

May 20, 2022

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Jim Snyder
Director of Development Services / Community Planning
300 Park Avenue, Suite 103 East
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**RE: BUILDING PROGRAMMING INFORMATION
APPLICATION FOR SPECIAL EXCEPTION SITE PLAN
WEST FALLS DEVELOPMENT PROJECT, BLOCK D-1**

Dear Mr. Snyder:

This firm represents TC MidAtlantic Development V, Inc. (the “Applicant”), the authorized developer of Block D-1 of the West Falls Development Project located at 7124 Leesburg Pike (RPC 51-221-007) (the “Property”). On behalf of the Applicant, please accept this letter providing general information on the anticipated building programming.

The Applicant’s proposal consists of an approximately 216-unit building featuring a mix of independent living, assisted living, and memory care units. Additionally, the building will contain approximately 7,700 sf of ground floor retail as well as private amenity spaces that serve the senior living residents. During the May 4, 2022 Planning Commission Work Session, several Planning Commissioners posed questions about building programming and emphasized the importance of programming to fostering a vibrant and welcoming mixed-generation community in the West Falls Development.

The building will be managed by SRG Senior Living, a best-in-class senior housing operator that manages dozens of facilities located across the country. At each of its locations, SRG offers residents access to its specially developed “Zest” well-being program. This holistic approach to wellness and healthy living features fitness programming, learning seminars, technology training and assistance, social groups (e.g., reading clubs and social clubs), external volunteer opportunities, and much more. Additionally, SRG works to foster connections between its residents and the communities in which they live through a variety of offerings that are tailored to each unique location. The enclosed materials offer just a few examples of the community-focused offerings available at several of SRG’s facilities. To cite just one example, the Villa Hermosa facility in Tuscon, AZ offers residents the opportunity to volunteer with local school children. More information can be found at:

<https://www.srgseniorliving.com/experience/happenings>.

Both the Applicant and SRG are excited about the unique opportunity for multi-generational engagement within the West Falls Church Development. While specific programming options for senior living residents are still under development (and will continue to be refined as the building is constructed and occupied), the opportunities for engagement with the nearby educational and civic uses will significantly enhance the experience of the senior housing residents.

Thank you very much for your review of this request. Please do not hesitate to contact me if I can provide any additional information.

Sincerely,



Zachary G. Williams

Enclosures

Community Activities & Events at SRG Senior Living



Get Outside with the Hiking Club

Maravilla Scottsdale



Volunteer with a Local School

Villa Hermosa



Improve Your Golf Game

The Village at Ocotillo



Improve Health with Aquarobics

La Vida Del Mar



See the Atlanta Symphony Orchestra

The Piedmont at Buckhead



**Christmas in July
Party**

La Vida Real



**Get Creative with Art
Classes**

Silver Springs



Twilight Soirees

Amber Lights



**The Creative
Writers' Guild**

Maravilla



**Try Tai Chi for
Relaxation & Balance**

Peninsula Del Rey



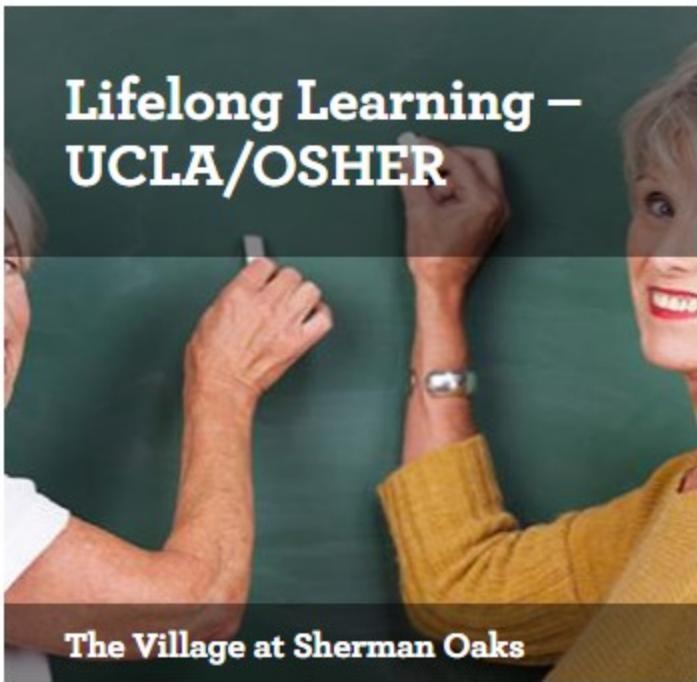
**Wine Down
Wednesdays**

La Siena

A woman with short blonde hair is smiling and holding a black clapperboard. The clapperboard has white text and markings, including 'TAKE', 'ROLL', and 'SOUND'. The background is a blurred outdoor scene.

