

Project Information

Applicant: Presbyterian Homes Housing and Assisted Living Services (PHHAL)
Senior Housing Partners (SHP)

Project Name: PHS Council Bluffs Senior Housing
Project Address: XXXX Valley View Drive, Council Bluffs, IA 51503

Ownership:

The project will be a partnership between Presbyterian Homes Housing and Assisted Living, Inc. (PHHAL) and Covington Senior Living. It would include transfer of 72 nursing home bed licenses from the McPherson Care Center to the new campus. PHHAL will be the manager and operator of the campus.

Senior Housing Partners, a subsidiary of Presbyterian Homes and Services (PHS), will be leading the project development from planning and entitlements through construction and installation of furnishings, staff training and start up and resident occupancy. Senior Lifestyle Design (SLD), also a subsidiary of PHS, will provide interior design. SHP Marketing will be handling marketing.

Community Program Outline: Independent Living, Assisted Living, Assisted Living Memory Care, Care Center including a Memory Care neighborhood, and a Town Center.

Project Location:

The project will be located east of downtown Council Bluffs, on Valley View Drive, just south of Iowa Western Community College and north of New Horizon Presbyterian Church. It is located on 17 acres of land currently owned by PHHAL.

To reflect its rolling prairie environs, and differentiate itself from other senior communities, the project is proposed to evoke prairie style architecture. The community is to have a welcoming, landscaped entrance. Upon entry, residents and guests should be able to see through the building to a landscaped gathering space that brings nature in.

Vision + Objectives

- Motto: Creating smiles in the eyes of the people we serve
- Mission: to enrich the lives and touch the hearts of older adults
- Vision: to provide more choices and opportunities for older adults to live well
- Objectives:
 - Meet the housing needs of the Council Bluffs community
 - Connectivity between the housing types to build community identity
 - Provide choices of dining venues and menu options
 - Create inviting outdoor spaces
 - Bring nature indoors through thoughtful design
 - Build in an architectural style that befits the site and surroundings
 - Exercise good stewardship of resources and operational integrity

Development Summary

The development of this campus is on 17.5 acres purchased from New Horizon Presbyterian Church our neighbor to the south. The adjacency of the church will provide synergy for programming, provide a volunteer base and nearby housing option as members of their congregation age. The site plan reflects this important connection with a driveway between the church and campus as well as a sidewalk for ease of movements. Market analysis shows a demand for all types of senior housing with the most need in skilled care center. Planning for this project has been ongoing for some time as SHP/PHS evaluates the best mix of housing types, architectural style, program needs and offerings, affordability of rents and future growth needs.

The campus is proposed a Full Continuum which offers all levels of care and housing from independent living to skilled care center. This allows residents to stay within the campus and maintain connections with their friends and the staff members that they have come to know. It creates ease for spouses to visit should one need a higher level of care weather temporary or permanent. The full continuum campus approach creates a strong connected community.

Following our motto of "Freedom to live well" the campus will offer open restaurant style dining hours, many choices and the ability to provide "cook to order" options. A bistro venue offers snacks, sandwiches and soups in casual setting. The club room, library, media room provide opportunities for social interaction. The central Hearth room and Community Rooms offer campus wide gathering spaces for special events and programs as well as a chapel for services of varied denominations. The PHS trademarked Wings Wellness center provides cardio and weight equipment for strength and cardio fitness and a Wellness Studio for group classes such as yoga, balance and stretching. This program keeps residents healthier and reduces risk for falls. A space for programming various activities provides a welcoming setting for interaction and education and fun. The memory care assisted living floor will include dining, living and activity spaces as well as an outdoor secured garden. Memory care will also be offered in the skilled care center and will include similar spaces. The care center it set up in neighborhoods so residents can feel a home setting with living rooms, family space with staff nearby and involved. The outdoor feature areas will provide experiences with color, scents and water sounds which will be soothing to enjoy whether moving through our observing from a window. Prairie plantings will create seasonal changes and attract birds and butterflies that are interesting to observe. Parking will be at surface parking conveniently located close to entries with garage parking for the independent residents.

The soils on this site will require compaction through a surcharge. The surcharge can be placed upon completion of grading when the building pads are at final elevations. The surcharge period is expected to take 8-12 weeks. Once settlement is complete then project construction can begin in earnest.

Construction of Phase 1 is anticipated to be completed in 15 months. Further information on Project Components and Unit Mix follow.

