

THE TUTERA GROUP

Mission Chateau FAQ Supplement 3-5-2013



* Concept sketch of Mission Chateau Independent Living facility entrance from Mission Road.

1. Will there be any retail or mixed use?

No, our plans include **only residential uses** allowed in R1-A per an SUP.

2. Most of your green space is in the center of your development. Can it be moved, and can you add more?

Yes, there will be more green space. **Lot Coverage decreased 28,654 square feet, from 26.3% to 22.7%, a 14% reduction in building footprint.** Keep in mind that the City planning benchmark provides for not more than 30%. We have modified the plan to move the circulation

and parking, which was formerly to the south, to the center of the property. This resulted in **more green space to the perimeter and more total green space.**

3. Can buildings be moved farther away from property lines?

Yes, we have moved structures and site lines farther from the property lines. Please consider that the closest residential wings that face Mission Road remain approximately 100 feet from the road, consistent with the location of the existing school; however, the main façade of the building was moved from approximately **200 feet from Mission Road to about 240 feet from the road.** We also **eliminated the skilled nursing facility from the southern portion of the site** and relocated it to the far north of the site.

4. Can building heights be reduced?

Lot Coverage Height Grid

	Original	Revised	Change
One Story	96,291	46,373	(49,918)
Two Story	-	62,408	62,408
Three Story	114,372	73,228	(41,144)
Total Footprint	210,663	182,009	(28,654)

Yes, by over a third. Three-story structures have been **reduced by 41,144 square feet or 36%.** All or a portion of the heights and site lines have been reduced on each building. We have also taken into consideration the site grading and its impact on height. All **buildings far exceed the allowed setbacks.** Keep in mind that the **school gym is 38 feet tall**; and, to its north, **the existing school is three stories.** The building to the northwest was **reduced from three stories to two.** The building **facing Mission is now tiered** towards Mission Road and farther back. The one-story building to the **Southwest was mainly replaced with green space or villas.**

5. Can you add additional Villas?

Yes, 4 more. Duplex Villas now cover approximately **three-fourths of the southern property line.**

6. Can you move delivery locations to north of the property?

Yes, the **delivery access and location have been moved to the North and Northwest** of the property in connection with the re-engineered drives, parking, and access.

7. We don't like the road entrance and circulation to the South. Can you move them?

Yes, while the villas require a drive to the South for their access, **the road no longer circulates to the southern perimeter.**

8. Have you considered walking trails, a parklet or micro-park or a dog park?

Yes, we have included approximately **1.23 miles of walking paths** within the community and a total of **5.3 acres of park space** located in three continuous sections, 1.7 acres to the Southwest, 2.5 acres to the North, and 1.1 acres on the East fronting Mission Road. We have not connected the walking paths to the public sidewalks to the West because we do not own the property that extends to the existing sidewalks. If this community desires this connection, we would be pleased to talk to the City about how that could be possible.

9. How are you dealing with the water runoff, and will it make a bad situation worse?

It will improve from existing conditions. The peak water runoff rate will reduce to about **40% from existing conditions**. Construction cannot begin until all regulatory bodies have reviewed and agree that the water runoff will perform as designed.

10. Can you reduce the number of units?

Unit Counts by Type

	Original	Revised	Change
Assisted Living	62	60	(2)
Memory Care	36	36	0
Independent Living	180	160	(20)
Skilled Nursing and Rehabilitation	91	83	(8)
Total without Villas	369	339	(30)
Villas – Single and Duplex	7	11	4
Total	376	350	(26)

Yes. Total counts have reduced by 30 units or 8%, and duplex villas increased by 4 or 57%. Keep in mind that a lifestyle is being created; and, without enough residents, there is no lifestyle.

11. Will morning traffic issues be addressed?

Table 3: Trip Generation Comparison

Daily Comparison				AM Peak Hour Comparison				PM Peak Hour Comparison			
Previous Land Use				Previous Land Use				Previous Land Use			
	Enter	Exit	Total		Enter	Exit	Total		Enter	Exit	Total
School	405	405	810	School	149	121	270	School	39	41	80
Total	405	405	810	Total	149	121	270	Total	39	41	80
Proposed Land Use				Proposed Land Use				Proposed Land Use			
	Enter	Exit	Total		Enter	Exit	Total		Enter	Exit	Total
Residential	400	398	798	Residential	39	47	86	Residential	41	54	95
Total	400	398	798	Total	39	47	86	Total	41	54	95
Comparison				Comparison				Comparison			
	Enter	Exit	Total		Enter	Exit	Total		Enter	Exit	Total
Previous	405	405	810	Previous	149	121	270	Previous	39	41	80
Proposed	400	398	798	Proposed	39	47	86	Proposed	41	54	95
Total	-5	-7	-12	Total	-110	-74	-184	Total	+2	+13	+15

* Reports prepared for the City of Prairie Village by Olsson Engineering. Full report provided along with application for special use permit.

Yes, consistent with our previous traffic study, the **morning peak traffic** will be **significantly reduced**. The updated traffic study will show an overall reduction from the prior comparison provided above.

12. How many employees will work at Mission Chateau?

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. 105 employee parking spaces are provided on site in designated areas to the North and the Northwest of the site. All staff is either licensed or screened for appropriateness.

13. How much light will be required for the roads, paths, and parking?

We will provide the amount required per the City requirements and resident and visitor safety. Design will require that **no light illuminates the perimeter**. The revised circulation will result in most of the lighting only being visible from within the community.

