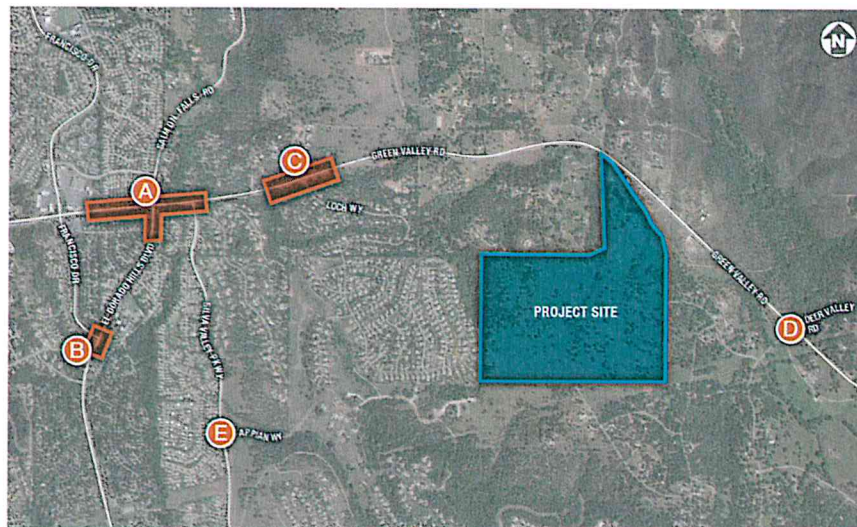
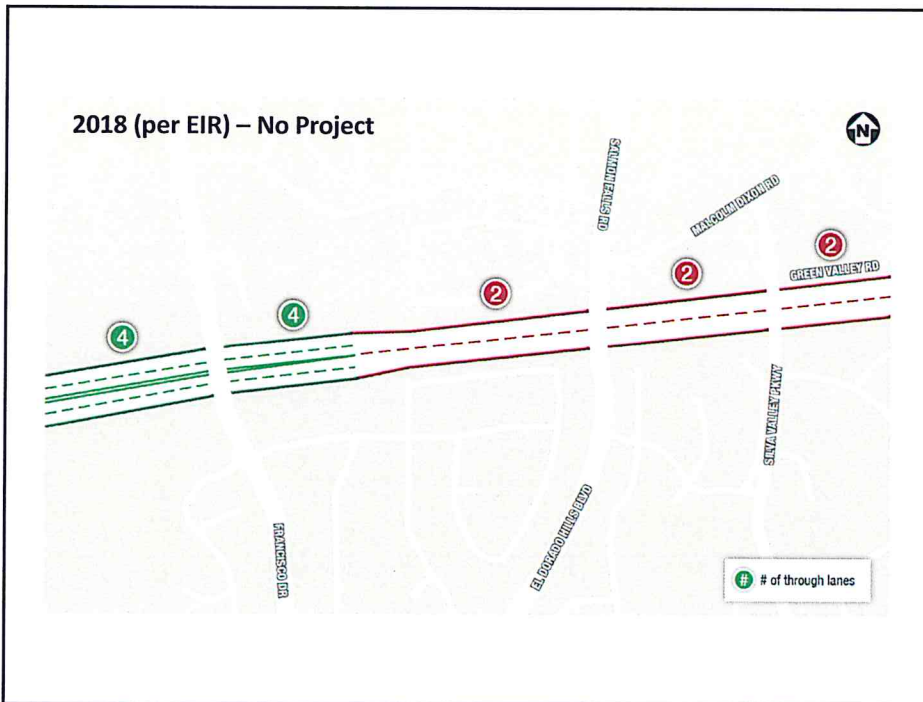
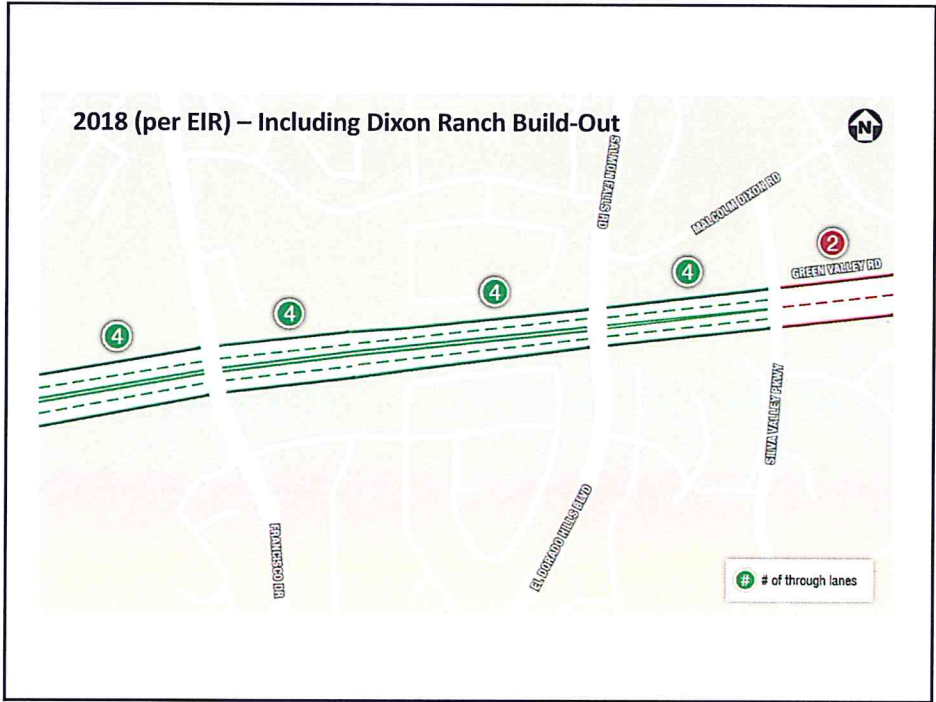


