL IN SHOWER UNIT, (1) TYPE A UNIT
 - BUILDING #3: TYPE "B" (2) 2 BR. APARTMENTS, (2) 1 BR. APARTMENTS - (1) TYPE A, (3) VISITABLE UNITS
 - BUILDING #4: TYPE "E" (1) 2 BR. APARTMENTS, (1) ADA UNIT, (1) TYPE A UNIT
 - BUILDING #5: TYPE "A" (2) 2 BR. APARTMENTS, (2) 1 BR. APARTMENTS - (4) VISITABLE UNITS
 - BUILDING #6: TYPE "E" (1) 2 BR. APARTMENTS, (1) BR. APARTMENT - (1) TYPE A, (3) VISITABLE UNITS
 - BUILDING #7: TYPE "A" (2) 2 BR. APARTMENTS, (2) 1 BR. APARTMENTS - (4) VISITABLE UNITS
 - BUILDING #8: TYPE "A" (2) 2 BR. APARTMENTS, (2) 1 BR. APARTMENTS - (1) TYPE A UNIT, (3) VISITABLE UNITS
 - BUILDING #9: TYPE "A" (2) 2 BR. APARTMENTS, (2) 1 BR. APARTMENTS - (1) TYPE A UNIT, (3) VISITABLE UNITS
 - BUILDING #10: TYPE "C" (4) 2 BR. APARTMENTS - (1) ADA ROLL IN SHOWER UNIT, (1) ADA UNIT, (1) TYPE A UNIT
 - BUILDING #11: TYPE "C" (4) 2 BR. APARTMENTS - (1) TYPE A UNIT, (3) VISITABLE UNITS
 - BUILDING #12: TYPE "C" (4) 2 BR. APARTMENTS - (1) TYPE A UNIT, (3) VISITABLE UNITS
 - BUILDING #13: MANAGERS APARTMENT (VISITABLE)
 - BUILDING #14: TYPE "F" (4) 2 BR. APARTMENTS - (1) ADA ROLL IN SHOWER UNIT, (1) ADA UNIT, (1) TYPE A UNIT
 - BUILDING #15: TYPE "B" (2) 2 BR. APARTMENTS, (2) 1 BR. APARTMENTS - (1) TYPE A UNIT, (3) VISITABLE UNIT
 - BUILDING #16: TYPE "E" (1) 2 BR. APARTMENTS, (1) ADA ROLL IN SHOWER UNIT, (1) TYPE A, UNITS
 - BUILDING #17: TYPE "B" (2) 2 BR. APARTMENTS, (2) 1 BR. APARTMENTS - (4) VISITABLE UNITS
 - BUILDING #18: TYPE "B" (2) 2 BR. APARTMENTS, (2) 1 BR. APARTMENTS - (1) TYPE A UNIT, (3) VISITABLE UNIT
 - BUILDING #19: TYPE "E" (1) 2 BR. APARTMENTS, (1) ADA UNIT, (1) TYPE A UNIT
 - BUILDING #20: TYPE "B" (2) 2 BR. APARTMENTS, (2) 1 BR. APARTMENTS - (1) TYPE A UNIT, (3) VISITABLE UNITS
 - BUILDING #21: TYPE "E" (1) 2 BR. APARTMENTS - (2) TYPE A UNITS



LANDSCAPE SCHEDULE

SYM	PLANT NAME	SIZE (AT TIME OF PLANTING)	CODING
●	ASPEN PINE	3 1/2" DIA. - 5' TALL +/-	B I B
☼	HARDY WILE	3 1/2" DIA. - 5' TALL +/-	B I B
⊗	PURPLE LEAF PLUM	3 1/2" DIA. - 5' TALL +/-	B I B
⊙	NOCTURNE	24"	NOTED

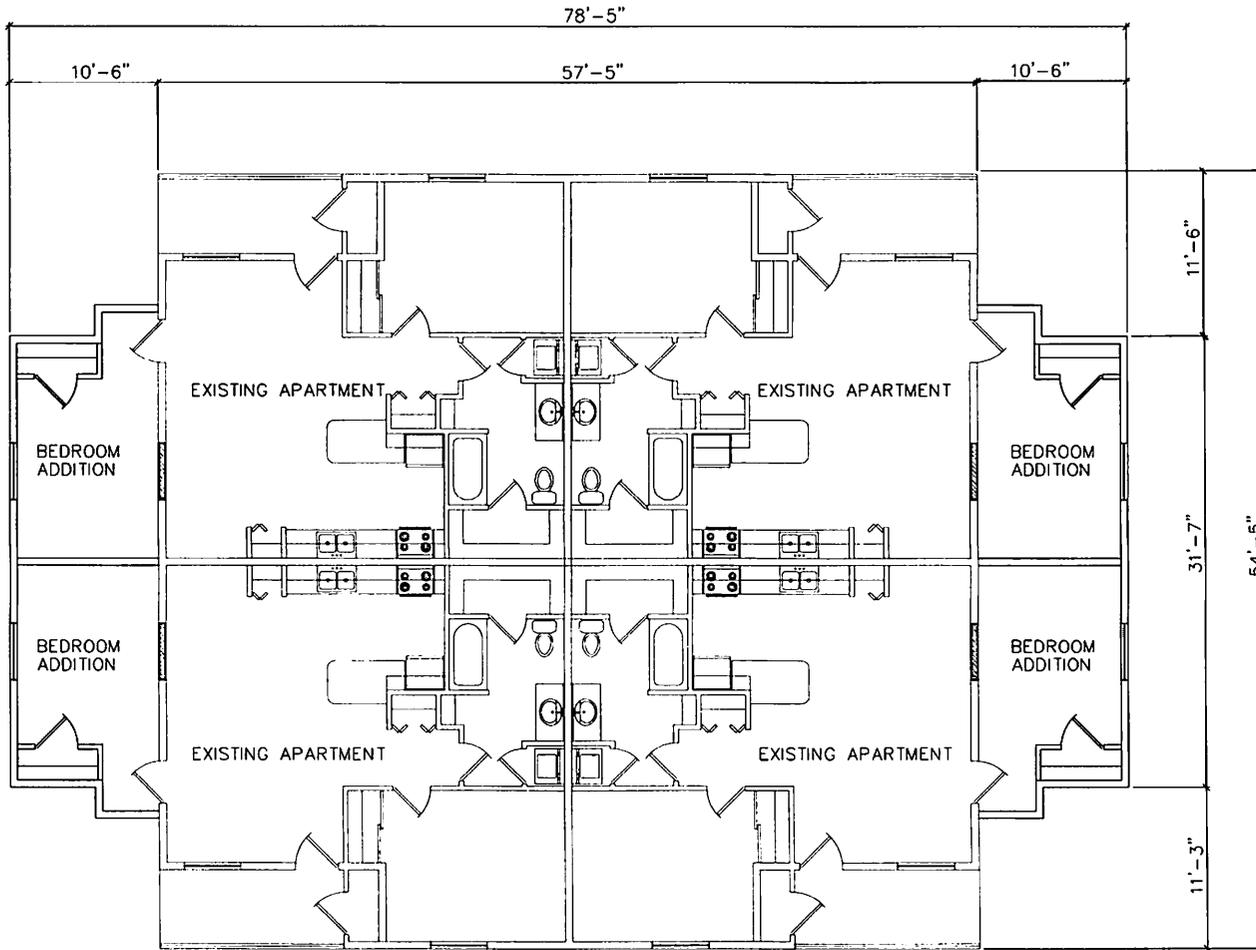
north



ARCHITECTURAL SITE PLAN
SCALE: 1" = 50'-0"

