

THE TUTERA GROUP

Mission Chateau
8500 Mission Road
Prairie Village, Kansas
SUP Permit 10-4-2013
Narrative Overview



Mission Chateau has been designed to complement the neighborhood architecture. High quality materials are used on all four sides of the project. The height, scale, and density of the project are consistent with the neighboring properties.

Site Plan of Mission Chateau with surrounding properties



The site plan has been optimized to fit appropriately within the existing transitional elements of the neighborhood. Residential lots are provided to the south in proportion to the existing residential lots farther south on 86th Street. The senior living residences are located to the north and northwest adjacent to multifamily apartments or condos. Farther north are retail and office. Mission Road to the east is Prairie Village's main north-south thoroughfare with 18,400 vehicles per day. A Mission Road streetscape is developed along the eastern portion of the senior living. The scale of the existing improvements is greater than the proposed plan.



Satellite View



Summary of Key Facts

- Developed, owned, and operated by The Tutera Group, a well-respected local company.
- The project provides Prairie Village its only rental continuum of care community offering Independent Living, Assisted Living, Memory Care and Skilled Nursing in one community.
- The plan is consistent with a plan previously recommended by the Staff, the Planning Commission, and the majority of the City Council.
- Plan is submitted along with a plat that provides nine large R1-A single family lots on 5.6 acres to the south creating a highly desirable transition zone for the existing neighbors to the south and southwest.
- When combined with the R1-A 5.6 acres, the area consists of 18.4 acres in total.
 - Lot coverage is 18% to a standard of 30%;
 - Density is 17 units per acre; and,
 - Green space is approximately 10 acres.
- The City's share of real estate taxes is approximately \$110,000 per year. Total real estate taxes are approximately \$600,000 per year.
- Initial benefit from sales taxes during the construction period will be in excess of \$1 million.
- No economic incentives are being requested; and all costs associated with the SUP during the approval process, development, and ongoing operations are paid for by the developer, owner, and operator. No cost will be passed on to the City.
- Park space and trails are included and accessible to the public.
- A Mission Road streetscape is developed with a 6-foot berm and heavy landscaping.
- Building heights to surrounding properties are consistent with adjacent properties.
- Significant transitional elements exist to enhance buffer zones between residential to the south, commercial to the north, and high density residential to the west.

- Substantial need for senior living exists due to the changing demographics of the City. The City has no rental continuum of care retirement centers, no rental independent livings of any kind, very limited skilled nursing, and a shortage of modern assisted living and memory care.
- The plan is consistent with the Village Vision and among other benefits promotes revitalization, housing diversity, and is responsive to the changing demographics of the City.
- The plan will improve adjacent property values while providing a substantial community benefit through direct income many ancillary benefits with no burden to the city.

The Owner and Developer

Tutera Group is a nationally recognized senior living and health care company founded in 1981 by Dr. Dominic F. Tutera, a well-known and respected obstetrician, who practiced in Kansas City for over thirty years. The founder's vision of providing the highest quality, innovative, and progressive lifestyles for the seniors in the communities it serves is embodied into the company's vision for Mission Chateau. Joe Tutera, Tutera's CEO, has resided in Kansas City his entire life. The company is headquartered just over two miles from the Mission Chateau site. The Tutera Group has grown into a company of national prominence, which owns and/or operates 40 senior living communities in 11 states. Tutera Group's Johnson County facilities include: The Atriums Senior Living Community, Lamar Court Assisted Living Community, Rose Estates Assisted Living Community, and Stratford Commons Memory Care Community. Tutera Group operates a total of 12 facilities in the metropolitan area. With its over thirty years of experience, Tutera Group is one of the longest standing senior living operators in the country of its size, having provided services to hundreds of facilities throughout the country. Tutera Group is proud to utilize its years of experience to bring the best of senior living lifestyle opportunities to the residents of Prairie Village.

Mission Chateau Residential Housing Plan

The Site

It is located on part of the former Mission Valley Middle School on an 18.4 acre site at 8500 Mission Road in Prairie Village, Kansas. The site is platted into two parcels: a 5.6 acre R1-A parcel of nine single-family residential lots to the south, and a **12.8 acre parcel that is subject to this application**. This application is requesting a Special Use Permit (SUP) for an adult senior dwelling with an accessory use of skilled nursing and the approval of the associated site plan. The plat is being filed under its own application and is a condition of this application.

A Continuum of Care Retirement Community

Mission Chateau is a rental, fee-for-service Continuum of Care Retirement Community (CCRC) comprised of four residential housing options.

