

HALCYON CONCEPTS, LP

October 17, 2017

Honorable Mayor Thomaides and Members of the City Council
Chairman Garber and Members of the Planning and Zoning Commission
City of San Marcos
630 E. Hopkins Street
San Marcos, Texas 78666

RE: Halcyon Concepts CCRC Request

To the Members of the City Council and Planning and Zoning Commission:

Halcyon Concepts is pleased to propose a state of the art, high quality Continuing Care Retirement Community (CCRC) as a unique addition to the City of San Marcos. A CCRC is a fully integrated seniors and disabled community with multiple living options and various levels of care and service for residents that are 55 or older or have disabilities requiring regular, long-term care. We believe our proposed CCRC at the corner of Hunter Road and McCarty Lane will integrate well with the City and create a synergy with the adjacent, Kissing Tree age restricted subdivision. The existing natural landscape of this property is ideal for meeting the needs of the variety of residents in a CCRC development.

We began meeting with City staff in May and greatly appreciate their time and efforts that have been put forth to date. At our initial meeting, it became clear that our proposal was unique and the uses did not singularly fit within any current City zoning category nor a category from the City's proposed new Code. Needing to proceed with a zoning change to meet contractual obligations with the current property owner, we agreed with staff to proceed with a Planned Development District (PDD) application. As part of this application, it allowed for creation of a unique zoning area to fit the needs of our project and govern the associated development regulations. Working together with staff, we have come up with a plan that exceeds many of current City standards, incorporates various aspects of the City's proposed new code and allows for uses necessary for a CCRC.

While we greatly appreciate and respect staff's efforts and understand many of the items they requested be included in the PDD, there are still two (2) areas of concern that we would like to address. The first issue being the requirements for dedication of public thoroughfares and stub streets to meet block perimeter requirements for multifamily from the current Land Development Code (LDC), reach greater conformance with the City's proposed new code and provide connectivity with adjacent property. While we understand and appreciate the intent of the thoroughfare requirements, they are particularly burdensome on a CCRC community, especially when attempting to maximize layout to work with the existing topography and preserve as many of the existing trees as possible. The biggest concern we have related to a public thoroughfare through our proposed development is for safety and security of our residents. A CCRC is intended

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to be walkable and interactive for residents. The introduction of pass-through vehicular traffic increases the possibilities for conflict with elderly or disabled residents.

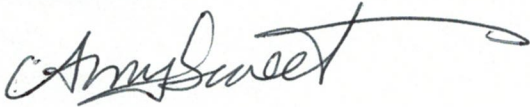
The other issue is a need to expand the City's cut and fill requirements. The City currently allows four feet (4') of cut and/or fill by right with a possibility of up to eight feet (8') by administrative exception. We are requesting up to eight feet (8') be allowed by right and twelve feet (12') by administrative exception to maximize site design and preservation of existing landscape. We are also requesting certain exempted areas be expanded to address needs for connectivity that meet ADA accessibility standards.

A detailed explanation of our proposed project, our requested alternative requirements and our justification for support of our request is included in the attached breakdown.

Again, we greatly appreciate staff's time and efforts to date. Due to the unique nature of our proposed development and the property, we respectfully request that you recommend approval of our development incorporating our requested alternative PDD development standards.

Thank you in advance for your time and consideration in this matter,

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Sweet", with a long, sweeping horizontal line extending to the right.

Gerald Faldyn & Amy Sweet
Halcyon Concepts

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Halcyon Concepts CCRC

Detailed Explanation of CCRC and Requested Alternative Standards

The Halcyon Concepts Continuing Care Retirement Community (CCRC) is a fully integrated, seniors and disabled community with multiple living options and associated amenities and community facilities. Our Vision is to create an inclusive community that would provide various levels of housing options and care specifically designed for seniors and the disabled. Integration of a private pre K and Kindergarten Montessori school will allow for intergenerational interaction with residents that greatly benefits both children and seniors alike. By providing independent living, assisted living, memory care, skilled nursing and hospice care services and facilities within a single, integrated community, seniors 55 and older and persons with disabilities have a unique opportunity to live in the same neighborhood for the remainder of their lives.

