

An architectural rendering of a large, multi-story senior living community. The building features a mix of brick, stone, and wood siding, with multiple gables and dormers. A central courtyard area is visible with a paved walkway, a few cars parked, and a person walking. The scene is set in a lush, green environment with trees and shrubs.

# Mission Chateau

## Description of Living Units, Services, and Need

# Independent Living Amenities

## Community

- “ Concierge’s desk
- “ Valet
- “ Multiple Dining Options
- “ Theater
- “ Wellness Center
- “ Entertainment rooms
- “ Indoor swimming pool and spa
- “ Access to Assisted Living Apartments, Memory Care, and Skilled Nursing Neighborhoods

## Apartment

- “ 700 to 1,300 sqft apartments
- “ Full kitchen
- “ Living room
- “ Bedroom
- “ Full bathroom(s)
- “ Walk-in closet
- “ Balconies

# Independent Living Options in PV

***There are no Rental Independent Living units***

## Mission Chateau

**160 units**

- “ **New**
- “ **1,310 sqft per unit**
- “ **No buy-in required**

## Claridge Court

**0 units**

- “ **21 years old**
- “ **1,540 sqft per unit \***
- “ **Buy-in \$380,000 to \$900,000**
- “ **Full with wait list**

**\*(assumes 45,000 sqft SNF of 253,000)**

# Independent Living Villas in PV

***There are no Senior Villas***

## Mission Chateau

11 Units

- “ 2,235 sqft villa
- “ Two car garage
- “ 10’ ceiling
- “ Large picture windows
- “ Individual architecture and style
- “ Private patios and entry

## Market

0 Units

- “ 24/7 monitoring
- “ Maintenance free
- “ Full access to Mission Chateau Independent Living community services

# Assisted Living Options in PV

## *Our Assisted Living is a Residential vs. Medical Model*

### Mission Chateau

60 units

- “ New
- “ **1,000** sqft per unit
- “ **All private occupancy**
- “ Full access to Continuum of Care

### Brighton Gardens & Benton House

82 & 47 units

- “ Brighton -16 years old & Benton - new
- “ Brighton - **600** sqft & Benton - **667** sqft per unit
- “ Brighton **15%** and Benton **23% semi-private occupancy**
- “ No Continuum of Care

# Memory Care Neighborhood

## *Our Memory Care is a Residential vs. Medical Model*

### Mission Chateau

36 units

- “ New
- “ **766** sqft per resident
- “ **All private occupancy**
- “ Residential Design
- “ Full access to Continuum of Care

### Brighton Gardens & Benton House

24 & 12 units

- “ Brighton - 16 years old & Benton - New
- “ Brighton - **490** sqft & Benton - **492** sqft per resident
- “ Brighton - **5%** & Benton - **83% semi-private occupancy**
- “ Double loaded corridors
- “ No Continuum of Care

# Skilled Nursing Options in PV

*All Skilled Nursing is not the same*

## Mission Chateau

84 units 100 beds

- “ New
- “ **Residential Design** - Neighborhood  
Private den, library, dining area  
Residential scale and feel  
**766** sqft per unit
- “ **Private occupancy suites**
- “ Full access to Continuum of Care

## Brighton Gardens & Claridge Court

45 & 45 beds

- “ Brighton - 16 yrs & Claridge - 21 yrs
- “ **Medical Design**  
Double loaded corridors  
No private courtyard  
Typical size **400** sqft per bed
- “ Brighton **60% semi private** & Claridge  
**priority access** to **buy-in** residents
- “ No Continuum of Care

# Size of Skilled Care to Total Senior Housing Options

Mission Chateau  
24% - 84 of 351

Claridge Court  
25% - 45 of 180

Brighton Gardens  
27% - 45 of 164

All Of JOCO  
41% - 3,338 of 8,140 \*

(Duggan 5-2-2013 Memo to PV)



# Demographic Trends in Prairie Village

## Population

(Source: City of Prairie Village)

- “ The population has **decreased** by **21.5%** since its peak in 1970
  - **28,378 to 22,272 in 2010**

# Demographic Trends in Prairie Village

## Age Cohorts and Family Information

(Source: Prairie Village Parks and Recreation 1980 to 2008)

- “ The **Senior** population (65+) **increased 74%**
- “ The 24 and **younger** population **decreased 18%**

# Demographic Trends in Prairie Village

## Household Types Trends

(Source: Prairie Village Parks and Recreation 1980 to 2008)

- “ Family Households decreased 23%
- “Empty Nesters” increased 38%

# Demographic Trends in Prairie Village

## Senior Population Trends

(Source: MVNA 5/7/2013 Memo)

<u>65+ Population</u>	
2013	2018
6,680	<b>7,407</b>

<u>75+ Population *</u>	
2013	2018
3,386	<b>3,410</b>

\* Depression period low birth rate

# Seniors in Prairie Village

**Prairie Village demographics are changing.  
Prairie Village lacks adequate senior living options.**

**The need is increasing quickly.**

**Prairie Village Seniors are being displaced outside their community.**

**Comparable residences and lifestyle options do not exist.**

**Mission Chateau will provide the highest quality services and lifestyle  
in a state of the art community, designed as a residential model,  
providing its residents independence and options as their needs change.**