



March 2023

Sunrise of South Arlington



OUR MISSION



To champion quality
of life for all seniors.

OUR VISION



To create the preferred
lifestyle for enjoying
longer, healthier, happier
lives.

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

273 Sunrise Communities



in the U.S.



in Canada



Our Services

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

Recent Sunrise Projects

Sunrise of Newton (MA)



Sunrise of Burlingame (CA)



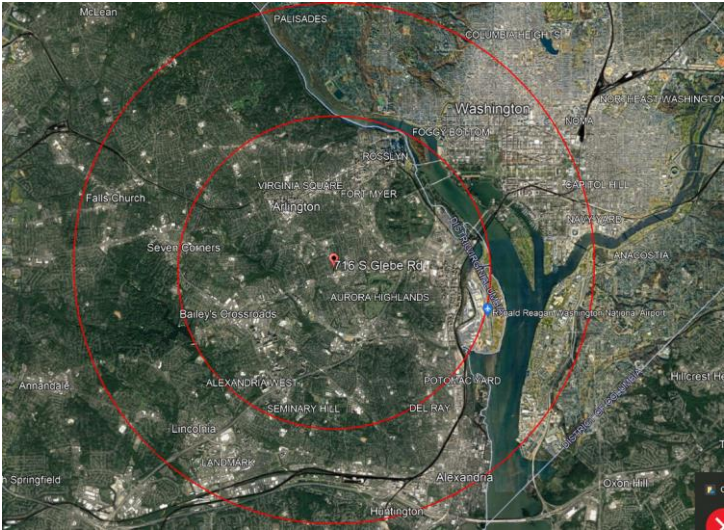
Sunrise of Issaquah (WA)



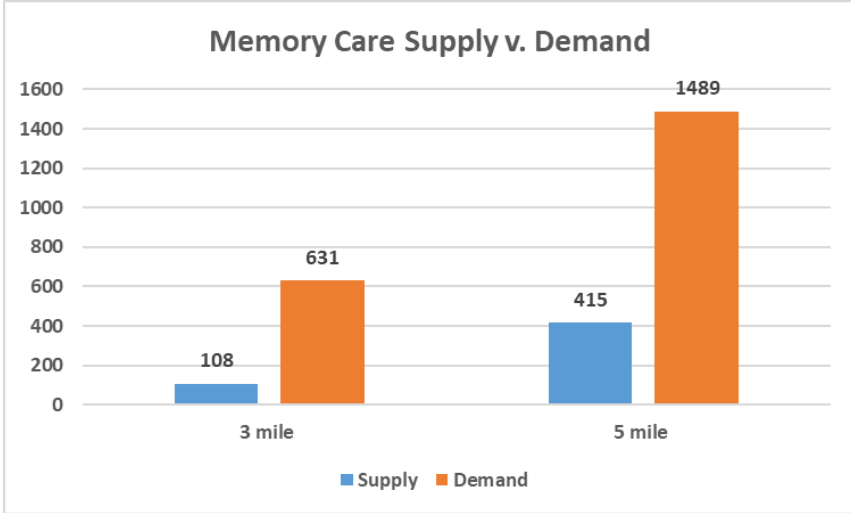
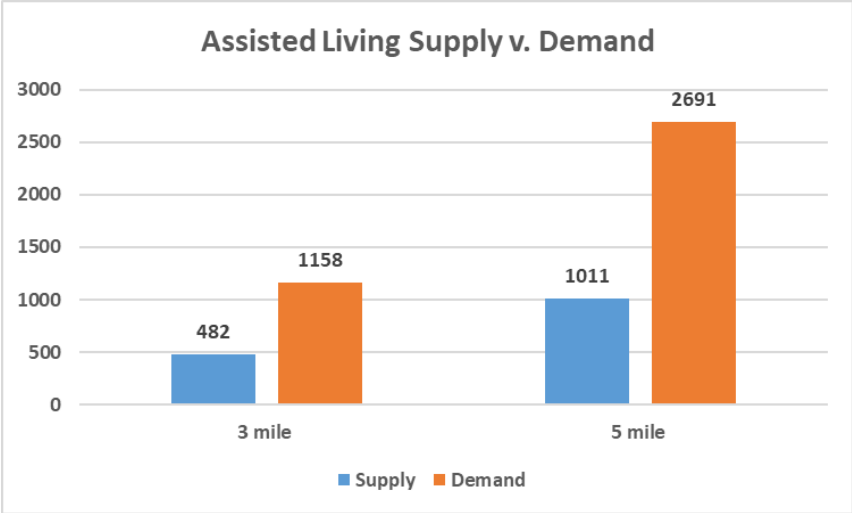
Sunrise of Summit (NJ)