## CEQA Traffic Analysis

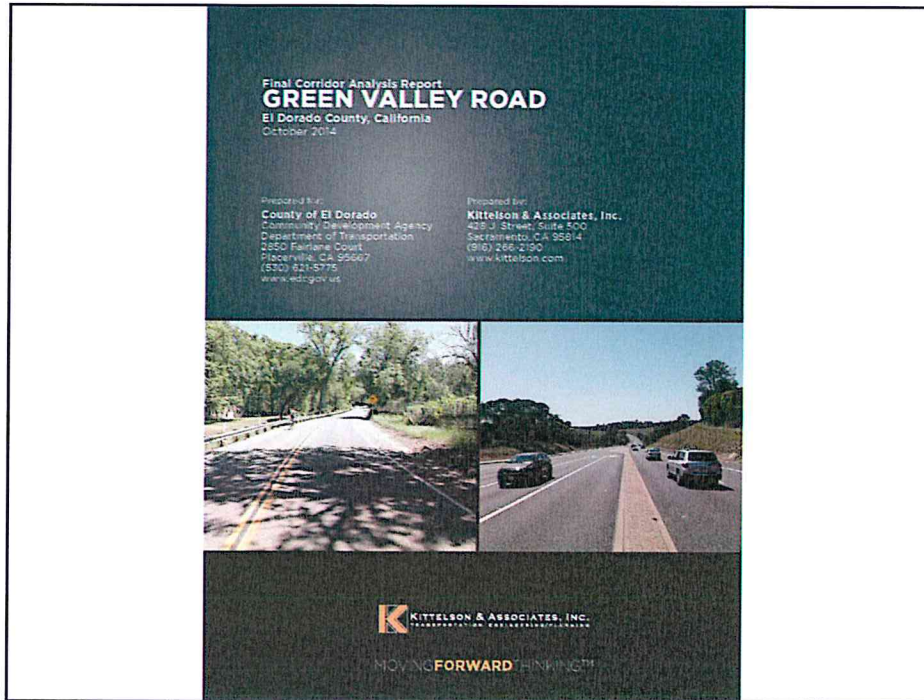
- **Thorough Evaluation of Project Impacts & Mitigations**
  - Mitigations identified to achieve acceptable LOS
  - Timings specific to maintaining acceptable LOS
- **Three (3) Project Traffic Study Iterations**
  - Year 2025 Forecasts
    - **(1) Initiated in Fall 2011**
    - **(2) Initiated in Fall 2012** (final dated June 2013, documented in DEIR and used for project impact/mitigation determination)
  - Year 2035 Forecasts ("75/25 Land Use")
    - **(3) Mid-2015** (dated May 2015, Supplemental Transportation Analysis)
    - Resulted in 2 fewer impacts, however not used for project impact/mitigation determination





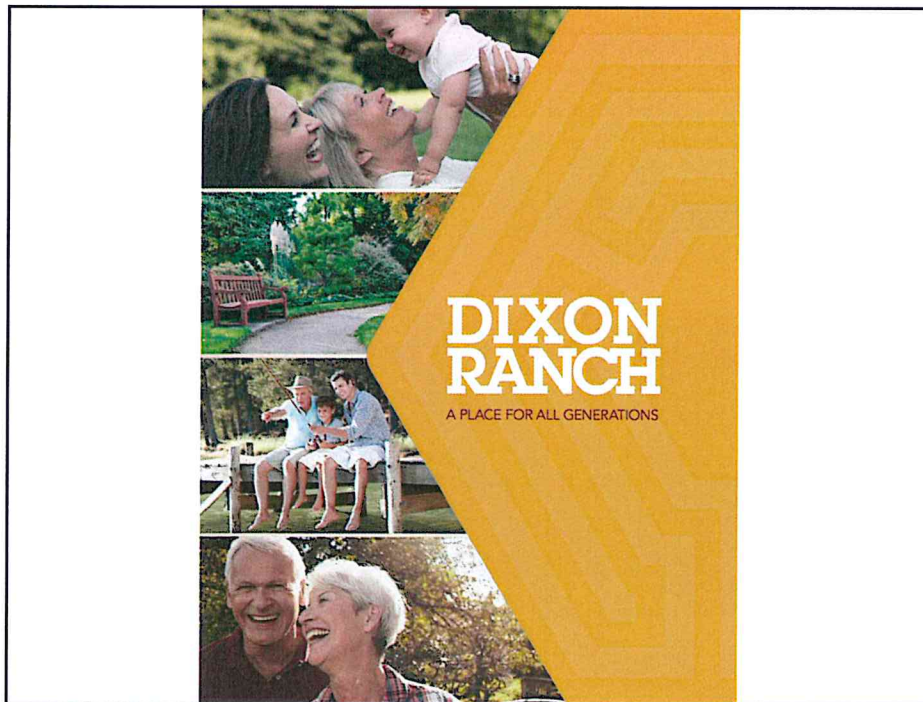
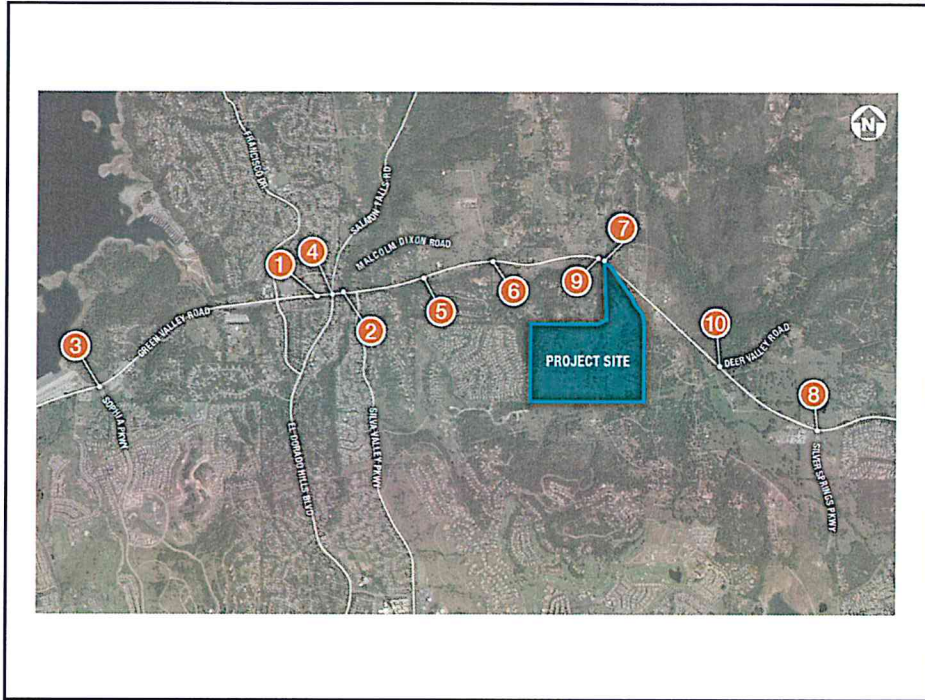




