



O'Loughlin Development LLC

9393 W 110th Street, Suite 500
Corporate Woods Building 51
Overland Park, KS 66210

Summit Living Townhomes *Independent Living designed for Aging-in-Place*

2610, 2612 S. Lee's Summit Road, Independence, MO



Summit Living Townhomes, Independent Living is a beautiful, age-restricted (50+) community nestled between two schools on the East and West, a patio home community to the South and a residential community to the North. The developer lives in Independence and his background is in aging services and real estate – with a master's from USC and bachelor's from BYU. Englewood Assembly of God is also an interested party in this development – having owned the land for more than 35 years and actively marketed it for sale off and on since the early 2000's.



Introduction. Summit Living Townhomes. Finding Greater Independence in Independence.

There is a severe shortage of senior housing in Independence, based upon the City of Independence's 2022 Housing Study. As of 2021, 40% of the City of Independence's total population is 50+, comprising approximately 47,000 individuals. While that number is not too surprising given the national trend, the amount of housing designed to support aging individuals is. As of 2021, in the City of Independence, there were just 600 units (independent living and assisted living) designed for older adults. As the living needs of this 40% of the population change, where will they move? There is a great need for this project and the need will only be greater in the coming years.

So many people are used to "Peter Pan" homes – meaning, homes seemingly designed for people who will never grow old. The developer's grandparents lived in one of these. Two stories on a basement. Over time this home grew impractical for them. So, what were their options? Install an elevator, add ramps, retrofit doorways, install grab bars, etc, ... or, move into a nursing home.

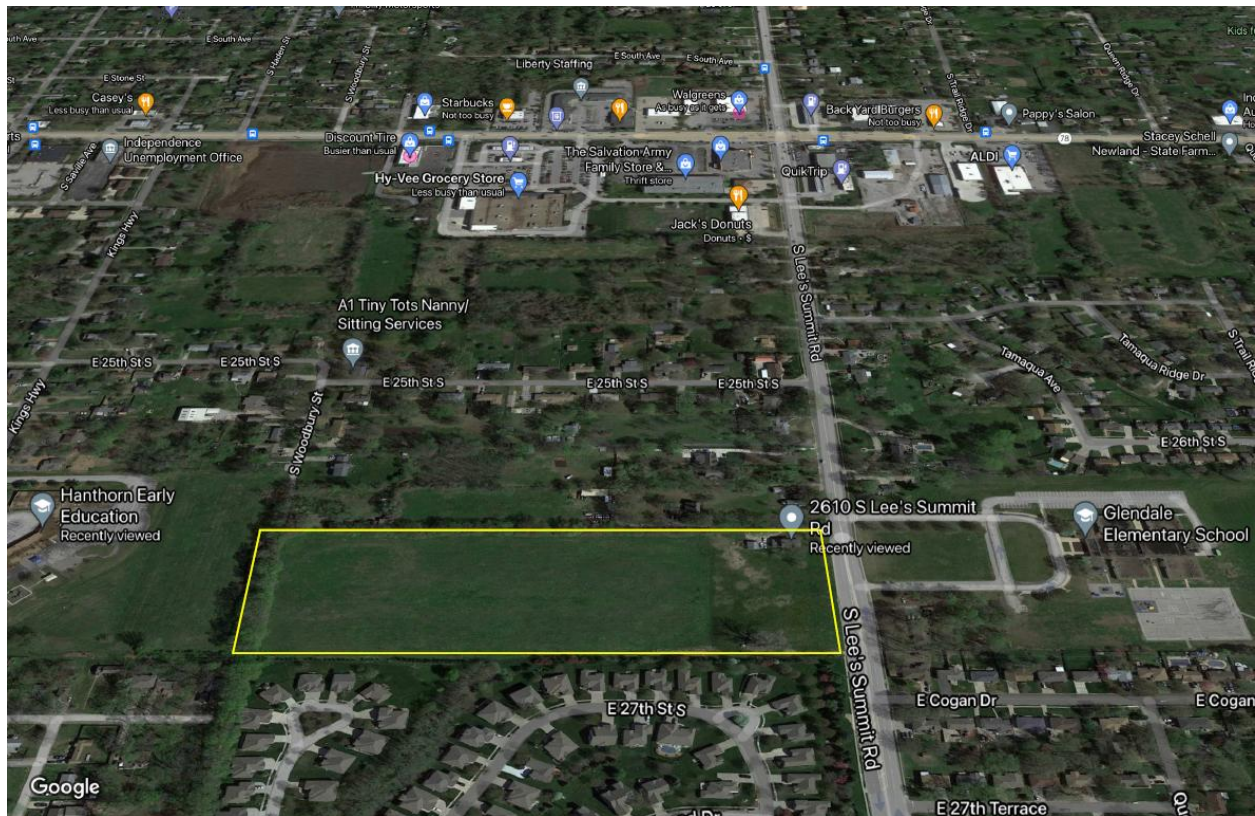
As people age, housing suited to their needs is a major determinant of whether they are able to remain capable of their own care, and thus remain in the community or whether they need to move into a full care facility. Maintenance-provided, zero step living communities are severely short in supply in the City of Independence, Jackson County and throughout the nation. Often, as people age, they are required to move into areas sequestered from the communities with which they have long been familiar and which are far from family and loved ones. The area's aging population need not be required to move elsewhere to find living situations that support their independence.