**Sit in the Director's
Chair – Film 101**

The Village at NorthRidge

Two women are standing in front of a green chalkboard. They are both smiling and appear to be writing or pointing at the board. One woman is wearing a yellow sweater and a watch.

**Lifelong Learning –
UCLA/OSHER**

The Village at Sherman Oaks

A close-up of a gold Olympic medal. The medal is highly detailed with a laurel wreath border and a central emblem. A ribbon with the Olympic colors is visible at the top.

**Get Ready for the
Olympics**

The Carlisle Naples

A black and white photograph of a young boy and a baby. The boy is in the foreground, looking slightly to the side. The baby is in the background, wearing a white hooded garment.

**Research Your
Ancestors**

NorthWest Place

A close-up of the front of a bright red classic car. The image shows the hood, a round headlight, and a chrome grille.

Classic Car Cruisin'

SpringRidge at Charbonneau



Community Happenings

Classic Car Cruisin'

SpringRidge at Charbonneau
[\(/experience/activities/classic-car-cruisin\)](#)

Research Your Ancestors

NorthWest Place
[\(/experience/activities/research-your-ancestors\)](#)

Get Ready for the Olympics

The Carlisle Naples
[\(/experience/activities/get-ready-olympics\)](#)

Lifelong Learning – UCLA/OSHER

The Village at Sherman Oaks
[\(/experience/activities/lifelong-learning-%E2%80%93-uclaosher\)](#)

Sit in the Director's Chair – Film 101

The Village at NorthRidge
[\(/experience/activities/sit-director%E2%80%99s-chair-%E2%80%93-film-101\)](#)

Wine Down Wednesdays

La Siena
[\(/experience/activities/wine-down-wednesdays\)](#)

Try Tai Chi for Relaxation & Balance

Peninsula Del Rey
[\(/experience/activities/try-tai-chi-relaxation-balance\)](#)

The Creative Writers' Guild

Maravilla
[\(/experience/activities/creative-writers-guild\)](#)

Twilight Soirees

Amber Lights
[\(/experience/activities/twilight-soirees\)](#)

Get Creative with Art Classes

Silver Springs
[\(/experience/activities/get-creative-art-classes\)](#)

Christmas in July Party

La Vida Real
[\(/experience/activities/christmas-july-party\)](#)

See the Atlanta Symphony Orchestra

The Piedmont at Buckhead



Volunteer with a Local School [Villa Hermosa \(/communities/tucson-az-villa-hermosa\)](#)

Villa Hermosa's Read with Children program invites local elementary students to Villa Hermosa for storytelling time. Residents are paired up with a child and they read books together. Residents can really help to inspire a joy of reading in these young ones and help them develop their reading fundamentals. A post-story gathering—complete with cookies—is a fun treat and gives residents and students the chance to talk and learn more about each other. Everyone seems to come away with a smile after this time together.

See other things coming up at Villa Hermosa:

[Join us for a Barbecue \(/communities/tucson-az-villa-hermosa/senior-activities/join-us-barbecue\)](#) • May 30 • 1:00pm [\(/communities/tucson-az-villa-hermosa/senior-activities/join-us-barbecue\)](#)

[Stay Active \(/communities/tucson-az-villa-hermosa/senior-activities/stay-active\)](#) • May 20 • 10:00am [\(/communities/tucson-az-villa-hermosa/senior-activities/stay-active\)](#)

[Brunch and Learn \(/communities/tucson-az-villa-hermosa/senior-activities/brunch-and-learn-0\)](#) • May 18 • 10:30am [\(/communities/tucson-az-villa-hermosa/senior-activities/brunch-and-learn-0\)](#)

[Explore the History of Brooches \(/communities/tucson-az-villa-hermosa/senior-activities/explore-history-brooches\)](#) • May 16 • 11:00am [\(/communities/tucson-az-villa-hermosa/senior-activities/explore-history-brooches\)](#)

[Attend a Fiesta \(/communities/tucson-az-villa-hermosa/senior-activities/attend-fiesta\)](#) • May 6 • 3:00pm [\(/communities/tucson-az-villa-hermosa/senior-activities/attend-fiesta\)](#)