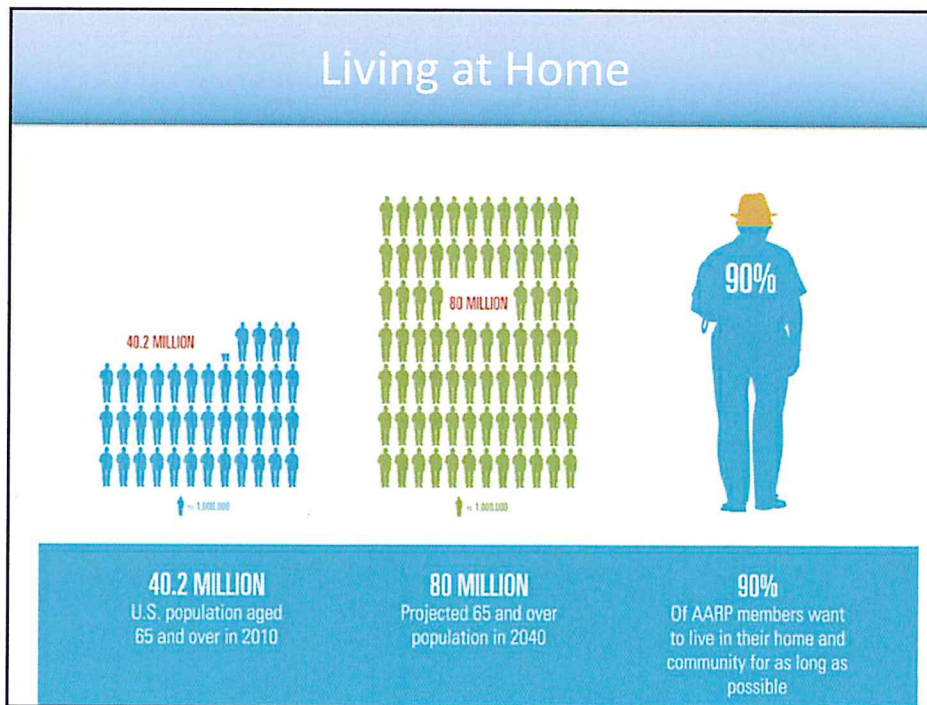
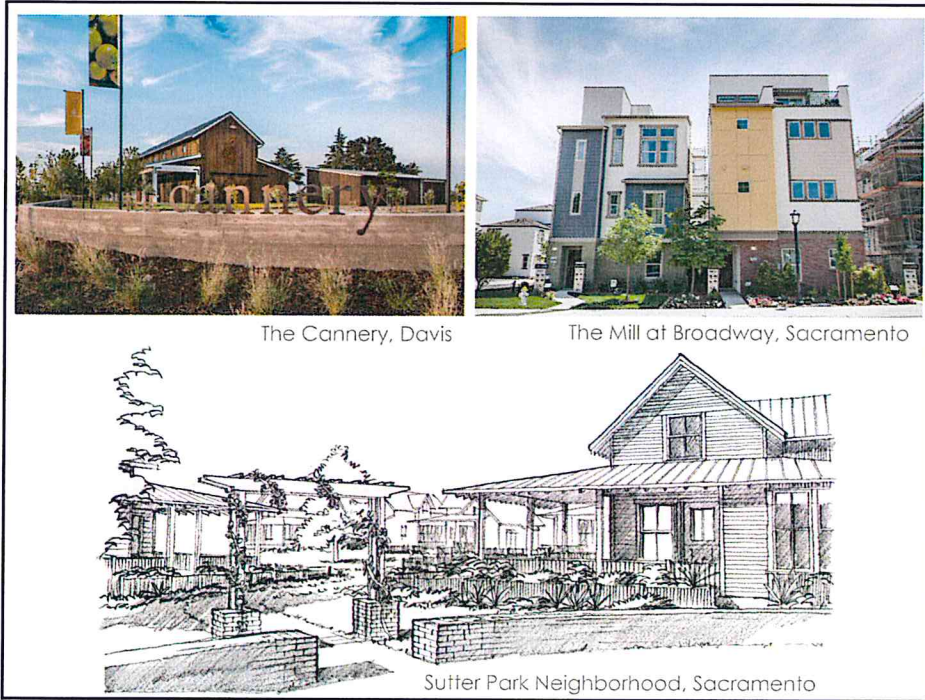