The City of Independence is an ideal destination for budget-conscious seniors. There is a shortage of senior housing throughout the entire country. The draw to the Kansas City Area, and Independence in

particular, is access to excellent medical care, family friendly communities, and a lower cost of living than is found in many other retirement areas of the country.

As the City of Independence helps meet this need, not only will the city fulfill an obligation to take good care of its own, but it will draw those individuals to our city from the surrounding areas and from throughout the country that make some of the best citizens. Older Adults have the knowledge, the experience, and very often also the time, to be great contributors to the long-term success of the communities in which they live. Housing that serves seniors, combined with top quality medical care, excellent amenities, a central location in our nation, and comparatively low cost of living could make the City of Independence a national retirement destination.

The purpose of Summit Living Townhomes is to help older adults remain in the community, as well as remain independent, for longer. For many older adults, Summit Living Townhomes will mean greater independence, in Independence, MO.



The Site. 2610, 2612 South Lee's Summit Road, Independence, MO

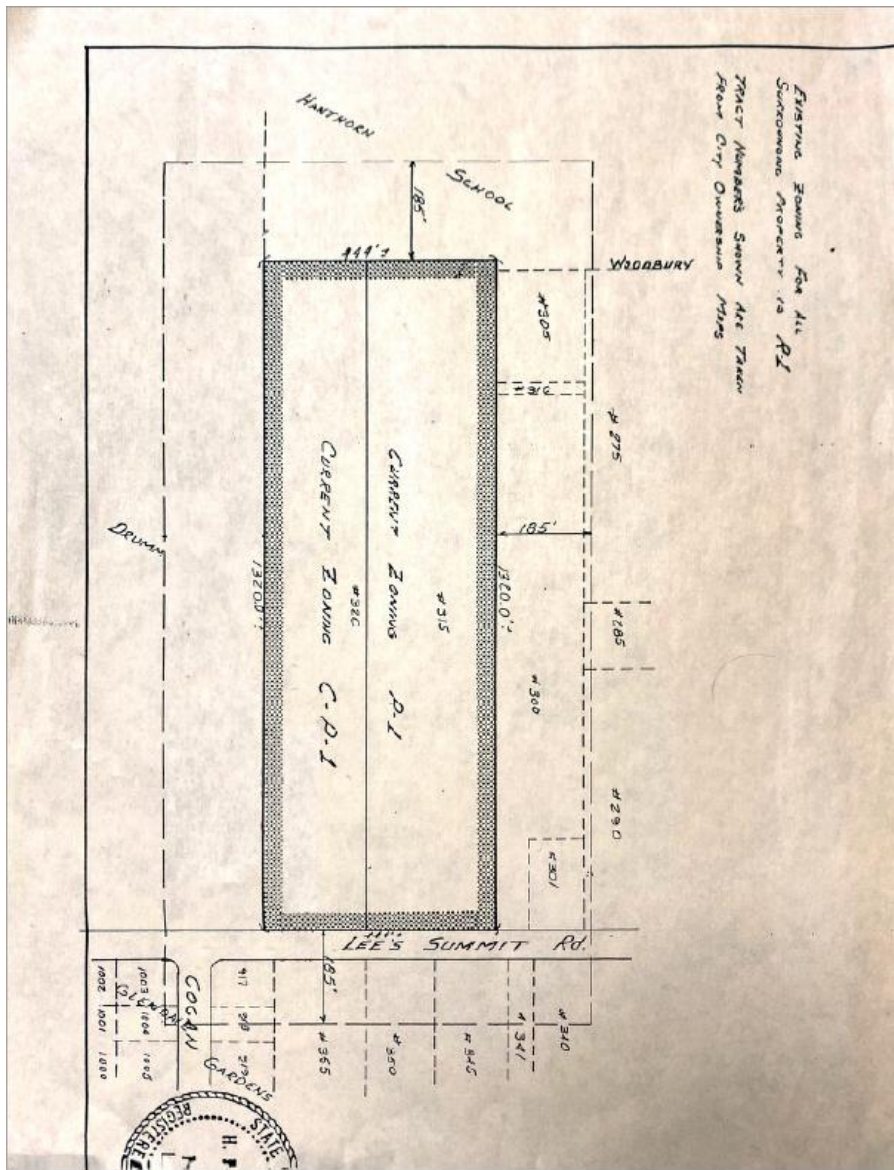
The independent living site comprises two parcels. The 6-acre parcel to the South is currently zoned C-1, which is neighborhood commercial and permits multistory mixed use development commercial on the main floor and apartments above, and also permits nursing homes. The 7+ acres to the North is currently zoned R-6 which allows six, 7000 sf single family home lots per acre.

