



# EL DORADO HILLS RETIREMENT RESIDENCE

Lenity Architecture, Inc

13-0506 C 1 of 25

# Residents

2

- Average age - 80's
- Good Health - Do not require medical assistance
- Live within 10 Miles
- Single - 20% couples
- Do not drive
- Interested in new friends and a community environment
- Seek our lifestyle by choice rather than need



# Lifestyle

3

- 3 meals/day 7 days/week - served restaurant style
- Housekeeping and linen service
- Social and physical activities - volunteer opportunities
- 24/7 on site management
- Van service - all day and every day
- Chapel, beauty salon, exercise room, game room, libraries, coffee lounge, movie theater, private rooms for family gatherings and many smaller gathering areas throughout the building
- All services and utilities are included in rent - No Buy In

# Building Design

4

- Designed to be compatible with surrounding area
- All suites have patios or balconies
- 30% interior open space with activity areas in the core
- Studio suites – 400+ square feet
- 1 bedroom suites – 500+ square feet
- 2 bedroom suites – 900+ square feet
- Suites do not have kitchens

# Exterior Details

5





# Exterior Details

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# Exterior Details

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# Exterior Details

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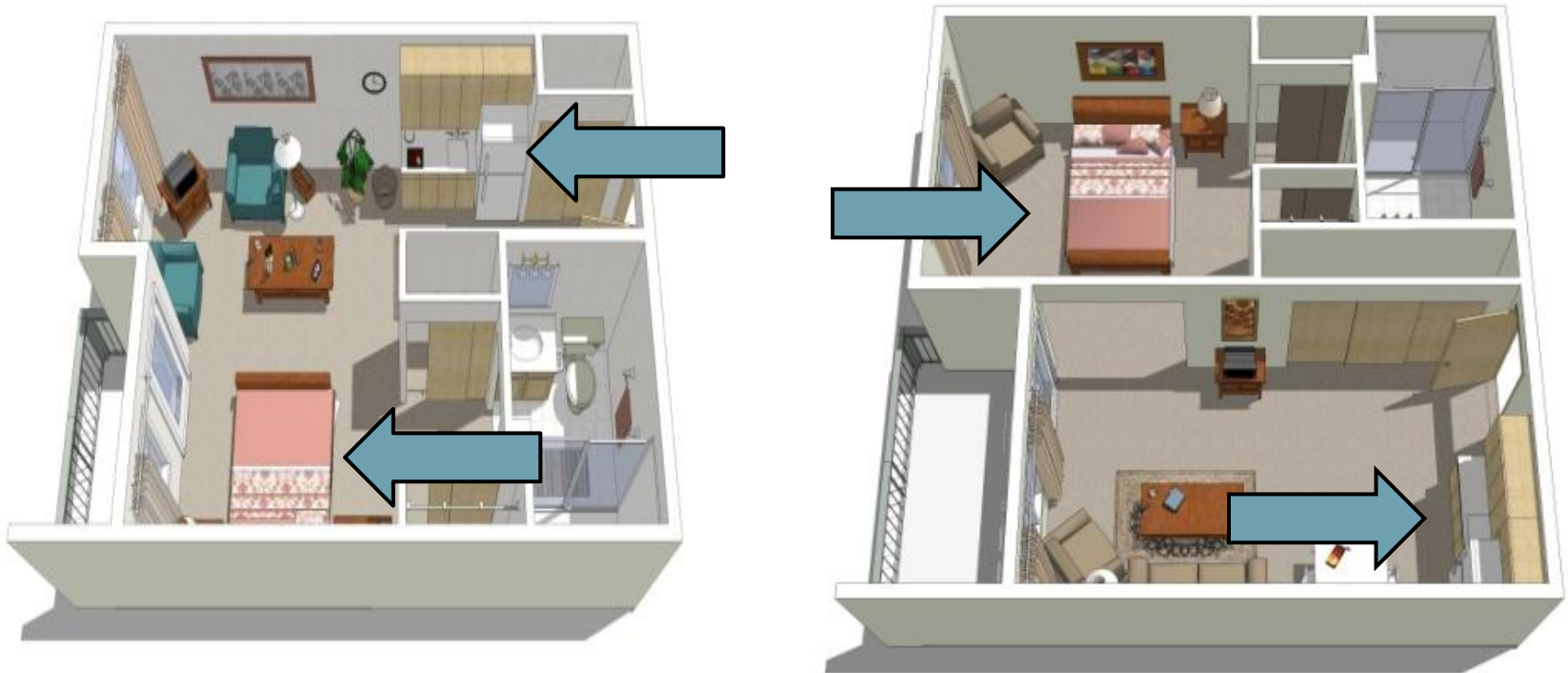
# Exterior Spaces

