

The
Village

IN THE HUDSON VALLEY

CONCEPT

- Proposed Life Plan Community located on a 53-acre parcel of land on Route 9W in the Hamlet of Highland, the Town of Lloyd.
- Offers an opportunity-rich environment, providing its residents with programs, services, amenities and healthcare that support physical health, a sense of community and social engagement.
- The Life Plan Community's goals are to improve the quality of its residents' lives, while helping them to age in the best way possible.

BENEFITS OF LIFE PLAN COMMUNITY*

- Life Plan Community residents scored higher in five of the six dimensions of wellness than the seniors interviewed who lived in the community at large.
- More physical activity, increased personal connections, higher frequency of volunteering, more optimism, greater life purpose, less loneliness and more positive perceptions of aging.
- Self-reported more healthy behaviors, better health, fewer chronic conditions, better mood, better memory and greater satisfaction with life.

**According to a recent study by the Mather Lifeways Institute.*

BENEFITS OF LIFE PLAN COMMUNITY*

- More engagement in intellectual pursuits, including reading, games, training or other educational activities.
- Used social media to connect with friends, more often than older adults in the community at large.
- Residents overwhelmingly report having more social contacts and being less lonely.

**According to a recent study by the Mather Lifeways Institute.*

OVERVIEW

- National, Regional and Local Aging Trends
- Assisted Living Facility
- Life Plan Community
- Primary Care with Medical Offices

NATIONAL AGING TRENDS

- As the Baby Boomer Generation (born between 1946 and 1964) reaches retirement age, seniors over the age of 65 are expected to reach 72 million in the U.S. by 2030, twice the number in 2000.
- Senior population in 2050 projected to be twice as large as 2012, growing from 42 million to 85 million and representing nearly 21% of the total U.S. Population.
- Improvements in medical technologies and lifestyles have resulted in increased longevity and life expectancy further increasing the size of the senior population.
- The 85 and older population is projected to grow from 5.3 million in 2000 to 21 million by 2050.

