I. Call To Order And Opening Remarks By Planning And Zoning Commission Chair Lee

II. Roll Call Of Committee Members

III. Discussion Of The Design Concept For A Senior Living Community That Would Provide A Spectrum Of Care, Including Self-Care Units, On An Approximately Fifty-Two (52) Acre Site That Is Located On The West Side Of State Route 109, North Of Pond Grover Parkway (Formerly Pond Grover Loop Road) (Address: 2051 State Route 109 – St. Louis County Locator Number: 22V110193 – NU Non-Urban Residence District). This Site Is Located In Ward One.

   A. Overview Of Provided Information By The Department Of Planning

      Documents:

      2051 STATE ROUTE 109 - DZRC.PDF

   B. Presentation And Associated Remarks From Applicant On The Proposal

   C. Comments Or Questions From Committee Members
D. Other Items Of Interest For Discussion Or Further Study

IV. Closing Remarks And Adjournment

Please Note:

The Development and Zoning Review Committee welcomes the public's attendance, but given the format of this meeting, comments or questions will not be entertained from members of the audience.

Special procedures will be in place to address the requirements of social distancing, gathering size, and access to common areas. Please be prepared to follow instructions that are provided by City personnel.

The Development and Zoning Review Committee will consider and act upon these matters listed above and any such others as may be presented at the meeting and determined appropriate for discussion at that time.

The City of Wildwood will provide reasonable accommodations for persons attending Development and Zoning Review Committee meetings. Requests for reasonable accommodations should be made directly to Megan Eldridge, City Clerk, at 636-458-0440, or email at megan@cityofwildwood.com at least 48 hours prior to the start of the meeting.
ERICKSON LIVING DEVELOPMENT

IMPROVING THE

SENIOR LIVING LANDSCAPE
"Our legacy reflects that we're not just in the business of building senior living communities—
we're in the business of helping people live better lives."

— Alan Butler,
Chief Executive Officer, Erickson Living®
E X P E R I E N C E  Y O U C A N  T R U S T

Erickson Living communities feature comfortable common areas, inviting restaurants, and lots of green space.

I N N O V A T O R S  I N  S E N I O R  D E S I G N

As one of the nation’s largest and most respected developers and managers of continuing care retirement communities, Erickson Living continues to be a recognized leader in innovative senior housing and health care design.
Currently serving over 25,000 residents in 11 states.

A HISTORY OF SUCCESS

Charlestown, our inaugural community, opens near Baltimore, Maryland.

1983
The opening of Oak Crest begins expansion and growth of the network.

1995
Construction of the tenth community is well under way.

2003
Erickson Living commences business when Redwood Capital purchases certain assets of prior management company.

2010
The network has grown to 23 properties in 11 states—with new communities on the horizon.

TODAY

Our value proposition and unparalleled lifestyle drives OCCUPANCY that is consistently above the industry average.
CREATING COMMUNITIES THAT CELEBRATE LIFE

Since most Erickson Living residents move from within 30 miles of their current home, we strive to build communities that strengthen the surrounding neighborhood and support a better quality of life for seniors.
**VIBRANT COMMUNITY LIVING**

Across the nation, Erickson Living communities are known for their dynamic lifestyle, state-of-the-art amenities, and superior health and wellness offerings.

The average age of a resident at move-in is 78. Most are several years into retirement, with a renewed zest for life and a desire to pursue their passions.

Our campus-style approach to design promotes socialization and a sense of belonging, which are key factors in improving a resident’s quality of life and longevity. Moreover, our thoughtfully designed amenities and appealing common areas make it easy for community members to stay active, engaged, and healthy.

Residents enjoy unique benefits to enhance their health and wellness, including Erickson Health Medical Group, one of the largest geriatric primary care practices in the country. Erickson Living also offers its own health insurance plan developed exclusively for residents: Erickson Advantage®.

A community network with 35+ years of management experience

23 properties and growing

25,000+ residents in 11 states

TOP 10 largest CCRC manager in the nation
Erickson Living's Wind Crest community offers spectacular views of Colorado's majestic Rocky Mountains.

Erickson Living's in-house team manages everything from site-acquisition and entitlements to site-planning and design to construction and delivery. We manage and operate the communities we build, so we have a personal interest in and commitment to their long-term success—and in creating environments where residents will thrive.
EMPLOYMENT OPPORTUNITIES
A typical Erickson Living community creates hundreds of jobs during construction as well as many more permanent jobs in service, professional, and medical fields.

"Erickson Living employs a rich mix of skills and expertise resulting in an amazing product for seniors while enhancing the surrounding community."
— Rick Slosson,
Senior Vice President of Development,
Erickson Living

ENHANCING THE ECONOMY
Erickson Living residents support local businesses while the communities generate significant real estate, payroll, and sales taxes with significantly less impact on services.
Campus amenities are both functional and aesthetically pleasing.