- Independent Living
- Assisted Living
- Memory Care
- Skilled Nursing

Overview of Residential Uses, Size and Design

The SUP consists of four rental residential housing options that are further described as follows:

- **Independent Living Apartments Services**

The Independent Living consists of 136 one-bedroom units and two-bedroom units. The apartments are of a state-of-the-art design and include all the appointments and amenities expected in a modern apartment including: a full kitchen with granite counter tops, living rooms and/or dens, walk-in closets, spacious living space, high ceilings, and laundry facilities. Included will be a complement of units with balconies or walk-out patios. The Independent Living Apartments are for residents who don't need any assistance with

daily activities but do want access to services and the lifestyle amenities. The amenities include: a host of various dining venues and options; entertainment options and spaces that include a theater, coffee and sundry shop; a library; housekeeping and laundry services; an enclosed indoor pool and spa; a fitness and wellness center; scheduled activities; transportation, valet services, covered parking, concierge services, 24-hour security; and access to the health care services provided within the community.

Summary of Independent and Assisted Living Design and Plan	
Number of Units	136-ILF 54-ALF
Total Lot coverage	81,365
Total Floor Area	228,340
From East Property Line	107' to 270'
From Closest North Property Line	196'
From South SUP Line	55'
From South Existing SFR Property Line	255'
From back of closest SFR to South	344'
Height of Façade	32' –mid 36' Peak
Height at Entry	22' Peak



- Independent Living Apartments Design and Plan**

The Independent Living residences are the larger of the two buildings on the site. It is located to the east of the property and faces Mission Road (see Site Plan above). It is located approximately 107 feet 6 inches at its closest point, 270 feet at the entrance from

the eastern property line, 196 feet at its closest point from the northern property line, 55 feet from the southern property line of the SUP and 255 feet to the rear property line of the existing residences to the south, and 334 feet from the rear of any existing residences to the south. The tips of the facility to the east are 70 feet wide and 32 feet high to their midpoint consistent with the scale of a new single-family residence.

Sky-View Element

The facilities' central community area steps away and lowers from Mission Road. The connecting space is 22 feet tall at its front façade breaking the building into two 144-foot wide parts connected by a 60-foot wide connecting structure. This feature breaks the longest façade into two separate buildings which when combined with the offset of the front of the residential wings to the entrance (163 feet) diminishes the scale and contours the residence into the site. Residential spaces are both two and three stories tall. The Independent Living Apartments' ground elevation is approximately three (3) feet below the existing structure. At its highest elevation, the facility will be lower than the highest elevation of the existing structure. The ground elevation of the Independent Living Apartments at the center of the site will be about four (4) feet lower than the elevation of Mission Road. The entry will be six (6) feet below the top of the berm.

- **Assisted Living Apartments Services**

The Assisted Living Apartments consist of 54 one- and two-bedroom units. They are included and connected to the Independent Living facility. Assisted Living is for the resident who requires a little help with the activities of daily living; such as, full meal service or assistance with medication. The facility has a secondary entrance to the west and includes a complement of dining, wellness, and social spaces located conveniently to the resident's apartment. The Independent and Assisted Living facilities are connected so that they can also share services, amenities, and provide for convenient social interaction between family and friends throughout the community.

- **Assisted Living Apartments Design and Plan**

The assisted living wings are 26 feet tall at their peak and 22 feet to the mid-point. The apartments are of similar style and design to the Independent Living Apartments; however, they include amenities that have been designed around the needs of those residents. For example, a kitchenette versus a full kitchen is included since full meal services are provided to each resident. The units do not include balconies rather walk-out patios are available. When combined with the Independent Living, the residences contain approximately 228,340 square feet on an 81,365 sqft footprint. This is the largest of the structures on the site.

Summary of Memory Care and Skilled Nursing Design and Plan

Number of Units	36 Memory 84 Skilled Nursing
Total Lot coverage	31,800
Total Floor Area	97,550
From the West Property Line	92'
From South SUP	108' to 118'
From South SFR Property Line	208' to 318'
From Back of Closest SFR	378'
Height of Façade	35' mid 38' Peak
Ground Elevation compared to Southern SFR	5' to 10' Lower
Ground Elevation Compared to West	Even
Top of building compared to West	5' lower
Memories Park	28,850 SF



- **A Memory Care Neighborhood Services**

The Memory Care consists of 36 all private units and is for seniors who require more help and have memory issues. Special care has been taken to match the design to the needs of the residents to maximize their lifestyle and quality of life. This design is based on the residential versus medical model. Features include views of an interior protected interior courtyard and micro-parks to the south. Resident rooms are located on only one side of the hallway to provide unobstructed views to the outside and a maximum amount of natural light.

- **A Memory Care Neighborhood Design and Plan**

This neighborhood has been placed on the first floor of the skilled nursing building. In this configuration, a large 28,850 sqft southern micro-park is created. It is 108 to 118 feet from the SUP's southern property line, 308 to 318 feet from the property line of the existing residences to the south, and 378 feet from the back of the existing residences to

the south. From the western property line, it is 92 feet at its closest point. The ground elevation of the Memory Care Neighborhood is 5 feet to 10 feet below the existing residences to the south and about even with those to the west.

