



## **The Ivy at Blue Oaks | Operational Summary**

*July 26, 2022 updated August 29, 2022*

### **Project Description**

The proposed project is planned for a 2-story, 100-unit senior living community comprised of 70 assisted living and 30 memory care units within a 3.3-acre site (“Proposed Project”).

The main entry into the Proposed Project will be on the western side located off Roseville Parkway. In addition, the Proposed Project will have a shared access road on the eastern side of the community which will primarily be used for deliveries, larger moving vans, fire access per the City of Roseville and back of house operations for the community. The shared access road is subject to a recorded Reciprocal Access Agreement (REA) to allow both our site and the future development to the east to share privileges for access.

The AL/MC community will be fully licensed by the State of California’s Department of Social Services. The community will offer the safety and security of 24-hour staffing and support services for its residents. The following services will be available to the residents, including:

- Three meals a day served in a variety of dining options including the community’s main dining room, bistro, or lobby lounge.
- Assistance with Activities of Daily Living (ADL’s) such as: eating, bathing, dressing, walking and other personal needs.
- Housekeeping services
- Transportation
- Access to health and medical services
- 24-hour security
- Emergency call systems
- Exercise and wellness programs
- Medication management
- Laundry services
- Social and recreational activities
- Staffing available to help with scheduled and unscheduled needs

### **Deliveries:**

The proposed project will have approximately 2 – 3 food deliveries a week which typically take place in the early morning prior to business hours. On average there will be about 2 deliveries per week for mail, FedEx or other supplies which also take place in the early morning prior to business hours.



**Parking:**

The Proposed Project will be parked per the parking requirement for a Community Care Facilities, .75 per unit, 1 space per 3 employees (from largest shift) and 1 space per 3 beds. For purposes of analysis, please **NOTE: The 37 memory care residents do not bring vehicles nor do any of them drive for purposes of this analysis. Historically, only a very small percentage of the assisted living residents bring a vehicle to the community.**

The Ivy at Blue Oaks   Parking Tabulation				
	Units:	Beds:	Max Shift:	
Assisted Living:	70	75	0	
Memory Care:	30	37	0	
Employees:			15	
<b>Total:</b>	<b>100</b>	<b>112</b>	<b>15</b>	
				Total Spaces Needed:
Community Care Facilities	52.50	12.33	5.00	70
<b>Provided Parking per Plan:</b>				
Standard	67			
Accessible	2			
Van Accessible	1			
<b>Total:</b>	<b>70</b>			