## Green Valley Road Corridor Study

- 11-Mile Corridor (County Line to Lotus Road), through project area
- Important conclusions:
  - (P. 3) "All study segments meet the County's operational standard..."
  - (P. 111) "The County has a threshold of 1.7 crashes per Million Vehicle Miles (MVM) for the segment to be considered for further evaluation and possible treatments...none of the roadway segments exceeded that threshold during the study period."
- Identified "...potential short-term improvements that may be implemented to improve operating and safety conditions for all users and modes of travel along the corridor."





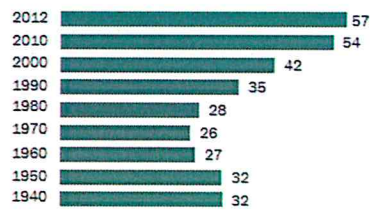


# Multi-generational Households

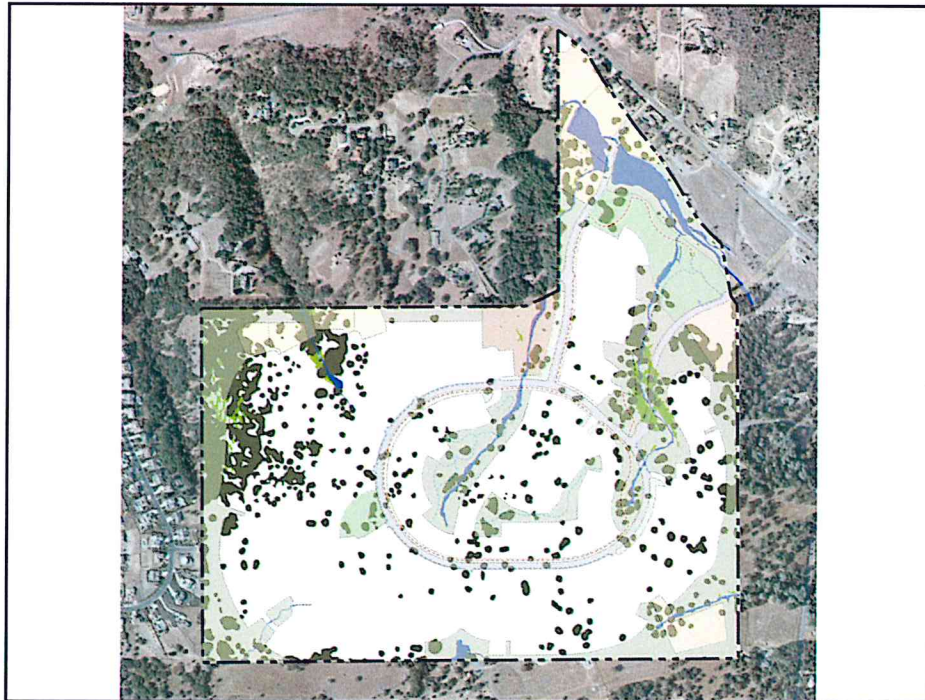
**Population Living in Multi-generational Households Has Doubled Since 1980**

