BRIGHTVIEW FAIR OAKS

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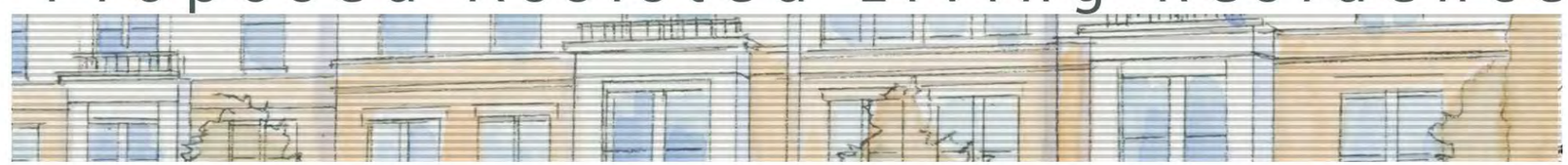
Proposed Assisted Living Residence



Fairfax County, Virginia

BRIGHTVIEW
SENIOR LIVING

ARCHITECTURE LANDSCAPE ARCHITECTURE INTERIOR DESIGN PLANNING

Braddock Phase I Working Group Meeting
April 28, 2014

About Brightview Senior Living

What makes Brightview Senior Living so comfortable and easy isn't any one thing. It's every little thing. The people, the place, the personal touch, the peace of mind. How every resident is empowered to enjoy a well-rounded day, every day. That's vibrant living!

For Independent Living, Assisted Living or award-winning Dementia Care, Brightview seniors and their families find what they need for a better, more fulfilling quality of life – at a great value. See how we bring it all together for you.

HOME OFFICE:

218 N. Charles Street • Suite 220
Baltimore, Maryland 21201
410-962-0595 • Fax 410-347-0587
www.brightviewseniorliving.com

OWNERSHIP:

Privately held

BRIGHTVIEW OVERVIEW:

Operating since 1977, Brightview Senior Living offers senior living communities including Continuing Care Retirement Communities, Rental Independent Living, Assisted Living and Dementia Care in eight states: Connecticut, Maryland, Massachusetts, New York, New Jersey, Pennsylvania, Rhode Island and Virginia. Brightview Senior Living is a senior-based division of The Shelter Group, a privately held company that develops, manages and owns residential real estate while specializing in multi-family and senior living communities.

BRIGHTVIEW PHILOSOPHY:

Based in Baltimore, MD, Brightview Senior Living, LLC opened its first senior living community in Maryland in 1999. Brightview is committed to creating vibrant senior living communities by providing excellent service to all of our customers. Our goal is to create environments that are a great place to live and a great place to work.

Our Mission and Core Values are expressed in our STARS principles and standards.

Service: In all of our actions in every community, we focus on the customer – providing excellent service to our residents, their family members and our co-workers.

Teamwork: We work with enthusiasm and view our co-workers as internal customers, working together to achieve our common goals.

Action: Our actions reflect our commitment to creating vibrant communities with the highest possible standards.

Reputation: We strive to maintain and build upon our reputation for excellence and integrity in all we do.

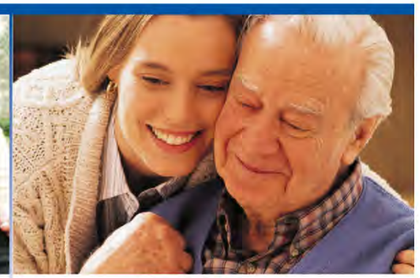
Success: We are committed each and every day to achieve success by consistently incorporating the elements of excellent Service, Teamwork, Action and Reputation to create vibrant senior living communities.

BRIGHTVIEW ASSOCIATES:

Supporting residents of Brightview communities is a network of more than 3,000 dedicated associates who are carefully screened and undergo a thorough training process to prepare them for their roles. Brightview associates share a passion for seniors and commitment to quality of life, dignity and full-potential living.

INDEPENDENT LIVING

ASSISTED LIVING



MEMORY CARE

BRIGHTVIEW SERVICE AND CARE OPTIONS:

Independent Living is a lifestyle option for active seniors – without the worries of household maintenance. Independent living offers apartment-style living, with amenities and services including social activities, dining, housekeeping, transportation and others.

Assisted Living is ideal for seniors who need assistance with activities of daily living, including eating, bathing, dressing and medication management, but do not require 24-hour skilled nursing care. Working closely with residents, their family members and physicians, Brightview associates create personal care plans intended to meet each resident's specific needs and preferences. Assisted living settings offer home-like environments where residents enjoy meals, social activities, housekeeping and other services.

