

### Creekstone Senior Living- Statement of Justification:

The Creekstone Senior Living project stands as a comprehensive solution to the diverse housing needs of our senior population. It comprises 16 active living, 64 independent living, and 35 assisted living units, offering a full spectrum of housing options to accommodate seniors at every stage of life. Moreover, it is strategically situated adjacent to an existing memory care facility, thus completing the continuum of senior living services and enabling local seniors to age in place seamlessly.

The justification for this project is further underscored by the results of a recent Healthtrust survey, which has revealed a substantial unmet demand for senior living units within the local area. Specifically, there is a shortage of over 4,000 senior living units in the primary market area, highlighting the pressing need for additional senior living options. Creekstone Senior Living aims to foster a thriving community for its residents across three distinct community types:

1. **Active Living Cottages:** This section comprises 16 units, organized as 8 duplexes, within a private, gated neighborhood. Residents of the cottages will relish spacious 1,350 square feet (approximately) 2-bedroom/2-bath homes with laundry facilities, fully equipped kitchens, one-car garages, and two porches offering serene views of green spaces or an active creek. The focal point of this community is its rich landscape and recreational amenities. The project prioritizes the preservation of existing healthy trees and features an active creek running through the heart of the development, adorned with three ponds. Additional outdoor amenities include walking trails, a pitch and putt golf course, a pickleball court, a gazebo, and outdoor gardens. Residents of the cottages will also have convenient access to the main building's amenities.
2. **Independent Living Community:** This Community offers apartment-style units in studio, 1-bedroom, or 2-bedroom floor plans. Residents can choose to prepare their own meals or opt for dining at the main restaurant, which serves breakfast, lunch, and dinner around the clock. Amenities in this building encompass a movie theater, game rooms, a bistro, outdoor dining spaces, resident gardens, a gym, and a beauty salon. Independent living residents can also take advantage of the outdoor amenities available in the Active Living neighborhood.
3. **Assisted Living Community:** The assisted living community provides studios and 1-bedroom units, complete with kitchenettes and 24/7 restaurant dining services. A dedicated care team is on hand to provide the necessary support and assistance to residents. The assisted living wing also boasts outdoor walking gardens, a movie theater, a gym, a beauty salon, a library/sunroom, and various other amenities. As with the other sections, residents here can enjoy the outdoor amenities offered by the Creekstone Senior Living community.

In conclusion, the Creekstone Senior Living project is well-justified, as it caters to the urgent demand for senior living options in the local area, provides a range of housing choices across different care levels, and fosters a vibrant and supportive community for seniors to age gracefully while enjoying a variety of amenities and services.