**Population Living in Multi-generational Households Has Doubled Since 1980**

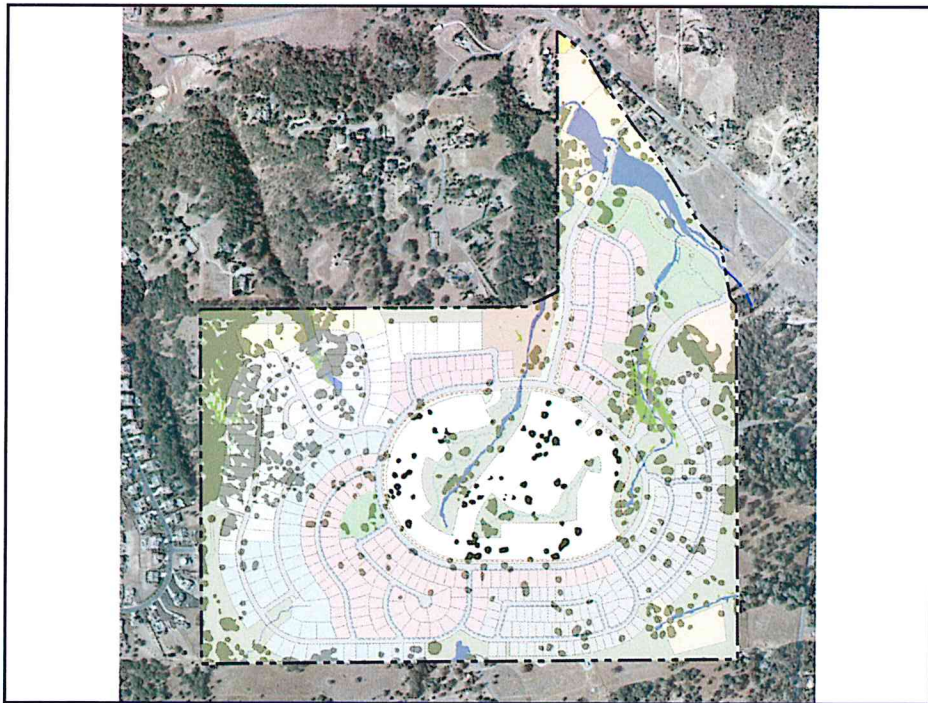
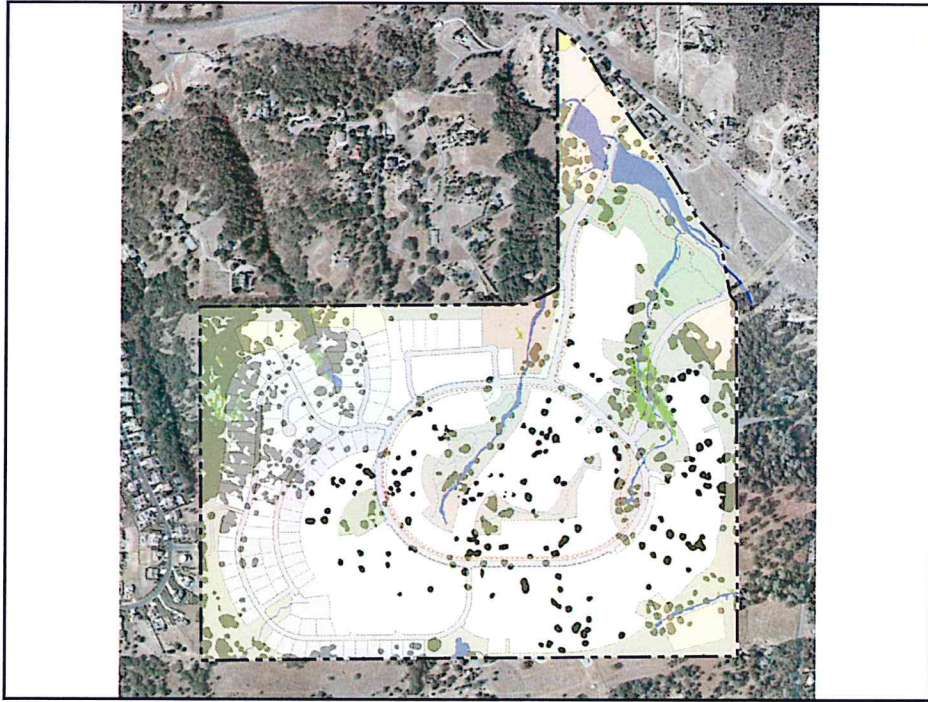
*In millions*



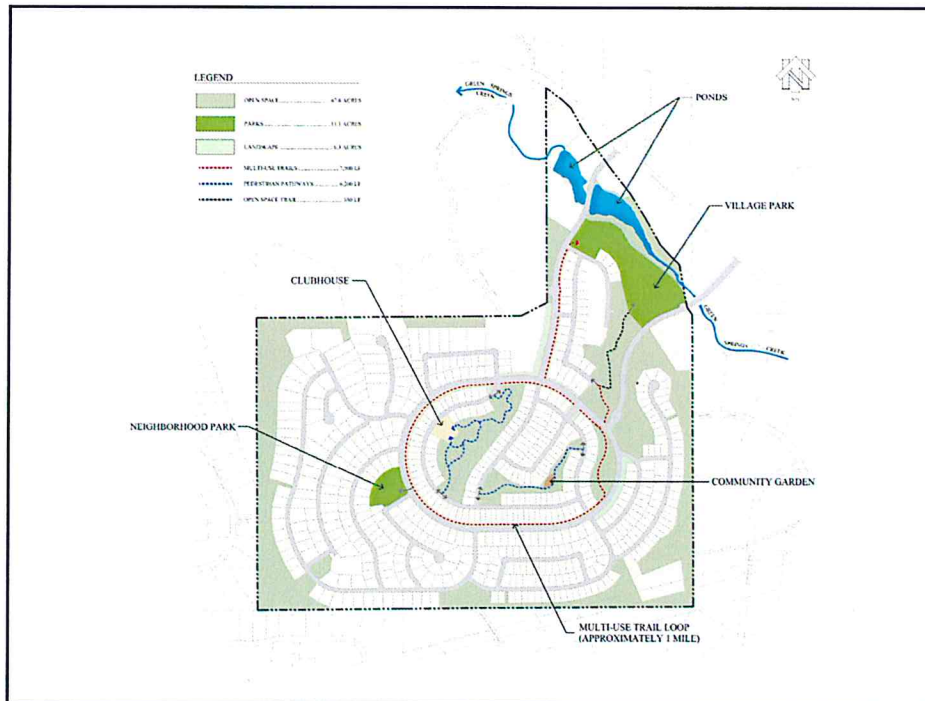
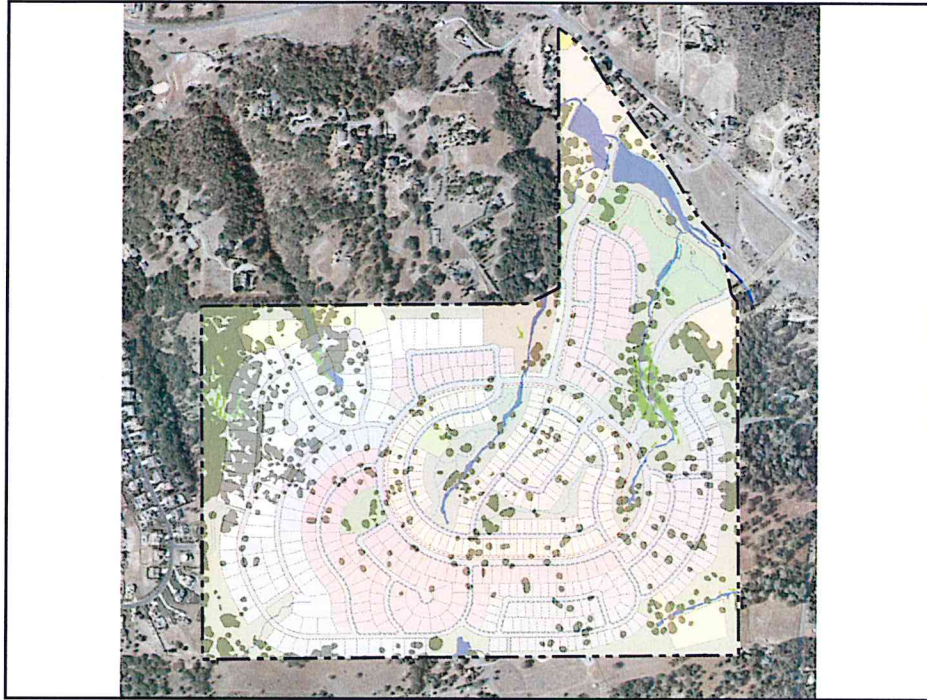
PewResearch

