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☉ **Leisure Care LLC** and **Lytle Development** hopes that the addition of two restaurant concepts to **The Bellettini** active-adult community will turn the 145-unit luxury project into a dining destination for non-residents in the surrounding Bellevue, Wash., neighborhood. The duo will open **Toscano** and **Panini's** on the first floor of The Bellettini in Q1 2008, when the entire community opens. In efforts to bring more energy to its resort-style active-adult projects, the upscale Mediterranean-inspired Toscano and fast-casual inspired, bakery café Panini's will be open to the public at street level while being the main eateries for The Bellettini.

The Bellettini is Leisure Care's most luxurious project to date, so it makes sense that it will be the first to represent the new F&B strategy. Leisure Care's Director of F&B, **Clark Ransom**, expects that both restaurant concepts may appear in other projects, but Panini's probably has the most legs. The 56-seat, bakery café will serve sandwiches and other café offerings like entrées, and will be home to a bar facing the street to entice outside visitors. Although a Mediterranean theme is the focus for Toscano, a well-rounded menu is expected in order to cater to residents. The full-service restaurant seats 73 and should run an average check between \$12 and \$22. An active-adult management firm, Leisure Care brought Ransom on to bring F&B to the forefront of all of its 40-plus active-adult communities. Ransom has experience with on-site F&B development from **Four Seasons Hotels & Resorts**, and he has owned several restaurants. Look for more upscale concepts from the company in the coming months. **Lytle Enterprises** is a real estate development company run by the founders of Leisure Care, **Chuck and Karen Lytle**. After selling the retirement community management firm, they continued with the development arm, primarily focused on retirement projects.

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