

PROJECT

A Special Advertising Section of Finance and Commerce

GREENHOUSE VILLAGE: A Great Place to Grow Roots... Up and Coming Builder Stotko Speedling Plants Project in Roseville

Innovatively designed for people who want to retain the benefits of home ownership while eliminating the responsibility of upkeep and maintenance, Greenhouse Village combines the best of owning a home with the convenience, comfort and affordability of community living in a setting rich in history and character.



Pre-project rendering of Greenhouse Village. The 224,000-square-foot co-op is designed with meticulous attention to detail and a commitment to building that preserves the choice, community, and quality of life for active, 55-plus adults.

Just east of the intersection of Lexington and Larpenteur avenues in Roseville, where Leben's Garden Center once stood, is a newly opened senior cooperative housing project: Greenhouse Village. The product of collaboration between Greenhouse Village Properties, Stotko Speedling Construction, and ESG Architects, the 224,000-square-foot co-op is designed with meticulous attention to detail and a commitment to building that preserves the choice, community, and quality of life for active, 55-plus adults.

"When the Leben family decided to develop their property, our research indicated that the senior rental market was overdeveloped. The market lacked affordable, non-rental housing for seniors," explained Mike Theis, a relative of the Leben family and chief manager of Greenhouse Village Properties. "That's when we got the idea to build a unique, cooperative living environment. We wanted a builder's builder — a company who could incorporate features not included in most multi-family developments and still bring the project in on time and on budget — so we turned to Stotko Speedling Construction."

CONGRATULATIONS

to all the people that made this project a success!
Special thanks to Mike and Mary Theis.

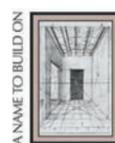
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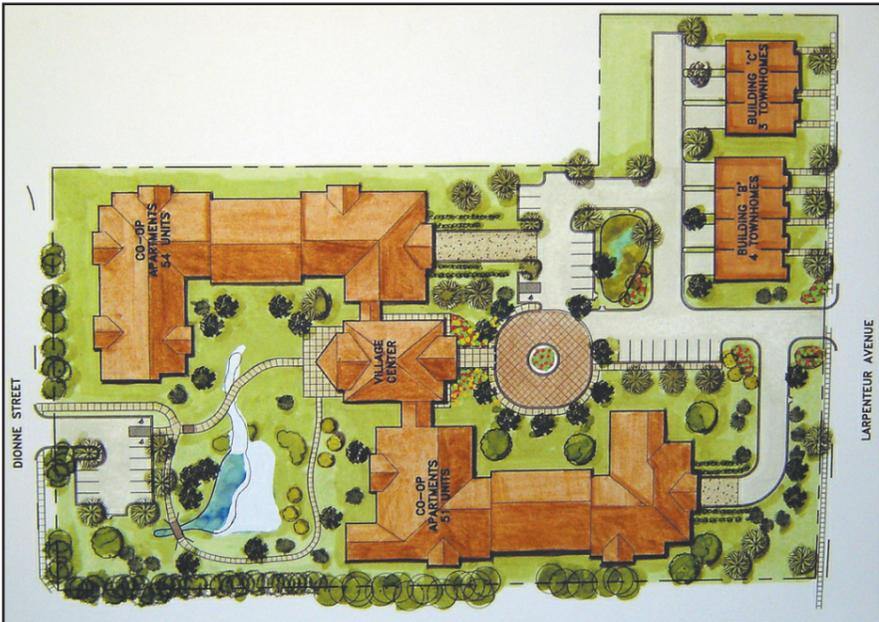


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SHOWCASE

Real Estate Thursday, Saluting Minnesota's Top Real Estate Projects



Aerial rendering done by ESG architects: The two-wing, 102-unit complex is centered around the Village Center — an inviting community space which promotes social interaction among the residents as well as connectivity to the surrounding community of Roseville.

Despite site issues and innovative concepts which required additional city review, Greenhouse Village opened this June on schedule and within budget thanks to Stotko Speedling Construction's project manager, Chris Kirchoff, along with project superintendent, Luke Christian, and assistant project manager, Donn Guiang.

The two-wing, 102 unit complex is centered around the Village Center — an inviting community space which houses the building's main office, sun room, dining room, club room and billiards table, fitness center, craft room, and a fireside lounge — as well as several other furnished gathering spaces. Choice is central to the co-op's design, so while features like balconies, modern kitchens, full-size washer and dryers, and internet access come standard, residents can choose the layout and size of their space. The one and two bed-room units, which range between 1,058 and 1,830 square feet, boast names such as Sage, Peony, and Primrose — each name signifying a different layout. And a garden-themed floor plan isn't the only evidence of the Theis's insistence on preserving Greenhouse Village's roots in gardening — from the water feature, winding paths, and serene landscaping outside, to the floral carpet, sunny walls, and pagoda over the front desk inside, the history of the Leben family can be seen and felt in Greenhouse Village's detailed design.

Greenhouse Village's details, however, don't stop at the surface. "The Theis's wanted to incorporate energy-efficient features into their design," said Greg Stotko, pres-

PROJECT SHOWCASE TO PAGE ????

Proud to have provided engineering services for the Greenhouse Village development



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Fast facts about Greenhouse Village

Location: 1021 Larpenteur Ave., Roseville, Minnesota

Size: 224,000 square feet

Unit Sizes: 1,058-1,830 square feet

Groundbreaking: May 2005

Housing Units: 102

Unit Prices: \$186,000-\$300,000

Completed: June 2006

*Congratulations Greenhouse Village
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PROJECT SHOWCASE

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Pictured are (from left) Doug Speedling/Stotko Speedling Construction, Inc., Krista Welle, Jeff Welle, Mary Theis, Mike Theis /Greenhouse Village Properties, LLC, Greg Stotko and Chris Kirchoff/Stotko Speedling Construction, Inc., Jason Stenman and Jill Krance/ESG Architects, Inc.

ident of Stotko Speedling Construction. During the year-long design process several energy-saving ideas were discussed. In the end, the energy system evolved from the more traditional, less efficient, noisy HVAC units located in residents' units to heat pumps and condensers located on the garage level. "The Theis's also wanted to save energy by using foam insulation in lieu of common batt insulation in the exterior envelope," Stotko explained. "The decision saved in winter condition costs. During construction we cut our heating bills in half, so although the HVAC system and foam were more costly up front, the anticipated energy savings over time will far exceed the initial expense. This is what green design is all about."

While housing cooperatives like Greenhouse Village provide seniors maintenance-free living and the opportunity to preserve their resources through lower operating costs, growth of equity and tax advantages, Theis explained, "Sometimes the move into a co-op is met with resistance." Sixty-five percent of Greenhouse Village's residents settled in Roseville after World War II and have called the suburb home ever since. "Most residents are having to move out of their homes for the first time," said Theis. "They've been going to the same drugstore, the same grocery store, the same church for 40 years." Because of Greenhouse Village's prime location, seniors don't have to lose their connection to Roseville or their sense of community. In fact, the move to a co-op provides seniors the opportunity for increased social interaction. "The level of participation in the co-op varies," said Theis. "Some members get involved with committees or the board, while others still work or want to maintain their privacy. If people want to stay in their rooms and not get involved, that's an option, but the building was designed with community in mind. Having useable, inviting space is important to bringing people out of their homes and into close relation with one another." Perhaps, then, Greenhouse Village and senior cooperatives like it are best summed up by Theis: "These darn buildings just work."

ESG Architects is proud to have been a part of the Greenhouse Village development.

Congratulations!

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ABC Congratulates its members for a job well done on the Greenhouse Village Project

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