- **A Skilled Nursing and Rehabilitation Neighborhood Services**

The residences are like no other community in the region in terms of character, functionality, and design. It offers the residents the highest level of service, amenities, and quality of life. Each element has been designed around a residential scale and lifestyle from the exterior carrying through to the interior. The facility consists of 68 private suites and 16 deluxe suites able to be configured as small apartments with a bedroom and den or for two residents who want privacy or shared spaces. It will have a large patio, elevated dining spaces, theater, library, coffee and sundry shop, state-of-the-art wellness gym and rehabilitation center with modern equipment and amenities, and a host of other shared and private social, entertainment, and dining spaces. One of the facility's key elements, giving the facility such a unique residential feel from both its interior and exterior, is that there are eight private, self-contained neighborhoods containing seven suites each. Each suite opens to its own study and social space providing living options and privacy at each resident's choosing throughout the day.

- **A Skilled Nursing and Rehabilitation Neighborhood Design and Plan**

The facility has 84 units on two stories and is located above the memory care neighborhood, making the building three stories tall. At this elevation, it remains 35 feet at its mid-point. The top of the roof is 5 feet lower than the top of roof of the apartments immediately to the west. It is 144 feet from the condos to the northwest at its closest location and approximately the same height at the top of each property's roof.

The facility, when combined with the memory care neighborhood, will not exceed 97,550 sqft. It sits on a 31,800 sqft footprint. By including the 36 memory care units on the first floor of the building, more green space is provided to the neighbors to the west and southwest. The height is consistent with the existing multifamily units to the west and northwest.

Mission Chateau Site Plan Elements

Lot Coverage, Green Space, Concentrated Active Open Spaces

The Special Use Permit contains 12.8 acres. The lot coverage is 21% as compared to 30% permitted by code. When combined with drives, parking, patios, and walks, 50.4% of the site, or over 6.3 acres, remains green space. What is remarkable is that these green spaces are configured in a manner to provide “Concentrated Active Open Space Amenities” in the form of micro-parks to the north, south, and east fronting Mission Road.

Contained within these parks, and throughout the community, are walking paths over a mile long that are inviting to not only residents, families, and visitors but also those in adjacent neighborhoods simply out for a walk.

The site is being planned along with a 5.6 acre R1-A single-family housing development on nine large lots to the south. The combined 18.4 acres includes 18% lot coverage, 10.55 acres of green space, and 17 units per acre density.

Height

The two separate components include two and three story residential structures in height and proportion as follows:

Height to Mid-Point	
Three Story Memory and Skilled Nursing	35'-0"
Two Story Assisted Living	22'-0"
Three Story Independent Living	32'-0"

Per regulations, height is measured from the midpoint of the roof structure to the midpoint of the ground at 6 feet from the property. Regulations permit 45 feet in height to the mid-point based on the setback provided. All structures are highly comparable in height and scale of the surrounding properties.

The floor elevation is approximately 3 feet below the existing structure and about 4 feet below Mission Road at its midpoint of the property. The maximum elevation is approximately the same as the maximum elevation of the existing structure.

Mission Road Streetscape

Mission Chateau is providing better walkability and a more aesthetically pleasing streetscape along Mission Road. Fronting the entire distance of Mission Road is a 30 feet deep, extensive streetscape. Curved sidewalks, fencing, landscaping, and berms are provided within this green space. These elements, when combined with the lower ground elevation, sculpted building façade, 107-foot to 270-foot setbacks, and residential elements, greatly enhance and compliment the aesthetic experience. The existing streetscape includes a sidewalk adjacent to the curb, minimum green space and landscaping, and minimal screening. The existing improvements are located at the approximate elevation of Mission Road.

Unit Count and Resident Capacity

Mission Chateau provides services and housing options for RESIDENTS not Patients. Each of the living options is a residence. Mission Chateau has a total of 310 units located within two separate residential components. The total potential occupancy is 378 residents, assuming 100% occupancy with every semi-private, two-bedroom unit, and each unit with a den occupied by two residents. Actual occupancy is expected to be 310 residents based on 90% occupancy with half of the two-bedroom units being occupied by two residents.

Unit and Resident Count

	Total Units	1 BR	2 BR	Residents at Expected Occupancy *	Potential Occupancy
Assisted Living	54	47	7	52	61
Independent Living	136	91	45	143	181
Total ALF and ILF	190	138	52	194	242
Memory Care	36	36	0	32	36
Skilled Nursing	84	68	16	83	100
Total SNF and MC	120	104	16	115	136
Total	310	242	68	310	378

* Based on 90% occupancy and half of the 2 bedroom units being occupied by two residents.

Access, Drives, and Circulation

All access for Mission Chateau will be either directly from Mission Road or through a new road that will line up with 85th Street. The entrances along Mission Road will allow for realignment to existing roads to the east. All circulation will be self-contained within the site. The delivery access and locations are located to the north and northwest of the property. The parking and drives are located away from residential neighbors to the south and southwest. The neighbors to the east will have the similar access points, more screening, further setbacks, and an improved streetscape.

