

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			
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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			
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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.**

End of FAQ Supplemental 3-5-2013

THE TUTERA GROUP

FREQUENTLY ASKED QUESTIONS ABOUT MISSION CHATEAU

1. What is Mission Chateau?

Mission Chateau will be a state of the art continuum of care senior living community which will be comprised of 4 levels of service:

- Independent Living Villas and Independent Living Apartments for residents who don't need any personal assistance.
- An Assisted Living Facility for people who require a little help with the activities of daily living.
- A Memory Care Facility for people who require a little help and have memory issues.
- A Skilled Nursing and Rehabilitation Facility to provide skilled nursing care and rehabilitation services, both short-term and long-term.

Mission Chateau, which has been designed to look like a grouping of French villas and chateaus, will incorporate a continuum of care setting that allows seniors to age in place based on their health care needs. Having several levels of care available on one campus is a wonderful benefit, as it provides residents with the security of knowing that if you need Assisted Living, Memory Care, or Skilled Nursing Care at some point in the future, you won't have to move to another facility to get that service. Couples find a continuum of care facility especially appealing, for 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.

2. Who will own and operate Mission Chateau?

MVS, L.L.C. was formed to purchase the former Mission Valley Middle School from the Shawnee Mission School District. MVS, L.L.C. was initially a joint venture between Joe Tutera of Tutera Group and Dan Lowe of RED Legacy, LLC. MVS, L.L.C. purchased the site in September 2011 with the intention of developing a mixed use development which would contain both a retail component, which would be developed by RED, and a senior living community, which would be developed by Tutera. However, when the determination was made in mid-

August 2012 to proceed with a senior living community with no retail component, Tutera became the sole member of MVS, L.L.C.

3. Who is The Tutera Group?

Tutera is a nationally recognized health care management company founded in 1981 by Dr. Dominic Tutera, a well known and respected obstetrician who practiced in Kansas City for over 30 years. Joe Tutera, Tutera's CEO, has resided in Kansas City his entire life. The Tutera Group has grown into a company of national prominence that owns, operates or manages in excess of 50 senior living communities in 14 states, including The Atriums Retirement Center, Lamar Court Assisted Living, Rose Estates Assisted Living, and Stratford Commons Assisted Living, all which are located in Johnson County, Kansas.

4. Is there a need for a project like Mission Chateau in Prairie Village?

Yes. Per the Prairie Village Parks and Recreations Master Plan, seniors (defined as those 65 years and older) comprise 19.8% (approximately 4,274 residents) of the total population of Prairie Village. The senior population of Prairie Village will continue to grow significantly over the next several years as "baby boomers" continue to reach retirement age. The growing numbers of seniors in Prairie Village are going to need the type of services which will be provided at Mission Chateau, and if projects like it are not allowed to be developed more and more Prairie Village residents will be forced to move out of the community they call home.

Tutera's market studies show that within Tutera's properties located within the greater Kansas City metropolitan area, roughly 50-55% of residents previously lived within 5 miles of the facility prior to admission, roughly 83-86% of residents previously lived within 10 miles and 94-96% of residents previously lived within 15 miles. Based on Tutera's experience and the demographics of Prairie Village, a facility such as Mission Chateau will be in great demand upon completion and will meet a growing need for a true senior community offering continuum of care services in the Prairie Village marketplace.

5. Does Mission Chateau comply with the current zoning Prairie Village Master Plan and Zoning Classification for the site?

Yes. The property is zoned R-1A. The City's Strategic Investment Plan was amended on May 21, 2012 by adoption of Ordinance 2257 to address this site. It states as follows:

"2. Limit the uses to those allowed in the R-1A Single-Family District.

Uses for this proposed site are restricted to uses that are permitted in the R-1A District which also may include conditional use permits, special use permits and planned residential. The uses generally are residential, including senior housing, and possibly a mixture of housing types. In addition, schools (private require a special use permit), churches and other public uses are also permitted."