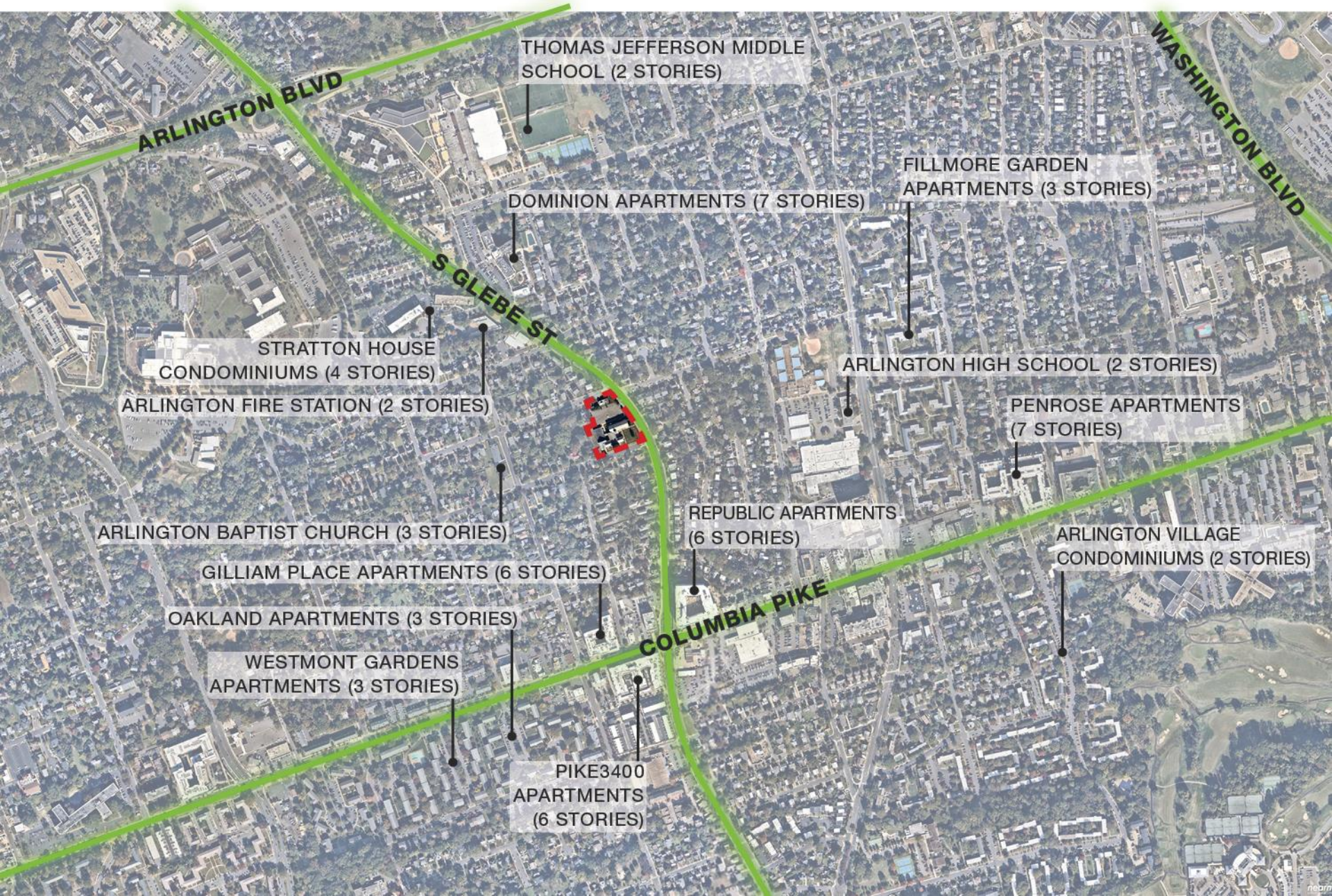
Sunrise of South Arlington – Supply Analysis