Traffic Impact

Analysis was completed by Olsson Associates for ten lots proposed on a preliminary plat submitted 10-4-13, as compared to trips generated by the existing Mission Valley School. Calculations show **AM peak hour trip numbers decrease by 191 trips**, and PM peak traffic increases by 14 trips for the proposed R1-A development. Levels of service (LOS) at adjacent Mission Road intersections remain acceptable during both peak hour periods.

As a result of the development, the traffic congestion associated with the former school will be eliminated allowing traffic to flow more freely to and from adjacent residential streets to the east and the south. A study by Todd Appraisal, included in this report, quantifies the impact of “turn-around traffic” experienced during school operation for the neighborhood to the east. Todd Appraisal attributes this to “turn-around” traffic from the drop off of the school children during peak hours. Traffic, combined offsite parking associated with the operation of the school, the outdated structures and unimproved green space, is a well-documented detractor to home value.

Employee, Staff, and Resident Parking

Mission Chateau Parking

CODE REQUIRED PARKING				
USE I	# OF UNITS	CODE	Space Required	Spaces Provided
MC/SN	120 UNITS (136 BEDS)	1 Space/5 Beds	28	38
ILF/ALF	190 Units	3 Spaces/4 Units	143	143
Villas	0 Units	3 Spaces/4 Units	0	
Employees	85 Max Shift Employees	1 Space/Max Shift Employee	85	135*
TOTALS	310 UNITS		256	316

***This accounts for 3:00 p.m. shift change where total need for employee parking will be 135 spaces.**

A total of 316 parking spaces are provided. This is 60 more than required by code. The additional spaces will eliminate any parking concern associated with employee shift change. Employee, visitor, and resident parking is designated and in controlled locations on the site.

Employee Count

	Staff Count	Arrival time	Departure Time
Administrative Staff	25	8:00 AM	5:00 PM
First Shift	50-60	6:45 AM	3:00 PM
Second Shift	50	2:45 PM	11:00 PM
Third Shift	20	10:45 PM	7:00 AM

* Note 15 minutes overlapping shift schedule.

At full capacity during the day shift, Mission Chateau will have 85 employees. 135 employee parking spaces are provided on site in designated areas to the north and the northwest of the site. The additional spaces permit all employees to remain in employee designated spaces during shift change when the maximum amount of employee parking is required.

Storm Water

MVS LLC will construct a detention pond in the northeast corner of the subject property. Peak storm water runoff rates will improve significantly from existing conditions: 151 cfs to 73 cfs cumulatively at outfalls in a 100-year storm event. Existing storm water systems to the south will be greatly reduced and downstream quality and quality of the water will be much improved.

Mission Chateau Community Impact

Mission Chateau will be an integral part of the gentrification of Prairie Village. It will allow Prairie Village seniors to remain in their City. It will promote the resale of non-family occupied homes to growing families rather than seeking housing options outside the city. It will provide the lifestyle and housing options appropriate for seniors so that the quality of their lives can be maximized without having to move to another City. They can stay close to their families, friends, and community services. Having several health care and living options available in one community is a wonderful benefit as it provides the resident with the security of knowing that if you need the continuum of health care services at some point in the future, you won't have to move to another facility to get those services. Couples find a continuum of care facility especially appealing. If one spouse needs the services provided in another part of the continuum of care campus, the other can easily visit any time of day. This means couples can regularly spend time together socializing, dining, or engaging in activities knowing that their loved ones are receiving the services they need to thrive and maintain as much independence as possible. Mission Chateau will assist in meeting the needs of the Prairie Village community that have gone largely unmet for the last twenty years.

Mission Chateau Impact on Adjacent Home Values

A study was prepared by Todd Appraisal that provided extensive analysis of the impact on housing values to those properties adjacent to middle schools and those adjacent to senior living (see Study by Todd Appraisal included with the SUP). The report uses actual market data and sampling required to meet the rigorous standards of the appraisal industry. The report concludes that housing values are impaired when located immediately adjacent to a middle school. The value is impaired due to traffic, noise, and the existence of unproved green space and the nature of the improvements and use. Alternatively, home values adjacent to senior living residences, including independent, assisted, and skilled nursing, show a positive correlation to increased home values. The increase is associated with improved green space, quality four-sided architecture, reduced traffic, and noise. Mission Chateau has been specifically designed to maximize these positive attributes. These attributes include high quality materials, substantial improved green space, access to walking paths and park space, high quality landscaping, four-sided architecture, substantial setbacks, and the use of transitional elements.

Mission Chateau Comparison to other Prairie Village Adult Senior Dwellings

Three other SUPs for senior living have been approved in Prairie Village as follows:

Claridge Court is the first from 1988. It remains the only independent living facility in the city. It includes 135 apartments requiring a buy-in of \$380,000 to \$900,000 and a \$3,500 per month minimum service fee. It has 45 skilled nursing units: total of 253,818 SF with a density of 38 units per acre. It has minimum setbacks and four and five story elevations as high as 52 feet, and it is elevated above street. The building footprint is located at the minimum setbacks in most applications.