**COTTEGE GROVE
SENIOR HOUSING
MUSCATINE, IOWA**

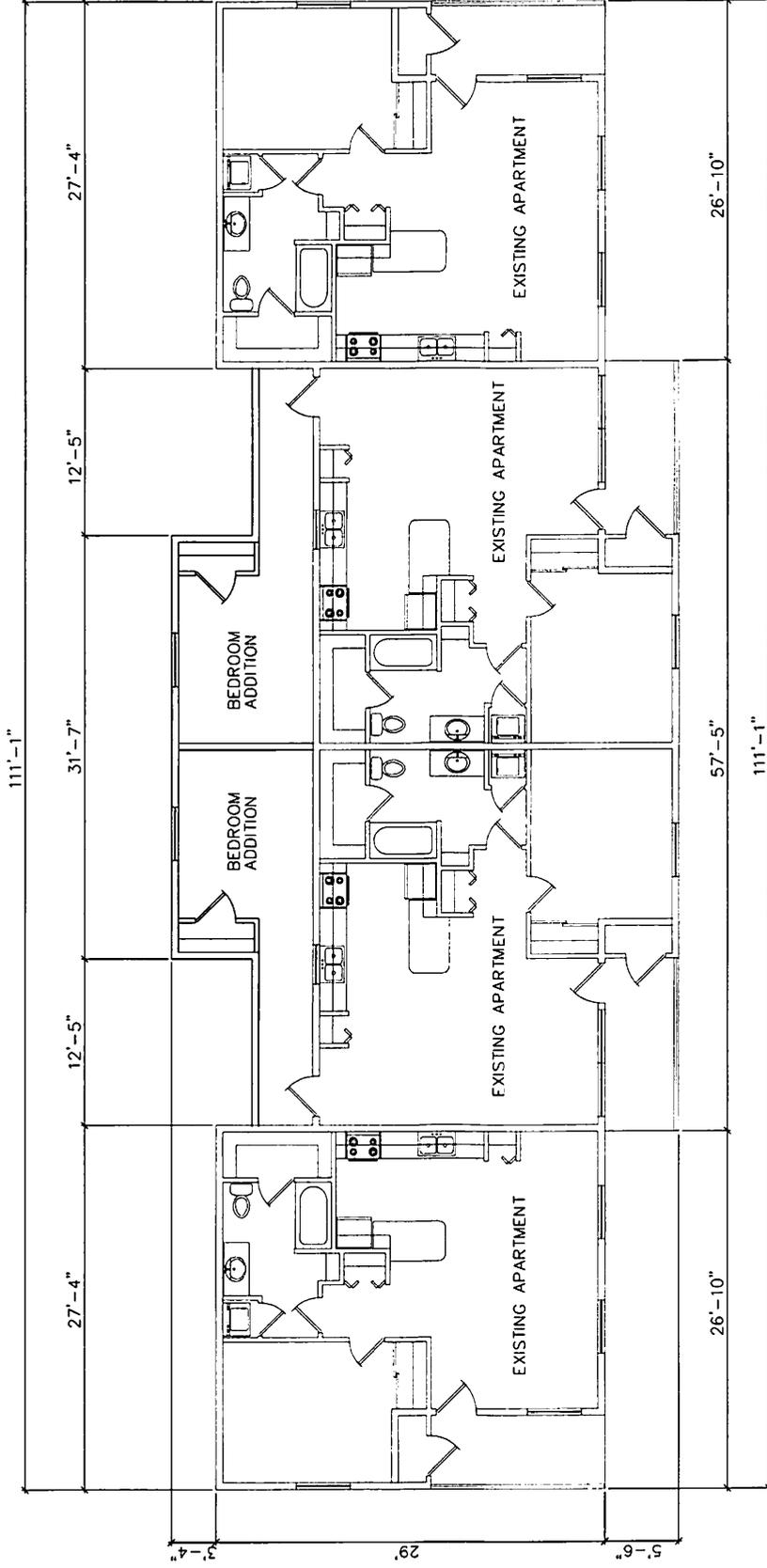
**STOCK DESIGN
ARCHITECTURE**
307 N. 36TH STREET SUITE 111
QUINCY, IL 62301 | 217-253-5557
EMAIL: INFO@STOCKDESIGNARCHITECTURE.COM



EXISTING TYPE "A" BUILDING W/ ADDITION

BUILDING AREA: 2,670 SF NET / 2,816 SF GROSS

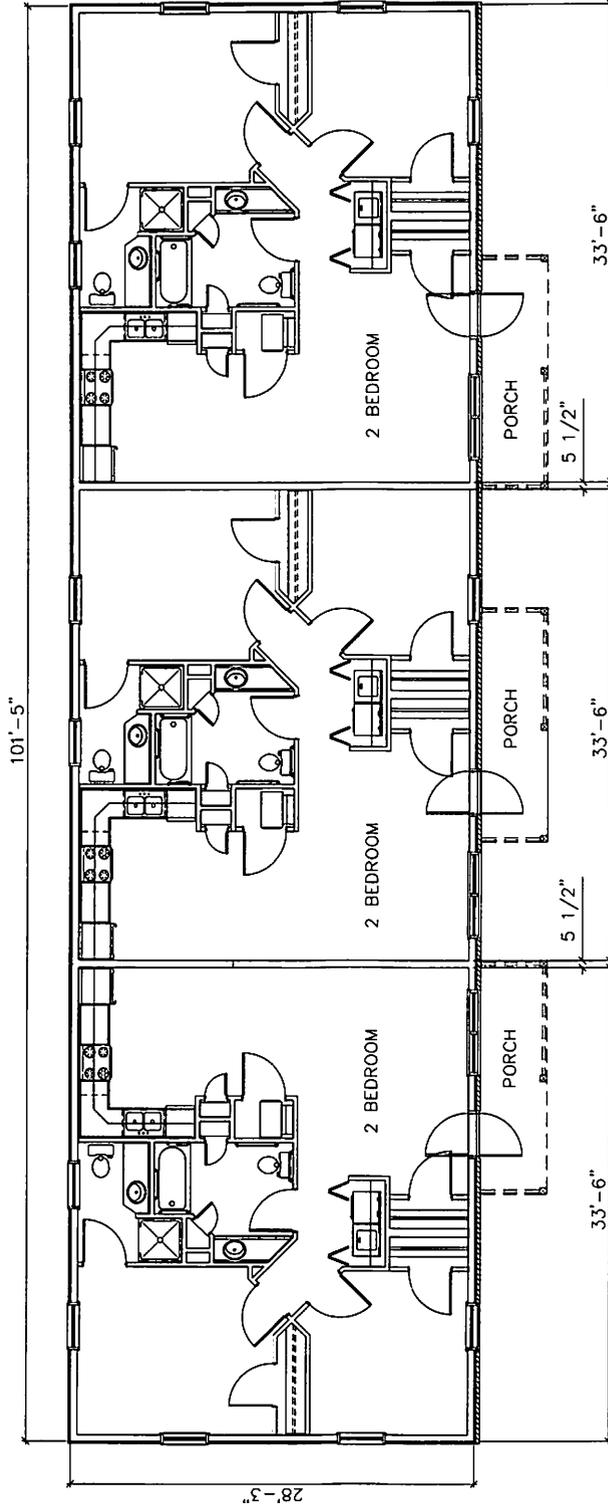
<p>COTTEGE GROVE SENIOR HOUSING MUSCATINE, IOWA</p>	 <p>STOCK DESIGN ARCHITECTURE</p> <p>307 N. 36TH STREET SUITE 111 QUINCY, IL 62301 PHONE: 217-223-1796 FAX: 217-223-2367 EMAIL: ARCHITECTS@STOCKDESIGNARCHITECTURE.COM</p>
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EXISTING TYPE "B" BUILDING W/ ADDITION
 BUILDING AREA 2,700 SF NET / 2,812 SF GROSS