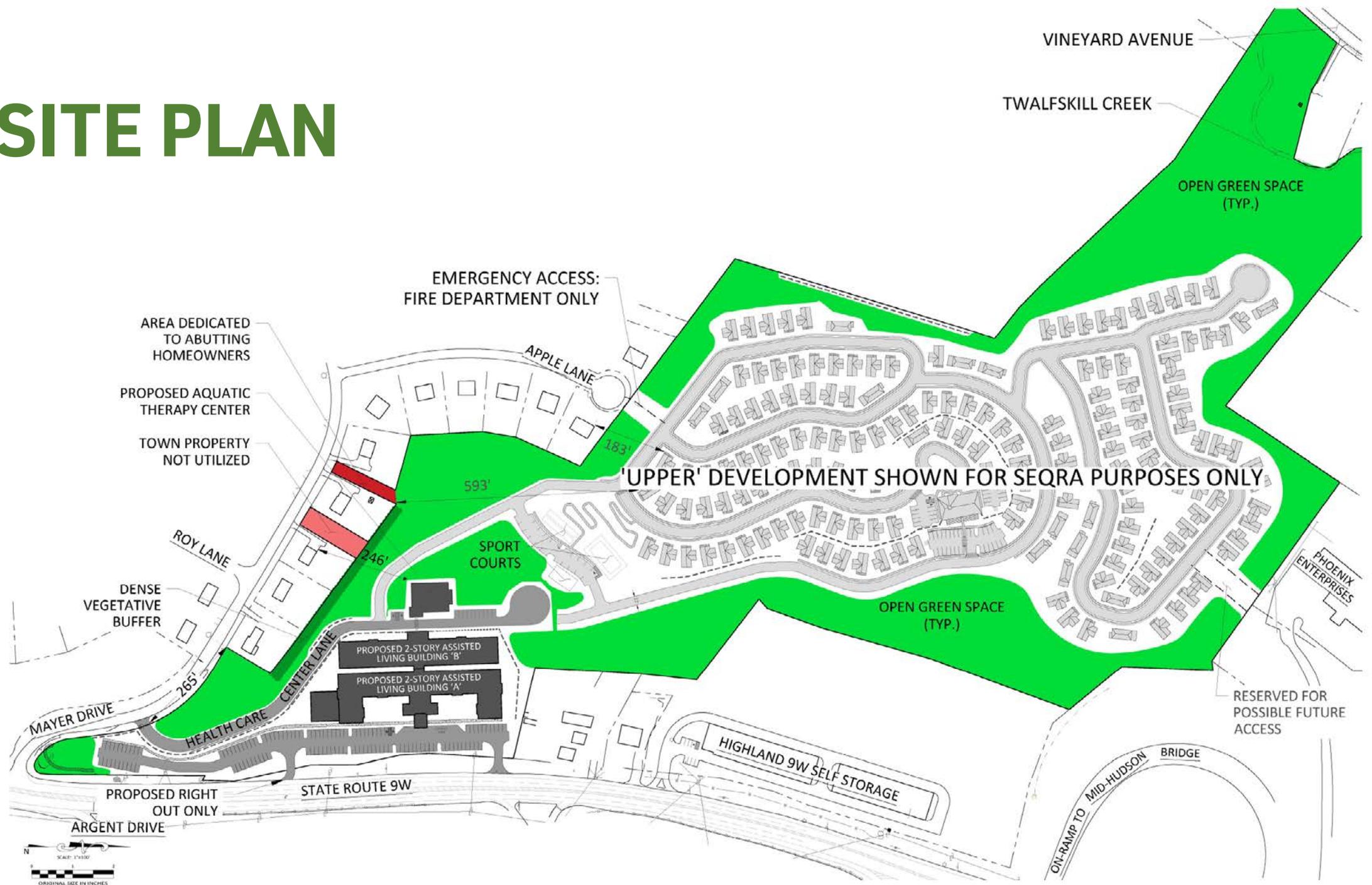


LOCAL AND REGIONAL AGING TRENDS

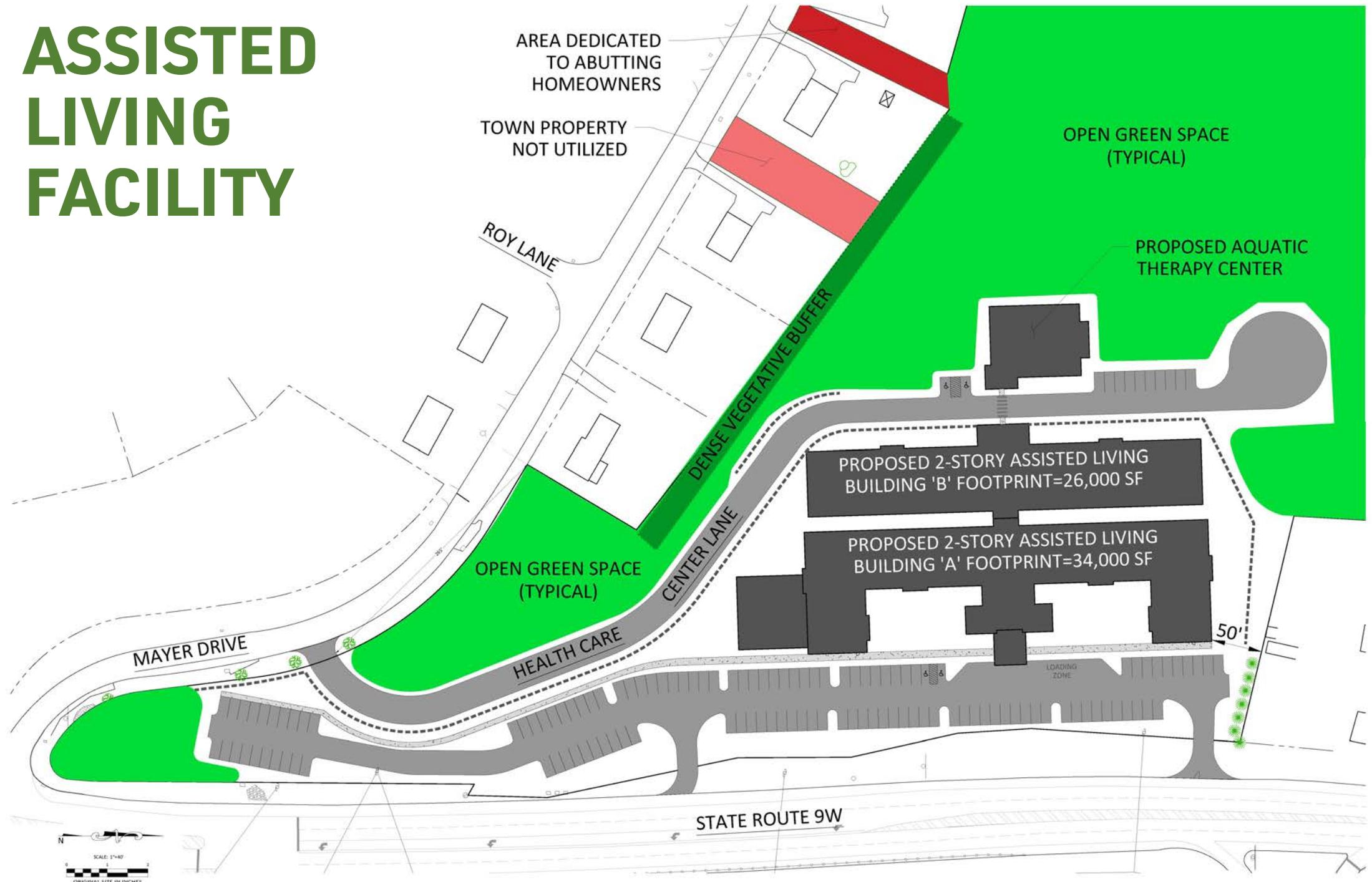
- 2,351 estimated seniors ages 62 and older in the primary market area of the Town of Lloyd which is currently served by only 169 adult home beds.
- Therefore, there is an unmet demand of 2,182 seniors ages 62 and older in the primary market area assuming that all seniors 62 and older require assisted living services.
- Alzheimer's Association estimates that 10% of individuals 65 and older have Alzheimer's Dementia. Of total number of seniors 65 and older in the Town, it's estimated that 185 seniors suffer from dementia. There are no memory care beds in the Town.
- In Ulster and Dutchess counties it is estimated that there are 20,443 seniors ages 65 and older. However, only 939 adult home beds, resulting in an unmet demand of 19,504 seniors.