Attempting to meet community needs within the permitted uses of the current C-1 zoning of the southern parcel, the developer has considered a mixed-use development, including lower level shops and apartments on the upper floors of 3-4 large, but attractive, mixed use buildings. However, the developer feels the proposed development will do more to enhance the desirability of the neighborhood.

The land has remained vacant under the current R-6 and C-1 zoning for 35 years. In some jurisdictions Independent Living Communities are permitted under the Nursing Home use, which would require no change in the current zoning of the southern 6 acre parcel (Blue Springs, MO is an example of a city that has permitted Independent Living under the Nursing Home – i.e. Parkway Villas (11.4 units/ac), built in 2019 in a neighborhood similar to the proposed (see below). If this is the case, the R-6 parcel would be requested to be changed to the minimum zoning which permits the proposed Independent Living Community PUD, which may be C-1 or R-18 PUD, though the density on the proposed community is comfortably below 10 units per acre.

The development is well-suited to the area and is ideally situated among amenities for those who will be living there. Older adults' best health, longevity and happiness outcomes are found in the midst of activity, rather than sequestered from the rest of the community. Hanthorn Early Education immediately to the West and Glendale Elementary School immediately to the East make this an area with frequent activity. The community is walking distance from shopping to the North. Its location just 10 minutes to major medical services is also very important to older adults as their healthcare needs increase.

Summit Living Townhomes also provides lengthy sidewalks throughout, equivalent to the sidewalks throughout the Drumm Farms subdivision immediately to the south. These sidewalks are used daily by residents and neighbors and promote health and activity. In addition to adding to walks in the area, Summit Living also has a beautiful dog park, a desirable amenity encouraging recreation and exercise.