**COTTEGE GROVE
 SENIOR HOUSING
 MUSCATINE, IOWA**

STOCK REGION
 ARCHITECTURE
 307 N. 30TH STREET SUITE 111
 MUSCATINE, IOWA 52593
 PHONE: 319-233-1795 FAX: 319-233-9307
 EMAIL: ARCHITECT@STOCKREGIONARCHITECTURE.COM



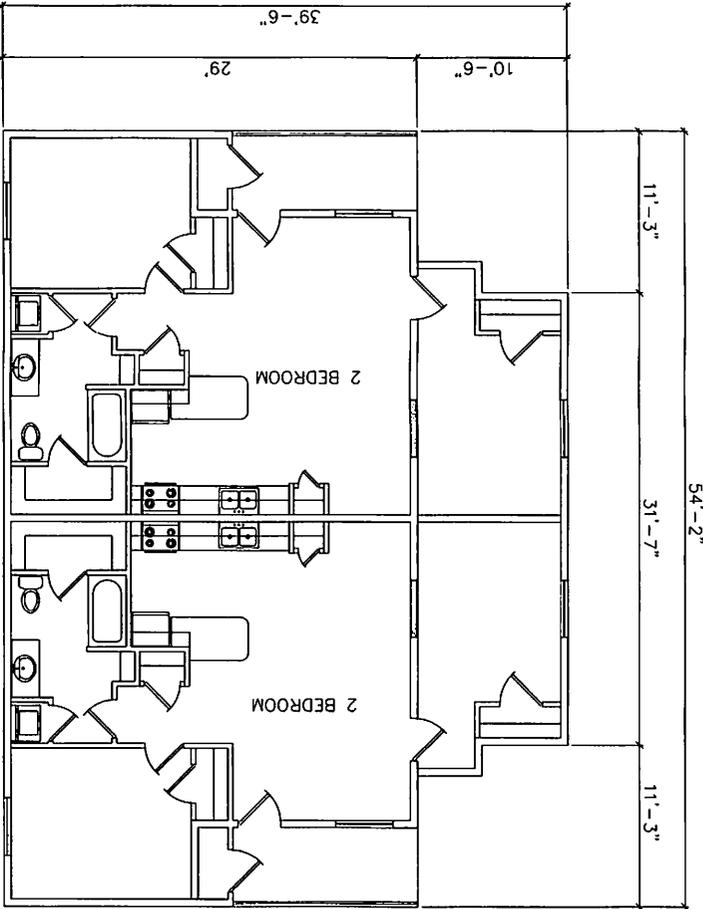
TWO BEDROOM THREE PLEX BUILDING "D" PLAN

BUILDING AREA: 2,700 SF NET / 2,063 SF GROSS
 (3) APTS X 195 SF = 2,663 SF GROSS



**COTTEGE GROVE
 SENIOR HOUSING
 MUSCATINE, IOWA**

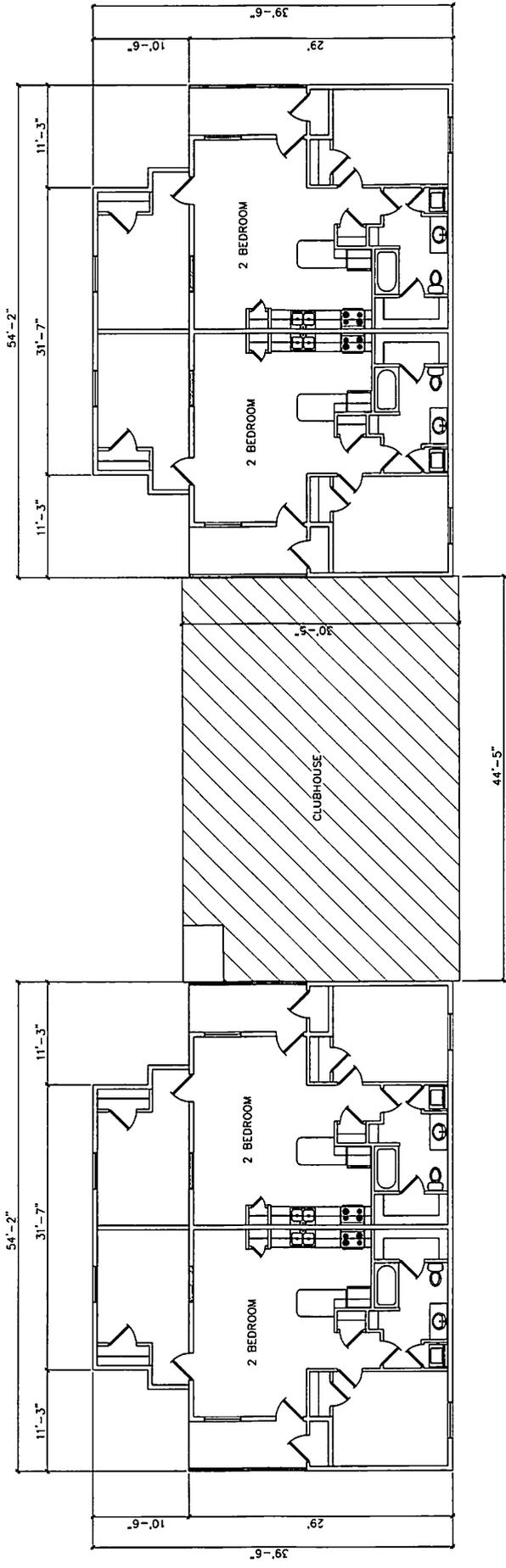
STORCK REGIONAL ARCHITECTURE
 307 N. 30TH STREET SUITE 111
 MUSCATINE, IOWA 52580
 PHONE: 319.263.4225 FAX: 319.263.2337
 EMAIL: ARCHITECT@STORCKREGIONALARCHITECTURE.COM