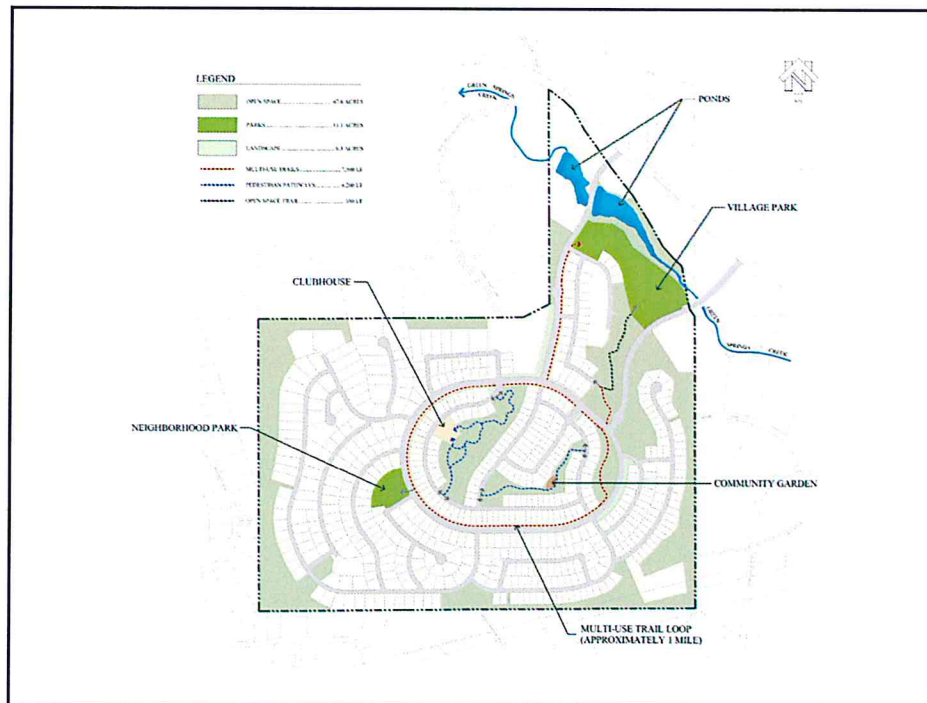
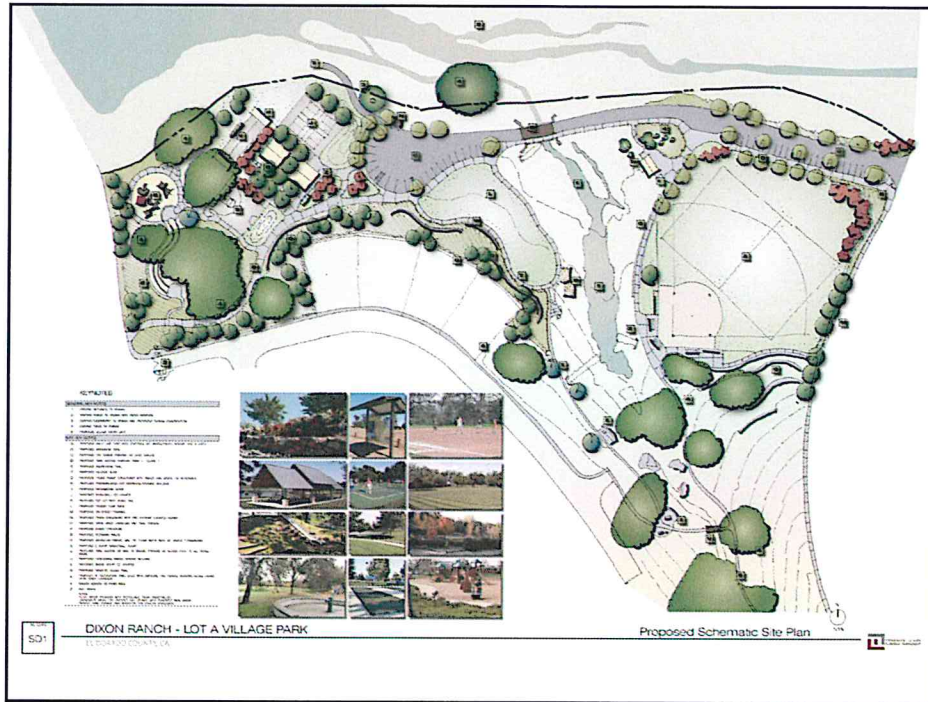




