

The Moorings of Arlington Heights

Village of Arlington Heights – Plan Commission Submittal Project Narrative

July 10, 2015

I. Concept

The Moorings of Arlington Heights is a Continuing Care Retirement Community (CCRC). A CCRC is a particular type of retirement community that offers several levels of health care on one campus. The Moorings currently has Independent Living, Sheltered Care, and Skilled Care.

The residents of independent living apartments and villas at The Moorings desire updated and modern accommodations at the assisted living and memory support levels of care. Although occupancy is high, Sheltered Care residents have complained about the size of the current apartments and the distance to the elevator or dining venue.

The continued maturing of the independent living residents at The Moorings of Arlington Heights has created significant demand for not only assisted living services, but also memory support services in an assisted living environment. The current assisted living building (sheltered care, originally built in the 1950's) is outdated, institutional and inadequate for this aging campus population. The recommendation is to build new, modern assisted living apartments to serve the needs of our older adults.

The Moorings of Arlington Heights also wants to provide a more refined Resident Fellowship Hall to serve the religious gatherings at the community. Currently the religious gatherings are held in the Harbor Room which is a multi-purpose space. The Resident Fellowship Hall building will also have new spaces to meet market demands for resident services with a beauty shop, clinic and wellness facilities.

The overall demand for all forms of senior's housing in the northwestern suburbs is very high, not only during the initial study period (from 2014-2019) but well beyond when projected through 2040. The 2013 *Senior Housing Needs Assessment for the Northwest Suburban Housing Collaborative* reports that "there will continue to be the need for more...market rate housing to serve the increasing senior population." This project is designed to not only satisfy the needs of The Moorings contractual residents, but also to respond to the community's demand for assisted living and memory support services.

II. Goals

1. Provide a new Assisted Living building, Memory Care building, Resident Fellowship Hall building and renovate part of the wellness center in the commons building. The aforementioned new buildings and renovations will meet the demands of current and future residents' needs, support The Village of Arlington Heights' goals as delineated in the 2013 *Senior Housing Needs Assessment for the Northwest Suburban Housing Collaborative* report, and keep the Moorings current with trends and resident expectations.
2. The new Assisted Living building will replace the existing institutional Sheltered Care building. The new Assisted Living building will provide a neighborhood concept for the resident rooms providing an elegant lifestyle for assisted living residents.
3. The new Memory Care building provides a new critical level of health care service for the Moorings. The new building provides 20 beds of memory care in a small house context.
4. The new Resident Fellowship Hall provides a refined religious gathering space, beauty salon and expanded wellness spaces centrally located on the campus. The additional new spaces included with the Resident Fellowship Hall will enhance resident services and respond to the fact that "Seniors are looking for more educational, health and fitness opportunities in addition to social activities..." according to the 2013 *Senior Housing Needs Assessment for the Northwest Suburban Housing Collaborative* report.
5. The existing commons building will include a renovated wellness center to update the pool, spa and locker rooms. The spaces are being updated because equipment and the layout of some of the spaces are outdated. The update coincides with the new wellness components being provided in the Resident Fellowship Hall.
6. A new full service kitchen in the basement of the Assisted Living building will enhance the food service menu and dining experience for the Assisted Living, Memory Care and Skilled Care buildings.

III. Description

A. Description

The proposed project will provide a new 73-bed Assisted Living building, a new 20-bed Memory Care building with basement and a new Resident Fellowship Hall building. The pool, spa and locker rooms of the existing wellness facility in the commons building are being upgraded. The existing Sheltered Care building will be demolished and 2 of the quad villas will be demolished. The new Resident Fellowship Hall will become the center of the facility. It's centrally located on the campus between all levels of care.

The existing and proposed unit counts for the facility are as follows:
(Numerous apartment units have been combined, and will continue to be combined, over the years to meet market demand for larger units. This has, and will continue to, reduce the overall number of apartment units.)