- 676-unit Assisted Living supply imbalance within 3 miles
- 523-unit Memory Care supply imbalance within 3 miles



CONTEXT MAP



CONTEXT MAP

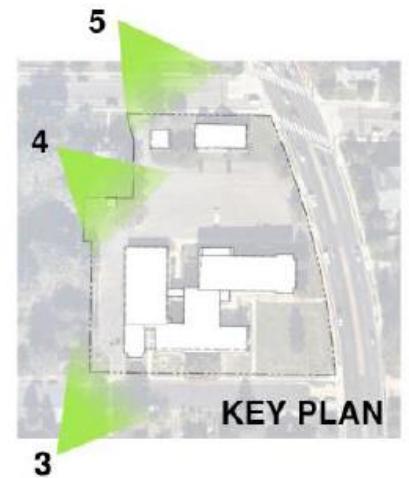


EXISTING CONDITIONS SITE PHOTOS





EXISTING CONDITIONS SITE PHOTOS



EXISTING CONDITIONS

7TH STREET SOUTH

EXISTING PARKING LOT

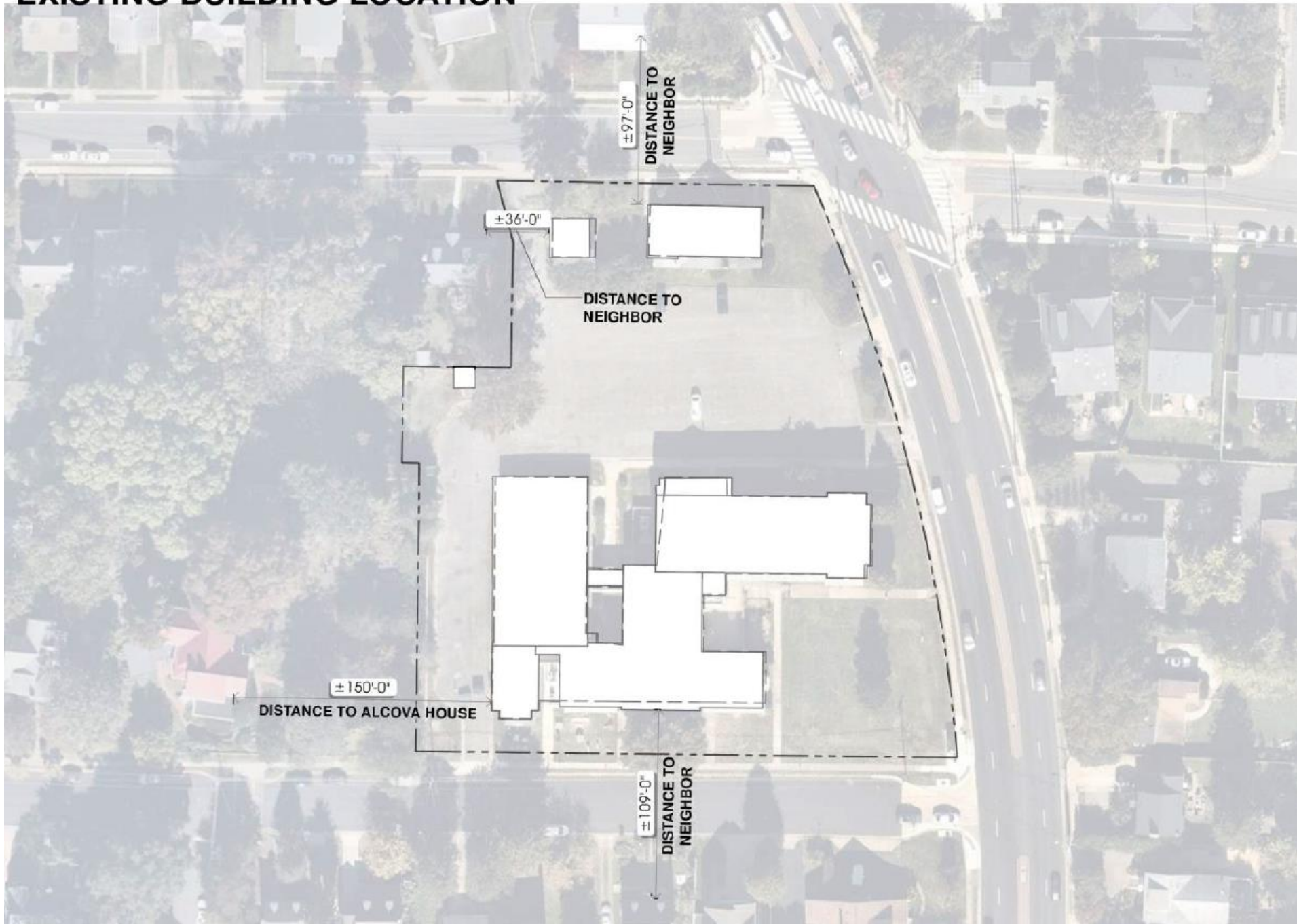
EXISTING CHURCH

SOUTH GLEBE ROAD

8TH STREET SOUTH



EXISTING BUILDING LOCATION



PROPOSED BUILDING LOCATION



PROPOSED BUILDING ACCESS

7TH STREET SOUTH

COVERED
LOADING
ENRINACE

MAIN ENTRANCE,
SHORT TERM PARKING
& PACKAGE DELIVERY

SOUTH GLEBE ROAD

8TH STREET SOUTH

VISITOR/EMPLOYEE
ENTRANCE & PARKING

COVERED PORCH = 

TERRACE = 



Sunrise of South Arlington – Overview

Proposed Program Overview	
Assisted Living (GSF)	93,306
Units	108
Height (FT)	~49'
Parking Spaces	55

Employee Shifts - At Full Occupancy:

- 7am- 3pm: ~33 employees
- 3pm – 11pm: ~17 employees
- 11pm – 7am: ~6 employees



ALLOWABLE BUILDING MASSING





PROPOSED BUILDING MASSING





1

VIEW FROM GLEBE ROAD



2



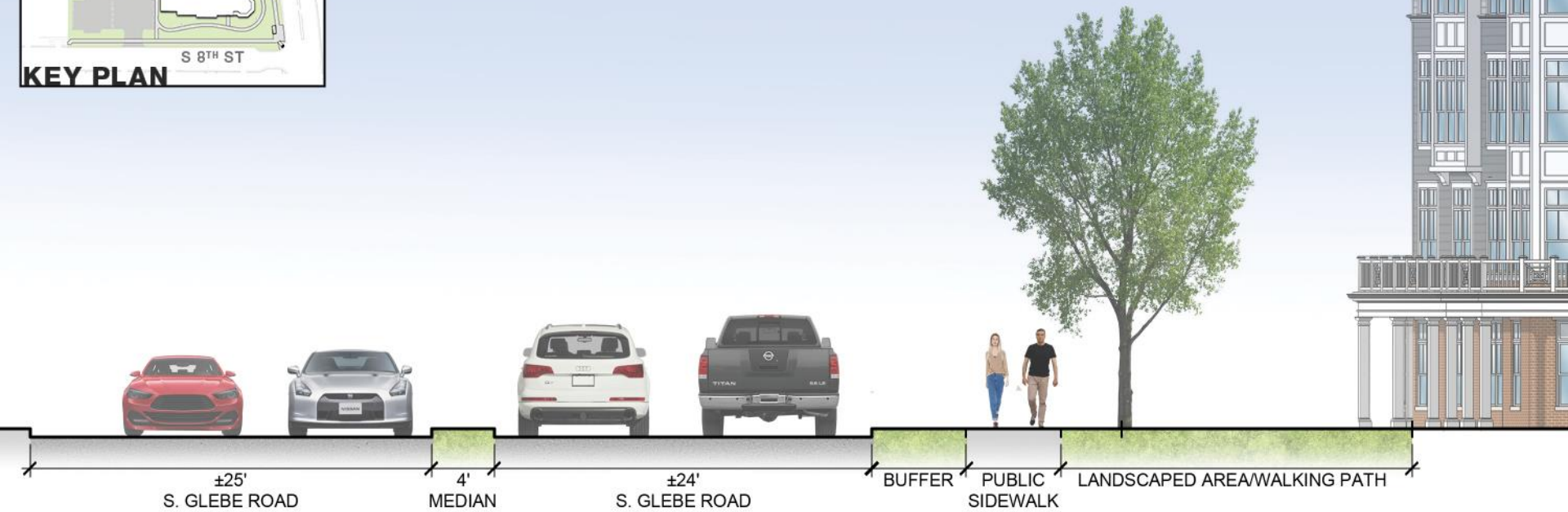
VIEW FROM 7TH STREET & GLEBE ROAD