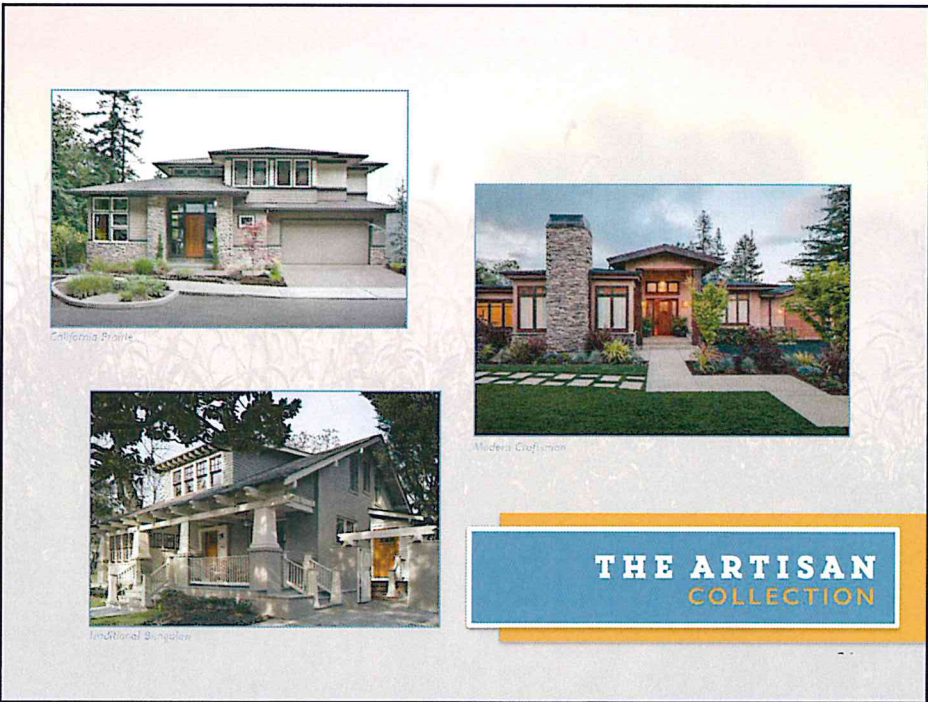












Victorian Farmhouse

Modern Farmhouse

Farmhouse Revival

**THE AGRARIAN**  
COLLECTION

Traditional Coastal Cottage

Modern Coastal

Coastal

**THE COASTAL**  
COLLECTION





Classical Monterey



Spanish Southwestern



Modern Spanish

**THE CALIFORNIA**  
COLLECTION



Tudor

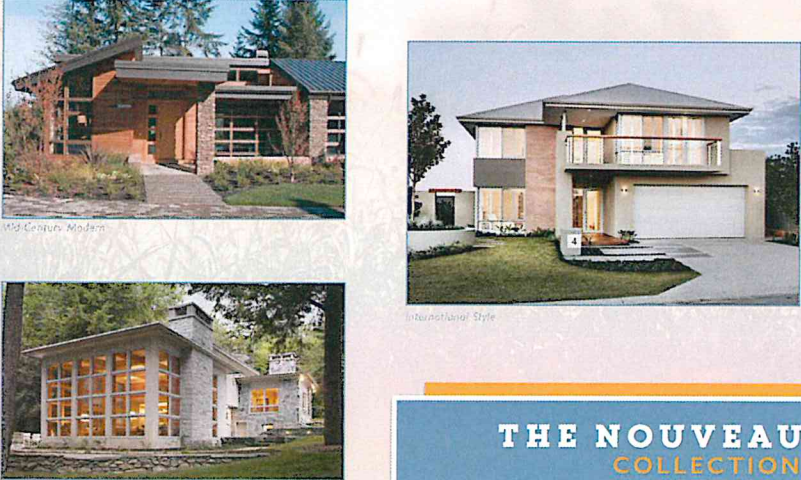


English Cottage



Mission Woodland

**THE PICTURESQUE**  
COLLECTION



Mid-Century Modern

International Style

International Style

**THE NOUVEAU**  
COLLECTION



INCLUSIVE  
FLEXIBLE  
BEAUTIFUL

**A HOME BUILT**  
For Everything You Expect In Life ...  
*And Everything You Don't.*



**Livable Design**

[www.livabledesign.com](http://www.livabledesign.com)