Unit Counts			
Year	2006 PUD Allowance	Current	Proposed
Apartment Units	262	212	202
Villa Units	87	81	73
Independent Living Total	349	293	275
Skilled Care beds		105	105*
Sheltered Care beds		45	-
Assisted Living beds		-	73
Memory Care beds		-	20
High Care Total Beds		150	198*

* In order to meet the needs and the lifestyle expectations of our residents we expect to convert many of our semi-private skilled care rooms to private rooms, which may reduce skilled care occupancy by as many as 35 beds.

B. Square Footage

New Square Footage

New Assisted Living:	118,715 S.F.
New Memory Care:	31,645 S.F.
<u>Resident Fellowship Hall:</u>	<u>26,700 S.F.</u>
Total:	177,060 S.F.

Revised Square Footage

Commons Building Renovation:	8,136 S.F.
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C. Design

The design of the new buildings on the Moorings campus were developed to relate to the characteristics of the adjacent residential neighborhoods and draw from the positive qualities of the existing campus buildings. The materials are consistent for all new buildings, but their arrangements are unique to each building. The materials evolved from the existing campus and neighborhood palette to create an updated residential character.

The new Resident Fellowship Hall spans between the existing buildings and the new Assisted Living and Memory Care buildings. The steep cross

gable roof over the sanctuary centers the building on the campus. The simple but commanding appearance gives the building a stable yet inviting exterior. The windows open the building to the pond to the south and the Cloister Garden to the north.

The Assisted Living Building is a residentially scaled building with a gable roof. The grade rises up one story to the entry on the north end of the building giving it a smaller appearance. The mass of the building is not a straight line north to south. The undulations in the mass break down the length of the building. They also accentuate the grouping of the Assisted Living neighborhoods within the building. The exterior façade is broken down with a combination of multiple building materials and residential massing elements. Bay windows emphasize each resident room and provide vertical elements on the exterior. Cross gable and nested cross gable elements break up the roof line and coordinate with the bay windows locations. The material placement extends both horizontally and vertically to provide a residential scale and quality.

The Memory Care building is a one story building with a basement. The building spaces facing the campus road are made up of mostly resident rooms. This façade uses the same multiple materials as the other new buildings. Gable roof elements break up the roof line and coordinate with the square window bays in the resident rooms. The casement windows are proportioned and scaled to present a residential character. The façade of the building that faces the courtyard is flooded with daylight. The social spaces (activity rooms, dining room, living rooms) are on this side of the building. The windows are larger on this elevation. The center of this façade is accentuated with an engaged octagonal element that has a trellis wrapped around it creating a porch-like feel.

D. Height

The Moorings property is currently zoned I-PUD. The typical I-Institutional zoning district limits development to 45' and 4-stories.

When The Moorings property was re-zoned from R-1 to I-PUD in 1985 there was a variation included "to permit the construction of buildings up to five stories in heights, with an average of 49.5 feet at the highest point".

Below is the definition of Building Height from Arlington Heights:

3.2-28 Building Height. The vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof in the case of a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves

and ridge of a gable, hip or gambrel roof; provided that where buildings are set back from the street line, the height of a building may be measured from the average elevation of the finished lot grade at the front of the building.

All of the proposed buildings are below the previously approved building height restriction of 49.5 feet. The perceived height of the new buildings is lower because of their relationship to the existing buildings on the site and their sloped roofs with significantly lower eave height. The following are the heights of the proposed buildings:

Assisted Living:	48'-4" (includes sloped roof) 42'-8" (eave height)
Resident Fellowship Hall:	35'-5" (includes sloped roof) 23'-2" (eave height)
Memory Care:	24'-7" (includes sloped roof) 15'-3" (eave height)