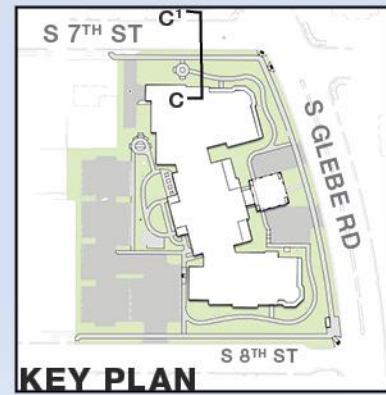
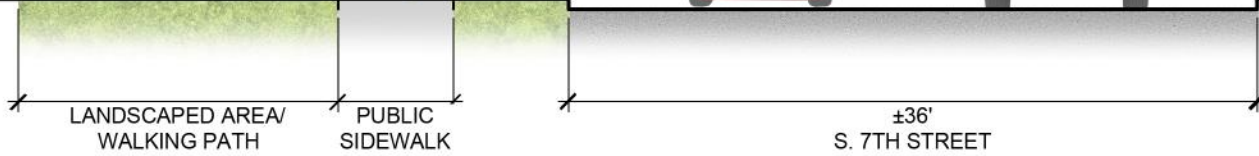
VIEW FROM CORNER OF 8TH STREET & GLEBE ROAD



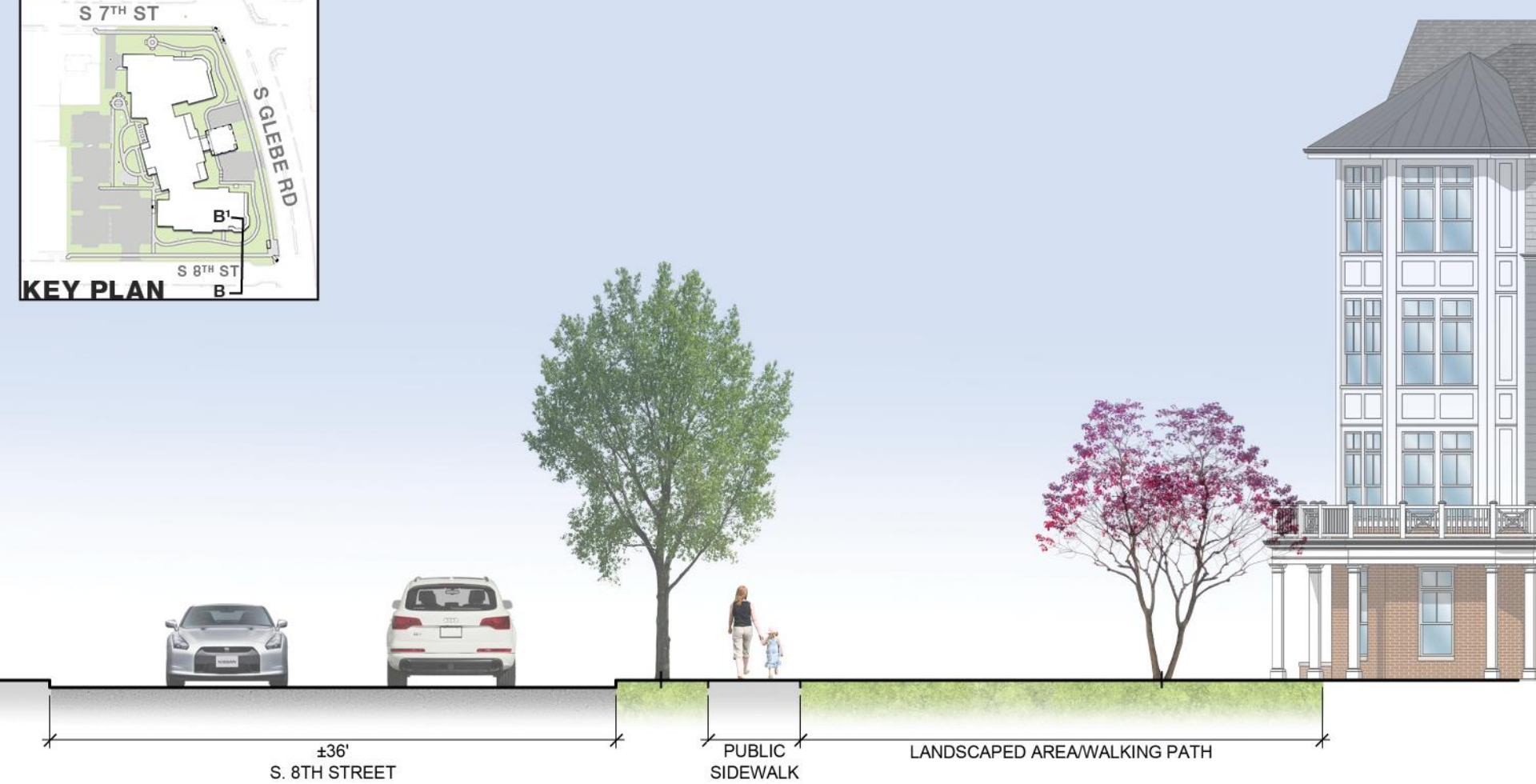
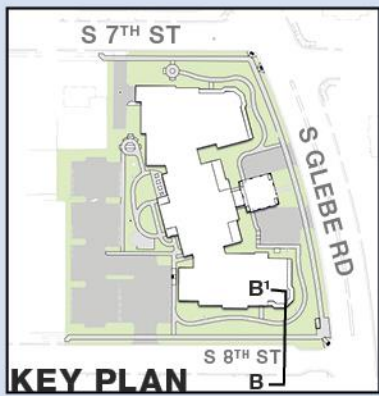
VIEW FROM 8TH STREET