TWO BEDROOM TYPE "E" DUPLEX BUILDING
 BUILDING AREA: 1,736 SF NET / 1,812 SF GROSS

**COTTAGE GROVE
 SENIOR HOUSING
 MUSCATINE, IOWA**

BTB ARCHITECTURE
 507 N. 54TH STREET SUITE 111
 QUINCY, IL 62501
 PHONE: 217-222-1700 FAX: 217-222-2207
 EMAIL: ARCHITECT@BTBARCHITECTURE.COM

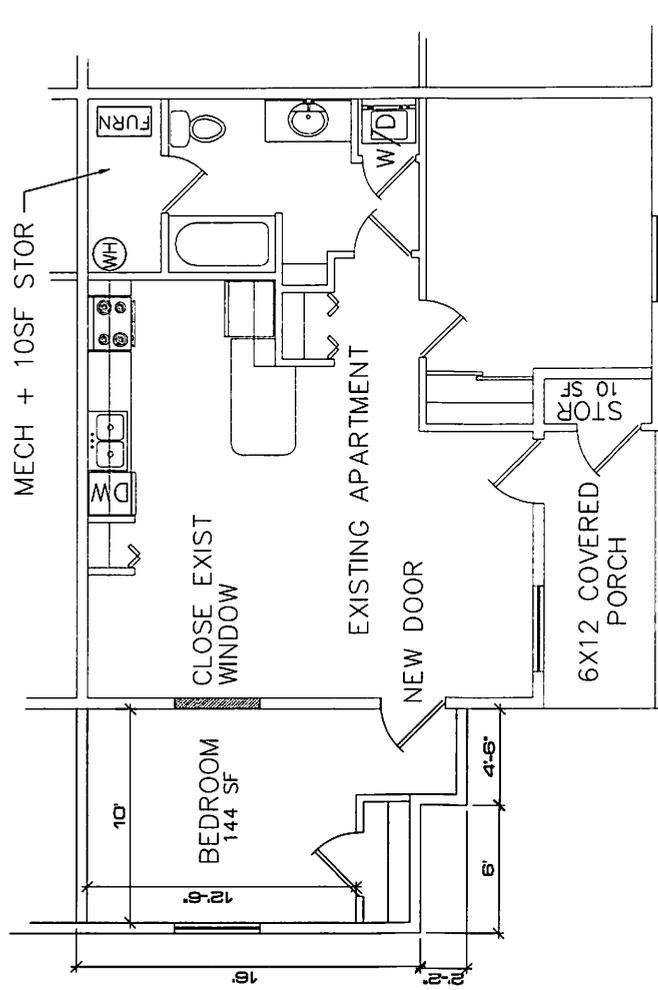


EXISTING TYPE "F" BUILDING (4 PLEX ADJACENT TO CLUBHOUSE)
 FINISH AREA: 1,038 SF (417 / 493 SF GROSS (NOT COUNTING GARAGE))

STOCK REGION
ARCHITECTS

307 N. 26TH STREET SUITE 111
 MUSCATINE, IOWA 52781-2606
 PHONE: 319-233-1756 FAX: 319-233-2307
 EMAIL: ARCHIVES@STOCKREGIONARCHITECTS.COM

**COTTEGE GROVE
 SENIOR HOUSING
 MUSCATINE, IOWA**

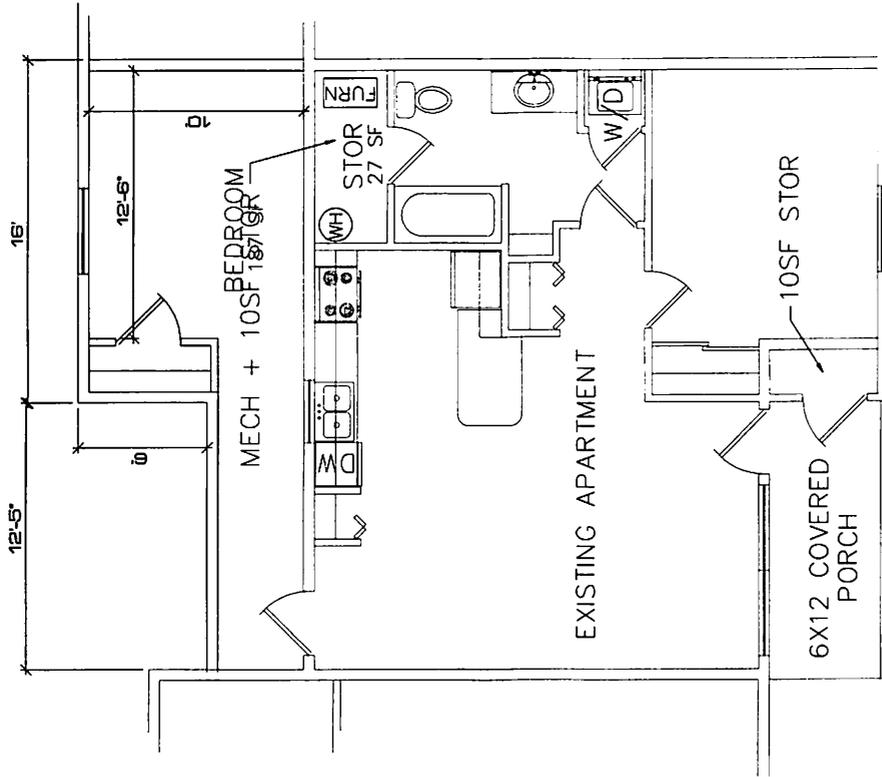


BUILDING "A" BEDROOM ADDITION

ADDITION RENTABLE AREA = 160 SQ. FT. NET / 178 SQ. FT GROSS.
 EXISTING APARTMENT RENTABLE AREA = 708 SQ. FT. NET / 728 SQ. FT GROSS.