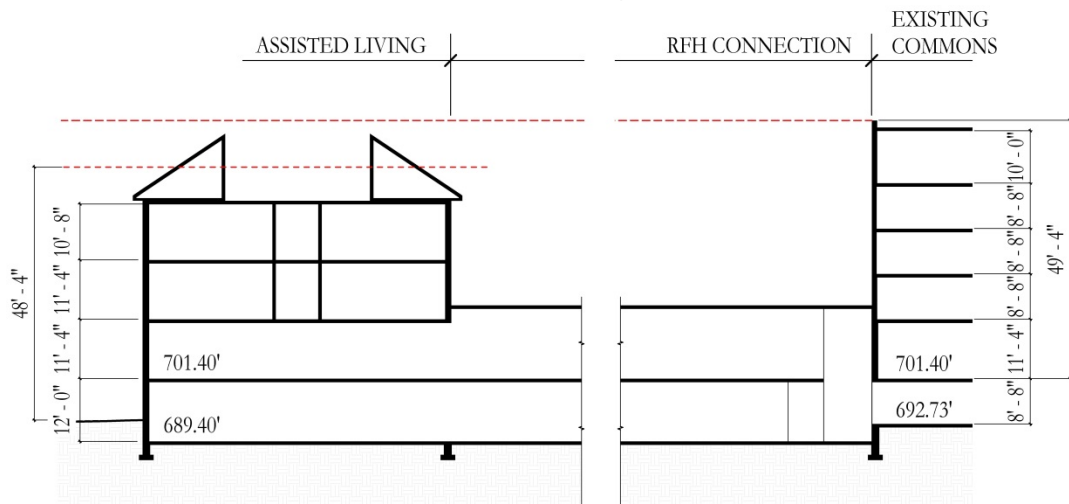


Figure 1: Assisted Living Roof Height

E. Exterior Building Materials

The exterior materials for the proposed buildings have been selected to complement the existing buildings, draw inspiration from adjacent neighborhoods and create a fresh look for the campus.

All of the proposed buildings have a brick base. The brick color matches the brick on the most recently built villas. The color blends with the brick on existing buildings. The height of the brick varies as it wraps around the buildings to break up the mass and add emphasis where desired (A.L. entrance, Resident Fellowship Hall, transitional corners of the building,

etc.) Exterior Insulation Finish System (EIFS) and fiber cement lap siding are used above the brick base. The EIFS is a lighter color (Amarillo White) and serves as a backdrop for the fiber cement siding. The fiber cement siding has a textured finish and is a mixture of 2 colors (Khaki Brown and Autumn Tan). The fiber cement siding is used horizontally and vertically to breakdown mass, provide a play in texture and color, and reflect on residential style. The bay windows are clad in a smooth white fiber cement finish. The color and texture emphasize the bay window element against the siding and EIFS backdrop.

F. Roof

The sloped roofs reinforce the residential scale and character of the buildings and serve to reduce the overall appearance of the new building heights.

A gable roof is used on the Assisted Living and Memory Care buildings to be consistent with the residential style. The gable roof is generally covered with 30 year, high definition asphalt shingles. There are a few areas where a standing seam metal roof is used to emphasize points of interest (A.L. Porte Cochere, Memory Care octagonal element, etc.). There is a well in the center of the gable roof that hides mechanical units and other rooftop equipment. Cross gables and nested gables within the cross gables are used to break up the roof line and emphasize the bay window locations.

The Resident Fellowship Hall has a cross gable roof element over the sanctuary. There are flat roofs on either side of the cross gable roof to help emphasize this element. There is no mechanical equipment on the roof of the Resident Fellowship Hall.

G. Project Plan

The project plan centrally locates the new Resident Fellowship Hall on The Moorings campus to be easily accessible by all residents and specifically to be sensitive to Skilled Care and Assisted Living residents' travel distances to daily activities. It also introduces a second service kitchen on the ground floor of the new Assisted Living building and a dedicated service corridor that connects vertically to buildings, separating service carts and the associated traffic from resident corridors. The new Assisted Living and Memory Care buildings are adjacent to each other and share a new, common entry. The Memory Care building takes advantage of the new Cloister Garden to provide a therapeutic, secure outdoor space accessible to memory care residents.