Growth is a key focus at Erickson Living, with a planned investment of $1.5 billion in new construction and over $400 million in renovation of existing communities over the next five years. As an industry leader in the design and operation of continuing care retirement communities, we leverage our ongoing market and consumer research to develop innovative communities where seniors can enjoy a full and enriching life.
The following brochure inserts provide more detail about Erickson Living's:

- History and track record of success
- Expanding national network of continuing care retirement communities
- Investment and expansion plan
- Industry-leading health and wellness programs
- On-site emergency and security services
- Traffic mitigation programs
- Career opportunities in Business Planning and Development
"I chose Erickson Living because of the supportive management, positive environment, growth potential, and employee appreciation."

—Trina Oliver,
Administrator,
Construction Loans
CAREER OPPORTUNITIES THAT IMPROVE THE SENIOR LIVING LANDSCAPE

Erickson Living® is an industry leader in innovative senior housing and health care design. Our in-house team of talented professionals oversees every phase of development, from site-planning and design to construction and opening. Together, we create communities that celebrate life.

If you’re ready to channel your passion for quality design and construction into projects that help people live better lives, we’d like to hear from you.

Our team includes a variety of positions:

- Land Acquisition
- Project Management
- Corporate Affairs
- Market Intelligence
- Accounting/Finance
- Strategic Initiatives
- Design
- Architecture
- Entitlements

A COMPREHENSIVE, HIGH-QUALITY TOTAL REWARDS PACKAGE

In addition to a competitive salary, Erickson Living offers multiple health care plans and choices and a wide range of services to help you enjoy a healthy work-life balance.

EMPLOYEE BENEFITS

- Comprehensive medical, dental, vision, and Rx plans
- On-site Employee Health and Wellness Centers
- Discounted health, wellness, and lifestyle programs, including fitness memberships
- Extensive employee insurance and disability coverage programs
  - Short- and long-term disability
  - Critical illness insurance
  - Company-paid life insurance, supplemental employee-paid life insurance
  - Home/auto insurance
  - Pet insurance
- 401(k) plan
ERICKSON LIVING IS A NATIONAL DEVELOPER AND MANAGER OF LARGE-SCALE CONTINUING CARE RETIREMENT COMMUNITIES

A community network with 35+ years of management experience

11 states, currently serving the East Coast, Colorado, Kansas, Michigan, and Texas

23 properties and growing

25,000+ residents

15,000+ employees

INDUSTRY-LEADING OCCUPANCY

96% independent living occupancy in 2017 (industry average: 90%)

93% continuing care occupancy in 2017 (industry average: 90%)

CAMPUS HIGHLIGHTS

- Campuses range from 30 to 120 acres depending on the location and include an abundance of outdoor living space.
- On-site amenities include restaurants, fitness centers, all-season pools, convenience stores, salons and barbershops, libraries, creative arts studios, and more.
- Many Erickson Living-managed continuing care retirement communities (CCRCs) have on-site geriatric primary care physicians. Erickson Living® also offers its own health insurance plan developed exclusively for residents: Erickson Advantage®

COMMUNITY CONTRIBUTIONS

- Each Erickson Living community contributes more than $2 million annually in property taxes, plus payroll and sales taxes.
- Residents collectively raised $3 million in scholarship funds in 2017 to help over 1,400 students nationwide attend college.
- Over 9,000 volunteers served in 2017, benefiting dozens of local charities and organizations.
EXPLORING OUR GROWING NETWORK OF COMMUNITIES

Erickson Living® is a national developer and manager of continuing care retirement communities. With a network of communities that began over 35 years ago, we are a recognized leader in innovative senior living.

- Each campus has a distinct character that complements the aesthetics of the area and the expectations of the local population.
- Existing communities have customized growth and/or long-range plans to maintain and meet the evolving needs and desires of our senior residents.
- We share best practices and innovations across the enterprise to create an exceptional resident experience.

<table>
<thead>
<tr>
<th>COLORADO</th>
<th>KANSAS</th>
<th>MICHIGAN</th>
<th>NORTH CAROLINA</th>
<th>VIRGINIA</th>
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<tbody>
<tr>
<td>Wind Crest</td>
<td>Tallgrass Creek</td>
<td>Fox Run</td>
<td>Windsor Run</td>
<td>Ashby Ponds</td>
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<td>Overland Park, KS</td>
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<td>Cedar Crest</td>
<td>Ann's Choice</td>
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<td>Pompton Plains, NJ</td>
<td>Warminster, PA</td>
<td>Fairfax, Virginia</td>
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<td>Riderwood</td>
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<td>Tinton Falls, NJ</td>
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<td>Eagle's Trace</td>
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<td>Hingham, MA</td>
<td>Dallas, TX</td>
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development.ericksonliving.com | 410-402-2040

Add more Living to your Life®
Continuing care retirement communities are one of the lowest generators of traffic during peak travel times.
Erickson Living strives to be a good neighbor by implementing traffic mitigation programs for employees and residents.