6. Does Mission Chateau require a special use permit?

Yes. While Mission Chateau as currently designed falls within the permitted uses under R-1A zoning, the project still requires the issuance of a special use permit. As suggested in the recently adopted Master Plan any plan to redevelop the subject site should focus on working within the design standards found in the zoning classification and be sensitive to transition elements regarding adjacent properties. To that end the following elements have been incorporated into the Plan to date:

- (a) Building heights are consistent with residential structures and similar senior living properties which were previously developed under the R-1A zoning designation within Prairie Village. Approximately 50% of the entire development and most all perimeter structures interfacing with adjacent residential are being constructed as 1 story buildings.
- (b) Setbacks from perimeter property lines for buildings and drives will greatly exceed R1-A setback standards.
- (c) Building coverage of no more than 30% for the entire 18.43 acre parcel, thus preserving green space in excess of 47%.
- (d) The construction of landscape buffers between Mission Chateau and nearby residences. The backyards of 5 of the 9 adjacent residential properties to Mission Chateau will face the backyard of the 1 story villas, and the remaining 4 adjacent residential properties will be subject to substantial setbacks which will be buffered by landscaping and 1 story structures.

7. How will access to Mission Chateau be provided?

The sole point of access for Mission Chateau will be off Mission Road and all traffic circulation will be self-contained within the site.

8. How will Mission Chateau impact traffic patterns on Mission Road?

The impact on Mission Road traffic patterns will be minimal based upon studies conducted by MVS, L.L.C., particularly since the project will consist solely of a senior living community and will not contain any retail component. Based on studies conducted by Tutera, traffic generated at peak times would be only approximately 25% of the traffic at those same peak times when Mission Valley Middle School was operating and 50% of the overall traffic at non-peak times.

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Total	-5	-7	-12	Total	-110	-74	-184	Total	+2	+13	+15

9. How will Mission Chateau deal with storm water runoff?

MVS, L.L.C. will construct a retention pond located on the north end of the site that will handle the excess storm water runoff that will result from the construction of the project. The design of the storm water facilities will be subject to the review and approval of the City of Prairie Village Public Works Department.

10. Will Mission Chateau be financed with any public funds?

No. MVS, L.L.C. is not seeking any public financial support from Prairie Village to construct or operate Mission Chateau. To the contrary, the construction of Mission Chateau will result in approximately \$1,500,000 in city sales tax for the goods and services needed to construct the project, and once open, it is estimated that Mission Chateau will pay in excess of \$500,000 in annual real property taxes which would be divided up between Prairie Village, the Shawnee Mission School District and the other taxing jurisdictions.

11. Will Mission Chateau include neighbors and other interested parties in the planning process?

Yes. To date, MVS, L.L.C. has met with 35 neighbors representing 14 neighborhood associations to review the proposed plan and gather comments. In regard to the most recent plan, formal meetings with specific neighborhood associations and a city-wide meeting have been scheduled. Dates and locations for these meetings are as follows:

- (a) Corinth Meadows HOA – January 15, 2013, 6:30 p.m. – Shawnee Mission East High School Cafeteria
- (b) Town & Country HOA – January 16, 2013, 6:30 p.m. – Shawnee Mission East High School Cafeteria
- (c) City-wide Neighborhood Meeting – January 24, 2013, 6:30 p.m. – Shawnee Mission East High School Cafeteria

Additional information added to the Q&A based on information discussed at the January 15th & 16th neighborhood meetings with Corinth Meadows and Town & Country Homes Associations.

1. If the City approves the Mission Chateau project how quickly will development begin and will it be built in phases?

Assuming the City approves the Special Use Permit, Site Plan and Construction Documents by June of this year, MVS, LLC would expect to begin construction in Spring of 2014 with potential residents moving in for occupancy by Spring of 2015. Yes, the project will be constructed in phases. The phasing schedule has not yet been completed but will be provided to the City with all other application materials.

2. Will the Mission Road streetscape be enhanced as part of the proposed redevelopment?

Yes. MVS, LLC understands the importance of providing better walkability and a more aesthetically pleasing streetscape along Mission Road. MVS, LLC is working with the City Planning Staff to develop the Mission Road streetscape and will ultimately seek approval of the streetscape as part of the Special Use Permit and Site Plan approval process.