H. Site Design

1. Parking and Traffic

See Separate Parking & Traffic Summary and Exhibits included in this submittal.

2. Utilities and Storm Water Management

a. Water

The Moorings water system provides potable water and fire protection to the 41 acre campus. The existing system is fed by two 10-inch connections to public water main. One of the connections is located near the southwest corner of the campus and connects to water main along Douglas Avenue. The second connection is located at the northwest corner of the campus and connects to watermain along Central Avenue. There are three campus sub-systems, all comprised of 10-inch water main, that serve separate areas of the campus. These systems are comprised of a southern loop that primarily serves the main building and villas south of Moorings Drive, a northern loop that primarily serves the villas north of Old Barn Lane, and a partial loop that is comprised of public watermain on Douglas Avenue and watermain along Moorings Drive that serves the villas west of Moorings Drive.

During all phases of site improvements the existing loops will be maintained and improved upon where necessary to accommodate the new building footprints. The systems being improved during these phases of development include the southern and western loops that will be shifted to accommodate the site design. Fire hydrants will be placed in these areas of improvement, where not existing, at intervals meeting Village of Arlington Heights approval.

b. Sanitary

The sanitary systems serving The Moorings campus are comprised of three lines that make connections to a 21" public sewer located on the south side of Central Avenue. The systems are comprised of a 10" line running south to north along Moorings Drive, an 8" line serving the northern villas, and a 12" line that runs west to east along the southern end of the campus and then north to Central Road.

These existing sewer mains will not be affected during these phases of improvement and will remain in place. Existing services no longer required will be removed. It is anticipated that new sanitary service connections for the Assisted Living and Memory Care buildings will be made on the existing 10-inch line running along Moorings Drive. Calculations will be performed to ensure that the existing line has excess capacity for these new connections.

c. Storm Sewer and Storm Water Management

Storm Water Management

The Moorings campus detention system currently provides detention for the entire 41 acre campus. This system was permitted through the Village of Arlington Heights and the Metropolitan Water Reclamation District in 1987. The Moorings Metropolitan Water Reclamation District permit number is 87-787.

The detention system is comprised of five separate detention basins: West Lake, Southwest Basin, North Basin, East Lake, and Southeast Basin. Of the approximately 7.75 acres being improved for this project, most will be tributary to West Lake.

Areas of proposed improvement will be designed to meet or exceed the updated storm water management standards set for by both the Village of Arlington Heights and the Metropolitan Water Reclamation District. Some of these standards include a reduced release rate from West Lake, thereby reducing the storm water runoff downstream during large rain events. Another is the infiltration of the first 1-inch of rainfall from hard surfaces, thereby affectively reducing the intensity of large rain events and re-charging local ground water systems. To accomplish this, the footprint of West Lake will be expanded and infiltration basins will be provided throughout the areas of improvement to hold storm water runoff until it is able to infiltrate into the ground naturally.

The restricted storm water release from West Lake will remain tributary to the 48-inch sewer running west to east beneath an existing swale at the south end of the campus.

Storm Sewer

Storm water is conveyed to West Lake through two pipe networks. One located to the northwest of the lake that conveys storm water from the north end of the site and one that conveys runoff from the Skilled Care courtyard. To account for the new building footprints, both systems will be re-designed and improved. The northwest system will be removed and re-designed beginning at the intersection of Moorings Drive and Old Barn Lane while the courtyard system will be removed entirely and replaced with an improved system. The new systems will be designed to convey the 100-year runoff, rather than the typical 10-year runoff, from the improved site and will include infiltration basins to reduce runoff to West Lake.