Project Component Mix

	Units	Future Units	
IL Independent Living Apts.	36	36	
AL Assisted Living	24		
MC Memory Care	18		
CC Care Center Suites	68 (72 beds)		
BN Brownstone Apts.	0	24	
TOTAL	146 Current Phase	60 Future Phase	206 Total

Project Components

Town Center

The Town Center consists of approximately 21,000 square feet of program space located on two levels. Program areas include entry lobby with view through to exterior, dining areas, bistro, commercial kitchen serving the entire campus, community room, salon, Wings Wellness and Fitness, Independent club room, library, media, mail room, administrative offices, conference rooms, a guest suite, and all back of house service and receiving spaces.

Living Units

Independent Living (IL):

- Approximately 36 apartments and lobby are to be located in a three-story stick-framed configuration over one-story of structured parking. Each apartment has washer & dryer and balcony. Additional storage space is available for a fee.

Assisted Living (AL) and Memory Care (MC):

- 24 AL units are located on the second level of a two-story stick-framed configuration. Dining and activity spaces are located adjacent in town center.
- 18 MC units are located on the first level containing dining, living, activity and secured outdoor space within the neighborhood.
- Surface Parking shall be integrated with the landscaping.

Care Center (CC)

- 72 Care Center beds are to be located within a two-story light gauge steel at grade building. The Care Center will be arranged in four neighborhoods, each containing program spaces including but not limited to activity, living room with fireplace, dining rooms, laundry, bathing 'spa' room, support rooms, nurse's station and a Physical Therapy/Occupational Therapy Suite. The CC will also contain an administrative suite, conference rooms, a reception area, and elevator lobby with adjacent lounges and parlor.

Future Phase

- A Future Phase of approximately 36 IL apartments are master planned for the site and will connect to the Phase 1 building. This will also be three levels of living units over one level of parking garage above grade (matching Phase 1 IL wing). There will also be a 24 Unit Brownstone building that is separate from the main facility to the south. This will be two levels of units over one level of parking garage above grade.
- The Future Phase will be acknowledged during project approvals for density purposes.

Site + Landscape Design

- Porte Cocheres /Main front door at Town Center, Secondary front door at Care Center
- Bring nature elements and natural daylight in through large windows.
- Outdoor Pathways, Water Feature, and Gardens are important elements of wellness.
- MC Center + Garden – planters, planting & hardscape, furnishings, material selection
- Service Courtyard –isolate service activities as much as possible
- Site Master Plan – site layout contemplates future phases, circulation for residents, families, emergency responders provided, connection to New Horizon Church included. Plantings of prairie representing native setting are interspersed throughout.

Unit Mix

IL								
Unit Name	Unit type	Lv 1	Lv 2	Lv 3	Lv 4	Subtotal	Total	Area
One Bedroom	B1	0	3	3	3	9	9	728 SF
One Bedroom	B2	0	1	1	1	3	3	765 SF
One Bedroom+Den	C1	0	1	1	1	3	12	863 SF
One Bedroom+Den	C2	0	2	2	2	6		865 SF
One Bedroom+Den	C3	0	1	1	1	3	12	942 SF
Two Bedroom	D1	0	1	1	1	3		1060 SF
Two Bedroom	D2	0	1	1	1	3	12	1087 SF
Two Bedroom+								
Sunroom	E1	0	2	2	2	6		1274 SF
Total		0	12	12	12	36	36	

MC/AL								
Unit Name	Unit type	MC Lv 1	AL Lv 2			Sub Total	Total	Area
Studio	F1	6	8			14	14	436 SF
One Bedroom	G1	8	10			18	24	585 SF
One Bedroom End Unit	G2	3	3			6		638 SF
One Bedroom+Den	H1	0	2			2	2	675 SF
Two Bedroom	I1a, I1b	1	1			2	2	916 SF
Total		18	24			42	42	

CC								
Unit Name	Unit type	Lv 1	Lv 2			Sub Total	Total	Area
Single	J1	32	32			64	64	330 SF
Double	K1	2	2			4	4	576 SF
Total		34	34			68	68	

Grand Total		52	70	12	12	146	146	
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Future Phase						
Unit Name		Lv 1	Lv 2	Lv 3	Lv 4	Total
IL One Bedroom		0	9	9	9	27
IL Two Bedroom		0	3	3	3	9
Total		0	12	12	12	36
BN One Bedroom		0	3	3	0	6
BN Two Bedroom		0	9	9	0	18
Total		0	12	12	0	24

Team

DEVELOPER: SENIOR HOUSING PARTNERS

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