

BRIGHT ROAD SENIOR HOUSING COMMUNITY

EMERALD PARKWAY & BRIGHT ROAD DUBLIN, OHIO



Development Statement

The proposed project is a Continuum of Care Retirement Community (CCRC). The levels of care will be Independent Living without assistance, Independent Living with assistance, Assisted Living, Memory Care and Respite Care (Adult Daycare).

The Assisted Living, Memory Care and Respite Care are located on Sawmill Road. The (2) levels of Independent Living are located on the land to the West (Towards Emerald Parkway).

The Independent Living buildings will have underground parking. The underground parking is an amenity that few senior facilities have. This also greatly reduces the surface parking which increases the open space to approximately 75% of the site.

In addition, we have 60,000 +/- of common activity space as well as many outdoor amenities. The following is a list of some of the proposed amenities and services:

<u>Indoor Amenities & Activity Spaces</u>	<u>Outdoor Amenities & Activity Spaces</u>	<u>Dining Venues</u>	<u>Services</u>
1. Underground Parking	1. Pickleball	1. Main Formal Dining	1. Doctors Office
2. Indoor Pool	2. Putting Green	2. Casual Dining	2. Dentist Office
3. Fitness Facility	3. Patios and Firepits	3. Bistro	3. Pharmacy
4. Aerobics	4. Shuffle Board	4. Demo Kitchen	4. Home Healthcare Services
5. Movie Theater	5. Bocce Courts	5. Multiple Dining Patios	5. Dry Cleaning
6. Simulated Golf	6. Walking Paths	6. Private Dining Rooms	6. Concierge
7. Indoor Green House	7. Fishing	7. Multiple Bars/Lounges	7. Wellness Coordinator
8. Game/Card Room	8. Outdoor Music Venue		8. Activities Coordinator
9. Salon and Spa	9. Roof Deck Bar		
10. Business Center	10. Roof Deck Gardens		
11. Private Meeting Rooms			

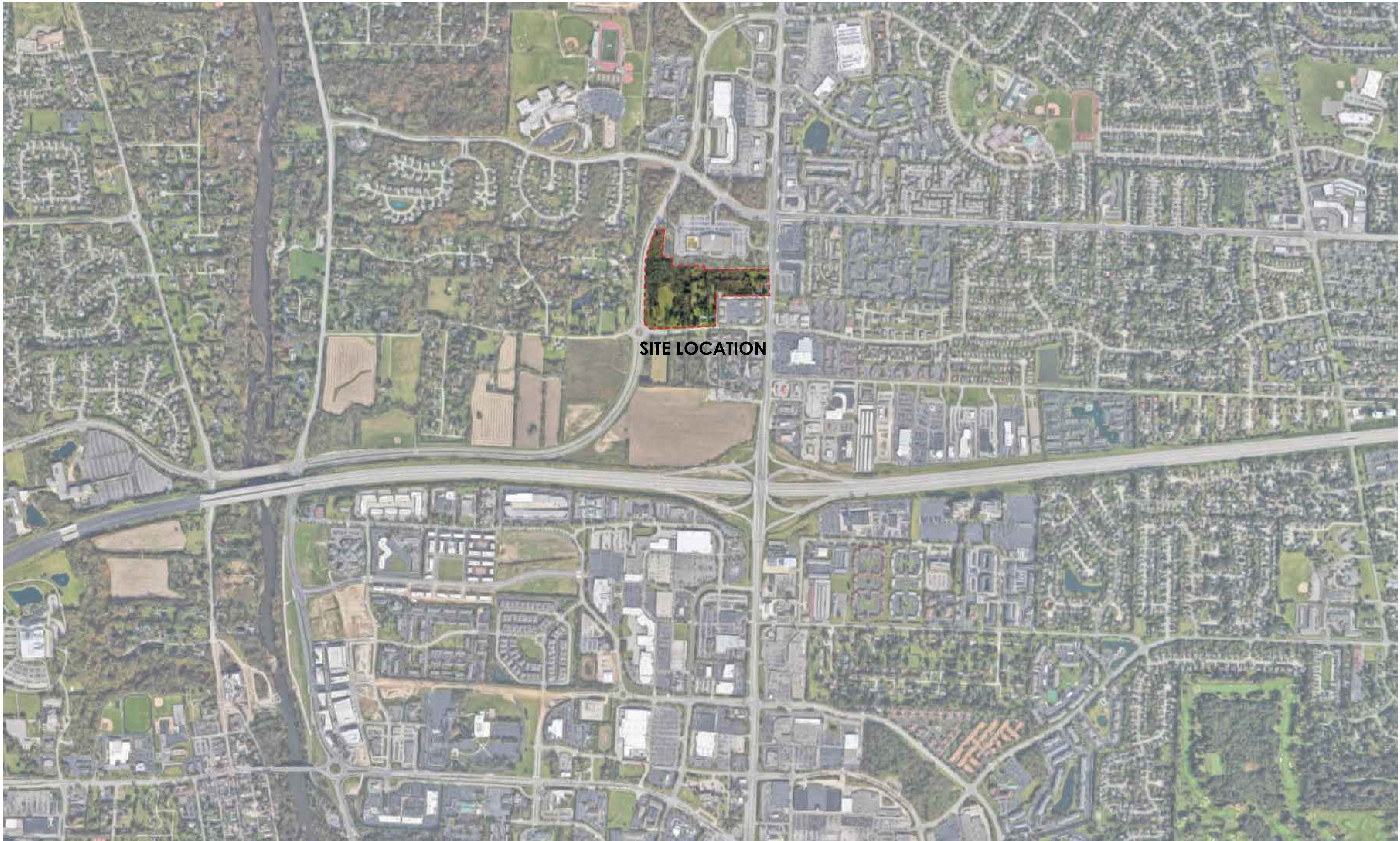
It is important to understand the local demographics and existing senior communities. There will be a 32% increase in seniors ages 75 and older over the next 5 years.

