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November 27, 2018

Town of Matthews Planning and Development
Planning Department
232 Matthews Station Street
Matthews, NC 28105

Subject: Royal Park Senior Independent Living Community Administrative Amendment

Dear Planning Department:

Further from the Administrative Amendment request package dated November 9, 2018 submitted by Alfred Benesch and Company and under review by the Planning Board tonight, this letter should serve to provide additional information regarding:

1. Improvements we believe the subject Administrative Amendment package plan (the “Plan”) provides relative to the existing plan;
2. Roles and responsibilities of the subject Senior Independent Living Community’s (“IL Phase”) co-developers/co-owners, and the operator/manager upon construction completion (the “Sponsors”); and,
3. the positioning of the subject as an integral part of the Royal Park CCRC (the “CCRC”).

Although we discussed these matters during previous meetings in your offices earlier this year, this letter documents those conversations and provide additional clarity.

1. Amended Plan Improvements:

We believe that the plan included in the Administrative Amendment request package provides material improvements from the original zoning approval’s site plan. These improvements include:

- a. Relocation of the future Assisted Living component of the CCRC from the area closest to Moore Road to the northern-most portion of the property where it will be closer to the Skilled Nursing Community and further from passing traffic;
- b. Relocation of the IL Phase to the area surrounding the existing pond poses less risk to these more mobile/active residents; it’s primary entryway is now nearer Moore Road for residents who are more likely to be driving; and the proposed secondary entrance which provides direct access to the private cottage units included.

2. Roles and Responsibilities of Proposed Development Sponsors:

Liberty Healthcare Properties (“Liberty”) – the current owner of the subject property and owner of the adjacent Royal Park Skilled Nursing community – is developing the subject IL

Phase in partnership with Capstone Lifestyle Communities, the lifestyle division of Capstone Collegiate Communities, LLC (“C3”).

C3 – an experienced national developer of specialized residential communities - will serve as the primary development contact for the subject and will have an ownership interest in the subject. However, Liberty and C3 jointly manage development and decide all material development decisions including those concerning entitlements, design, and construction.

Liberty Senior Living Management (a Liberty affiliate) will manage community marketing during construction and day-to-day operations of the community upon construction completion.

3. Integration Within the Royal Park CCRC:

Liberty considers the subject the second phase of the Royal Park CCRC development and integral to the continuum of care that benefits residents as their individual residential preferences and care needs evolve and will manage the property thusly. We believe the security of affiliated assisted living and skilled nursing components are important considerations for potential IL residents.

As detailed in the Administrative Amendment request package and our presentation tonight, the proposed design provides that units and amenities be: a) grouped together; b) provide a level of common maintenance, recreational facilities, and security; and, c) include a variety of additional amenities and activities geared for older persons.

The comparatively low monthly rental rates projected for the subject IL Phase offer an attractive value proposition relative to fee-entry competitors in the market, bringing high quality seniors housing to many who otherwise find these competing properties out of their financial reach.

The third phase of the Royal Park continuum will provide the combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. Per the site plan submitted with the Administrative Amendment Package, this phase has been relocated to the northern-most portion of the property, which we believe is a more logical location per the below.

As previously discussed, we believe that the arrangement outlined here and above conforms to the relevant portions of the Town of Matthews Unified Development Ordinance.

Thank you in advance for your review of these documents. Please let us know if you have any questions on the information which was submitted.

Sincerely,

Paul J. Babinski, LNHU

Paul Babinski
President
Liberty Healthcare & Rehabilitation Services
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November 9, 2018

Town of Matthews Planning and Development
Planning Department
232 Matthews Station Street
Matthews, NC 28105

Subject: Royal Park Senior Independent Living Community Administrative Amendment

Dear Planning Department:

This Administrative Amendment seeks to document changes that have developed during the site planning process. The Senior Independent Living building footprint has been redesigned with a comparable layout and the Assisted Living component was moved to the north side of the site. The plan for the cottage units along Moore Road was also reconfigured to include a community open/gathering space and rear loaded units.

The following is a brief summary of the specific plan revisions included in this submittal. New sheets (RZ-2.1 Schematic Plan Phase 2 Development, RZ-5.1 & RZ-5.2 Architectural Elevations) have been added to the set of current Rezoning documents to reflect these additional changes. There is also a note change to the existing sheet RZ-4 Development Standards.

Sheet RZ-2.1 Schematic Site Plan Phase 2 Development

1. Senior Independent Units – Clarification that 300 units are allowed but only 204 will be developed with this phase.
2. Revision to the proposed density of Independent Living. Density has been reduced from 300 units to 204 units and from 7.21 units per acre to 4.90 units per acre.
3. The parking count provided for Independent living has been reduced from 330 Required/330 provided to 225 Required/225 Provided.
4. The Landscape Berm section reflects the current frontage requirements for Moore Rd.

Sheet RZ-4 Development Standards

1. A revision has been made to the Development Standards under Landscape/Screening/Sidewalks. The street frontage improvements along Moore Road have been revised to include a 6' sidewalk and 8' planting strip instead of a 5' sidewalk and a 5' planting strip as previously required.

Sheets RZ-5.1 & RZ-5.2 Architectural Elevations

1. Additional sheets added to more accurately reflect the current building elevations.



Town of Matthews Planning and Development
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Thank you in advance for your review of these documents. Please let us know if you have any questions on the information which was submitted.

Sincerely,

Alfred Benesch and Company

Phillip Hobbs, ASLA / Kirsten Radomski, PLA

Cc: Jay Oglesby, Capstone Lifestyle Communities