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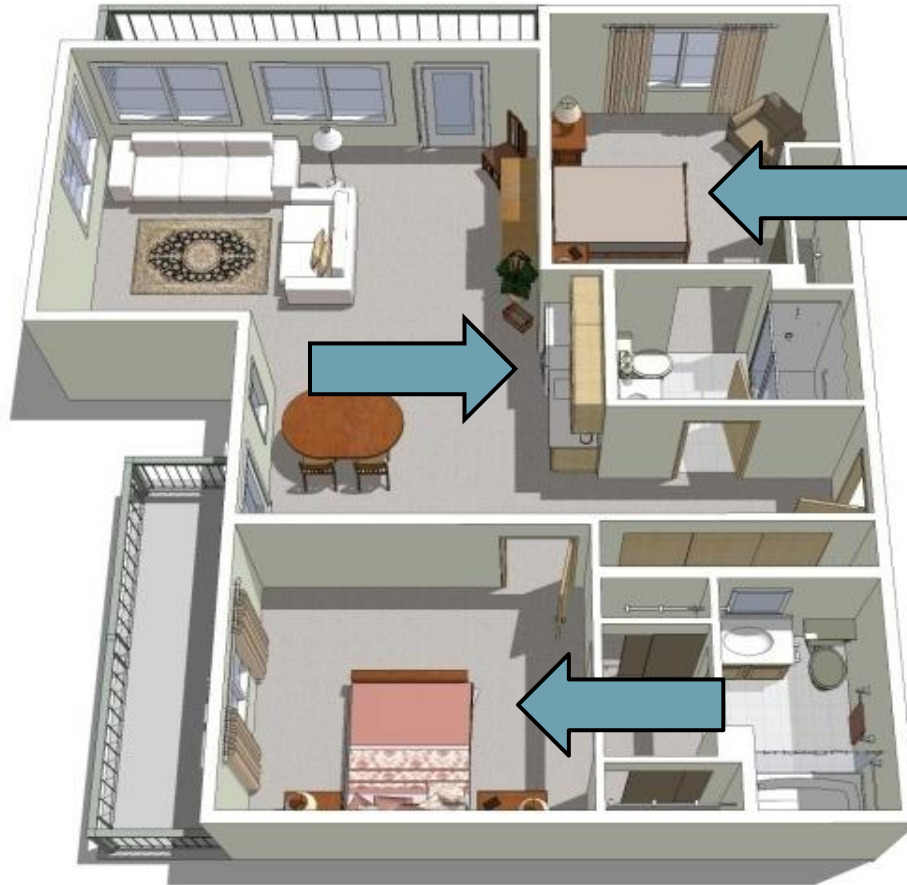
# Studio & 1 Bedroom Plans

