

Mustang Creek Estates Assisted Living

<http://mustangcreekestates.com/>

Several Board Member from Reserve at Hickory Springs and Timberview Estates West HOAs met with John Roach, the owner of Mustang Creek Estates Assisted Living on Friday October 11th. It was to discuss Mustang Creek Estates being awarded the contract to purchase the property at 2552 College Parkway (the LISD property at Timberland & College). Below are question which were asked and answered as well as some Notes.

Q; *'We' do not think that "90 beds in 6 buildings" qualifies as "extremely low density" (15 residents per building?)*

A: When I used the term "extremely low density", I meant that though there are 90 residents, none of them drive and they rarely leave the property unless in a family member's car, so the traffic impact will be minimal. And there are only six homes which means a large portion of the property will be left in its current state. I would also reiterate at this point that we have NO plans to add any additional houses on the property after the initial six so the rest of the property will remain open land. Also, it was proposed that we provide a "walking trail" that would connect the neighborhood to Gaston Park across College Parkway. We would absolutely consider doing this, we just need to do additional research and talk with the city before we can make any promises at this time.

Q; *Is the Developers plan to build and later sell this business?*

A: We are the developer, the construction company and the owner/manager so we have no intention of selling this property anytime soon. I would like to add that we are proposing the be zoned as a Planned Development which means that if we ever did decide to sell, the buyer would have to go back through the city for rezoning if they were proposing anything different than what we had constructed.

Q; *Has a zoning variance been granted / will town will having hearings regarding this plan?*

A: There will be a zoning case and an amendment to the Master Plan that needs to take place. Signs will be placed on the property when the date for each case is determined and residents within 200 feet should get notices in the mail.

Q; *Is this to be a long-term care facility or a short-term rehab facility? (Not sure what "assisted living" means but think this is "nursing care" with staff on-site)*

A: This will be an Assisted Living facility. We take care of seniors that are not able to live independently anymore, but are not ready for nursing care yet and have some level of ability to take care of themselves. Our services that are provided are your typical ADL's (Activities of Daily Living). This would be mean help with bathing, dressing, meals and medications i.e. basic needs (to what level that the resident is assisted is on a case by case basis). And there will be staff present 24 hours a day (daytime typically 12, afternoon typically 10 and nighttime typically 5).

Q; *Is this a memory care facility (if yes, any safeguards to keep residents from wandering off)?*

A: Two of the six homes will be Memory Care Homes. Each of these homes will have alarmed front and back doors that will require a code to open and each of the homes will have its own enclosed courtyard so that the residents can go safely outside. We also do regular checks on the residents to make sure that everyone is safe and secure in each of their homes.

Q; *Are residents vehicle operators? (64 parking spaces) - or are the spaces primarily for employees and visitors?*

A: Our residents do not drive. The spaces are for employees, family members and home health agencies typically (the city determines the number of spaces that you must install).

Q; *Will there be screening of buildings along Locke and Timberland Pkwy? (Can't tell from site plan if privacy screening is planned/ (assumption is 'yes' but can't tell)*

A: There will be screening of the buildings along Locke and Timberland Pkwy. We do not have our Landscape Plan completed at this point, but it will be a mix of trees and shrubs to effectively screen that area and still maintain a residential appearance. We are also tentatively planning a wrought iron fence on that side of the property that would discourage anyone that is visiting the property to park on Timberland and walk in the back doors of the homes. We want people to park in the parking spaces that are provided.

Q; *Are the buildings single story? If not, then additional concerns regarding screening for Locke and Timberland Pkwy.*

A: The buildings are single story and will not overpower the current houses in the neighborhood. They will either be equal to or below the roofs in the neighborhood.

Q; *Is staff on-site 24x7?*

A: Staff is on site 24x7 (refer to question 4)

Q; *How they have been received as neighbors in other communities?*

A: I do believe that we make good neighbors as we do not hear complaints in each of the communities that we are in. In the beginning of the process, residents do have some apprehension, but once we are opened it appears that they get comfortable with our development and we do not present any sort of a problem or concern.

NOTE 1: Construction is planned to start in approximately 4 months with a 12 month construction timeline

NOTE 2: While the Boards are not taking a position on this proposed project; LISD is going to sell this property. So far, Residential Builders have not shown a big interest in developing this area (likely due to flood plain issues). For a Commercial Project, this is small in scale, low traffic which would not enter our neighborhoods... it also preserves the majority of the Wooded Area and is certainly less disruptive than a school could have been.