14. What will it look like from Mission Road, and will the pedestrian crosswalk remain?

The structure on Mission Road is anywhere from **100 feet to 240 feet off the street**. At the center of the property, the independent living residence is placed **4 feet lower than Mission Road** and includes a berm blocking any view of parking and much of the first level. Care has been taken to **reduce the height** in areas that have the most visual impact. An **extensive streetscape** with curved sidewalks, landscaping, and berms is provided off Mission Road. The current sidewalk is adjacent to the curb. We do not control the crosswalk; however, our desire would be for it to remain.

15. How will parking drives and access be addressed?

298 parking spaces are provided. Employee, visitor, and resident parking is designated and in **controlled locations on the site. Employee parking is restricted to the North and Northwest. No offsite parking** is required. The parking and drives are **located away from residential** neighbors to the South and Southwest. The neighbors to the East will have the same access points, more screening, further setbacks, and an improved streetscape.

16. Do these retirement communities create more crime?

No, there are no statistics that support a theory of increased crime in a senior community from either residents or staff. These are the residents' homes. The property is **monitored 24/7**, and all staff are either licensed or screened for appropriateness.

17. Is there an increase in ambulance or emergency vehicle traffic?

Emergency vehicles would enter from Mission Road. We do not experience a high volume of emergency vehicles in other locations. **Vehicles do not arrive with sirens and lights** unless merited by the type of emergency that would exist at any other residential property; i.e., a fire alarm or resident medical emergency.

18. Why do we need senior housing or services? Can't the seniors go to another community? Wouldn't the City be better off with more homes for families versus seniors? How much is needed and why Mission Road?

Seniors, like other Prairie Village residents, like to stay in their own community close to family, friends, familiar shops, community, and faith services, etc. Every city should embrace the opportunity to provide living alternatives in its community for its seniors rather than expect its seniors to move outside the city when a lifestyle change is needed or desired. Prairie Village is no different in its desire to provide for its seniors.

Additionally, Prairie Village is not different from many other cities facing **the graying of America as the baby boomer generation** ages. Please find attached a study from the Prairie

Village Parks and Recreations Master Plan and a second report commissioned by the City that contains demographic information.

Some of the key statistics are as follows:

Demographics Information (Source PV)

The peak population was in 1970 with 28,378 persons.
2010 population was 22,272 - a **21.5% decrease**

Age Cohorts and Family Information (Source PV Parks and Recreation)

Population 65 and above in 1980 - 11.4%
Population 65 and above in 2008 - 19.8% - a **74% increase**
Population 24 and under in 1980 - 33.7%
Population 24 and under in 2008 - 27.7% - a **18% decrease**

Household Types Trends (Source PV Parks and Recreation)

Family Households in 1980 - 78%
Family Households in 2008 - 60% - a **23% decrease**
Non-Family Households in 1980 - 29%
Non-Family Households in 2008 - 40% - a **38% increase**

Trends from 2000 to 2015 Projected

Projected population in 2015 is 22,462, **an increase of 390 of residents or 1.8%**.
The over 55 population increased from 6,334 to 7,885, **an increase of 1,504 residents or 24%**.

The reports are clear that **senior housing is appropriate and contributes to the overall health and prosperity of the community**. Senior Living Communities within the City allow the senior population and its **wealth to stay in the City**, while allowing **natural housing rotation** to younger **couples starting families and growing families** in need of larger homes.

Independent Living

Over the last 15 years (2000 to 2015, which year is the anticipated start of Mission Chateau), **no independent senior living has been provided in Prairie Village**. The only independent senior living project in the City is Claridge Court, which opened in 1988 with 135 units. There will be a period of **27 years between senior independent living opportunities** in Prairie Village.

Assisted Living and Memory Care

During the same 15 years, only 59 specialized private and semi-private Assisted Living and Memory Care units have been added, the Benton House, which opened in 2013. Brighton Gardens opened in 1997 with 124 units, **an 18-year span**.

Skilled and Rehabilitation Care

During the same 15 years, **no additional Rehabilitation or Skilled Care** has been provided in the City of Prairie Village. Twenty-seven years ago, Claridge Court added 35 skilled units and recently added 10 skilled units. However, Claridge Court is a Lifecare facility, and services are

primarily limited to its own residents. Claridge Court reports a **98% occupancy**. The Brighton Gardens, developed 18 years prior to the anticipated Mission Chateau 2015 opening, contains **45 predominantly semi-private skilled beds**.

The location on **Mission Road is the most appropriate** for this type of community. The Mission Road corridor provides the community with access to shops, services, and events that are integral to the desired lifestyle.

19. Don't we have plenty of Senior Living options in or around the City already?

Senior Options within and close to Prairie Village

	Year Built	Age as of 2015	MC	ALF	ILF	Skilled Rehab	Total	Occupancy
Benton House	2013	2	12	47	0	0	59	Now Leasing
Claridge Court	1988	27		0	135	45	180	Full
Brighton Gardens	1997	18	40	84	0	45	169	Full
Total within City			52	131	135	90	408	

Forum 1989	1989	26	0	30	118	56	204	Full
Total within 2 Miles			52	161	253	146	612	

Mission Chateau	2015	0	36	60	160	83	339	
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* Existing community unit counts are estimated based on available information. Facility configurations change from time to time. Some units are combined and some are shared. Full occupancy is stabilized. At any given time residents will be moving in and moving out.

No, 85% of the Senior Living options for Prairie Village were built 18 to 27 years ago to accommodate the need that already existed. The facilities serve specialized markets. Senior housing needs continue to grow, and the product continues to evolve. Seniors desire and demand communities that are designed with their needs in mind and utilize the most recent design that offers a continuum of care in a residential environment.

The newest senior community serves a small portion of the market and offers no skilled or rehabilitation care, Villa or Independent living apartments. Even when looking beyond the City, the closest facility is twenty-six years old and fully occupied.

Mission Chateau will provide the **only option for the resident in Prairie Village to remain in his/her City**.