SECTION A-A'
LOOKING SOUTH ON S. GLEBE ROAD



SECTION C-C1
LOOKING WEST ON S. 7TH STREET



SECTION B-B'
LOOKING WEST ON S. 8TH STREET

EXISTING LANDSCAPE SPACE

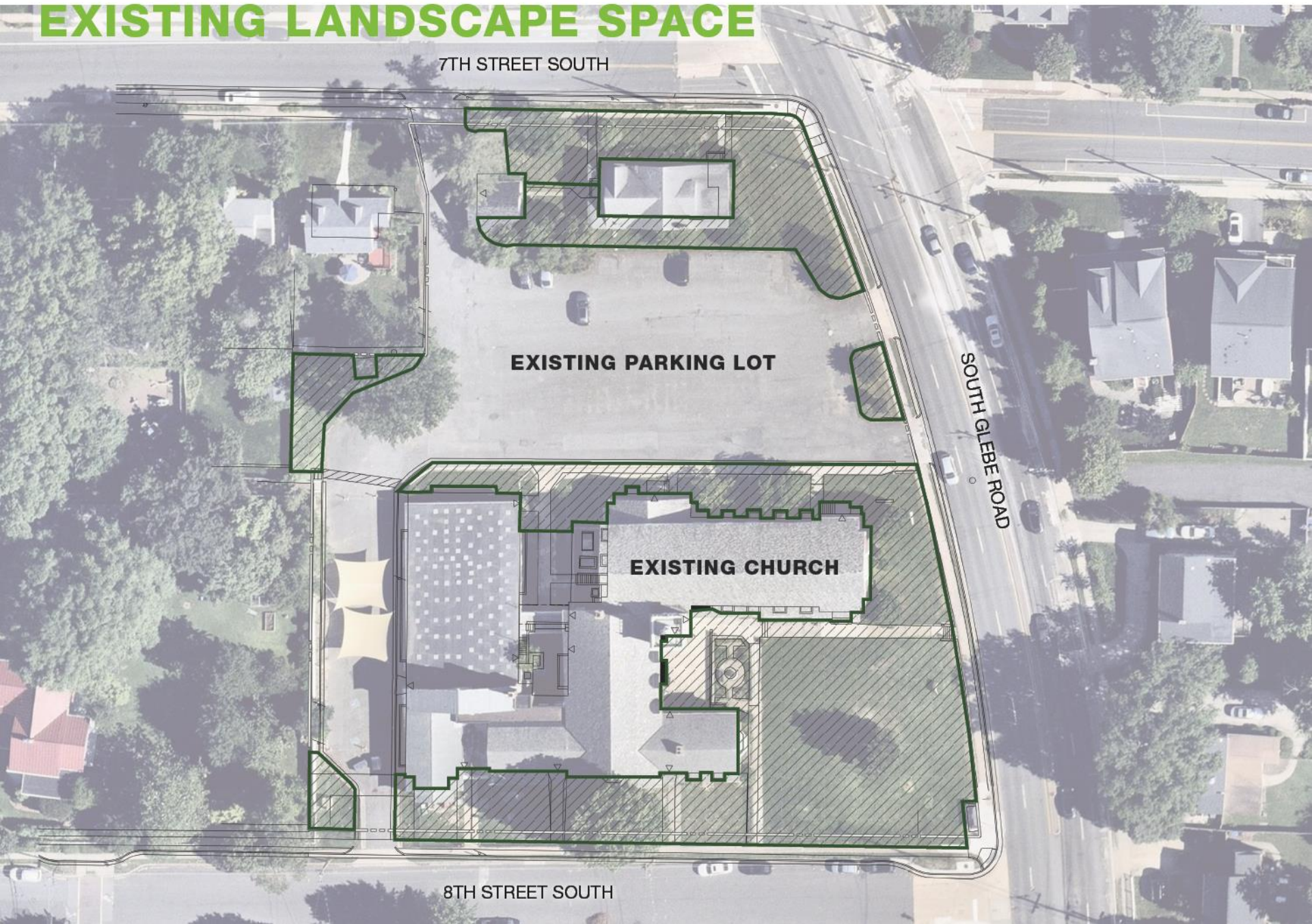
7TH STREET SOUTH

EXISTING PARKING LOT

EXISTING CHURCH

SOUTH GLEBE ROAD

8TH STREET SOUTH



PROPOSED LANDSCAPE SPACE

7TH STREET SOUTH



8TH STREET SOUTH

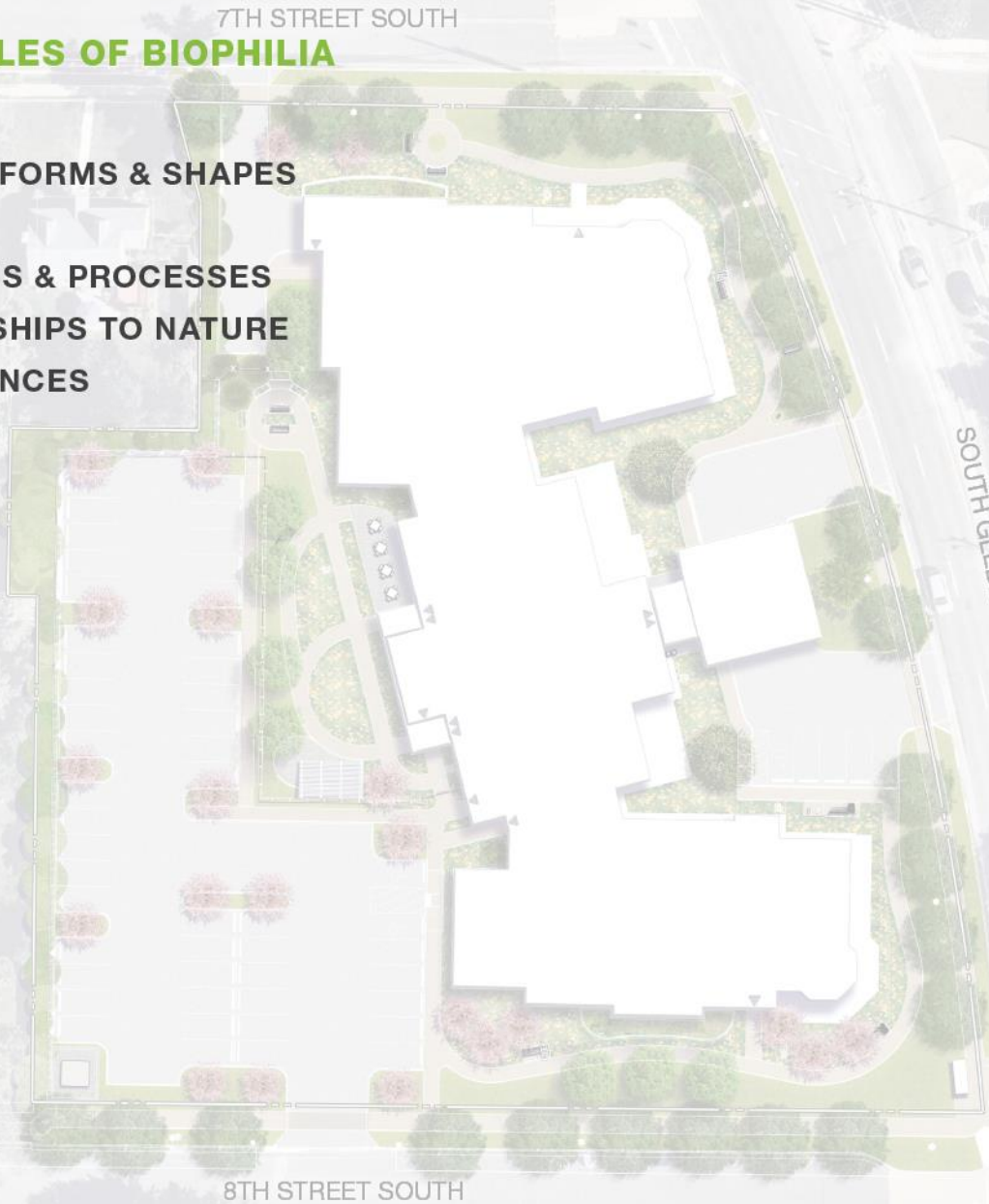
SOUTH GLEBE ROAD

- INCREASING LANDSCAPED AREA ± 2200 SF
- ADDITION OF NATIVE/BIOPHILIC LANDSCAPING
- INCREASING TREE CANOPY BY ± 4931 SF
- DECREASING ASPHALT BY ± 11778 SF

BIOPHILIA

6 DESIGN PRINCIPLES OF BIOPHILIA

1. GREEN ENVELOPE
2. NATURE INSPIRED FORMS & SHAPES
3. LIGHT
4. ORGANIC PATTERNS & PROCESSES
5. HUMAN RELATIONSHIPS TO NATURE
6. SENSORY EXPERIENCES



1. GREEN ENVELOPE

- The space design provides a **“green envelope”** on all sides that benefits from a landscape palette that includes groundcovers, shrubs, and trees to maximize vertical green exposure and visual / tactile accessibility.
- Elements of urban and streetscape design include all **natural materials** such as **wood** on benches (high contact, sense of touch) and **planter** walls with seating (high contact, sense of smell).



2. NATURE INSPIRED FORMS & SHAPES