3. Landscape Design

As part of the proposed building program, Presbyterian Homes seeks to maintain a beautifully landscaped character for the benefit of The Moorings campus residents, visitors, and staff. The proposed landscape development plan is designed to maintain and enhance the existing campus landscape character while also creating new site amenities for the enjoyment of residents. The carefully planned landscape design for the proposed new Assisted Living, Memory Care and Resident Fellowship Hall buildings seeks to accentuate views of the existing pond as a central community focal element while also defining a new internal “Cloister Garden” courtyard. The plan is designed to seamlessly integrate and enhance the overall image of the campus while meeting or exceeding the intent set forth in the Village of Arlington Heights’ landscape and tree preservation codes and ordinances.

The Landscape Development Plan depicts proposed improvements to those targeted campus areas affected by the planned new facilities. Plant materials have been carefully selected to not only provide year round visual interest and an effective transition to existing campus buildings and landscape material, but also to be low maintenance and durable. The plan depicts several seating areas and garden nodes around the pond and building foundations, most notably in the central “Cloister Garden” courtyard. This controlled access courtyard area serves a range of residents and provides several fountains and raised accessible planting beds allowing for contemplative and interactive outdoor opportunities. A meandering walking loop path frames an informal open central lawn

and connects to a secure sensory garden for memory care residents.

Existing trees and vegetation located adjacent to the perimeter of the proposed site will remain protected at all times and in areas where construction activities require removal, preservation techniques will be implemented in order to preserve those trees not located within new building or paving areas. A mix of deciduous, ornamental and evergreen trees will be planted in replacement of trees removed.

Shade trees including a variety of Maple, Ginkgo, Honeylocust, Oak, Linden, Pear and Elm will be installed at sizes ranging from 3-inch caliper to 14' height clump form. Eight to twelve-foot Fir and Spruce evergreen trees will be provided for both year-round interest and targeted screening and buffering and four to ten-foot height single and multi-stem ornamental trees including Serviceberry, Birch, Hornbeam, Red Bud, Dogwood, Magnolia, Crabapple and Lilacs are used as accent elements throughout the site planting palette. Additionally, flowering and evergreen shrubs and perennials and groundcover serve as understory unifying elements adjacent to and throughout foundation landscape beds.

4. Site Lighting

Site Lighting will be provided to accommodate the new buildings on campus. The parking areas and building entrances have been designed to meet Illuminating Engineering Society (IES) standards for safe lighting levels and comply with the Villagr photometric standards. The roadway lighting levels are developed to be consistent with the current campus standards. The lighting fixtures will have cut-off devices to eliminate light glare into adjacent resident windows. The site lighting is accomplished with street pole lights, pedestrian pole lights and bollard lighting.

5. Project Data

a. Site Area

The Moorings Lot Size 41.0 Acres

b. Buildings

Building Coverage Ratio

Existing	0.15
Proposed	0.17

Building Floor Area

Existing	475,944 S.F.
Net Proposed	<u>123,889 S.F.</u>
Total	599,833 S.F. (33.6% of allowable area)
Total Allowable	1,785,223 S.F.

Building Lot Coverage

Existing	266,880 S.F.
Net Proposed	<u>37,175 S.F.</u>
Total	304,055 S.F. (42.5% of allowable coverage)
Total Allowable	715,423 S.F.

IV. Zoning Requirements

A. Request

The proposed request is for an amendment to the existing Planned Unit Development. The following modifications are requested:

1. Build a new 2 story Resident Fellowship Hall
2. Build a new 4 story Assisted Living building
3. Build a new 1 story (w/basement) Memory Care building
4. Demolish the existing Sheltered Care building
5. Demolish (2) quad villas

B. Variation

The Moorings of Arlington Heights is requesting one variation from the Village Ordinance/Code on parking requirements.

The proposed plan provides *a cumulative on-site parking supply for 538 spaces*. This includes 11 accessible spaces, which meets the accessible parking requirements. Through the planned new facilities modifications to the site, (58) spaces will be **removed** in order to implement the proposed site plan. A total of (78) new spaces will be **added**, *creating a net cumulative gain of 20 new spaces provided on-site*.

