



LAND PLANNING / RETIREMENT COMMUNITIES

Timberline at Auburn

AUBURN, CALIFORNIA

Continuing Care Retirement Communities (CCRC) offer a variety of housing and health related services for people desiring a supportive environment of care and fellowship.

Plans for Timberline call for the development of five residential villages; each one catering to a different segment of the retirement community. Planned market segments include rental apartments, duplex cottages, single family detached cottages, dependent living and skilled nursing facilities.

Lifestyle is thematic thread that ties the community together. Woodland settings, meadow views and riparian corridors all combine to create a park like environment. Recreation, both active and passive occurs in abundance through

facilities planned at the community center and group living complexes. The Community Center is planned house multi-purpose rooms, recreation facilities, dining facilities and other programs integral to the CCRC concept. All homes, recreational and cultural facilities will be intricately linked by an open space network of trails and pathways. A series of mini-parks are also planned to occur in key locations along the trail and pathway system as places to sit, rest and view either distant or intimate views of the environment in and around the site.



Village 3

- 90 SFD Cottage and Duplex Condos
- 175 Group Living Apartments
- Integrated Community Open Space Network
- "Spot" Recreation Facilities
- Continuous Lake / Open Space Frontage

Village 2

- 73 Cottage and Duplex Condos
- Neighborhood Open Space
- Neighborhood Identity
- Trail / Open Space Access
- Regional Park Access



Community Center

- Approximately 13,500 SF Building
- Structured Recreation
- Passive Open Space
- Lake Frontage

Village 1

- 128 Independent Living Apartments
- Close to Community Center
- Trail / Open Space Access

Village 4

- 33 SFD Homes
- Themed Exclusivity
- Individually Gated

Village 5 (Future)

STATISTICAL SUMMARY

- 175 Group Living Apartments (4 Story Building)
- 128 Independent Living Apartments
- 163 Cottage and Duplex Condos
- 33 Luxury SFD Condos
- 499 Total Units (Approximate)

Notes:
 1. Does not take into account Village 5 residential yields. Development pattern shown is for illustrative purposes only and is subject to change.
 2. Assumes an average of 1,000 sf for group living apartments
 3. Land uses, unit types and residential yields are conceptual and subject to change
 4. Lake is diagrammatic and subject to change based upon permitting requirements.

Neighborhood Retail

- Roughly 23,500 SF
- Bell Road Visibility
- Richardson Access
- Local Serving