**COTTEGE GROVE
 SENIOR HOUSING
 MUSCATINE, IOWA**

STORK DESIGN
 ARCHITECTURE
 307 N. 36TH STREET SUITE 111
 MUSCATINE, IOWA 52639
 PHONE: 319.233.1795 FAX: 319.233.2337
 EMAIL: ARCHITECT@STORKDESIGNARCHITECTURE.COM



BUILDING "B" BEDROOM ADDITION

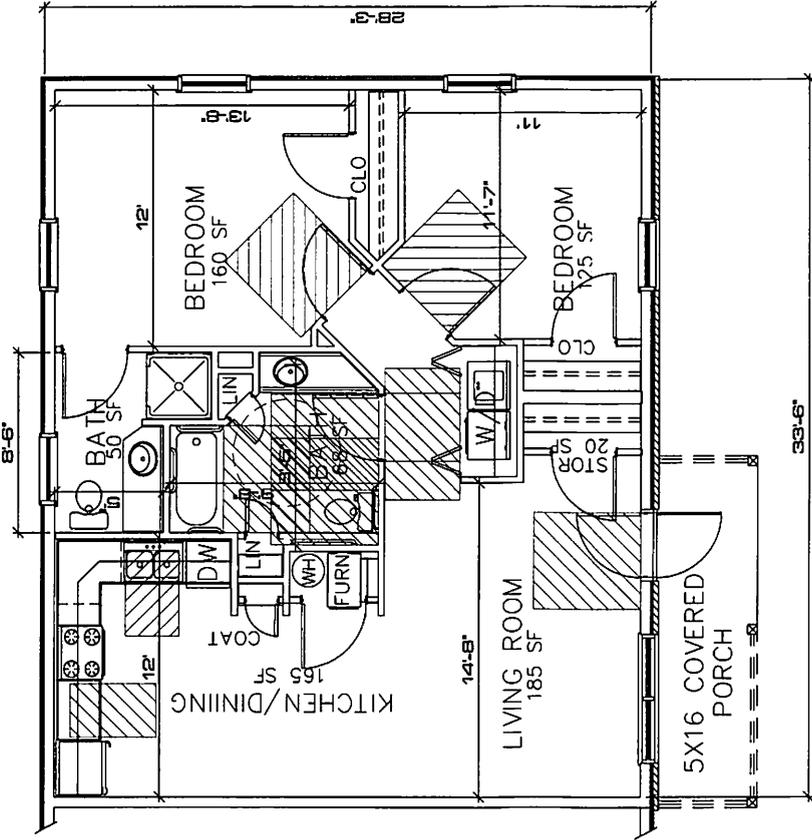
ADDITION RENTABLE AREA = 202 SQ. FT. NET / 225 SQ. FT. GROSS.

EXISTING APARTMENT RENTABLE AREA = 708 SQ. FT. NET / 728 SQ. FT. GROSS.

**COTTAGE GROVE
SENIOR HOUSING
MUSCATINE, IOWA**



**STOCK DESIGN
ARCHITECTURE**
307 N. 34TH STREET SUITE 111
MUSCATINE, IOWA 52579
PHONE: 319.283.1700 FAX: 319.283.8367
EMAIL: ARCHITEST@STOCKDESIGNARCHITECTURE.COM

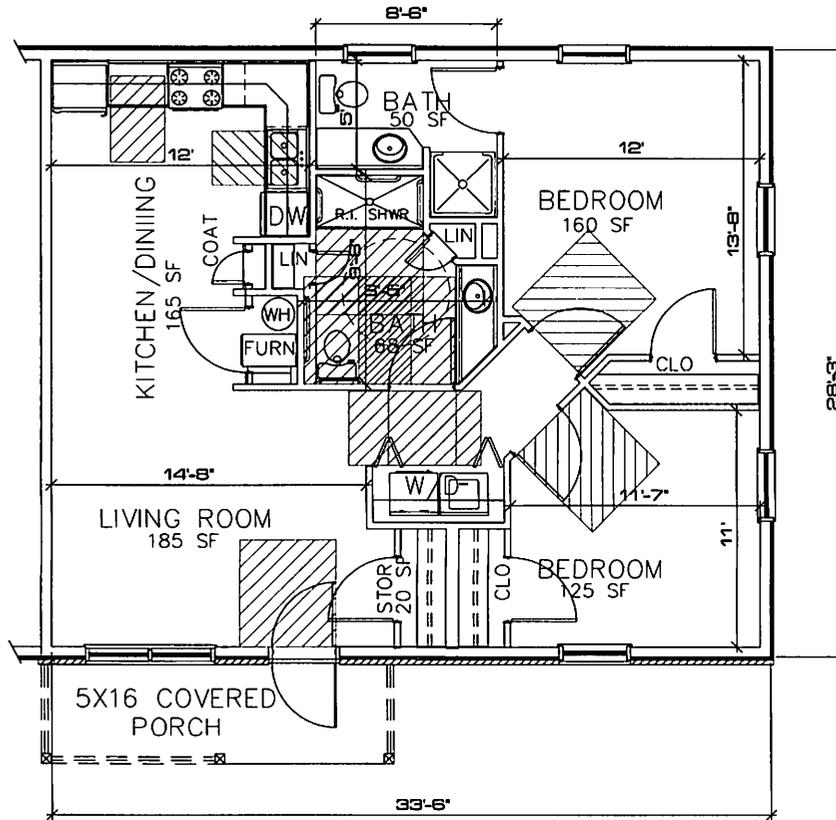


TWO BEDROOM ADA
 APARTMENT PLAN BUILDING "D"

NET RENTABLE AREA = 900 SQ. FT. NET / 955 SQ. FT. GROSS.

**COTTEGE GROVE
 SENIOR HOUSING
 MUSCATINE, IOWA**

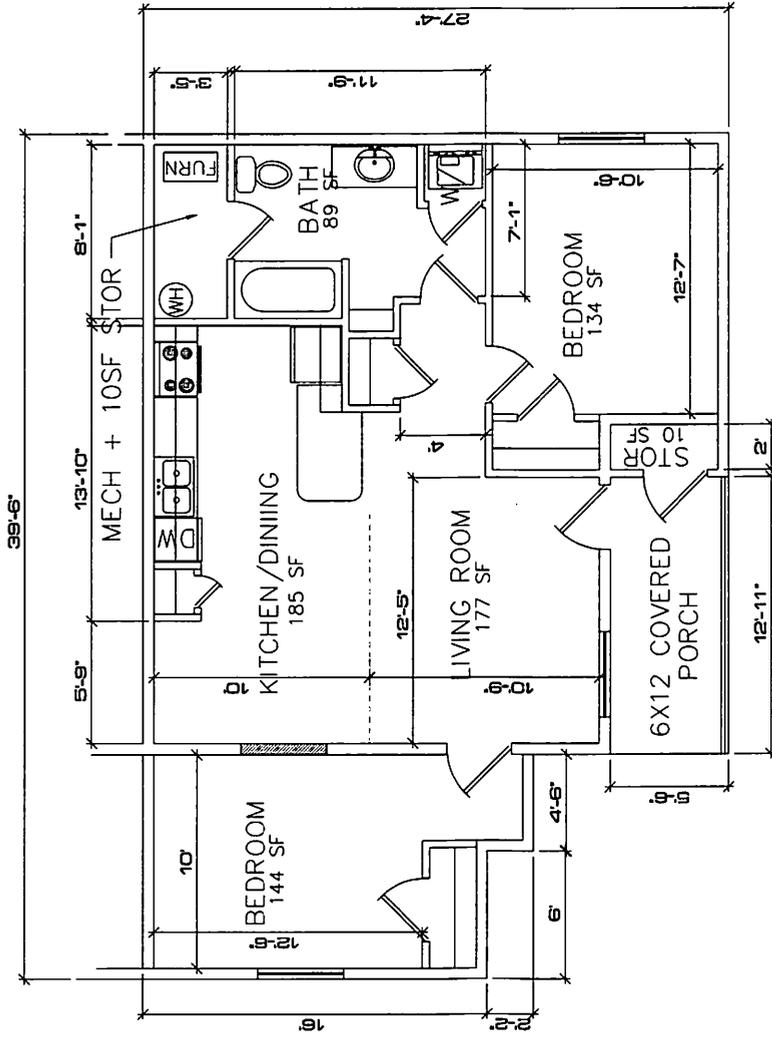
STORK DESIGN
 ARCHITECTURE
 307 N. 26TH STREET SUITE 111
 MUSCATINE, IOWA 52591-7900
 PHONE: 319.233.1795 FAX: 319.233.2307
 EMAIL: ARCHVETS@STORKDESIGNARCHITECTURE.COM



TWO BEDROOM ADA WITH ROLL IN SHOWER
 APARTMENT PLAN BUILDING "D"

NEAT RENTABLE AREA = 900 SQ. FT. NET / 955 SQ. FT. GROSS.