## WHAT IS LIVABLE DESIGN?



INCLUSIVE



FLEXIBLE



BEAUTIFUL

## Remodel Costs



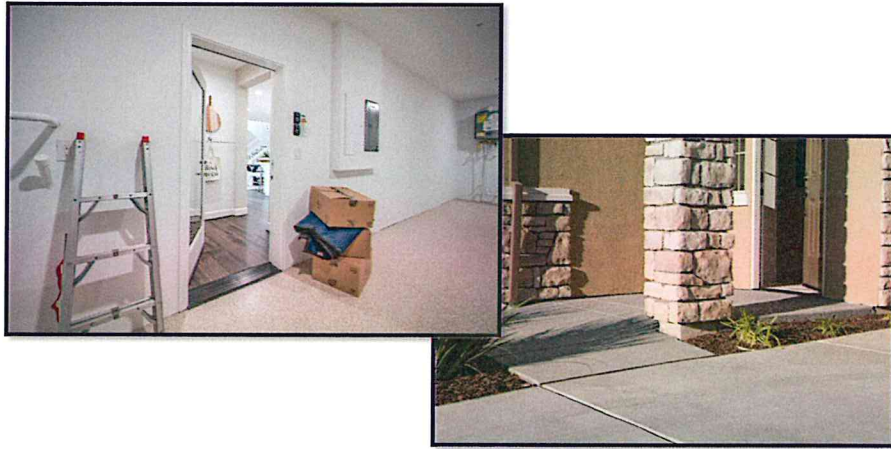
### Remodel Cost Estimates for midrange projects:

- Bathroom remodel: \$15,782
- Minor kitchen remodel: \$18,527
- Major kitchen remodel: \$53,931

Source: Remodeling Cost vs. Value Report 2013

## Examples of Livable Design Features

- **Stepless Entry:** Whether at the front door or at the garage, a home with at least one stepless entry makes it easier to enter the home when moving furniture, pushing a stroller or rolling luggage.



## Examples of Livable Design Features

- **Wider Doorways:** When moving large furniture or carrying laundry or groceries, wider doors make life a lot easier.





## Examples of Livable Design Features

- **Clearances and Circulation:** Wider hallways and stairways give a grand feeling of spaciousness while providing wiggle room for full, busy households.



## Examples of Livable Design Features

- **Multi-height Work Surfaces:** Having a variety of work surface heights makes it easier for everyone to participate in food prep.



## Examples of Livable Design Features

- **Curbless Shower:** Beautiful and luxurious, a shower without a curb will minimize trip hazards and make cleaning a breeze.



## Examples of Livable Design Features

- **Bedroom and Bathroom on Ground Floor:** Convenient for guests, provides added privacy and a great place to recuperate from a sports injury or surgery.





## It's Time To Think Differently

Just as the aging **living** experience is unique for everyone, so too are the creative solutions to help assure that life is as independent and purposeful as possible.

"How old would you be if you didn't know how old you are?"

- Satchel Paige



Transforming the Aging Experience

## Concierge Services at Eskaton Today

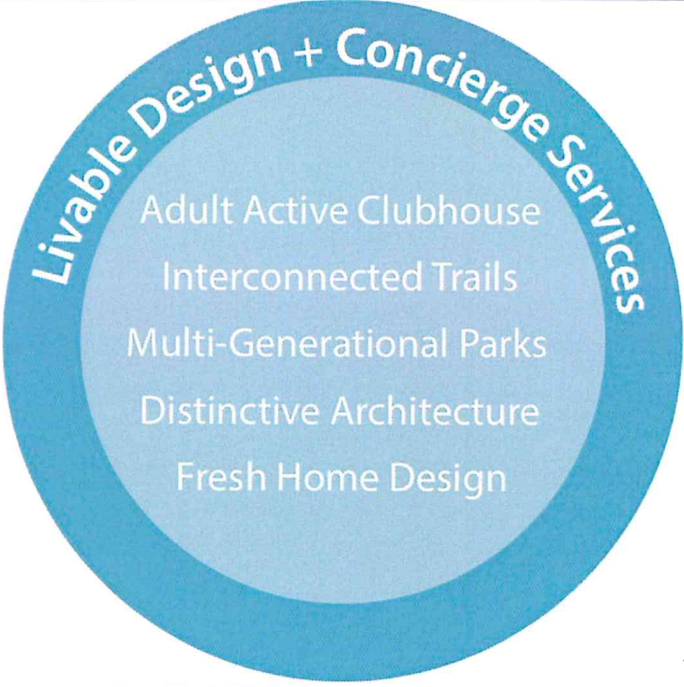

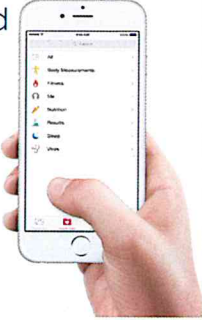
- Services included in the Eskaton-managed HOA
- Concierge is accessible via phone or in-person
- Top requests include access to screened home services, coordination of homeowner events, fitness, and exterior maintenance



**ESKATON**  
Transforming the Aging Experience

## Concierge Services of the Future

- ✓ Residents provide insight to service needs and desires
- ✓ Access to screened service providers
- ✓ Meal Delivery
- ✓ Personal Services
- ✓ Event and Program Coordination for ALL ages
- ✓ Transportation
- ✓ IDEA:  
    Uberization of services—Mobile Concierge



**Livable Design + Concierge Services**

- Adult Active Clubhouse
- Interconnected Trails
- Multi-Generational Parks
- Distinctive Architecture
- Fresh Home Design



Thank you



The first innovative Livable Design, multi-generational, service-enriched community in the nation.