Brighton Gardens was approved in 1997 and has 164 units of assisted living and skilled nursing. It is three stories tall, 133 feet from Mission Road along its entire 185-foot front façade, which covers 70% of its frontage. It stands 130 feet to the back of the closest residence to the east and 112 feet to the multifamily on the south. Total density is 37 units per acre. It has no independent living. It is located in a transition site very similar to Mission Chateau. It is 42 feet high to its peak on the front façade.

Benton House (as approved) is 669 sqft per unit based on 71 units and 102 residents on 6.79 acres. It is located adjacent to 27 single family residences on all four sides. It is a **residential infill site** adjacent to two residential roads. Benton House is situated on a site plan that contemplates the future approval of 16 additional units in four (4) additional buildings. As proposed, the additional 16 units are conforming to code. No restrictions exist on the existing SUP limiting total size, resident capacity, or number of units. Open space currently in place is not restricted as shared public use and can be used to develop these additional units. With the additional units, the project is 87 units with 118 residents and 27% lot coverage. The facility is 24 feet to 35 feet at its peak. The height of adjacent houses ranges from 14 feet to 20 feet at their peaks. Benton House is placed at a floor elevation that is three to ten feet above adjacent elevations to its west and south.

Mission Chateau is on the City's major north-south artery with 18,400 cars per day, adjacent to mixed use multifamily, office, and retail on three of its four sides. It borders nine new residential lots. Those lots abut the back yard of nine existing houses. Setback heights and density are significantly improved at Mission Chateau and the associated re-plat.

Mission Chateau Need

Creating the right mix of services and amenities to create lifestyle choices

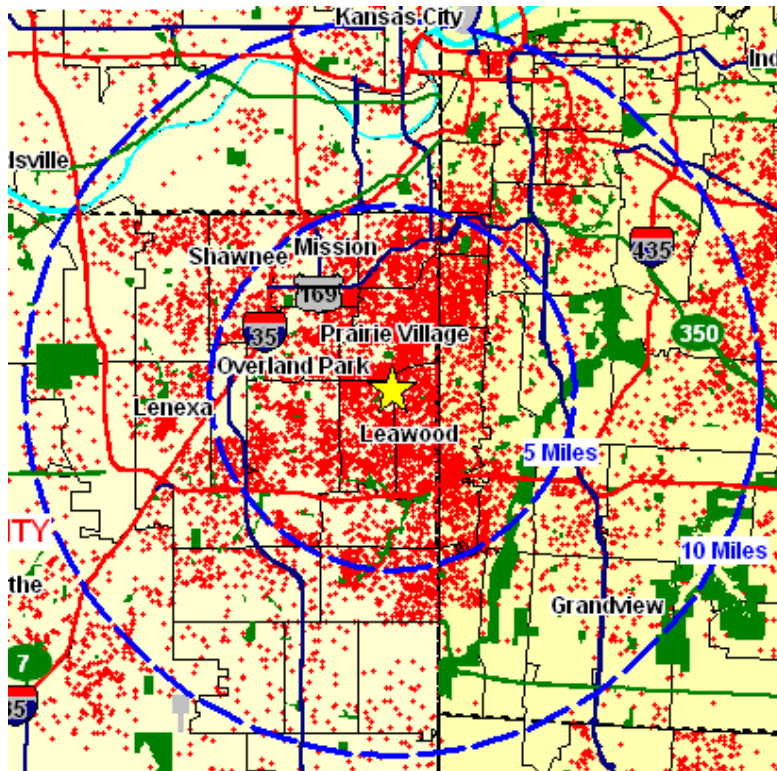
The driver is creating a lifestyle and providing the right mix of residences and services. The following will describe the lifestyle that is being created and how it relates to the number of units and the size of the community for each of the four residential options.

Independent Living

Without the Residents, There Is No Lifestyle

When creating the sizing and programming for a CCRC, we first look at the market demand and then the existing alternatives. The first component that is studied is the independent living. The independent living facility sets the lifestyle and character of the community. It will be the home for most of the residents and includes most of the lifestyle amenities: pool, spa, fitness area, dining and entertainment alternatives, theater, etc. The studies show that Prairie Village is in the center of the very dense age and income-qualified population. Prairie Village has 7,400 over-65+ seniors. The number of 75+ seniors in the city is 3,400, and this number will grow materially over the next few years as the depression era children are replaced by the baby boomer generation. The demand is very deep, and the lack of supply is astonishing. The need is clear, and analysis supports the conclusion that many **Prairie Village seniors leave the city for their senior housing needs.**

The dot density map speaks a thousand words.