- Staggered employee work schedules allow staff members to drive during nonpeak hours.
- Shuttle service is provided for residents to key destinations in the community.
- Many Erickson Living® communities also utilize on-site shuttle services to help employees get to and from public transit, reducing peak-hour travel and offering a much-desired employee benefit.

2017 VEHICLE DENSITY COMPARISONS

A recent study published by ITE Trip Generation shows that continuing care retirement communities (CCRCs) have the lowest impact on traffic when compared to residential neighborhoods of similar size.

<table>
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<tr>
<th>NEIGHBORHOOD TYPE</th>
<th># OF DWELLINGS</th>
<th>TRIPS DURING PEAK TRAVEL</th>
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<tr>
<td>CCRC</td>
<td>1,000</td>
<td>300</td>
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<tr>
<td>Apartment Complex</td>
<td>1,000</td>
<td>800</td>
</tr>
<tr>
<td>Single Family Homes</td>
<td>1,000</td>
<td>1,730</td>
</tr>
</tbody>
</table>

During peak travel hours, CCRCs have less impact on traffic than popular retailers and convenience stores with gas pumps.

<table>
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<tr>
<th>PROVIDER TYPE</th>
<th>SCALE</th>
<th>TRIPS DURING PEAK TRAVEL</th>
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<tbody>
<tr>
<td>CCRC</td>
<td>1,500 units</td>
<td>450</td>
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<tr>
<td>Big Box Retailer</td>
<td>160,000 sq. ft.</td>
<td>649</td>
</tr>
<tr>
<td>Convenience Store With Gas Pumps</td>
<td>14 pump positions</td>
<td>714</td>
</tr>
</tbody>
</table>

Source: ITE Trip Generation, 10th edition
"There's no doubt in my mind that Greenspring has reduced the overall number of 911 calls in Fairfax County."

— Blake Payne,
Fire Chief,
Fairfax County Fire and Rescue
Erickson Living communities employ their own security staff with members trained in emergency response.

At Erickson Living® communities, the safety and security of residents is our top priority. Select members of our security teams are EMR-certified so that resident emergencies can be swiftly attended to without relying on local emergency personnel.

- Erickson Living communities provide their own around-the-clock security and emergency response services.
- Every Erickson Living apartment home is equipped with emergency pull cords.
- 60% of all pull cord alerts are addressed by Erickson Living emergency responders.
- The average response time of Erickson Living emergency personnel is approximately four minutes.
- Initial assessment of emergencies by community security staff has been proven to reduce the overall number of 911 calls and ambulance requests by community residents.
Erickson Living’s investment in health care exceeds that of any other senior living provider in the country.
Erickson Living communities are recognized as industry leaders in senior health and wellness.

- The Erickson Health Medical Group is one of the largest geriatric primary care practices in the nation—and not just among senior living providers.

- Erickson Living® is the only senior living provider in the country to provide full-time primary care practitioners who work exclusively with community residents.

- As one of the leading continuing care retirement managers in the nation, Erickson Living offers its own health insurance plan developed exclusively for residents: Erickson Advantage®.

- Both Erickson Health Medical Group and Erickson Advantage have received one of the highest ratings for quality health and wellness services as measured by the Centers for Medicare and Medicaid Services (CMS).

EXCELLENCE IN HEALTH OUTCOMES

Erickson Living communities boast impressive outcomes that far exceed national averages:

- 6% hospital readmission rate for Erickson Advantage members (versus 15% for Medicare plans)

- 15 days is the average length of stay for Erickson Advantage members at skilled nursing facilities (versus 25 days for Medicare plans)

- 94% flu vaccination rate for Erickson Advantage members (versus 59.6% for Medicare plans)
Over the next five years, Erickson Living plans to develop and open nearly 4,000 senior living apartment homes in new and existing communities.
Erickson Living is committed to bringing our unparalleled lifestyle to more and more seniors.

- Over $2 billion planned investment in development and new construction at new and existing communities over the next five years.
- Over $500 million in planned capital projects over the next five years.
- Fourteen new residence buildings opened in 2018, comprised of 1,200 new apartment homes serving 1,700 new residents.
- Planned expansion in both new and existing markets to serve the growing senior demographic.
- A new community, Siena Lakes, will bring the Erickson Living® lifestyle to seniors in North Naples, Florida. *Sales Center opened December 2018.*
- Land recently acquired northwest of Richmond, Virginia, as the site for an Erickson Living community with up to 1,200 units.