

August 31, 2018

### Project Narrative for Three Fountains Senior Housing Facility

Overland Senior Housing Mesa Arizona, LLC is proposing to build a senior housing facility located at 1810 South Crismon Rd. The facility will be located on the assessor's parcel number 220-81-956 and would include 194 units of independent living, assisted living and memory care along with common areas, administration offices, courtyards, dining facilities, entertainment and other amenities. The unit mix will include 82 independent living units, 78 assisted living units and 34 memory care units. This facility will create an upscale environment and amenities package that will improve the quality of life for the residents and create an atmosphere where immediate and extended family will enjoy coming to visit with their loved ones.

This project will provide a continuum of care service which includes: independent living, assisted living and memory care services. This project will allow for "transition of care" or "aging in place" as a person moves from independent living where they prefer to live on their own but want the conveniences of living within a community that provides services and amenities such as housekeeping, social activities, dining, transportation, and security with minimal assistance. As more assistance is needed transition into assisted living is then available which allows for regular help and support with daily activities (including bathing, dressing, personal care, etc.) and medical needs in addition to all the conveniences included in the independent living environment. Memory care is a special kind of care provided to those with varying degrees of dementia or Alzheimer's. If needed a person can transition from assisted living to memory care where addition attentive, expert care can be given in a safe and secure environment with staff available around the clock to help with their needs. One of the purposes of memory care is to help slow memory loss while also enabling a senior to feel purpose and a sense of satisfaction and enjoyment.

This "transition of care" allows seniors the comfort of staying in one location but receiving additional care as needed.

In an effort to verify the feasibility of this facility, Overland has commissioned an independent feasibility study from Colliers International which has concluded that the location "is considered a good senior housing site in terms of its location and access to other senior-related services, including medical centers and shopping centers". This is an ideal location to serve the needs of the community.

We have reviewed the zoning ordinances for the current LC zone, including setbacks, density, building height restrictions and height requirements, and allowable uses, and have moved forward with a design that conforms to these requirements. It is our understanding that within

the current zone the proposed use of senior housing would require a special use permit. We have requested the SUP as part of this application.

The current property we are affecting is a portion of Lot 5 of Crismon Commons West Subdivision. Lot 5 of Crismon Commons West was then subdivided into multiple parcels known as Odyssey Medical and Professional Offices, a condominium. This condominium project, as platted, currently consists of 11 buildings and 162 condominium units each with a separate APN.

Currently buildings 10 and 11 have been built. We are proposing to leave buildings 1 and 2 (to be built in the future) along Crismon Rd but combine the other parcels in buildings 3-9 along with the associated common areas into a single parcel (see preliminary plat) for the senior housing facility. I have attached a breakdown of the parcels that would be combined per our proposed Preliminary Plat. I have attached a list of affect APNs for review and clarification.

This project is part of the Crismon Commons West subdivision (portion of lot 5). Within the Crismon Commons West subdivision there is a permanent access easement that crosses lot 5 along with a shared parking easement that consists of 14 stalls that falls within the project boundaries. We will not be changing either of these easements and they have been incorporated into the project site plan and preliminary plat so there will not be any impact to the neighboring properties or their access.

On August 15<sup>th</sup>, 2018 we held a neighborhood meeting with very positive feedback. It was apparent that the community is excited to see something developed on this property that has sat vacant for many years. We believe this to be the highest and best use for this property and believe we will add value to the community and neighborhood while providing a much needed service to families by helping to provide the care they need.

Sincerely,

David Holman  
Project Manager  
Overland Development

APNs Affected

**BUILDING 3**

Unit #	APN
Unit 101	220-81-815
Unit 102	220-81-816
Unit 103	220-81-817
Unit 104	220-81-818
Unit 105	220-81-819
Unit 106	220-81-820
Unit 107	220-81-821
Unit 108	220-81-822
Unit 109	220-81-823
Unit 110	220-81-824
Unit 111	220-81-825
Unit 112	220-81-826
Unit 113	220-81-827
Unit 114	220-81-828
Unit 115	220-81-829
Unit 116	220-81-830
Unit 117	220-81-831

**BUILDING 4**

Unit #	APN
Unit 101	220-81-832
Unit 102	220-81-833
Unit 103	220-81-834
Unit 104	220-81-835
Unit 105	220-81-836
Unit 106	220-81-837
Unit 107	220-81-838
Unit 108	220-81-839
Unit 109	220-81-840
Unit 110	220-81-841
Unit 111	220-81-842
Unit 112	220-81-843
Unit 113	220-81-844
Unit 114	220-81-845
Unit 115	220-81-846
Unit 116	220-81-847
Unit 117	220-81-848

**BUILDING 5**

Unit #	APN
Unit 101	220-81-849
Unit 102	220-81-850
Unit 103	220-81-851
Unit 104	220-81-852
Unit 105	220-81-853
Unit 106	220-81-854
Unit 107	220-81-855
Unit 108	220-81-856
Unit 109	220-81-857
Unit 110	220-81-858
Unit 111	220-81-859
Unit 112	220-81-860
Unit 113	220-81-861
Unit 114	220-81-862
Unit 115	220-81-863
Unit 116	220-81-864
Unit 117	220-81-865

**BUILDING 6**

Unit #	APN
Unit 101	220-81-866
Unit 102	220-81-867
Unit 103	220-81-868
Unit 104	220-81-869
Unit 105	220-81-870
Unit 106	220-81-871
Unit 107	220-81-872
Unit 108	220-81-873
Unit 109	220-81-874
Unit 110	220-81-875
Unit 111	220-81-876
Unit 112	220-81-877

**BUILDING 7**

Unit #	APN
Unit 101	220-81-878
Unit 102	220-81-879
Unit 103	220-81-880
Unit 104	220-81-881
Unit 105	220-81-882
Unit 106	220-81-883
Unit 107	220-81-884
Unit 108	220-81-885
Unit 109	220-81-886
Unit 110	220-81-887
Unit 111	220-81-888
Unit 112	220-81-889
Unit 113	220-81-890
Unit 114	220-81-891
Unit 115	220-81-892
Unit 116	220-81-893
Unit 117	220-81-894
Unit 118	220-81-895
Unit 119	220-81-896
Unit 120	220-81-897

**BUILDING 8**

Unit #	APN
Unit 101	220-81-898
Unit 102	220-81-899
Unit 103	220-81-900
Unit 104	220-81-901
Unit 105	220-81-902
Unit 106	220-81-903
Unit 107	220-81-904
Unit 108	220-81-905
Unit 109	220-81-906
Unit 110	220-81-907
Unit 111	220-81-908
Unit 112	220-81-909
Unit 113	220-81-910
Unit 114	220-81-911
Unit 115	220-81-912
Unit 116	220-81-913
Unit 117	220-81-914
Unit 118	220-81-915
Unit 119	220-81-916
Unit 120	220-81-917
Unit 121	220-81-918
Unit 122	220-81-919

**BUILDING 9**

Unit #	APN
Unit 101	220-81-920
Unit 102	220-81-921
Unit 103	220-81-922
Unit 104	220-81-923
Unit 105	220-81-924
Unit 106	220-81-925
Unit 107	220-81-926
Unit 108	220-81-927
Unit 109	220-81-928
Unit 110	220-81-929
Unit 111	220-81-930
Unit 112	220-81-931
Unit 113	220-81-932
Unit 114	220-81-933
Unit 115	220-81-934
Unit 116	220-81-935
Unit 117	220-81-936
Unit 118	220-81-937
Unit 119	220-81-938
Unit 120	220-81-939

**COMMON AREA**

Unit #	APN
Common	220-81-956