

# JUST AROUND THE CORNER:

Senior living development meets horizontal mixed-use.



LRS Architects, Inc.

# THE GREATER GOOD

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Ray Yancey - Principal

- 20 years designing Senior Living Communities
- 30+ years of experience in multi-family, mixed use and mission-based projects
- Diverse project experience
- Guiding Senior Living Developers & Operators through the full range of exploration to deliver innovative communities



The Springs Living – Lake Oswego



Nick Carpenter - Design

- Project Architect for multiple senior living and multi-family projects
- Over 15 years experience in design and production from land use / entitlements through final occupancy
- Focused on the end user experience and understanding the big picture of client needs



# MIXED-USE DEVELOPMENT

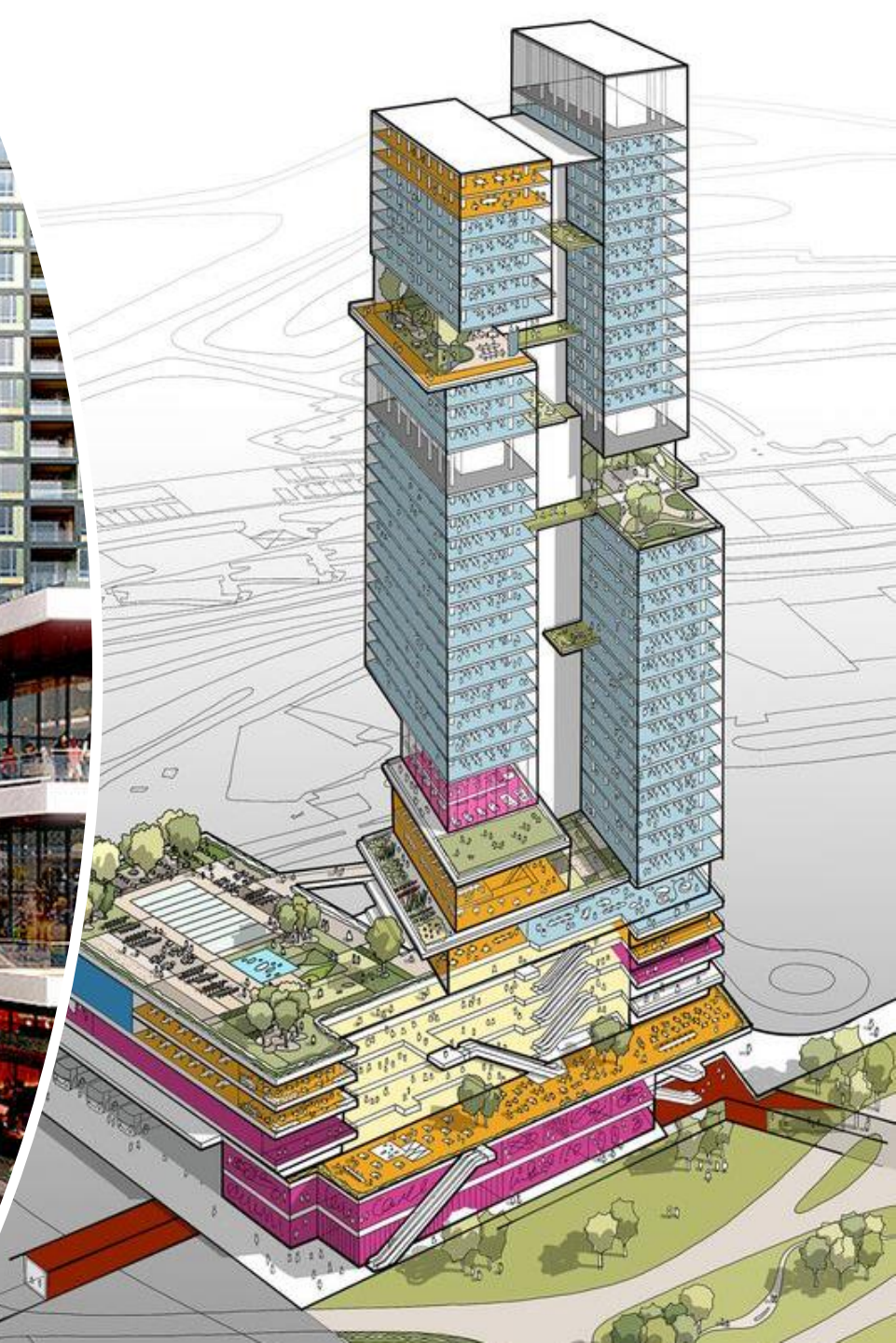
What is it?