10



# 2 Bedroom Plan

11





# Interior Photos

12





# Library

13



# Coffee Lounge

14



# Movie Theater

15



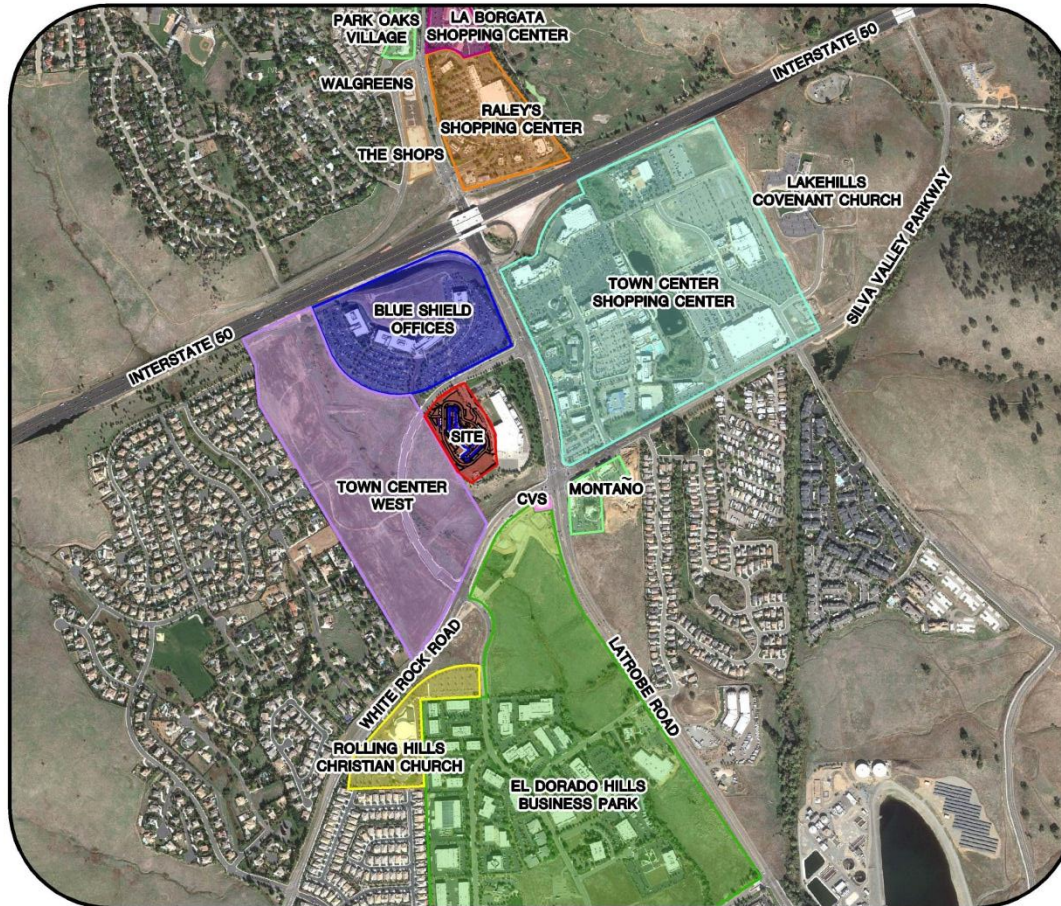
# Site Plan & Location

16

- Located near single and multi family neighborhoods to allow seniors to remain a part of the community
- Excellent access to local services and businesses with no significant impact on traffic, especially during peak hours
- Ample parking will be provided for staff, residents and guests
- Majority of site will be landscaped open space with walking paths, seating areas and gardens for residents



# Site and Surrounding Area



**LOCAL SERVICES**

**TOWN CENTER**

- THEATER
- RETAIL
- TARGET (INCLUDING PHARMACY)
- POST OFFICE
- DINNING
- DENTAL
- MEDICAL
- NUGGET GROCERY
- PROFESSIONAL SERVICES