SITE PLAN



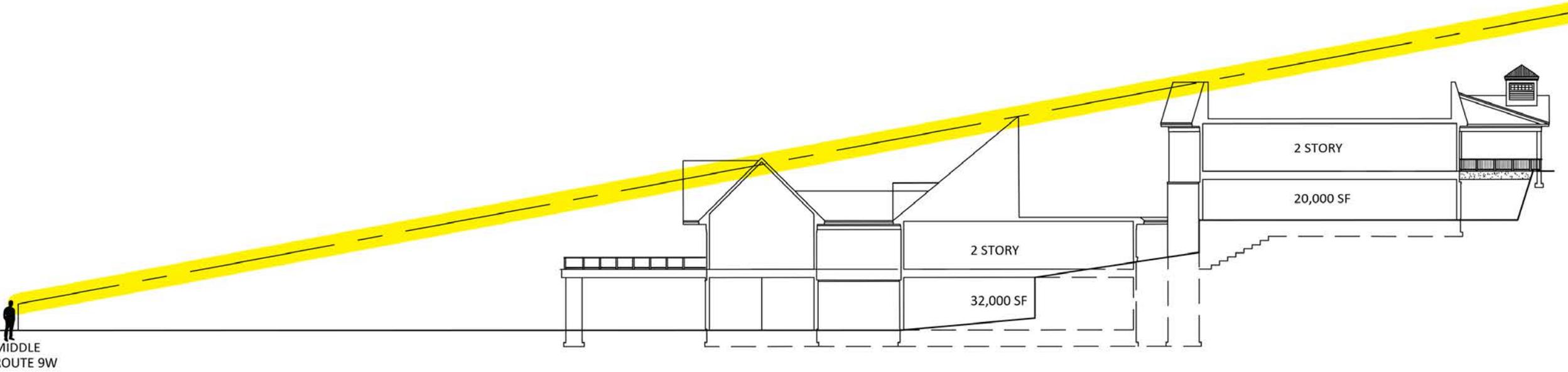
ASSISTED LIVING FACILITY





THICK VEGETATIVE BUFFER

VIEW FROM ROUTE 9W



ASSISTED LIVING FACILITY

- Approximately 120,00-square-foot, state-of-the-art Assisted Living facility with approximately 135 beds.
- Licensed by the New York State Department of Health as an Adult Home.
- Also licensed as an Enhanced Assisted Living Residence that will be authorized to care for residents with severe functional limitations.
- Skilled nursing care will be available, as required by the residents.
- Licensed as a Special Needs Assisted Living Residence authorized to provide memory care services for those residents suffering from dementia or other form of cognitive impairment.

ASSISTED LIVING SERVICES

- 24-hour emergency response system
- Three meals and snacks per day
- Transportation services
- Case management services
- Social and recreational activities
- Pool for aquatic exercise
- Fitness center supervised by personal trainers
- Personal storage space
- Cleaning of common areas
- Personal laundry and laundering of residents' bed linens

ASSISTED LIVING AMENITIES

- Beauty Salon and Barber Shop
- Full Dining Room and Snack Lounge Areas
- Large Commercial Kitchen
- Lounges and Congregation Halls



ASSISTED LIVING AMENITIES

- Aquatic Therapy Center (incl. Body Hoists and Aquatic Treadmill)
- Computer Classroom
- Courtyard Gardens with Bench
- Full Commercial Laundry



ASSISTED LIVING MAIN BUILDING



ALZHEIMER'S & DEMENTIA BUILDING





MEMORY CARE CEILING



MEMORY CARE FRONT PORCHES

AQUATIC THERAPY CENTER



LIFE PLAN COMMUNITY

- Approximately 174 residences for active adults 62 years of age or older.
- Housing in Cottages of 1,200 to 1,400 square feet in size
- Controlled at gatehouse and security personnel 24/7.
- Walking paths along the perimeter of the property.

LIFE PLAN COMMUNITY AMENITIES

- Private Library
(Magazines, Books, Audio Books, Newspapers Etc.)
- Game/Card Room
- Billiards Room



LIFE PLAN COMMUNITY AMENITIES

- Lifetime Learning classroom - Computer Center and Classroom
- Performing Arts Theater Center
- Computer Lab / WIFI / Fax
- Ceramics Room
- Multi-purpose room, i.e. Art/Crafts Studio (Artist showcases)



LIFE PLAN COMMUNITY AMENITIES

- Restaurant with food prep area and demonstrations
- Media/Movie auditorium with full stage
- Therapeutic and exercise room