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# Vertical Mixed-Use

- Generally located in urban areas
- Vertical Orientation – diverse uses stacked vertically
- Larger scale – 6 to 30 stories
- Vertical circulation
- Structured parking



# Horizontal Mixed-Use

- Generally located in suburban areas
- Development consisting of a mix of buildings with diverse uses.
- Smaller scale – 1 to 5 stories
- Horizontal circulation
- Walkable
- Life-Style Centers



# **HORIZONTAL MIXED-USE**

**Why is it a good fit for Senior Living?**

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# Island Effect

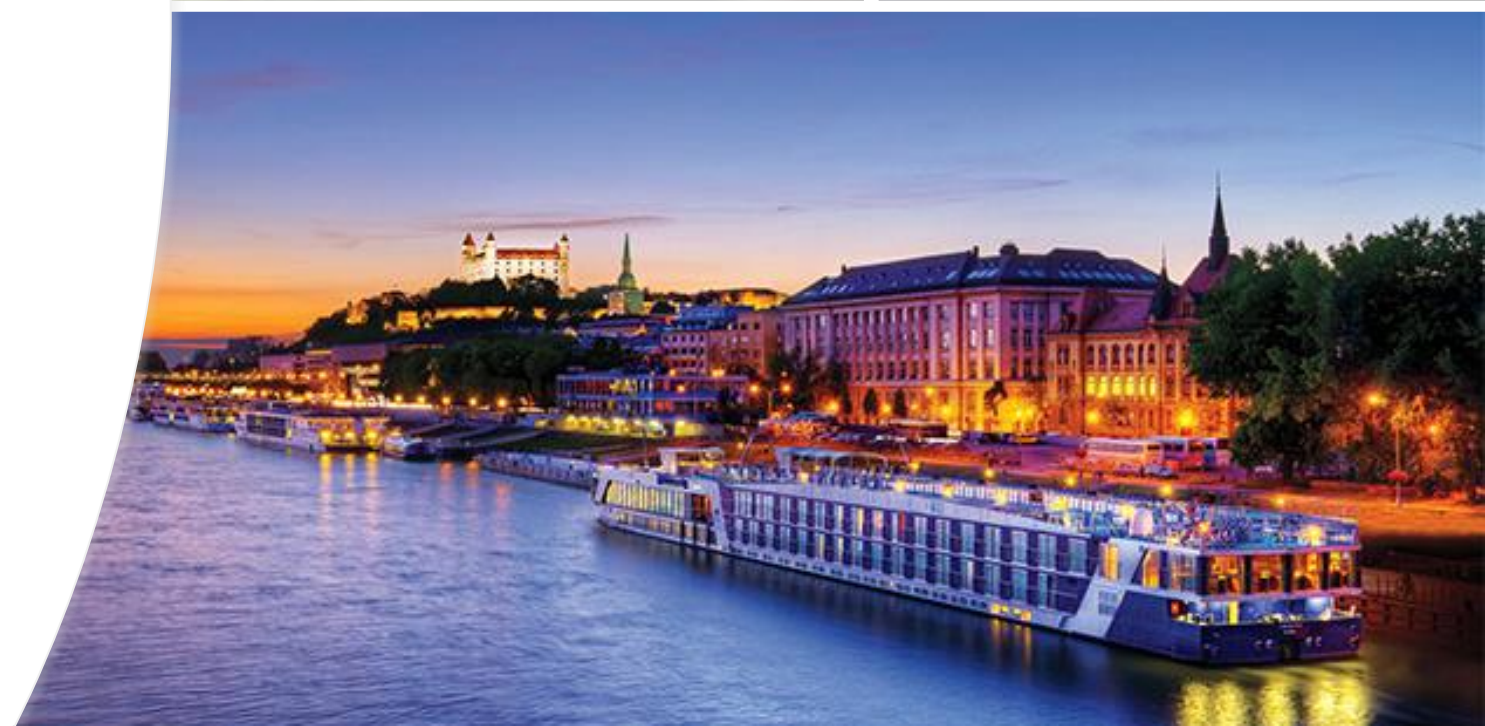
- Isolated from the Community
- Transportation challenges
- Less opportunities to connect with the surrounding Neighborhood
- Residents, family and staff tend to be inward focused
- Convenience, variety and interactions are minimized for residents, family and staff