Most of the existing senior communities are older and outdated. The current occupancy rate for the (2) high-end senior communities is between 90% and 94%. This has driven up the costs and highlighted the need for more high-end senior housing.

The primary reason for the success of the (2) premiere senior facilities is the exceptional services, amenities and activities. This is made possible because these facilities both have large sites (+/-25 acres) and +/- 500 residents. The larger number of residents increases the participation of every activity and event. This increases socialization which is essential to a healthy and fulfilling retirement.

The unique size and location of our site gives us the opportunity to offer the community a high-end senior housing community with more amenities and services than any other community in the area.





SITE LOCATION



VICINITY MAP
SCALE: N.T.S.





N
EXISTING CONDITIONS
SCALE: N.T.S.





N
 EXISTING ZONING MAP
 SCALE: N.T.S.



Orange frog Design Group

NEWBURY COMPANIES

EXISTING ZONING PLAN



DEVELOPMENT SUMMARY
 SITE AREA: 21.5 ACRES (936,540 sf)

DEVELOPMENT COVERAGE TOTAL: (Ground Floors)

1 Independent Living	43,100 sf
2 Independent Living with assistance	42,787 sf
3 Memory Care & Assisted Living	45,323 sf
Total Ground Floor Building Area:	131,210 sf
4 Office Buildings (3,500 x 2)	7,000 sf
- Roads & Surface Parking Areas:	86,910 sf
- Total Building, Roads & Surface Parking Areas:	225,120 sf
- Open Area percentage: (711,420 sf)	76%
- Total Development Coverage percentage:	24%

BUILDING USE SUMMARY:

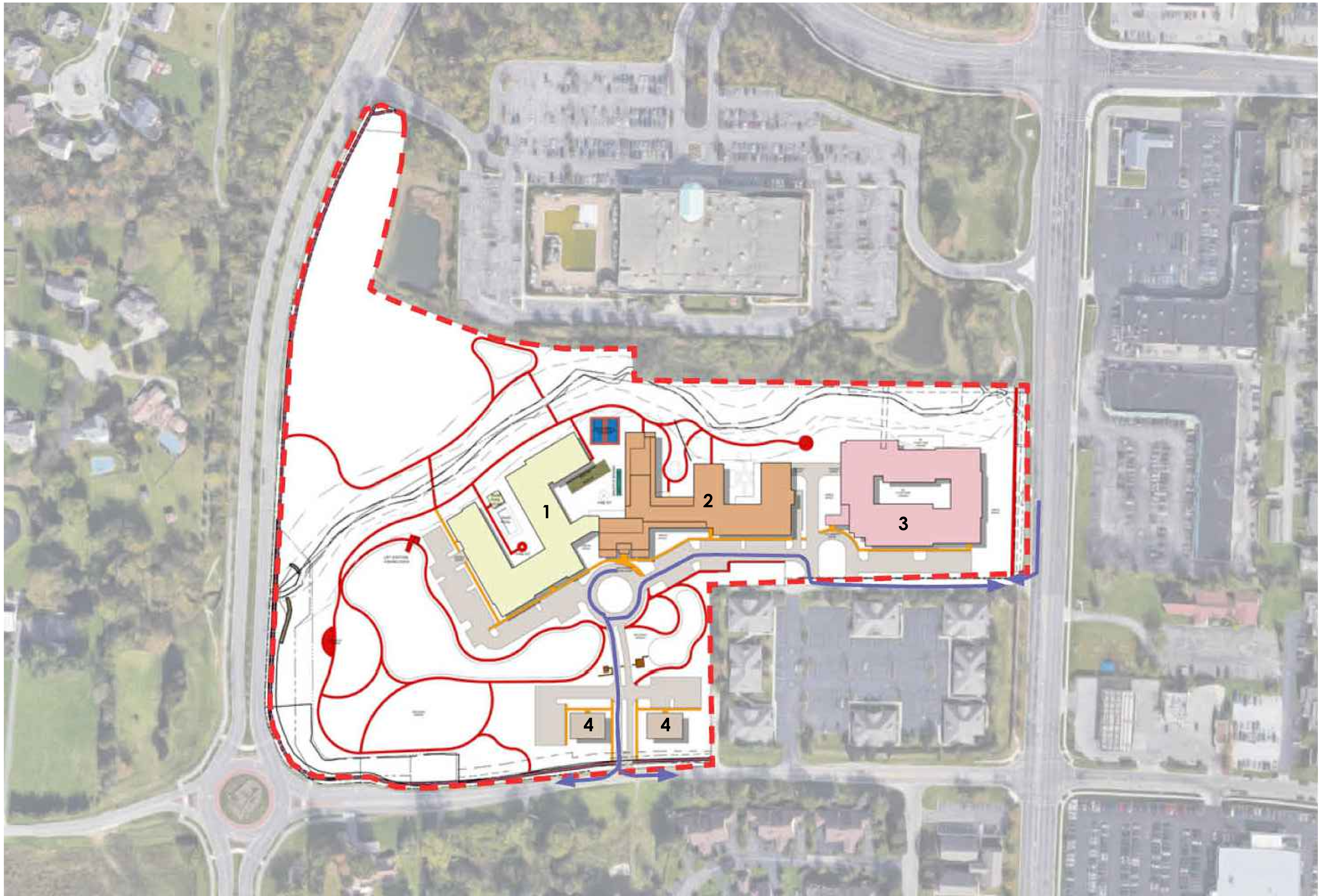
1 Independent Living 3 Story Building 93 Total Units Total Building Area Common Area (5,499 sf)	129,300 sf
2 Independent Living with assistance 3 & 4 Story Building 107 Total Units Total Building Area Common Area (56,410 sf)	152,310 sf
3 Memory Care & Assisted Living 3 story Building 42 Memory Care Units 58 Assisted Living Units Total Building Area	126,299 sf
- Total Units: 21.5 Acres / 300 Units = 13.95 Units per acres	300
4 Office Buildings (3,500 x 2)	7,000 sf

TOTAL PARKING

Indoor parking spaces:	275
Outdoor surface parking spaces:	120
Total parking spaces provided:	395