**TOWN CENTER WEST**

- FUTURE RETAIL
- FUTURE COMMERCIAL

**EL DORADO HILLS BUSINESS PARK**

- DENTAL
- MEDICAL
- CHURCHES
- PROFESSIONAL SERVICES

**RALEY'S SHOPPING CENTER**

- RALEY'S GROCERY (INCLUDES PHARMACY)
- DINNING
- SALONS
- SHOPPING

**PARK OAKS VILLAGE**

- OPTOMETRY
- URGENT CARE
- PROFESSIONAL SERVICES
- BANKING

**THE SHOPS**

- WALLGREENS
- FUTURE DINNING
- FUTURE RETAIL

**LA BORGATA SHOPPING CENTER**

- BANKING
- DINNING
- PROFESSIONAL BUSINESS
- RETAIL

**MONTAÑO**

- BANKING
- DINNING
- RETAIL

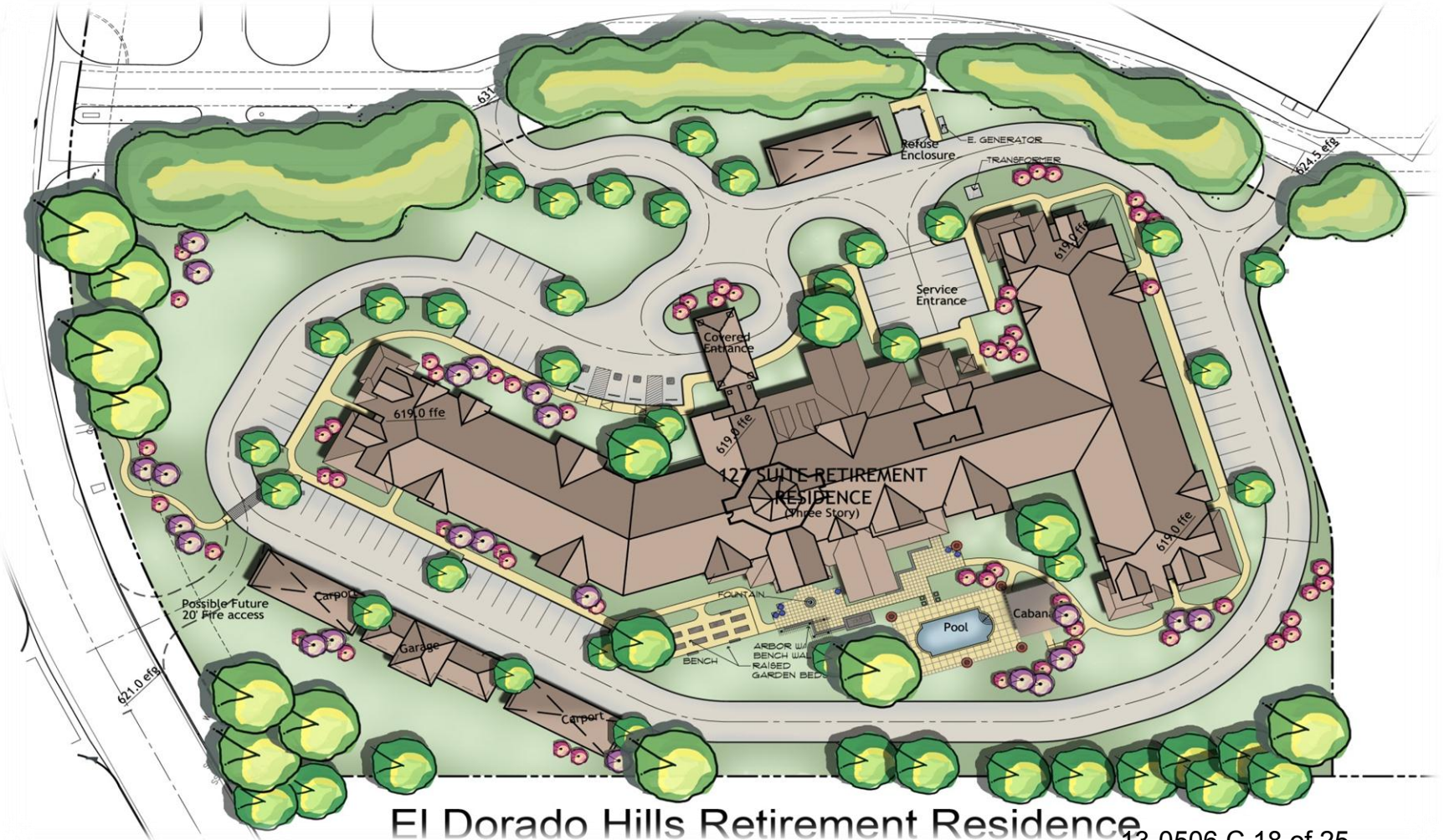


Not to Scale



# Site Plan

18



El Dorado Hills Retirement Residence

# Key Points

19

- Support for Local Economy. The project will help support the local economy with the senior residents shopping at local retail shops, eating at local restaurants, partaking in local entertainment opportunities, and using local services such as banking, doctors, dentists, and attorneys.
- Proximity to Services for Seniors. The project is located in very close proximity to shopping and service providers located in the Town Center Shopping Center, Montano, CVS, El Dorado Hills Business Park, Raley's Shopping Center, La Borgata Shopping Center, Park Oaks Village, Walgreens and the Shops. As an example, the Regal El Dorado Hills Movie Theater is within 1/2 mile of the project site.
- Disposable Income. The project will help maintain senior resident disposable income within the County and add new disposable income from senior residents moving to the County to live at the project.
- Jobs. The project will generate short term construction jobs and long term service jobs.
- Low Traffic Generation. The trips generated by the project are limited and off-peak



# Key Points

20

- Established Community. The project site is located within an established community with existing infrastructure.
- Provision of Senior Housing. The provision of senior housing at this site will help the County meet a growing need for senior housing. The project will also help the County accomplish general plan goals to accommodate senior housing.
- Opportunity to Age In Place. The project provides an opportunity for County residents to age in place.
- Service for Families with Aging Parents. The project provides a needed service for County residents with aging parents by providing a housing opportunity with senior services for their parents in close proximity to their homes.





# Issues to consider

21

- **Consistency with identified goals and policies of the General Plan implemented through the Specific Plan and Development Plans:**
- The application is to amend the Specific Plan and Development Plan to make it clear that a senior retirement facility is a permitted use and to provide development guidelines for such a use
- The Specific Plan contemplated flexibility as indicated by the following language describing permitted uses within Village U:
  - “Uses include, but are not necessarily limited to: hotel/convention center, restaurants, medical facilities, highway commercial, and office parks”
  - Senior Housing is generally allowed in commercial zones in other jurisdictions
  - The CG zone allows for “Community Care Facility” with a Special Permit