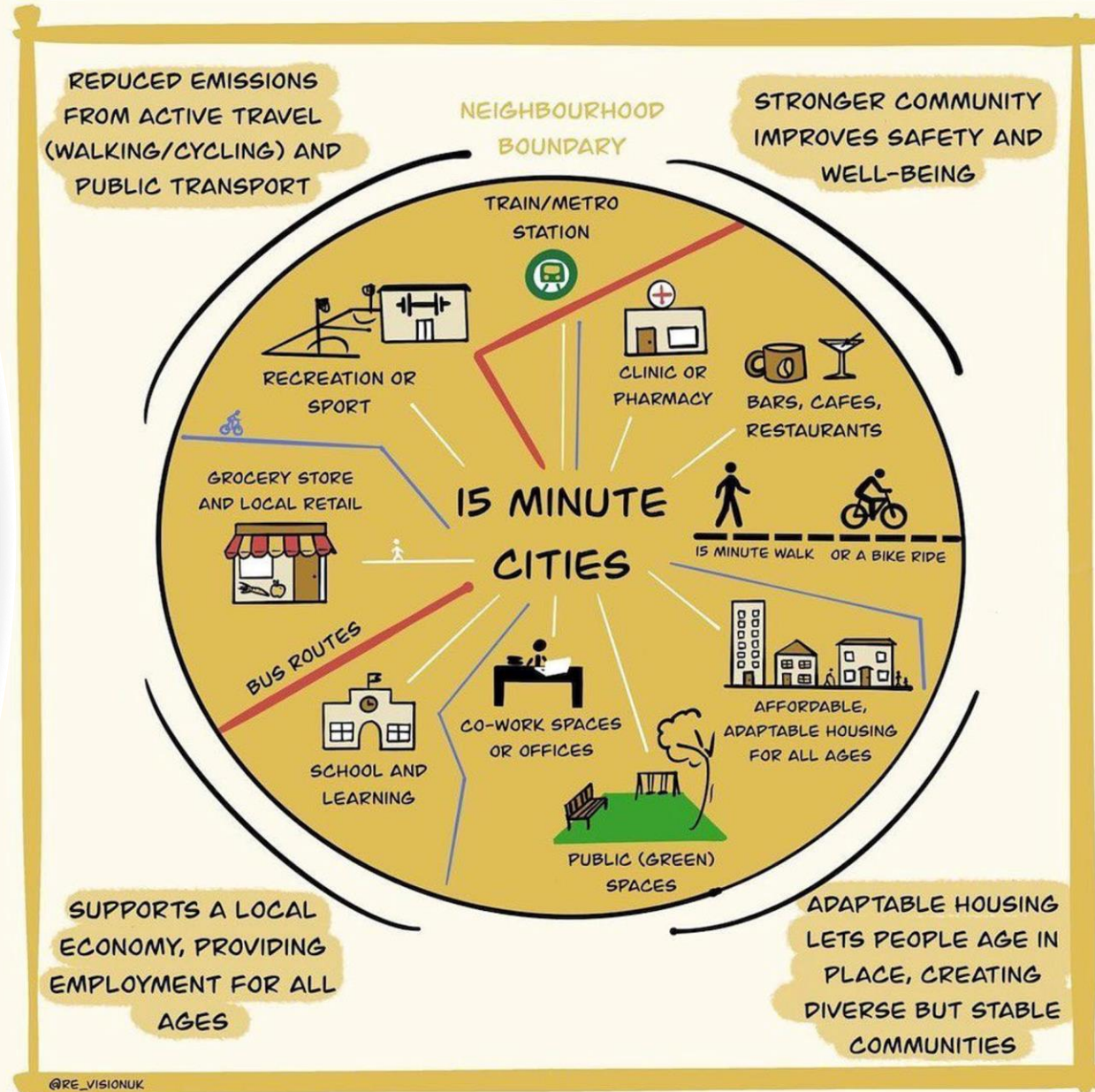
# Cruise Effect

- Core amenities provided
- Variety is the spice of life
- Experiences beyond those offered
- Flexible amenity for operators
- Excursions for residents, family and staff
- Opportunities to maintain connections to the broader surrounding community
- Support local small business



