

November 5th, 2013



Memory Care Dining Terrace



Independent Living Dining Terrace

Need for Senior Living in Prairie Village

- In Prairie alone = 7,400 seniors over 65+ | 3,400 seniors over 75+
- 60+ Prairie Village residents had already signed up as of Sept. 03
- Prairie Village Seniors leave the city for their senior housing needs!
- Doesn't required expensive and burdensome initial buy-in.

Residential Model

- Lifestyle Amenities: pool, spa, fitness area, dining, entertainment, theatre, etc...
- More living space for the changing needs of today's seniors.
- Hospitality-focused common areas and resident rooms

Active Open Park Spaces

- Development is enveloped by open space and parks
- Abundant sidewalks, landscaping, berms and courtyards throughout
- Enhances the Active Lifestyle choices for seniors.

State-of-the-Art Care

- Project implements vision for the future of Senior Living
- Couples find a continuum of care facility especially appealing
- Focus of services & housing options for our RESIDENTS

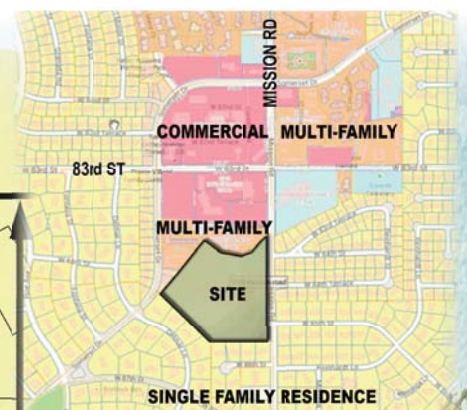
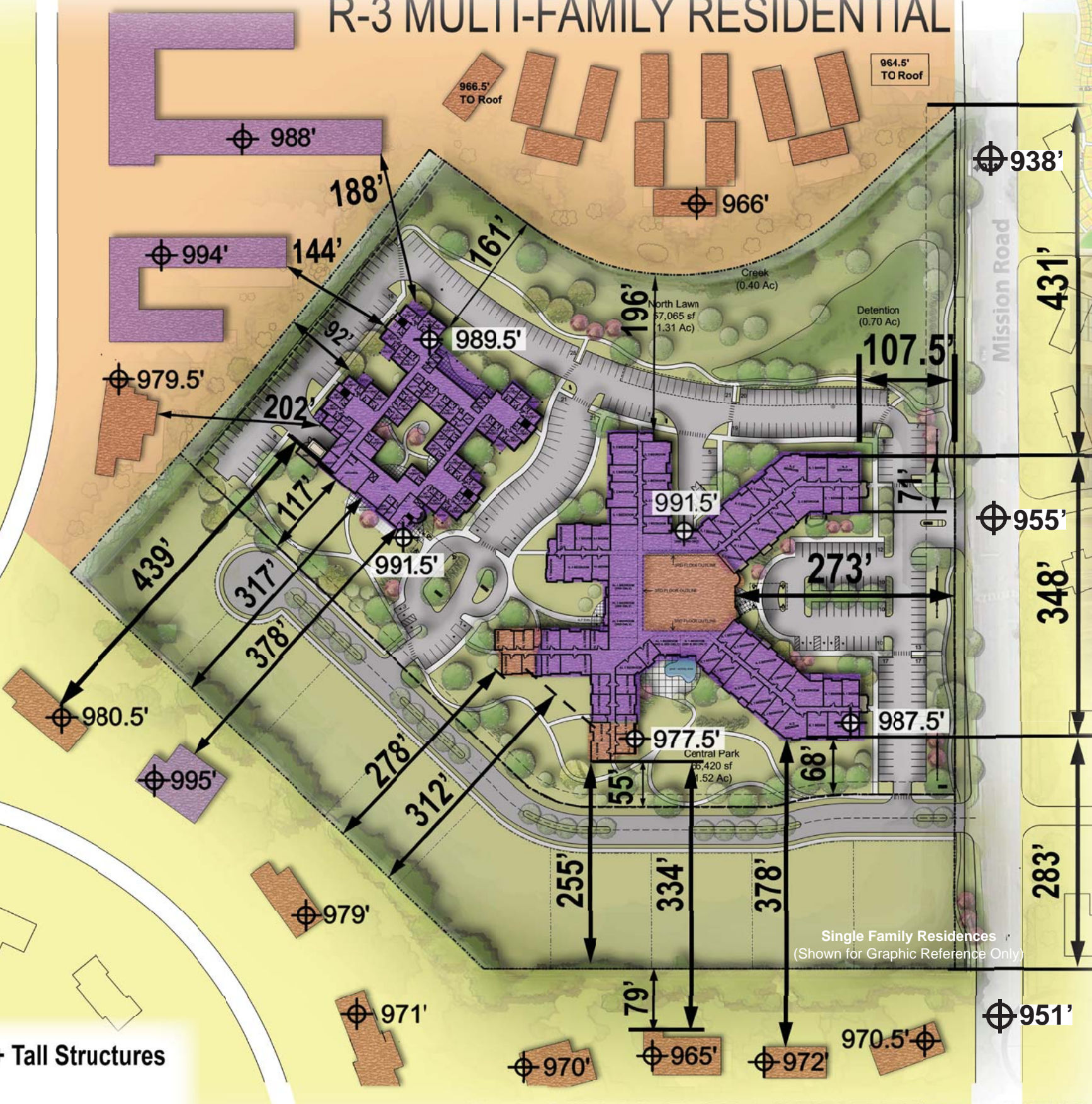


