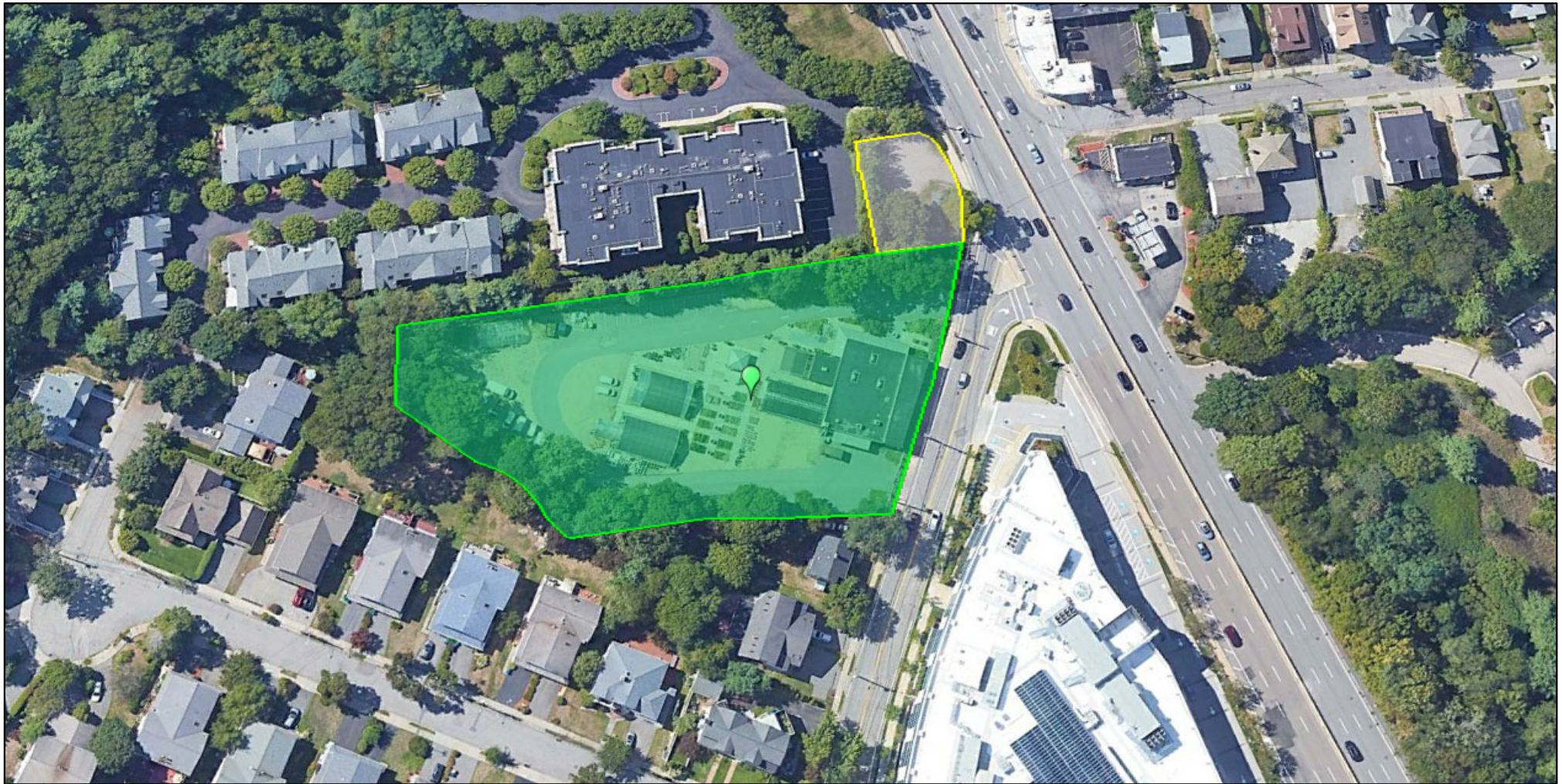


Sunrise of Chestnut Hill

PRESENTATION TO NEWTON CITY COUNCIL
LAND USE COMMITTEE
JULY 19, 2022



Proposed Sunrise of Chestnut Hill – Aerial View



Sunrise: A Leading Provider Of Senior Living Services

- Premium product, offering resident-centered services for seniors
- High-quality, purpose-built communities located in top metropolitan markets
- Leading brand, reputation, and senior living expertise

276 Sunrise Communities



in the U.S.



in Canada



Our Services

- Assisted Living
- Memory Care
- Independent Living
- Skilled Nursing



Who is the typical Sunrise resident?