LIFE PLAN COMMUNITY COTTAGES



CLUBHOUSE



COMMUNAL GARDEN



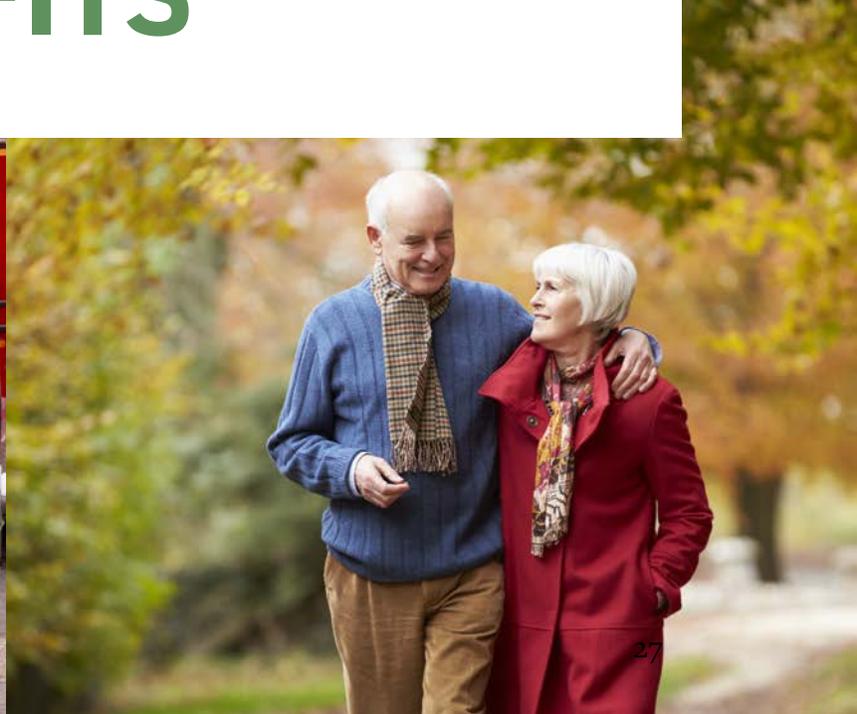
PRIMARY CARE CENTER AND MEDICAL OFFICES

- Primary Care Center available to residents of the Life Plan Community as well as the general public.
- Medical offices will be located on the property where board certified physicians will provide primary medical care to residents of the Life Plan Community.
- Medical services will also be made available to general public.





COMMUNITY BENEFITS



TRAFFIC IMPROVEMENTS

- Installation of a new traffic light at the intersection of Mayer Drive and Route 9W will provide a significant public safety benefit to the residents of the Hudson Hills neighborhood, surrounding community and Town residents who regularly use 9W.
- New traffic light will greatly improve current traffic movements in this location. The signal will operate as a couplet with the existing traffic signal on Route 9W and Argent Drive.
- A turn lane will be added to Route 9W to prevent backups for northbound traffic and allow vehicles to safely turn into the Assisted Living Facility or Primary Care.



TRAFFIC IMPROVEMENTS

- Current level of traffic service in the area around Mayer Drive will significantly improve. More importantly, the new traffic signal and turning lane will save lives!
- Our traffic consultant worked closely with NYSDOT to coordinate a study on the timing of the lights along this stretch 9W.
- Will further improve the driving experience along 9W as coordination of the existing and new traffic lights will improve the flow of traffic.



ECONOMIC BENEFITS

- Upon completion the entire project will generate approximately \$2.7 million per year in tax revenue.
- Will create approximately 150+ potential local jobs including, but not limited to, physicians, health care managers, nurses, technicians, care-workers, maintenance workers and general office administration.
- Estimated that the full-time jobs will bring roughly \$5.9 million in annual wages to the Town.
- In addition to the direct job growth, the project will also spur economic growth for the local neighborhood businesses in the area.



INCREASED TAX RATABLES

- Town Assessor has preliminarily indicated that upon completion the Assisted Living Facility will generate over \$1.5 million per year in tax revenue.
- All the proposed Life Plan Community housing units and beds associated with the Assisted Living Facility will be accessed via internal private roads maintained by the developer.