Mission Road View - Independent Living Entry

	Independent / Assisted Living	Memory Care / Skilled Nursing	Totals
Total sf:	228,340 sf	97,550 sf	325,890 sf
Ground Floor sf:	81,365 sf	31,800 sf	113,165 sf
Units:	136 Indep. 54 Asst'd	36 MC 84 SN (100 beds)	
	190 Total	120 Total	310 Total



R-3 MULTI-FAMILY RESIDENTIAL

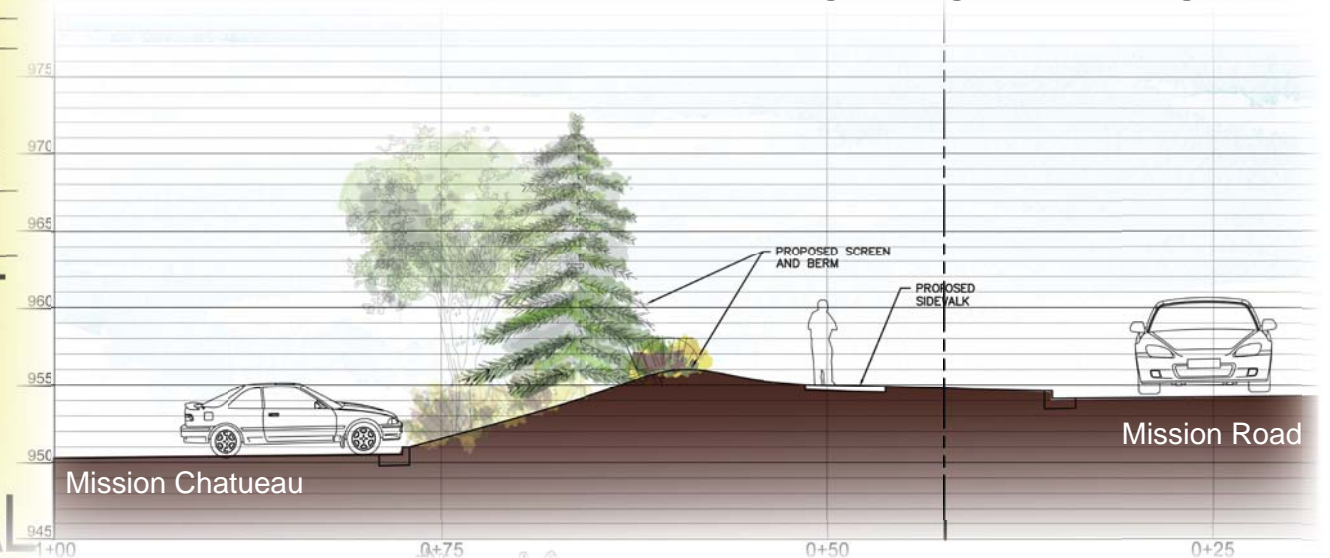


Transition

- Stepping Facade - 2 story to 3 story at South
- 300' Transition Zone to existing homes
- Open Greenspace Buffers to N, S, W, E
- Breaks in the facade to soften massing

Setbacks

- 334' dimension b/t 2 story & existing homes
- 378' dimension b/t 3 story & existing homes
- 30' Streetscape with landscaping & berms
- Proposed 3 Story structures adjacent to existing buildings of similar heights



R-1 SINGLE FAMILY RESIDENTIAL

30'+ Tall Structures

20'-30' Tall Structures

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Existing Site Aerial



School Overlay on Proposed Site

Existing Site Enhancements

Mission Road Streetscape

- Improved walkability & aesthetically pleasing streetscape
- Added sidewalks, landscaping, berms
- 30' deep public greenspace

Traffic Impact

- Significant reduction in traffic congestion associated with school.
- AM peak reduced by 191 trips.
- PM peak increased by only 14 trips.

