

Owner: CCRC of Lee's Summit, LLC
Project Name: Raintree Village

CCRC COMPREHENSIVE NARRATIVE

Proposed project will consist of a 190 unit Continuing Care Retirement Community (CCRC) to include a 40 bed (34 units) Assisted Living Facility (ALF), a 40 bed (36 privates and 4 doubles) Skilled Nursing Facility (SNF), 56 unit Independent Living Facility (ILF) and, an adjacent 64 bed Memory Care Village (MC). CCRC is a term used to describe a retirement community that offers several levels of care so that the residents can age in place. This will be the only new, rental model CCRC and the only new Skilled Nursing Facility in Lee's Summit. In addition, the 64 bed Memory Care will be the only project its kind in the Midwest aside from a sister project in Overland Park.

CCRC of Lee's Summit is a concept that provides a continuum of care on a much smaller scale than a traditional CCRC with smaller individual segments (or neighborhoods) that offer a more home-like atmosphere but are more efficient to operate than a single level of care facility that is similar in size to our individual segments. With this concept, there will be one administrator and one director of nursing spread over a larger number of units than in small stand-alone facilities. These labor savings also accrue to the kitchen, housekeeping and maintenance staffing. In addition, this concept will allow a continuum at a moderate price point in a senior housing market segment that is dominated by continuums that have significant entrance fees and monthly fees.

The main building of the CCRC will contain the Independent Living, Assisted Living and a social model Skilled Nursing Facility. The ILF and ALF neighborhoods will be two stories with underground parking. There will be an 8,200 sq.ft. "Village Center" common area that will be shared by all three levels of care. This area will have a beauty/barber shop, movie theatre, chapel, community room, administrative offices, laundry and housekeeping. In addition, the ILF and ALF neighborhoods will have gathering areas, and separate dining rooms and serving kitchens. The project will maintain a residential feel throughout.

The ALF will be very similar in design to the Independent Living. It will have one and two bedroom apartments and no studio apartments. This will cultivate the feeling of an independent and active lifestyle, but also provide the comfort and safety of a full time nursing staff. The ALF will be a state-of-the-art social model Assisted Living.

The Skilled Nursing Facility will have a modified neighborhood design. This is our own concept based on study and visits to some newly developed neighborhood projects. Based on our observations, we felt that smaller neighborhoods actually hampered socialization due to the varying acuity levels. Because of this, we are proposing a 40 bed neighborhood with two distinct "sub" neighborhoods of 18 units (20 beds) with separate living rooms and gathering areas but with a common dining area that is centrally located so that all the residents can easily gather for meals. By using this design, the overall neighborhood will be large enough to provide adequate social interaction but still be small enough to provide personalized care in a non-obtrusive home-like atmosphere.

MEMORY CARE VILLAGE PROJECT DESCRIPTION

The Memory Care Village will be directly adjacent to the west within walking distance of the main building. The project will contain four 16-bedroom memory care households situated on a common "Main Street" along with a clubhouse. The entire site will be fenced. The individual households will be oriented to the Main Street so that the residents will be able to have access to this common area for exercise, mingling, gardening or other activities in a secured area. All access to Memory Care Village will be through the clubhouse, including residents, families, vendors, and employees.

Each household is set up to function independently with a living room, media room, kitchen, dining room, activity room, and a laundry room that also acts as a storm shelter. Each will have its own staff that will prepare meals, clean, and assist the residents with their daily needs. Residents will be encouraged to help with meal preparation and other household activities as they feel comfortable contributing. The staff will be trained in the "Positive Approach to Care," developed by Teepa Snow (<https://teepasnow.com/>). This method enhances the staff's ability to work and interact with seniors that are experiencing dementia/memory issues.

The clubhouse will be used to augment the residents' experience with group classes, a meeting space for families and staff, and other additional activities, as well as to regulate the flow of traffic into and out the project. The clubhouse will be approximately 4,300 sq. ft. and will have a living room with a fireplace, exercise room, crafts classroom, dining/coffee area, family kitchen, library/music area, hair salon, workshop, large patio with a fireplace, in addition to 3 offices, and the maintenance room.

The overall project will be very similar to our recently completed Colonial Village/Maggie's Place in Overland Park (www.colonialvillage.com) and www.maggiesplacekc.com) in Overland Park, and similar in our Linden Woods Village in Gladstone (www.lindenwoodsvillage.com).