  - “Community Care Facility” is defined in part as “Any facility, place or building which houses more than six people and is maintained and operated to provide nonmedical residential care. . . Community care facilities are broken down into three sub categories as follows: 1. “Residential facility” means any family home, group home, social rehabilitation facility or similar facility determined by the director, for twenty-four-hour nonmedical care to persons in need of personal services, protection, supervision, assistance, guidance or training essential for sustaining the activities of daily living or for the protection of the individual”

# Issues to consider

22

- **Conversion of commercial land to residential:**
- The Project can be permitted with a commercial zoning designation
- The Project area is 5.5 acres only 1.8 % of the land designated for commercial in Villages U, T and I
- **Compatibility of uses:**
- Topography of Project site area will help isolate it from adjacent uses
- The Project can be conditioned to address compatibility concerns, such as requiring a sound wall along the west boundary and providing notice requirements for residents
- It is common practice to have senior retirement homes in commercial areas
- **Effect of increased density and intensity of use in Village U:**
- The project will be less intensive on infrastructure
- Trip generation will be very limited and off-peak

# Issues to consider

23

- **Objectives of the Land Use Policy Programmatic Update (LUPPU):**
- The Project will result in construction jobs
- Typical employment opportunities are 18 or so full time employees with a total of around 35 employees
- The Project site is a very small percentage of the available commercial land
- The Project site has been available with the existing land use designations since 1995 without development
- The Project provides for a underserved senior housing market
- The retention of seniors in the community at this location helps retain disposable income in close proximity to services, retail and entertainment in the community
- **Job creation:**
- Typical employment opportunities are 18 or so full time employees with a total of around 35 employees
- The Project will support local businesses such as professional services and retail and entertainment businesses

# Issues to consider

24

## □ **Senior Housing:**

- The Project provides for 130 units of senior housing in an ideal location in close proximity to residential communities (family) and services

## □ **Timing:**

- The property has been designated for development in the Specific Plan since 1988 without being developed
- The Project will achieve critical goals of the LUPPU process
- The Project has already been in the planning pre-application process since May of 2012 and has community support
- After this pre-application process, the Project still has to go through the entitlement process
- The delay involved with incorporating the project into the LUPPU process will delay job creation and potentially result in the termination of the project as the project would still have to go through an entitlement process once the LUPPU process was completed





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13-0506 C 25 of 25