- The public space geometry reflects an **organic** organizational approach, that gently **guides** the pedestrian accesses and walkability of the overall space.



3. LIGHT

- The design and layout allows **natural light** to permeate throughout.



4. ORGANIC PATTERNS & PROCESSES

- **Natural** components of the design, such as trees, will contribute textural richness with interesting bark, leaf and branch patterns, and colors during various seasons reflecting **cyclical natural processes**.



5. HUMAN RELATIONSHIPS TO NATURE

- The most basic connection that humans have with nature is with the **vegetative environment**. Diverse plant palettes remind us of expansive open fields, wooded areas, and other desirable nature settings.
- The plant palette envisioned for the project intends to bring a true connection via plant selections that are **native**, have **seasonal interest**, and **support urban habitat** such as **pollinators**.



6. SENSORY EXPERIENCES

- Connections to our living environments are through sensory experiences

Touch – textural design via hardscape/landscape elements

Sight – views are internally and externally focused, deliberately orchestrated by the location and placement of the benches

Smell - breezy space carries scents from grasses and other plants moving in the wind

Sound – the rustling of tree leaves in the wind, as well as the tree canopy, and other design features mitigating noise from the overall neighboring activity



Sustainability



- Leadership in Energy and Environmental Design or LEED certification is a globally recognized symbol of sustainability achievement.
- LEED Certified Buildings save money, improve efficiency, lower carbon emissions and create healthier places for people
- To achieve this certification, a project must earn points by adhering to prerequisites and credits that address carbon, energy, water, waste, transportation, materials, health and indoor environmental quality

- Sunrise Senior Living enters all its US buildings into the EPA's "Energy Star Certification" program.
- To date, 40+ Sunrise buildings have been granted the Energy Star certification, signifying that these buildings perform in the top 25 percent of similar buildings nationwide for energy efficiency and that they meet strict performance levels set by the EPA.
- These buildings use an average of 35 percent less energy and release 35 percent less carbon dioxide than typical communities.





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Thank you!