Dementia Care is provided in secure, home-like environments delivered by associates who are specially trained to understand and meet residents' unique needs. Residents' individual needs and preferences are identified, with the assistance of family and physicians, so that a personalized service plan may be developed. Assistance with personal care is provided along with meals, social activities, housekeeping and other services.

BENEFITS TO SENIORS:

Independent Living

- An environment seniors will be proud to call home
- A safer and more manageable living space
- Vibrant social opportunities with trips, outings, excursions, hobbies, clubs and community involvement
- Convenient services that maximize independence and freedom to enjoy life

Assisted Living

- Comfortably elegant residential living spaces
- Private or companion apartments
- Monthly rental
- Assistance with physical tasks provided by trained, friendly and caring staff
- Care and assistance customized for each resident's needs and wants
- Delicious, fine-dining meals and snacks
- Housekeeping and scheduled transportation
- Nurse on site 7 days a week
- Professional, attentive Brightview associates and management
- The peace of mind that comes with knowing help is close at hand
- A dignified atmosphere that encourages independence, choice and individuality

Dementia Care

- An award-winning program of care techniques and day-to-day activity
- Individually tailored to meet each resident's full potential
- Highly trained staff
- Distinct neighborhood and "everyday home" motif
- Apartments specifically designed to foster self-reliance and decision-making
- Full-time, dedicated Coordinator
- An emphasis on activity that promotes feelings of self-worth and productivity
- Unsurpassed quality of life for residents; peace of mind for families

BRIGHTVIEW
SENIOR LIVING

For more information about Brightview Senior Living or a Brightview community, please visit us at www.brightviewseniorliving.com.

Conceptual Site Plan

Brightview Fair Oaks

Fairfax County, Virginia

BRIGHTVIEW SENIOR LIVING

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750 E. Pratt Street, Suite 1100 Baltimore, MD 21202
410.837.7311 | www.hcm2.com
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Conceptual Site Plan

- 90 unit Assisted Living Residence
- FAR – approx. 0.60
- 3 story building near residential community
- 4 story building fronting on Lee Highway/shopping center
- 45 parking spaces
- Transitional use between residential and commercial uses
- Adjacent to the community shopping center
- Low traffic impact
- No school impact
- Significant landscape/fence buffers around the perimeter of the property
- Outdoor landscaped courtyards and walking paths

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Architectural Examples of Compatibility - Brightview Communities

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The Brightview Experience - Interior Examples