The *Village ordinance-regulated* parking requirement of 543 *cumulative spaces* for the proposed plan was calculated based on the Village of Arlington Heights' *current* Zoning Ordinance. This calculation, detailed in the chart on the following page, includes all *campus* unit requirements and

Presbyterian Homes' interpretation of the requirements for the proposed Resident Fellowship Hall. ***We believe a parking variation for the Resident Fellowship Hall is warranted based on our planned and historical use of this space as noted in our discussion below.***

Planned Resident Fellowship Hall Parking Demand

The Village of Arlington Heights parking requirement calculations assume that the proposed Resident Fellowship Hall is similar and consistent in all respects with a traditional chapel or religious facility land use. The current and planned Resident Fellowship Hall provides some of the same functions, however, it is intended solely for the use of on-site Moorings residents for various activities and programs which will not generate any significant traffic or parking need from off-campus visitors. Like many of the support facilities at this senior living community, it is designed to be connected and walkable (accessible) for the residents via an interconnected, internal pedestrian circulation system.

The hall will, on occasion, be used for memorial services. The Mooring's religious services team reports that most attendees of memorial services are from within the campus. In addition to on-site residents, memorial services typically draw 10-25 outside guests with a maximum of 20 vehicles. On very rare occasions (once every year or two) we may see a few more visitors. The Moorings has an internal parking management team that oversees and manages parking during these types of events and does not believe that there is, or will be, a lack of available parking for these types of events.

In conclusion, our calculation of the number of seats shown for the proposed Resident Fellowship Hall (486 seats) is based on the building code capacity (1 seat per seven square feet of floor space) and does not accurately reflect the proposed usage of the space.

Additionally, the Moorings of Arlington Heights has provided resident vehicle ownership data for the apartments and villas on the existing campus which is currently 0.61 vehicles per unit. Residents in the skilled care and assisted living/memory care are not able to drive. Forty-three percent of the residential units do not have a vehicle. A parking survey of the campus was also completed to better understand and anticipate demand. Based on the analysis, a total *cumulative site* parking demand of 352 vehicles is projected for the proposed additional development. This amount is well *below* both the 543 spaces *cumulative ordinance* required, and the 538 spaces proposed *within our current plan*. These conclusions and data support our belief that a parking variation for our Resident Fellowship Hall use is warranted.

**Table 1: Zoning Code Requirements for
The Moorings Proposed Plan**

Unit Type	Units	Zoning Code Requirement	Total Spaces
Senior Apartments	202	One Space per Unit	202.0
Senior Villas	73	Two Spaces per Unit	146.0
Skilled Care	105	One Space per Two Beds	52.5
Assisted Living	70	One Space per Two Beds	35.0
Assisted Living: Memory Care	20	One Space per Two Beds	10.0
Resident Fellowship Hall	486 ⁽¹⁾ seats	One Space for each 5 Seats	97.2
	470		542.7 (445.5)⁽²⁾

(1) Approximately 3,400 sq. ft. at 7 sq. ft. per person = 486 seats

(2) Requirement without Resident Fellowship Hall

C. Project Schedule

1. Design

The design and construction document schedule is to be completed by the summer of 2016. This includes approvals from all required agencies (Village of Arlington Heights, Illinois Department of Public Health, Metropolitan Water Reclamation District and the Illinois Environmental Protection Agency).

2. Construction

Construction is scheduled to begin in July of 2016.

Construction phasing is shown on drawing A001 in the Volume I drawings.

Phase I and IA include the demolition of 2 existing quad villas and the construction of the Resident Fellowship Hall and the Assisted Living building. This phase is expected to last 15 months.

Phase II and IIA include the demolition of the existing Sheltered Care and the construction of the Memory Care. This phase is expected to last 18 months.

D. Neighbor Communication

The Moorings will schedule and conduct the required neighbor meetings prior to the scheduled Plan Commission Meeting.