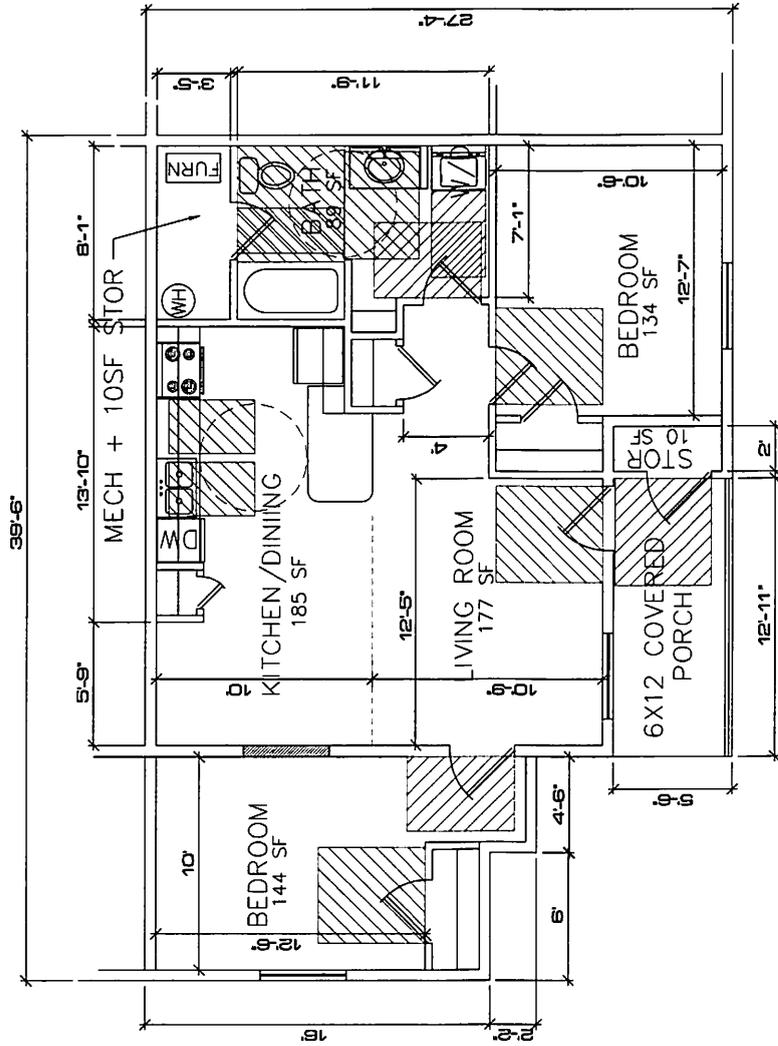
<p>COTTEGE GROVE SENIOR HOUSING MUSCATINE, IOWA</p>	 <p>STOCKDESIGN ARCHITECTURE</p> <p>307 N. 36TH STREET SUITE 111 QUINCY, IL 62301 PHONE: 317-323-1790 FAX: 317-323-2307 EMAIL: ARCHITECTS@STOCKDESIGNARCHITECTURE.COM</p>
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TWO BEDROOM APARTMENT PLAN (BUILDING "E & F")
 NEAT RENTABLE AREA = 868 SQ. FT. NET / 906 SQ. FT. GROSS.

**COTTEGE GROVE
SENIOR HOUSING
MUSCATINE, IOWA**

STORKED EDITION
ARCHITECTURE
 307 N. 26TH STREET SUITE 111
 MUSCATINE, IOWA 52579
 PHONE: 317-233-1795 FAX: 317-233-2357
 EMAIL: ARCHIT@STORKEDARCHITECTURE.COM



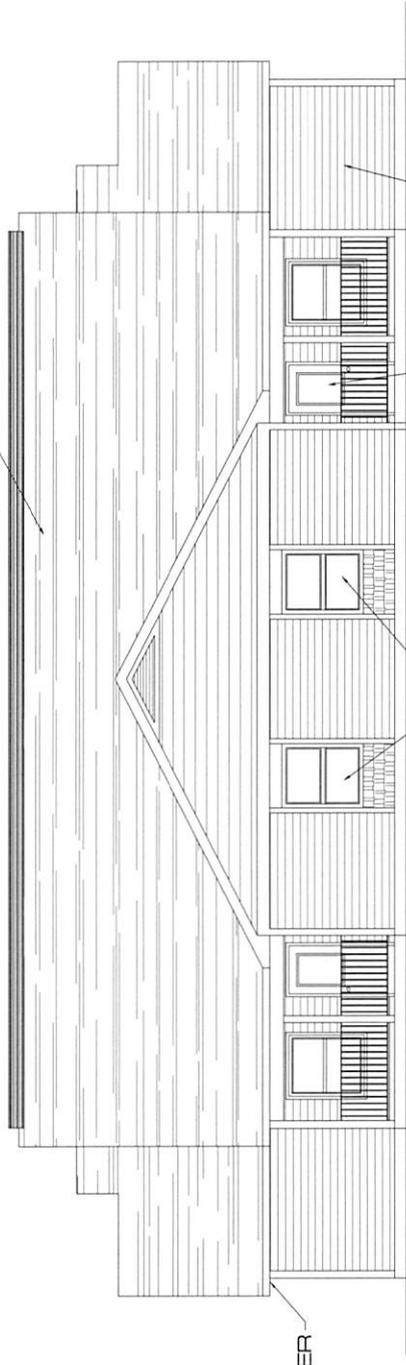
TWO BEDROOM ADA
 APARTMENT PLAN (BUILDING "E & F")

NET RENTABLE AREA = 868 SQ. FT. NET / 906 SQ. FT. GROSS.