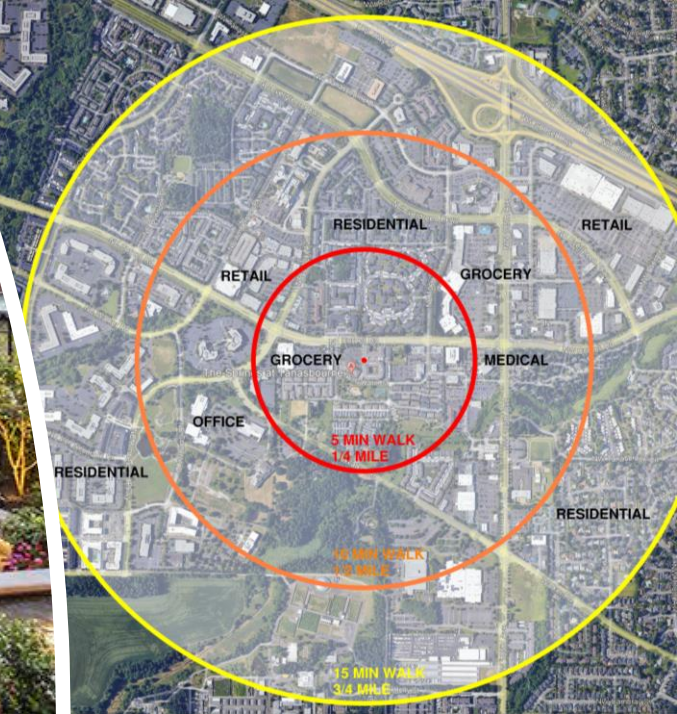
# 15-Min. Community

- Hyper-local
- Diverse offerings
- Intergenerational
- Accessible
- Convenience



# 15-Min. Community

- Broader Community connections
- Pedestrian oriented – Walkable
- Hybrid
- Active life-style
- Inviting



# HORIZONTAL MIXED-USE

**What are the benefits to a Senior Living Community?**

# Overview

- **Economics:**  
Owner/Operator/Residents
- **Workforce:**  
Staff and caregivers
- **Resident:**  
Residents, family & friends



# Economics

- Overall Development Risk Reduction
- Property/building areas reduced
- Resident /Mixed-use affordability
- Potential to Reduce Full Time Employee (FTE) costs
- Partnering with surrounding businesses



# Partnering

- Senior Living Operator prompted
- Engage and develop relationships with surrounding businesses to benefit residents, family and staff
- Loyalty programs
- Special & dedicated schedules for residents
- Mutual support between Senior Living and surrounding Businesses



# Workforce

- Convenience / Time optimization
  - Shopping
  - Day-care
  - Respite
- Transportation hubs /options
- Work/life balance





# Residents & Family

- Hybrid options - multimodal
- Neighborhood ties
- Faith
- Authentic and varied experiences
- Intergenerational connection



# Residents & Family

- Personalization
  - Entertainment
  - Healthcare
  - Fitness
  - “Foodtainment”
  - Retail / Shopping



# **HORIZONTAL MIXED-USE**

**Putting it all together for  
'the Greater Good'**

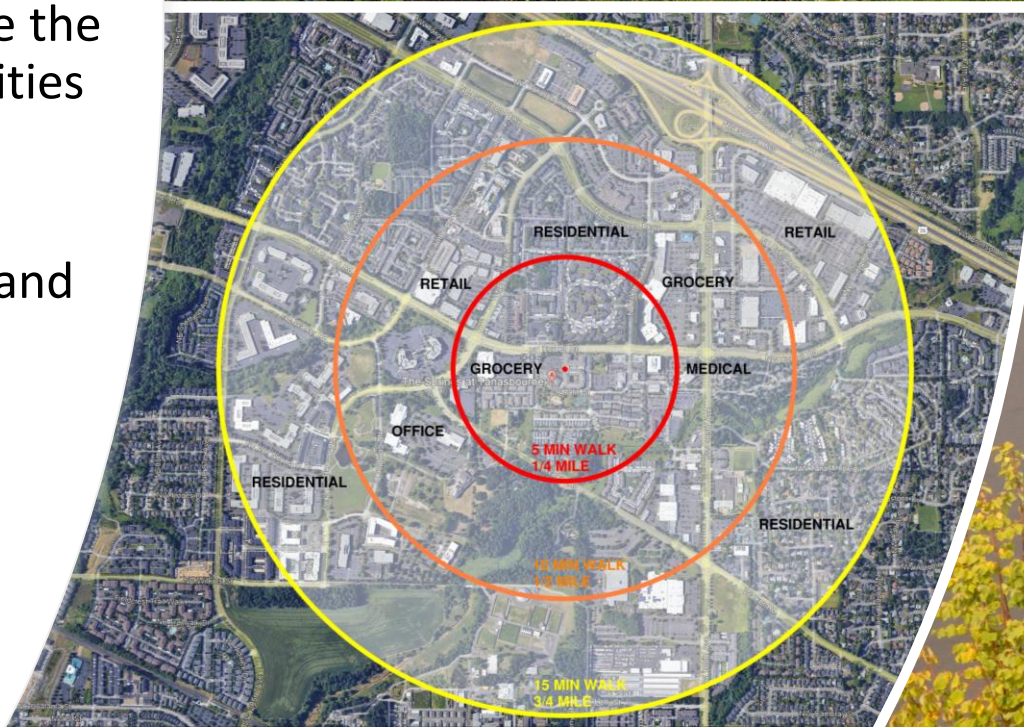
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# Horizontal Mixed-Use in practice