Generation

Silent Generation (1928 – 1945)

View on retiring

Views Retirement as an Earned Relaxation Period

Motivation for Move to Assisted Living

Near children, Need for care, Socialization

Meet Mary, age 85

Your **current** senior living resident

Started her housing search at age 82

Moved in at age 84

Average length of stay is 18-24 months



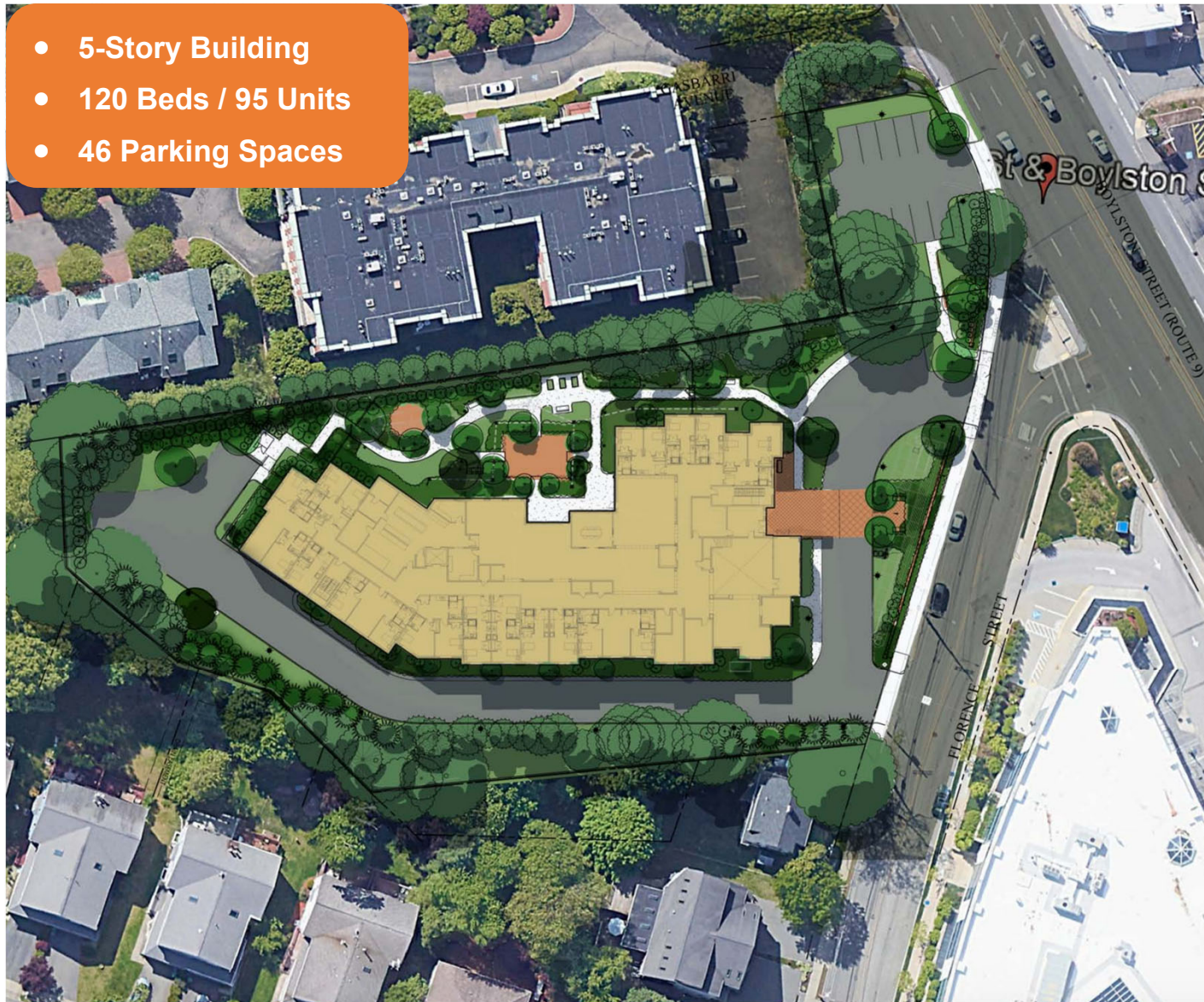
Has 2-3 of the top 10 chronic conditions

Needs assistance with 2-3 ADLs

Yearly income of \$50K+; Has a net worth of \$200K+



May, 2022 Site Plan



Sunrise of Chestnut Hill – May, 2022 Rendering



Sunrise of Chestnut Hill – May, 2022 Rendering



July, 2022 Site Plan



Sunrise of Chestnut Hill – Proposed Street View



Sunrise of Chestnut Hill – Proposed Street View



Sunrise of Chestnut Hill – Proposed Rear Garden



Sunrise of Chestnut Hill – Proposed View from Rear



Sunrise of Chestnut Hill – Engineering



Sunrise of Chestnut Hill – Relief Requested

- Change of zone to BU-4
- Elderly housing with services (Section 4.4.1 and 6.2.10)
- Development of more than 20,000 square feet (Section 4.1.2.B.1)
- 5-story building (Sections 4.1.2.B.3 and 4.1.3)
- Retaining wall greater than 4' in a setback (Section 5.4.2.B)
- Parking within the front setback (Section 5.1.8.A.1)
- Waive one foot candle lighting requirement (Section 5.1.10.A)
- Allow a freestanding sign (Section 5.2.13)



Sunrise of Chestnut Hill

Thank you.