■ Each dot represents one household, age 75+ with annual income of \$50,000 or more. (Age- and Income-Qualified Households "AIQ HH")

Looking at the map, it is very easy to understand why **Prairie Village has a proportionately higher need for more senior living residences than Johnson County as a whole.** The need in Prairie Village will increase dramatically over the next few years. The outside rings of Johnson County will see this need in future decades as the current generation ages.

The independent living facility is sized at 136 units. It contains 650 to 1,250 sqft apartments of modern design and amenities including: walk-in closets, full kitchens, living rooms, dens, large baths, etc. The space dedicated to independent living is 1,200 sqft per unit, including the common areas, circulation, and amenities. This compares to other full service facilities; e.g., Claridge Court with over 1,500 sqft per unit. Please see the following grid.

Independent Living Facilities Size Comparison

Silvercrest @ Deer Creek	117	Park Meadow	133
Leawood Town Center	187	Atriums	167
Brookdale Place	275	Forum	118
Foxwood Spring	193	Santa Marta	139
Villa Ventura	174	McCrite	123
Kingswood	201	Lakewood	300
Cedar Lake Village	114	Tall Grass Erickson	300
		Average	180

The average size is 180 units. A facility of 136 units is considered “mid-sized.” It is large enough to drive the full range of services and lifestyle being provided at the quality that is desired. The size per unit is consistent with the trend for larger living spaces and more two-bedroom units. We are providing 33%, or 45 units, as two-bedroom units. About half of these two-bedroom units will be occupied by two residents. Many seniors desire the space for other living areas; e.g., dens, guest rooms, etc. The size also permits a variety of unit sizes and configurations providing residents more choices, a wider price range, and broader market access. All units are market rate rental units—no subsidy. **No buy-in or endowment is required.** Units are offered on a rental basis only, and all services are provided fee-for-service, requiring no long term contract or substantial upfront investment.

Having established the size and program for living spaces, we look at the existing options in the community. Our study was conclusive: **NO RENTAL INDEPENDENT LIVING OPTIONS EXIST IN PRAIRIE VILLAGE.** Claridge Court, developed 21 years ago, offers buy-in occupancy at \$380,000 to \$900,000 per unit along with a monthly maintenance fee starting at \$3,500 per month. Clearly, this is a specialized market. Claridge is the only non-faith-based endowment CCRC in the metro area. It draws from a broad service area as a result. Claridge is full with a multi-month to year-long wait list depending on the unit desired. The closest facility adjacent to Prairie Village is the Forum at 95th and Mission Road, which is currently twenty-four years old and has no excess capacity.

A modern senior independent living community is not comparable in size, unit count, and design to a mid-rise residential apartment project or single-family development. The design criterion includes, among other factors: reducing the distances between common spaces and the residents’ apartments, security, convenience, and age-appropriate socialization. This lends itself to connected spaces, short hallways, and vertical construction multiple wings off of one central core. As a result of this design, there are fewer buildings with smaller impact on lot coverage, more total green space, and the ability to concentrate green space in large areas.

Assisted Living

Our Assisted Living is a Residential vs. a Medical Model

To understand the lifestyle and features of Mission Chateau, you need to understand the progression of assisted living over the last twenty years. There are many types of assisted living products, and the product continues to evolve. The earliest of the assisted living facilities were intermediate care facilities within convalescent homes. From the 1950s through 1980s, there were nursing homes that contained both a skilled care level of service and an intermediate care.

Intermediate care was for residents that could no longer live independently and needed assistance with some daily living activities, nutrition, medications, bathing, etc.; however, they were otherwise physically independent and did not need the care of a nurse. The accommodations were the same as the old style nursing home: double-loaded corridors (doors on the right, doors on the left, and six-foot hallways down the middle), semi-private, 220 sqft rooms with a curtain down the middle of two beds, no private bathing, and limited or no private space. The entire facility's units would be 400 sqft each (and most units were semi-private). This progressed to the first assisted living facilities. Brighton Gardens was one of the first prototype facilities that gained a large market appeal. It consists of 82 units with 15% semi-private occupancy providing for 94 residents. The design was a substantial step in the right direction, moving the first few steps away from the medical model. Twenty years have now passed; the senior population has grown by leaps and bounds; and the product has evolved. Seniors desire larger private living space, more independence, and a home-like environment.

The earlier design of a studio apartment with a mix of semi-private occupancy is no longer acceptable. The Brighton Gardens' building is 600 sqft per unit. The bulk of the units are 325 sqft. Benton House (as approved) is 669 sqft per unit based on 71 units. It has 23% semi-private occupancy for 102 residents.

Mission Chateau is the next generation of assisted living based on a residential/social model. Rather than develop our assisted living as another evolution of the medical model of the past, our model builds from the ground up, based on the independent living residential model. It provides a living environment and lifestyle for seniors who are accustomed to independent living, either in their current homes or within one of our independent living residences or villas, and now need some assistance, but who are otherwise independent. This resident does not want to move out of his/her home into a studio unit, and s/he definitely does not want to lose the privacy and dignity of private occupancy. This resident wants space that accommodates his/her furniture and keepsakes, a true one-bedroom apartment, large closet, a living room, and a bedroom. Some residents are couples and desire a two-bedroom unit. They want all the amenities of the CCRC that their friends and neighbors enjoy.