Storm Water

- 50% Reduction in Water Run-off
- From 151 cfs to 73 cfs at outfalls in a 100 yr storm.
- Improved Water Quality and Quantity.



Existing Southern Tree-line



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State-of-the-Art Residential Model



Independent Living Unit
1 Bedroom
724 SF

Independent Living Unit
2 Bedroom
1164 SF



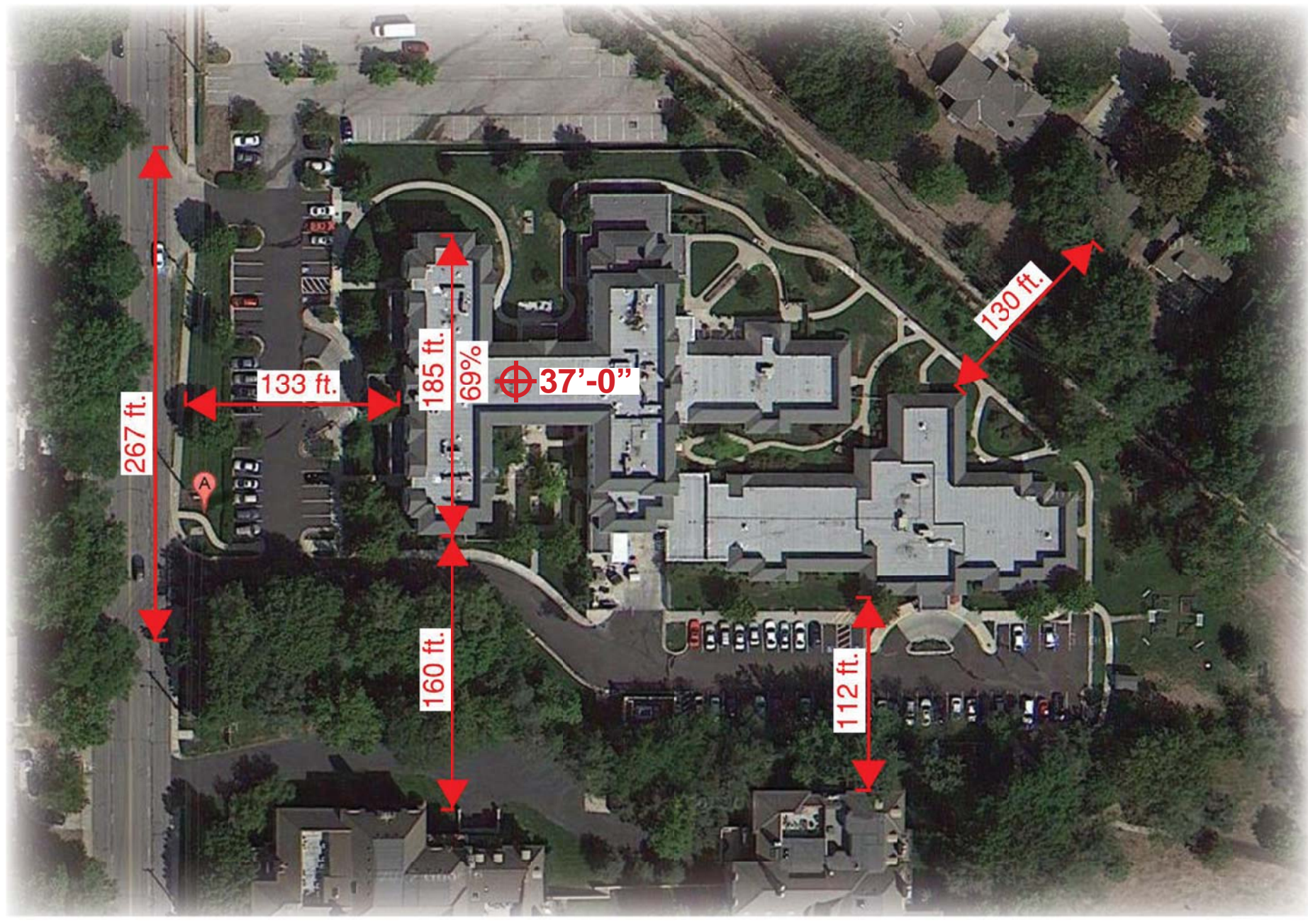
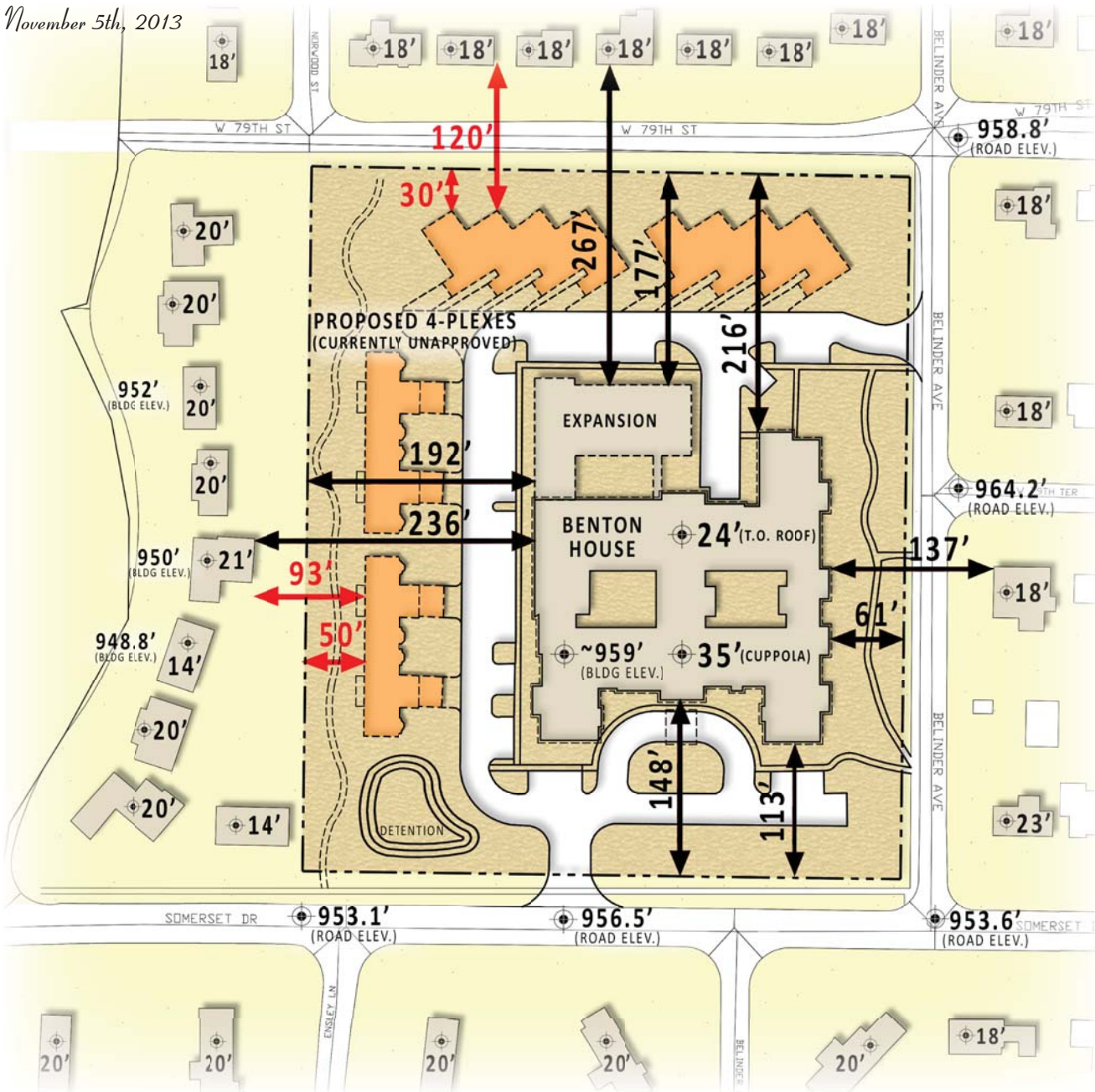
Skilled Nursing Unit
2 Bedroom
515 SF

Skilled Nursing Unit
1 Bedroom
315 SF

Memory Care
Private Unit
322 - 350 SF



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Benton House

Total SF: 50,000 sf (as approved) | 80,000 sf (with 4-plexes)
of Units: 71 Units (as approved) | 87 Units (with 4-plexes)
Acreage: 6.79 acres (192,535 sf)
Lot Coverage: 17% (as approved) | 27% (with 4-plexes)
Green Space: 60% (as approved) | 46% (with 4-plexes)
Units / Acre: 10.5 (as approved) | 12.8 (with 4-plexes)

Brighton Gardens

Total SF: 80,392 sf
of Units: 164 Units
Acreage: 4.42 acres (192,535 sf)
Lot Coverage: ~23.3% (est.)
Green Space: ~53.2% (est.)
Units / Acre: 37.1