Brightview Fair Oaks

Fairfax County, Virginia

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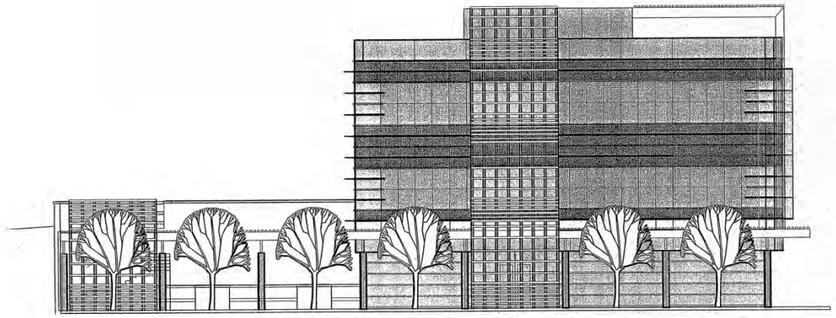
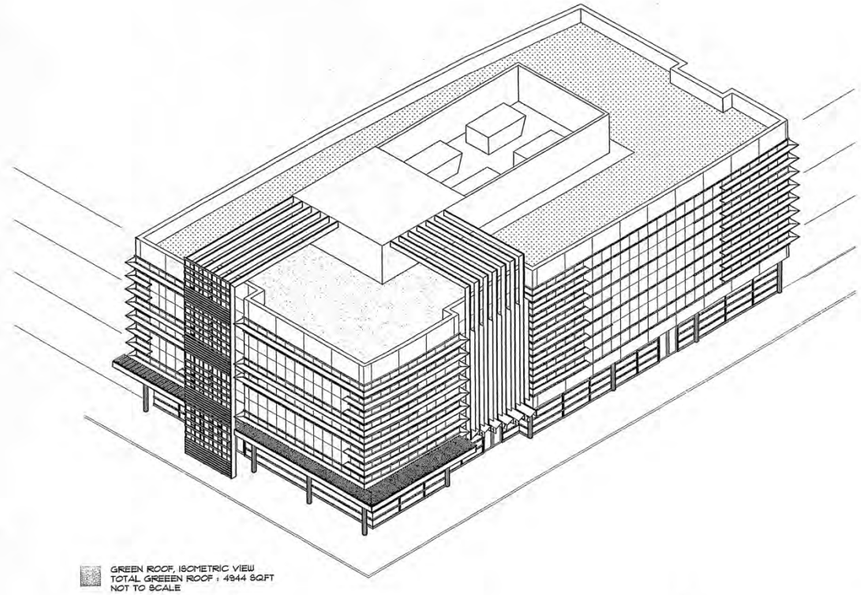
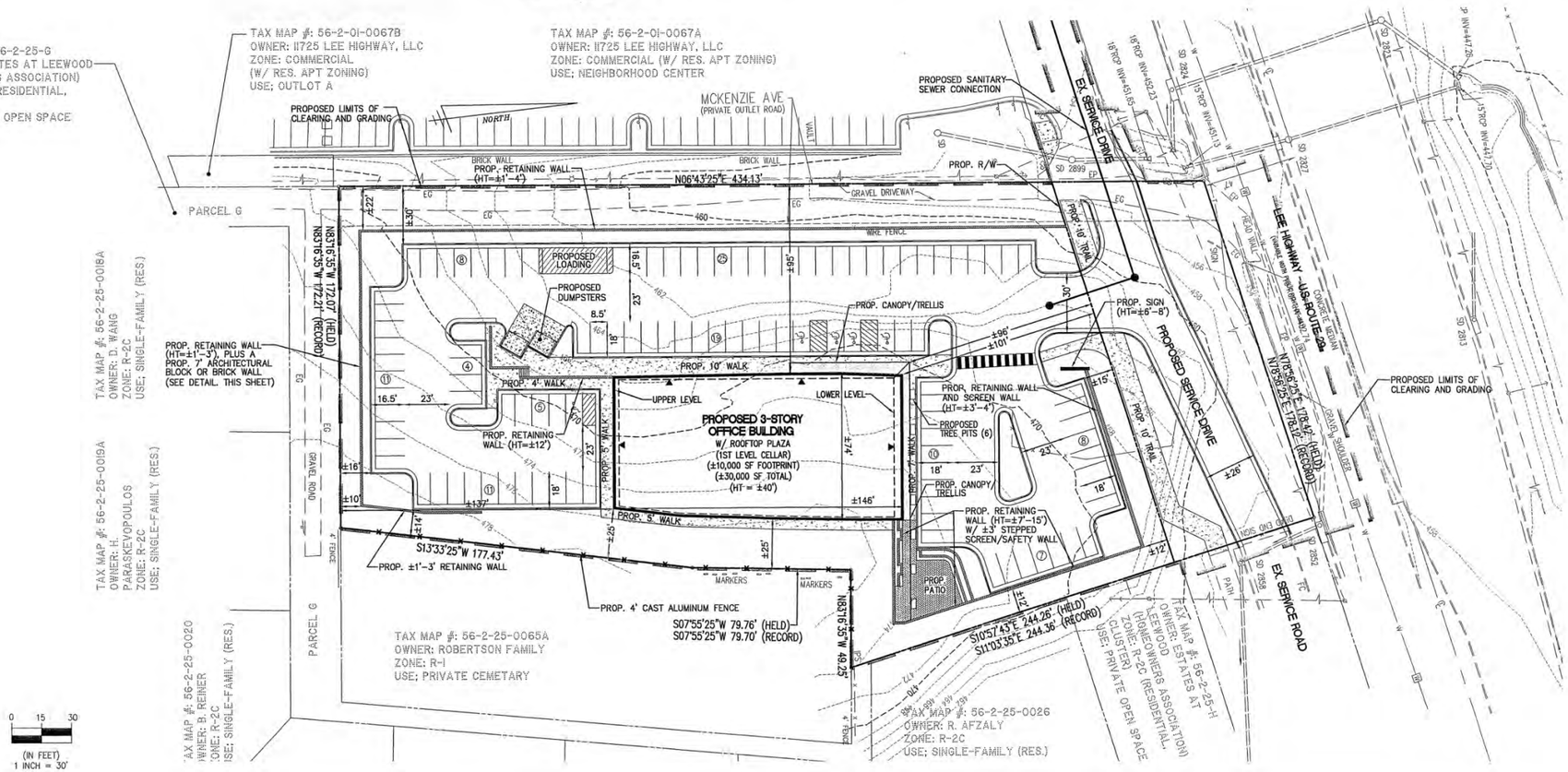
Approved Office Site Plan

- 3 story office building
- 30,000 sf
- FAR – 0.22
- 108 parking spaces
- Non-residential use
- Significant traffic impact
- Significant impervious cover



NORTH ELEVATION
NOT TO SCALE



GREEN ROOF, ISOMETRIC VIEW
TOTAL GREEEN ROOF : 4844 SQFT
NOT TO SCALE