To develop this lifestyle and the quality of this community, our facility provides 1,000 sqft per unit as compared to 600 or 667 sqft per unit. The apartments at Mission Chateau are twice the size of those at Brighton at 576 to 888 sqft. They are apartment residences not a room or a studio. Once we established the product, we focused on the right number and mix of units. Please see the following grid.

Assisted Living Facilities Size Comparison

	Units		Units
Freedom Point	100	Sunrise Leawood	53
Brighten Gardens *	94	Park Meadow *	96
Benton House *	59	Sunrise Lenexa	63
Lamar Courts	86	Sunrise Lenexa	63
Rose Estates	80	Bickford AL- OP *	60
Brookdale Place	40	Santa Marta	32
Village Shalom	54	Sunrise OP	40
Atriums	35	Average	64

* Semi-private occupancy reflected as two units

The sample average size is 64: facilities range from 100 to 32 units adjusting for semi-private occupancy. **Mission Chateau contains 54 units**, 7 two-bedroom units and 47 one-bedroom units. The size is not driven by density standards similar to residential developments as mentioned earlier: it is driven by services and lifestyle. To drive the services, a minimum number of residents are needed. Personal care assistants are on site 24/7. Programming includes activities, wellness, and socialization, which requires a minimum number of participants to generate the lifestyle desired. Keep in mind that all **our units are private occupancy**, and many of the smaller facilities were built in the early years of assisted living, or as conversions, and were limited by prior design decisions. There are no two-bedroom units in the market. There are no comparable residential model facilities in the market. The Brighton product is sixteen (16)-years old and is full. The Benton House product serves a more specialized need and is 100% occupied within its first year of operation. Neither product offers its services in connection with a CCRC.

Memory Care

Our Memory Care is a Social Neighborhood vs. Medical Model

Memory care design, services, and programming are best understood by referring to the concepts discussed above for assisted living. Memory care facilities represent a very large need in the senior community, particularly as residents, or their spouses, age in place. Memory care is a subset of assisted living, but the design of the living space is very different and is extremely important to the quality of life. The residents' needs are very much centered on the environment and their interactions with that environment. The design of Mission Chateau's memory care sets the standard for quality and forward-thinking design. It is a culmination of years of research and prior experience from studying the shortfalls and best characteristics of earlier generations of facilities.

The memory care facility is designed around a neighborhood concept. It is on one level surrounding an interior courtyard. The design is based on residential elements originating on the exterior and continuing throughout the interior. The design provides for single-loaded corridors, high ceilings, clear views to green space from every location, no closed-end hallways, and all private occupancy. Each unit contains a private living space and bath to preserve the resident’s dignity and quality of life. This compares to the medical model of double-loaded corridors still being built today, which units consist of a row of doors on the right, a row of doors on the left, with a dead-end corridor at one end, and locked door at the other. They typically consist of the smallest studio units within the facility. Mission Chateau is a huge departure from this model and will set the standard in the metropolitan area for the highest quality, state-of-the-art memory care residences.

Mission Chateau’s memory neighborhood is on the ground level of a three-story structure and shares support space, kitchen, housekeeping, business office, etc. with the skilled nursing center. The memory care neighborhood is 861 sqft per unit as compared to approximately 490 sqft for Brighton Gardens and Benton House. The residences at Mission Chateau average 350 sqft per unit. Brighton’s units are 240 sqft studios. Benton’s semi-private units are 371 sqft; private units are 300 sqft.

Similar to the assisted living model, a minimum number of residents is required to drive the personal assistance and other specialized staffing and programming desired. Please see the following grid.

Memory Care Facilities Size Comparison					
	Units	Residents		Units	Residents
Park Meadows	37	48	Sunrise- Overland Park	20	26
Clarbridge	34	38	Sweet Life Brookdale Place	40	45
Village Shalom	12	12	Sweet Life Shawnee	54	57
Benton House **	24	44	Homestead- Olathe	43	46
Cypress Springs	66	66	Bickford OP	30	30
Heritage Center	48	48	Stratford Commons	47	57
Emeritus	56	56	Forum	30	34
Sunrise- Leawood	30	38	Santa Marta MC	16	18
Sunrise- Lenexa	38	38	Brighton Gardens *	24	25
			Average	38	43

** with approved addition 12 units 22 residents

* Based on 84 ALF

On average, there are 38 units with 43 residents in a memory care facility. Mission Chateau has **36 all-private residences**. Benton is currently 12 units with 83% semi-private occupancy with 22 residents. With its approved expansion, it will be 24 units with 44 residents. Brighton has 24 units with 25 residents. As mentioned, memory care need is a subset of the assisted living demand. The demand for these services is deep. **No similar product exists in prairie village, and no products exist within a CCRC.** Mission Chateau residences are unmatched by any existing facilities in the county.