## The Springs at Tanasbourne

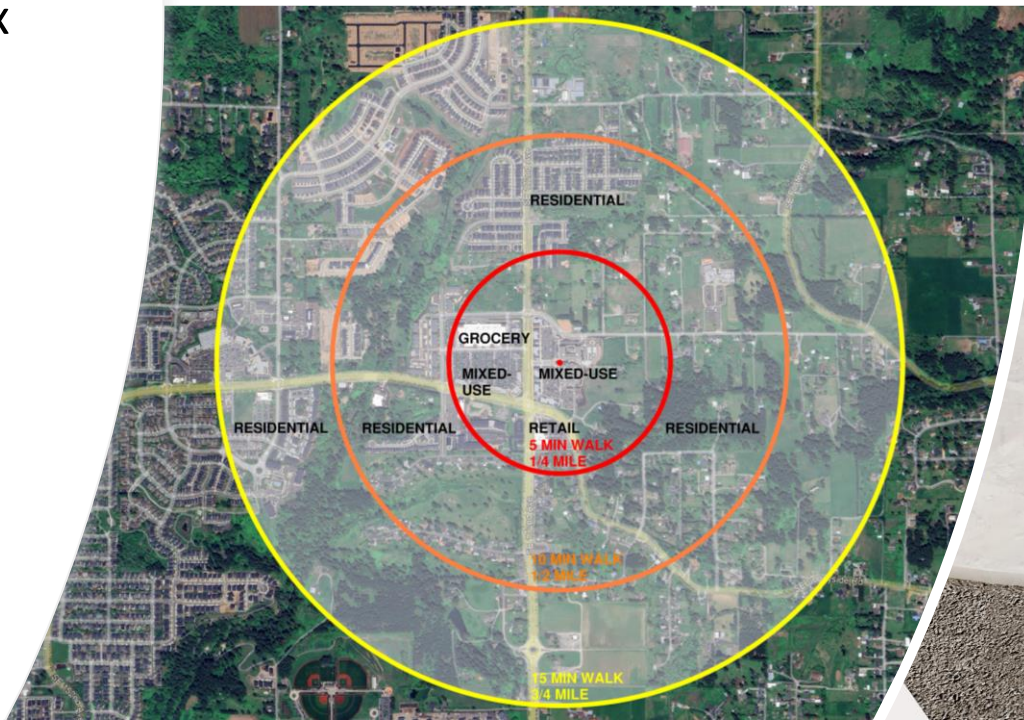
- Natural Occurring Development
- Opportunity to evaluate the existing adjacent amenities and mix
- Tailor Senior Living development to thrive and support mix of uses



# Horizontal Mixed-Use in practice

## The Springs at Happy Valley

- Intentional Masterplan Development
- Purposeful amenity mix
- Social connections are integrated
- Pedestrian pathways, seating, nodes of connection



# Community attributes for success

- Broad mix of amenities and businesses
- Multimodal
- Walkable – senior accessible
- Outdoor common spaces – parks
- Pet friendly a bonus
- Seasonal events – farmers market



# Senior living attributes for success

- Walkable
- Maintain identity of the SL community
- Transitions/buffers between commercial & residential
- Separate Private courtyards for residents
- Senior living to facilitate partnering with larger community



Thank You!  
Questions?

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