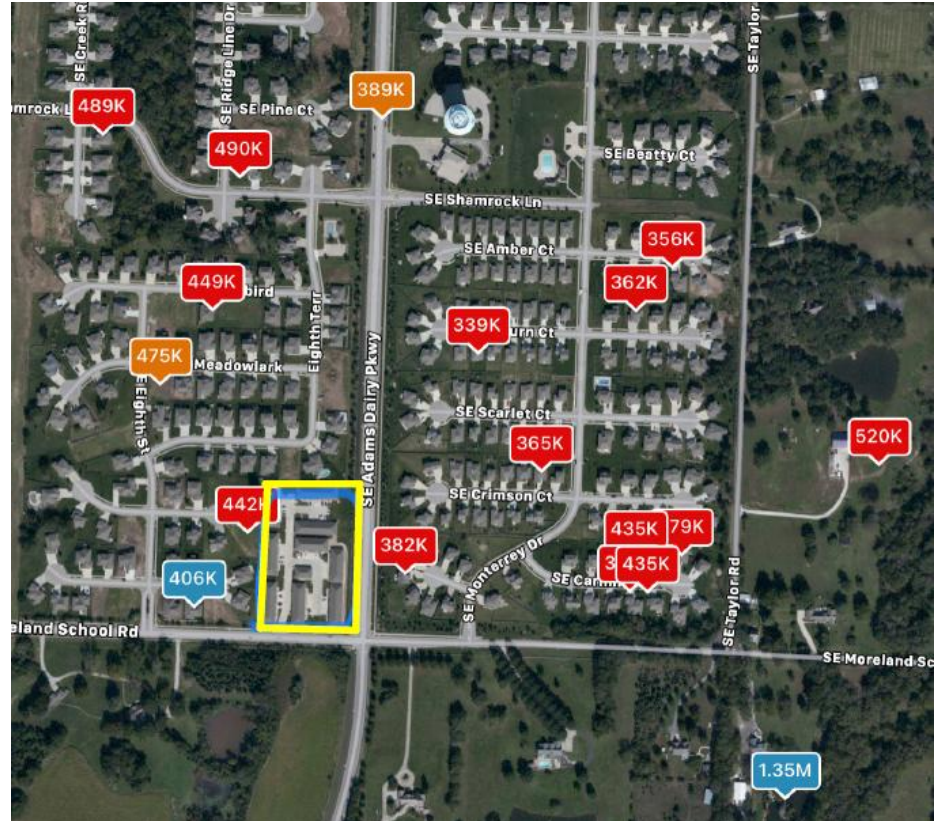


Zoning division of 2610, 2612 S. Lee's Summit Road, Independence, MO.

Parkway Villas

I know property values are a concern. As an example of a similar development nearby here is a brief look at Parkway Villas. This is an independent living community located at the intersection of Moreland School Road and Adams Dairy Parkway in Blue Springs.

This 44-unit independent living community consists of eight, 5-unit buildings and one 4-unit building (44 units) on 3.86 acres (density of 11.39 units/acre). It is surrounded by single family neighborhoods on the north, east and west and bordered by estate lot homes to the south. Home values in the surrounding areas do not appear to be negatively affected at all, with values in the \$350,000-\$500,000 range.



As a quick aside, these units are 2 bedrooms, 1 bathroom, have no garage, and most have steps going up to and returning from the units. By comparison, the homes in the proposed development have no steps, have 2 bedrooms and 2 bathrooms, and nearly 70% of units have garages (and in the opinion of some, the homes of the proposed development are much more attractive).



Parkway Villas, built 2019

City of Independence. A Retirement Destination.

The City of Independence is an ideal destination for budget-conscious Seniors. As you may know, there is a dearth of senior housing throughout the entire country. Some of the draw to the Kansas City Area, and Independence in particular, is access to excellent medical care, family friendly communities, and a lower cost of living than is found in many other retirement areas of the country.

So, what do people want, and need, as they age? Many seniors aren't able to continue living in their empty nest home, but are far from needing to move to a care facility. Summit Living Townhomes, and communities like it, provide a middle ground for people who are aging, and are still very much active and independent - and may remain so the remainder of their lives. The people living in these communities love living in them. The challenge is that housing designed with seniors in mind is in very short supply.

Summit Living Townhomes, combined with nearby amenities make the townhomes a destination for many retirees which will support the City of Independence's trajectory as a family-friendly city that welcomes retirees seeking a budget-friendly community without sacrificing access to recreation, national shopping, and top quality medical care.

Conclusion.

With 40% of the residents of Independence 50+, and just 600 units of independent and assisted living within the city, there is a significant shortage of senior housing in Independence. While there are other excellent sites along the I-70 corridor, the situation of this site, including the developer's and the church's desire to give something meaningful back to the community, make this location an excellent location for Summit Living Townhomes. As a resident of Independence working to improve the community, the owner of O'Loughlin Development LLC asks for your full support of this step toward alleviating the senior-friendly housing shortage.

Sincerely yours,

A handwritten signature in black ink, reading "Joseph J. O'Loughlin". The signature is fluid and cursive, with the first name "Joseph" and last name "O'Loughlin" clearly legible.

Joseph J. O'Loughlin
Owner, O'Loughlin Development LLC