**COTTEGE GROVE
 SENIOR HOUSING
 MUSCATINE, IOWA**

**STOCK REGION
 ARCHITECTURE**
 307 N. 36TH STREET SUITE 111
 MUSCATINE, IOWA 52639
 PHONE: 319.293.1700 FAX: 317.223.9307
 EMAIL: ARCHIT@STOCKREGIONARCHITECTURE.COM

ARCHITECTURAL SHINGLES



ALUM SOFFIT
FASCIA & GUTTER

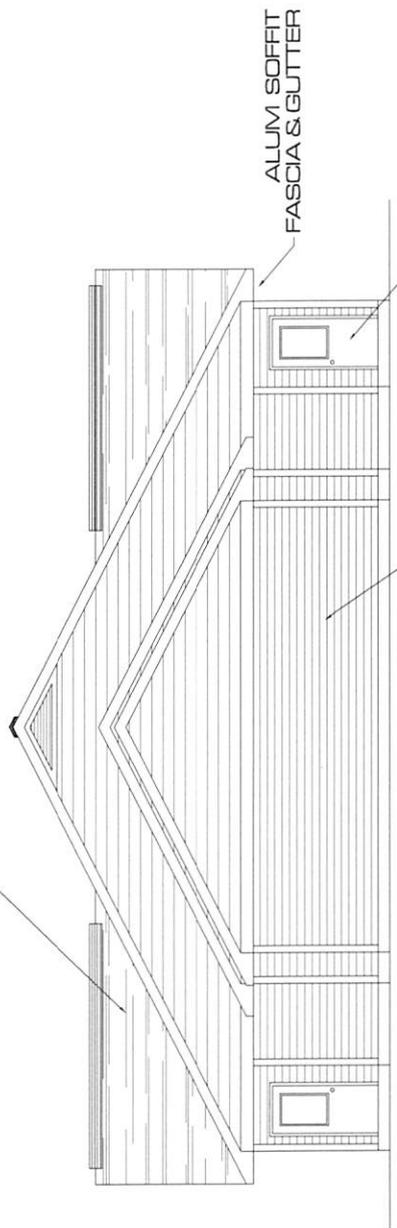
THERMAL DOOR

VINYL WINDOWS

FRONT ELEVATION "A"
BUILDING TYPE "A"

CEMENT BOARD SIDING

ARCHITECTURAL SHINGLES



ALUM SOFFIT
FASCIA & GUTTER

THERMAL DOOR

CEMENT BOARD SIDING

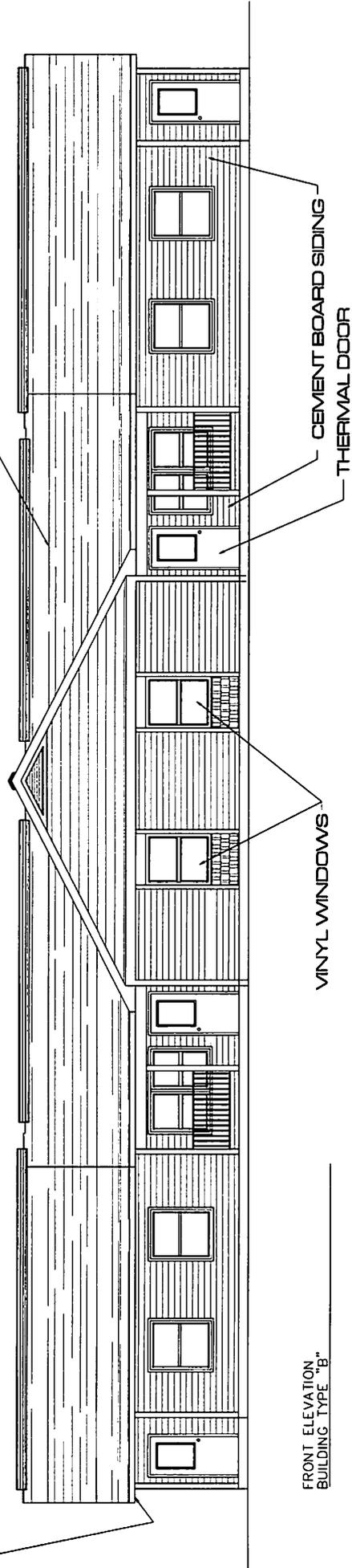
FRONT ELEVATION "A"
BUILDING TYPE "A"

STOCK DESIGN ARCHITECTURE
 307 N. 36TH STREET, SUITE 111
 MUSCATINE, IOWA 52596
 PHONE: 319-253-1795 FAX: 319-253-2357
 EMAIL: ARCHITECT@STOCKDESIGNARCHITECTURE.COM

**COTTEGE GROVE
 SENIOR HOUSING
 MUSCATINE, IOWA**

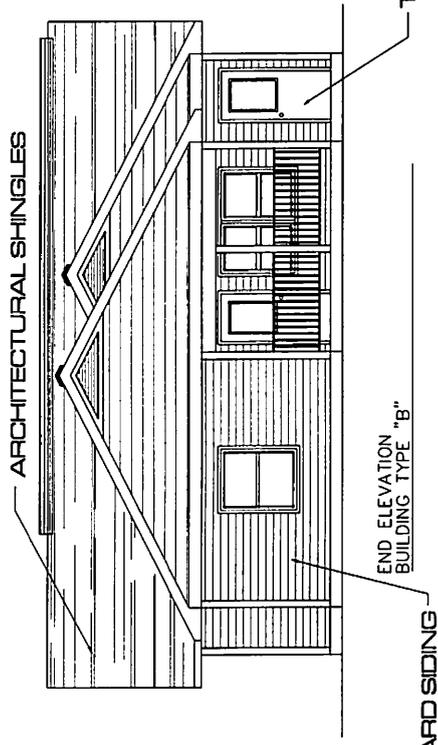
ALUM SOFFIT
FASCIA & GUTTER

ARCHITECTURAL SHINGLES



FRONT ELEVATION
BUILDING TYPE "B"

ARCHITECTURAL SHINGLES



END ELEVATION
BUILDING TYPE "B"

CEMENT BOARD SIDING

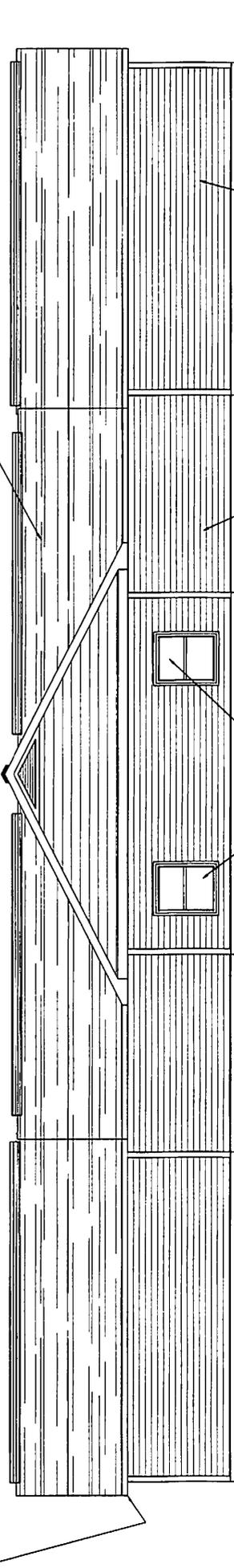
COTTEGE GROVE
SENIOR HOUSING
MUSCATINE, IOWA



STOKKE DESIGN
ARCHITECTURE
807 N. 36TH STREET SUITE 111
QUINCY, IA 52205
PHONE: 319.253.2387
FAX: 319.253.2387
EMAIL: ARCHIT@STOKKEDSIGNARCHITECTURE.COM