This development is proposed on approximately 20 acres out of a larger tract at the southwest corner of McCarty Lane and Hunter Road currently owned by the First Baptist Church. The location of this proposed development adjacent to Kissing Tree will create a unique synergy between the two neighborhoods and increase potential interaction between residents.

Concerns with Proposed PDD Standards Required by City Staff

1. Multifamily Design Requirements:

The Independent Living Apartments and Independent Living Homes as proposed, represent a multifamily use as there are multiple dwelling units on a single lot. As such, these uses within the proposed development are required to meet the multifamily design requirements including block size, block perimeter and other standards associated with conventional multifamily development.

The unique nature of this development and the mix of uses dictates that certain facilities be directly connected or have an approximate connection for interaction and integration of residents. The need for proximity of uses and connectivity is also critical to operational efficiency of a CCRC community. The multifamily design requirements for blocks and public thoroughfares throughout the development creates safety and security issues, limits flexibility for design and location of buildings, restricts the ability to integrate the development with the natural landscape and requires burdensome dedications that reduce open space within the development.

2. Requirement for Public Road through Development:

In an effort to better meet standards from the City's proposed new code, especially as it relates to block perimeters, City staff is recommending that a public thoroughfare be provided cutting through the development and stubbing to adjacent properties. Ideally, a CCRC neighborhood would be privately gated or otherwise monitored with a guard station, or security checkpoint. We would prefer to not be required to construct a public street but rather an internal, private network of drives and alleys only serving those individuals who will come to the community regularly. This will also allow flexibility in building layout and site design to preserve as much of the existing landscape as possible.

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The vast majority of regular vehicular traffic traveling to and from a CCRC neighborhood will either be residents, employees, or visitors of the residents that live there (*particularly assisted living and memory care*). A public roadway through the site connecting Hunter Road to McCarty Lane serves no benefit to our proposed CCRC neighborhood. The required street connections to adjacent properties reduce open space area within the property and serve no direct benefit to our property. These street connections also are either undesired by the adjacent property owner or have conflicts with existing infrastructure that make it difficult to achieve. Furthermore, the requirement for a public thoroughfare also increases potential pedestrian and vehicle interactions which is highly undesirable in a CCRC community and the future residents.

3. Cut and Fill Requirements:

Certain facilities within the proposed CCRC neighborhood have requirements for access, connectivity and other standards that are mandated by existing state or federal licensing requirements such as separate entrances for various uses, internal parking/drive areas for service vehicles or community shuttles, courtyards adjacent to or between buildings and various other standards unique to a CCRC neighborhood. The property's topography and existing landscape make it difficult to meet the City's requirements on cut and fill and meet state and federal licensing mandates. The PDD standards proposed by Halcyon Concepts expand the City's cut and fill requirements to address areas of concern that could potentially affect the state and federal licensing mandates.

In the preliminary site plan provided to Staff, we have worked, to the greatest extent possible, to locate buildings and parking areas to take advantage of existing terrain and preserve the existing landscape. However, various areas of the site necessary for meeting the needs of the proposed CCRC neighborhood may require cut or fill in excess of City standards and in areas that would otherwise not be allowed.

Proposed Alternative PDD Standards

Waive Requirement for Public Thoroughfares through the Property and Stub Streets:

The PDD process allows the City to clearly define and restrict development of a property subject to the PDD. By allowing the independent living to be defined as associated and integrated into the larger proposed CCRC community, the independent living uses could be considered differently than conventional multifamily. By considering them as associated and integrated uses unique to this proposed CCRC and the PDD, the multifamily design guidelines and requirements would not be applicable eliminating the requirement for a public thoroughfare through the development and allowing maximum design and site layout flexibility.

Adopt Halcyon Concepts Proposed PDD Standards for Cut and Fill:

While our proposed standards expand on what is allowed by City Code, they do not result in a blanket waiver to cut and fill requirements nor any other environmental related site development regulations. The PDD standards proposed by Halcyon Concepts for cut and fill are the minimum necessary to achieve development of the site and meet all other requirements for a CCRC community.