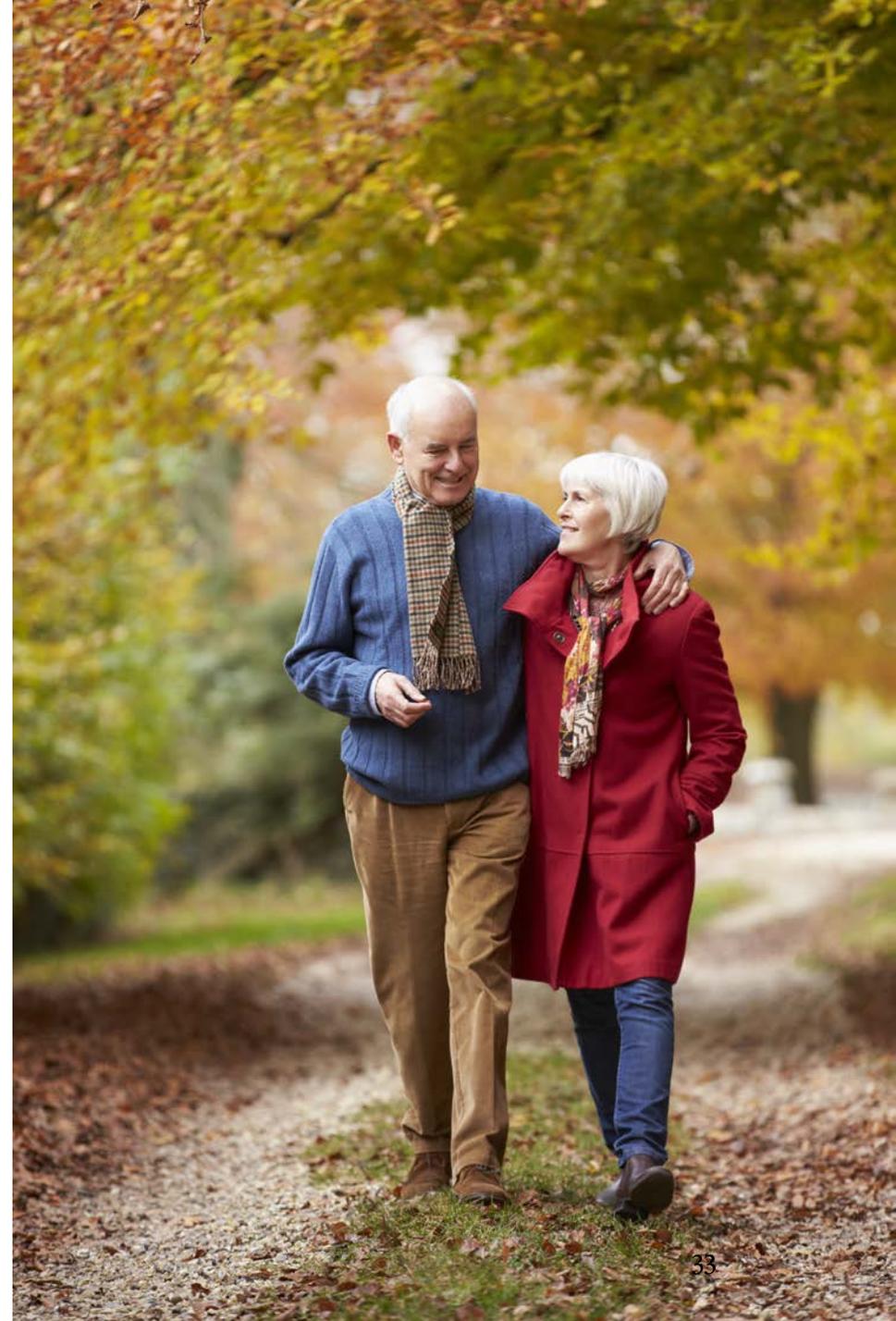
MINIMAL BURDEN ON LOCAL SERVICES

- Minimal burden on the community with no school aged children associated with the project, thus no increase in school enrollment.
- Given all the on-site recreational amenities offered to the seniors, there will be little to no impact on the Town's current recreation facilities.
- Project will not negatively impact local fire, police or ambulance services since the Primary Care Facility will have its own ambulance and medic team on call 24/7.



PRESERVATION OF OPEN SPACE

- Project will preserve open space area, creating a buffer between it and the residential homes within Hudson Hills subdivision.
- Provide extensive landscaping.



Thank You!