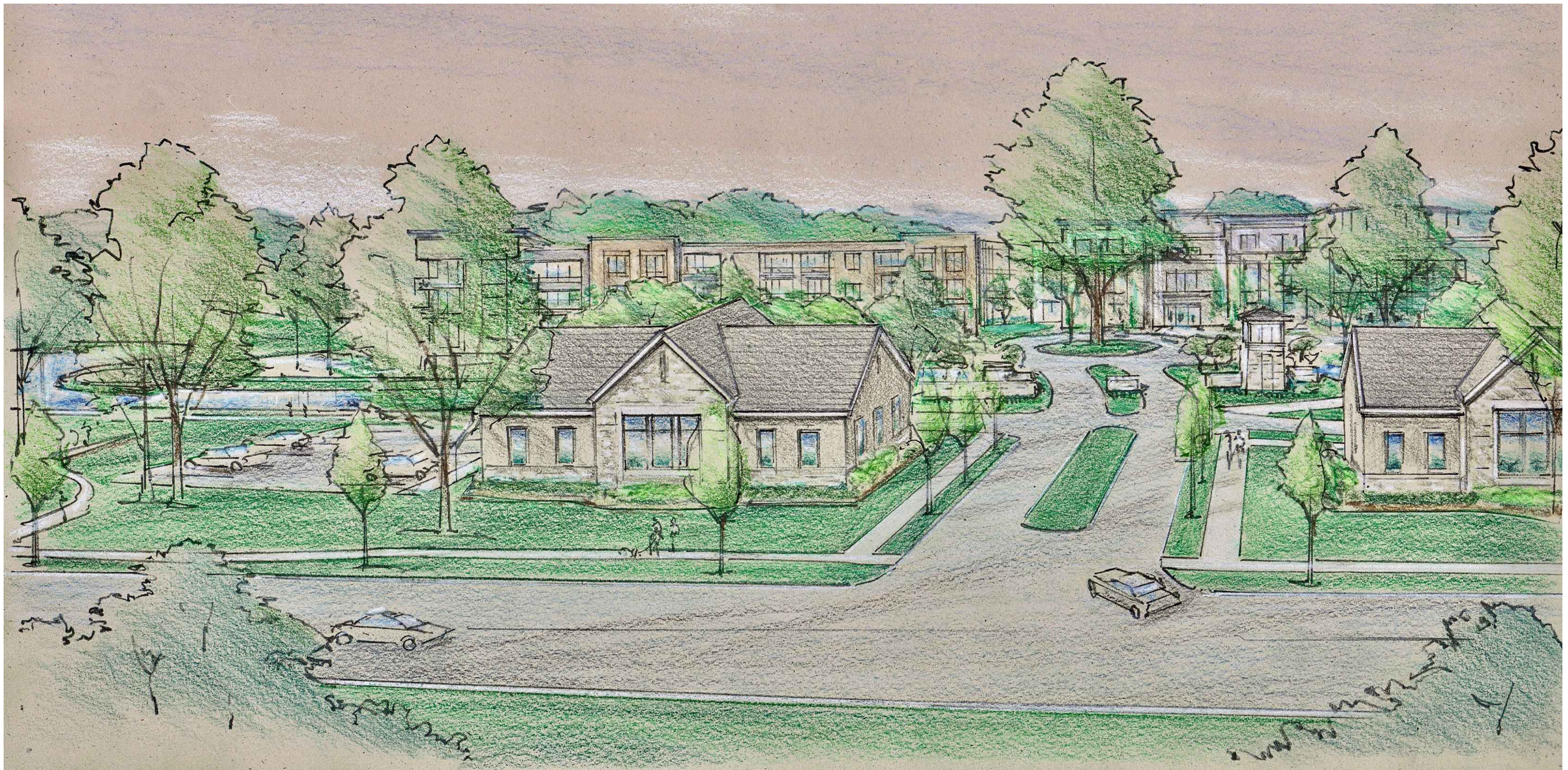
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 PROPOSED SITE PLAN
 SCALE: N.T.S.





N
SITE CIRCULATION PLAN
SCALE: N.T.S.







INDEPENDENT LIVING WITH ASSISTANCE ENTRY - LOOKING NORTH



INDEPENDENT LIVING - LOOKING NORTHEAST



MEMORY CARE & ASSISTED LIVING - LOOKING NORTHWEST