ALUM SOFFT
FASCIA & GUTTER

ARCHITECTURAL SHINGLES



REAR ELEVATION
BUILDING TYPE "B"

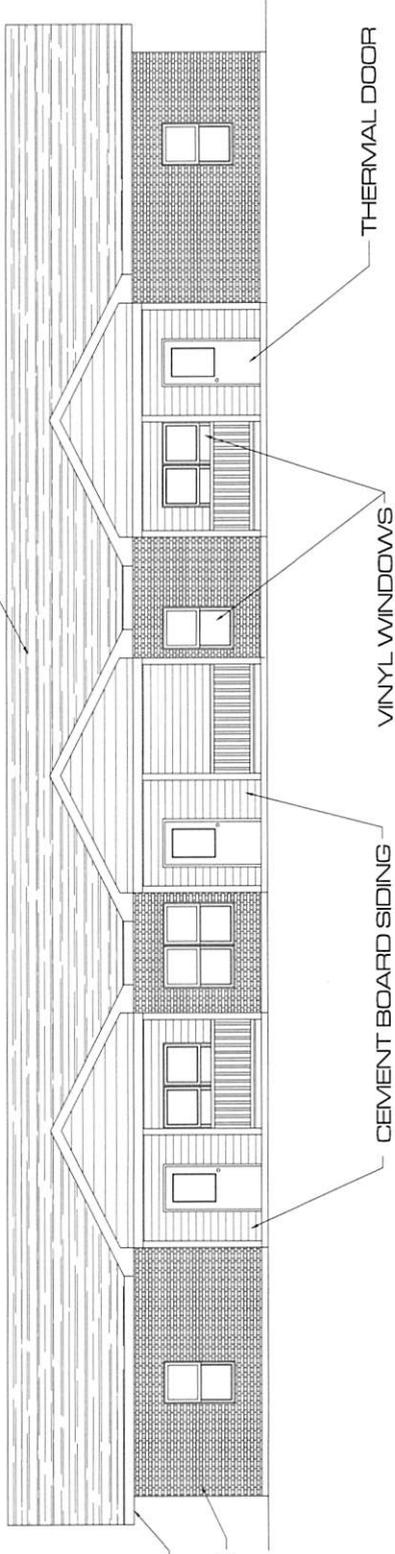
CEMENT BOARD SIDING

VINYL WINDOWS

COTTEGE GROVE
SENIOR HOUSING
MUSCATINE, IOWA

STOCK DESIGN
ARCHITECTURE
507 N. 30TH STREET SUITE 111
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PHONE: 319.338.1790 FAX: 319.338.3367
EMAIL: ARCHITECT@STOCKDESIGNARCHITECTURE.COM

ARCHITECTURAL SHINGLES



ALUM SOFFIT
FASCIA & GUTTER
BRICK VENEER

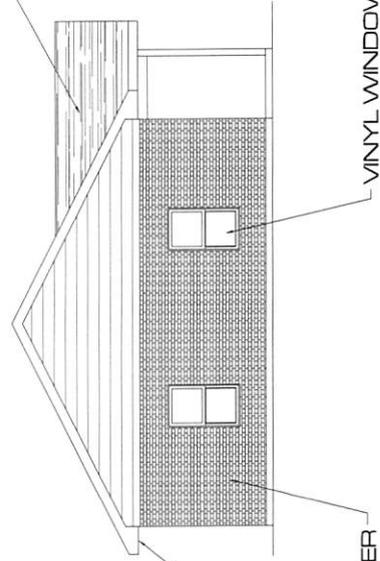
THERMAL DOOR

VINYL WINDOWS

CEMENT BOARD SIDING

FRONT ELEVATION
BUILDING TYPE "D"

ARCHITECTURAL SHINGLES



ALUM SOFFIT
FASCIA & GUTTER

BRICK VENEER

VINYL WINDOWS

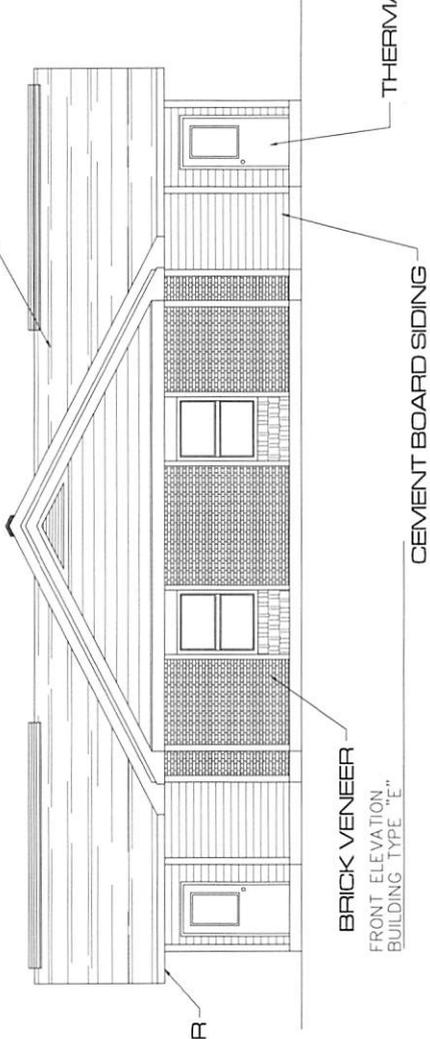
END ELEVATION
BUILDING TYPE "D"

COTTEGE GROVE
SENIOR HOUSING
MUSCATINE, IOWA



STOCK DESIGN
ARCHITECTURE
307 N. 56TH STREET - SUITE 111
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PHONE: 319-233-1795 FAX: 319-233-2357
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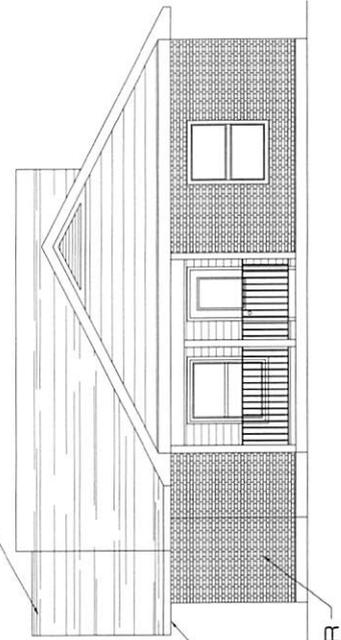
ARCHITECTURAL SHINGLES



ALUM SOFFIT
FASCIA & GUTTER

BRICK VENEER
FRONT ELEVATION
BUILDING TYPE "E"

ARCHITECTURAL SHINGLES



ALUM SOFFIT
FASCIA & GUTTER

BRICK VENEER

END ELEVATION
BUILDING TYPE "E"



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