Skilled Nursing

All Skilled Nursing Is Not the Same – Neighborhood Design

A Skilled Nursing Facility is not a Hospital in Function or Design.

The need for skilled nursing in the community is largely unmet. Skilled nursing represents 41% of the senior housing need in Johnson County. Many Prairie Village seniors require skilled nursing on a short- and/or long-term basis.

Skilled nursing conjures up in many people's minds the image of a convalescent home of decades earlier. These facilities were based on a medical model. The living environment mimics that of a hospital; again, double-sided corridors, nurse stations, and concentrated dining and social spaces. Over the years, this model has been evolving; however, with the exception of very few facilities, it has yet to break out of this mold. Most facilities are an adaptation of prior medical models based on the limitation of the original designs. The trend is toward private occupancy and residential settings, architecture, and living spaces on a residential scale. Progressive facilities, like Mission Chateau, are built around a residential and social model much like assisted living. A typical skilled nursing facility, such as Brighton, is 400 sqft per unit with semi-private occupancy, shared bathing, and limited personal space. Resident rooms are typically 220 sqft.

On the other hand, Mission Chateau is 766 sqft per unit. The residents' suites range in size from a typical 315 sqft unit to 515 sqft for a semi-private suite, which suite may be occupied by two residents or by one resident who desires a bedroom and a den. The units are of the same size as many of the assisted living units currently available in the city.

More importantly, this skilled nursing is designed around neighborhoods of seven suites. The neighborhoods, similar to the memory care neighborhood, are designed based on single-loaded corridors with the same strict adherence to the residential scale and the view of exterior and interior green spaces from all vantage points, and with no dead-end hallways. The neighborhoods contain a den and dining and entertainment space scaled to the seven residential units that are adjacent. The suite has a full private bath, media area, coffee bar, and will accommodate the resident's personal furniture if desired. The design of the **neighborhoods can be seen in the exterior elements** making the facility look nothing like the institutional nursing home of years ago. This community is truly a leap forward in design and lifestyle for seniors who need a residence that meets their health needs and that in part provides assistance by a nurse.

The proper size of the skilled nursing residence is relative to the size of the CCRC. It is also **proportionate to the need in the community**. It is not driven off of density calculation, like multifamily or a single-family subdivision. The size is relative to the quality, services, programming, and lifestyle that will be offered to the residents. Mission Chateau is in the middle- to small-range of skilled nursing facilities with 84 units. Mission Chateau's skilled

nursing is on two floors with about 42 units on each floor—one for long-term residents and the other for short- to mid-term residency. **Mission Chateau is 27% skilled nursing**, (84 of its 310 units). **Claridge Court's is 25%** (45 out of 180). **Brighton Gardens' is 27%** (45 out of 164). **All of Johnson County has 3,338 of its 8,140 senior living population in skilled nursing, or 41%.**

There are two facilities in the city: Brighton Gardens, 28 units with 45 beds, 60% semi-private occupancy; and Claridge Court, 45 units, all private occupancy. As mentioned, Claridge Court is a buy-in life care facility requiring an upfront investment of \$380,000 to \$900,000, plus an ongoing monthly maintenance fee. For this buy-in, residents are provided lifetime access to the skilled nursing on a priority basis for its current and former independent living residents and their spouses. Claridge is twenty-one (21)-years old and has a wait list as well as a mature group of residents that live in the skilled care facility. Access is very limited as a result and will remain restricted and limited. Mission Chateau will be the only facility that offers the skilled nursing as part of a rental CCRC. It will allow **prairie village residents the highest quality lifestyle and residence, unmatched by any facility in the metropolitan area**, while allowing the senior or their spouse to stay in their community close to family, friends, and community services.

Summary and Benefit

Mission Chateau's forward-thinking design and the programming will provide the highest quality lifestyle and residences for the seniors of Prairie Village, while exceeding all planning guidelines, improving public safety, reducing noise and traffic, reducing the volume while improving the quality of water runoff, and increasing the adjacent property values, just to name a few.

Mission Chateau represents a substantial investment in the community. As a result, Mission Chateau will directly generate, through real estate taxes alone, enough income to cover approximately 5% of the City's operating deficit, as averaged over the last 4 years.

We have a clear mission to the highest quality residences to the seniors of the community; we recognize the need to conform to all development standards. The plan includes the collective comments of the multiple neighborhood meetings, the City Staff, and Planning Commission. The plan includes the provision for single family houses to the south on lots of similar scale to those of the immediate neighbors. The repurposing of the land and prior outdated improvement maximizes green space, conforms to the Village Vision, and is responsive to the needs and desires of the immediate and collective community.

Sincerely yours,

Joe Tutera

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