Project Description
Cedar Valley Senior Housing

Project:
The proposed project located at 31200 Cedar Valley Drive in Westlake Village consists of developing a new 3-story Residential Care Facility for the Elderly. The senior community will provide services to residents needing Assisted Living and Memory Care support within an enclosed, welcoming and secure environment.

Services that will be available are:
- Assistance with eating, bathing, dressing, toileting and walking
- Access to health and medical services
- 24/7 security and staff availability
- Emergency call system for each resident's home
- Health promotion and exercise programs
- Medication reminders
- Personal laundry services
- Social and recreational activities
- Three meals a day served in a common dining area
- Housekeeping services
- Transportation via van for group events or private chauffeured car

The project will be designed to be a Best In Class community with upgraded finishes such as luxury vinyl plank flooring, granite or quartz countertops and stainless-steel appliances. The community will provide a resort-like experience through the architecture, landscaping, interior amenities and finishes and exterior secured courtyards. Common areas for the assisted living residents will include a dining room, bistro, activity room, fitness room, roof terrace, lobby reception area, salon and theater. Memory care common area spaces will include a dedicated dining room, living room and activity room as well as access to the community bistro and salon.

Site:
Currently the site is improved with a one-story industrial office building which will be demolished. The main entry drive with drop off and underground garage access is proposed off of Cedar Valley Drive. All services for the community, trash and service deliveries, will be from a shared driveway on Cedar Valley Drive. Landscaping will be provided throughout.

Building:
The new building will be of Type Va-1 hour wood construction consisting of 126 units with a total of approximately 92,638 SF. The 3-story building will have a maximum height of 52 feet, measured from the adjacent grade to the highest point of the roof. Amenities for the senior residents include a central service kitchen, dining rooms for both Assisted Living and Memory Care residents, bistro, therapy room, theater and activity rooms in addition to a staff lounge and administrative office spaces.

The massing of the building is consistent with the surrounding context including the 3-story Hilton Foundation building to the east and the 2-story office building to the north (See site sections).

Outdoor amenities will include private internal courtyards that will be secured for the safety of residents. The courtyards will contain both walking paths for exercise, quiet contemplative areas for visiting with family and tables for outdoor activities. There will be kitchenettes in all assisted living units (sink, microwave and refrigerator) with granite or quartz countertops. Memory care units will not have a kitchenette and instead a counter top and storage area.

Parking:
In Assisted Living & Memory Care communities, parking is necessary only for staff and visitors as residents no longer drive. On grade parking is being proposed at 0.5 stall/unit which is industry standard. A total of 63 parking stalls are being proposed for this project. In addition, the community will provide a van and a private car with chauffeur that can transport residents around town, to doctor’s appointments and to offsite activities.

Operations:
The community will be open 24 hours per day, 7 days per week. It will be licensed by the State of California as a Residential Care for the Elderly and will comply with all the state regulations. Staff will be on site 24 hours a day with the following 3 shifts:
6AM-2PM – 30 staff members
2PM-10PM – 25 staff members
10PM-6AM – 5 staff members

Architectural Style:
The proposed architectural style takes its cue from several elements prevalent in the Westlake Village community. It will include cement plaster walls, wood-like lap siding, concrete tile roofs, wood beam rafter tails & wrought iron detailing (See imagery sheet for examples). All exterior paint colors will be within an earth-tone color palette. We feel this style will blend well and be respectful of the surrounding community.

LANDSCAPE PROJECT DESCRIPTION
Based on the Conceptual Landscape Plan prepared by MJS Design Group dated October 23, 2019

The Westlake Village Senior Housing development, located within a mostly commercial neighborhood, will be embraced by a lush landscape setback on 3 sides with the 4th side addressing deliveries to the site. Ground level residential units on the perimeter and facing the internal Courtyard are buffered with low, lush planting. The project entry at Cedar Valley Drive is recognized as essential place-making landscape opportunity. To achieve the quality of place, this area will be given a differentiated, unique character and image which collectively strengthens the identity of this senior community. Ease of accessibility encourages pedestrian activity, promotes safety and facilitates neighborhood interaction. We define the preservation character of the community. Careful use of water for landscaping utilizing medium and low water use plant material and a design approach of green oasis where the highest visual impacts occur.

RESIDENT COURTYARD:

The internal Courtyard, centrally located to the residential units and common areas serves as the outdoor social hub for the assisted living residents. A century old Olive tree anchors this outdoor space. A Fountain at the center of the Courtyard creates a visual connection to the outdoors from the Lobby entrance. Various types of “soft” furnishings including chairs, love seats, couches, tables & umbrellas gives the residents socializing options. The Memory Care residents enjoy an opportunity to interact with the landscape on generous, curvilinear walkways wandering by a bird bath, a pollinator garden and under mature Olive trees. lush and colorful plant material arranged in organic groupings with an early-California palette provides visual interest.

PLANT MATERIAL:
Careful use of water for landscaping including low water use plant material and a design approach of green oasis where the highest visual impacts would occur. The planting scheme is simple, bold and easy to maintain providing a mix of plant sizes in informal planting schemes including both long and short-lived plant materials. Low water consumptive plants are utilized for the streetscape at Via Rosas street. All proposed plants are CAL-IPC non-virxious and WUCOLS Medium/Low water consumptive varieties for their proposed growing conditions.

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31200 Cedar Valley Drive,
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Project Narrative | A1
28 October 2019
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Rooftop Deck
L1.6

FRESIDE LOUNGE
• trellis with hanging lights
• fireplace
• lounge seating

ENTERTAINMENT TERRACE
• outdoor features
• lounge seating
• pottery

COMMUNITY GARDEN
• water feature
• vegetable planters to attract pollinators

DINING ROOM
• bistro counter
• communal tables
• shade trellis

ENTRY
• arbors with hanging lights
• hedge row
For Tree Legend See Sheet L1.7