

# Waltonwood at Twelve Oaks

## ZBA Application Attachment

### Leasing Sign

Waltonwood at Twelve Oaks is a continuum of care, senior housing development that has independent living, assisted living and memory care. It was developed in two phases. The first phase consists of the independent living apartments and the second phase consists of the assisted living and memory care units. The only remaining development sign is located on the finger road that connects the mall ring road to Twelve Mile Road.

At Waltonwood at Twelve Oaks, there are two principal issues that are affecting our marketing efforts. First, because our facility is designed for our residents to age in place, there are many independent living residents who over time find the necessity to move to the Assisted Living or Memory Care phases of the project. This, in turn, creates added vacancies in the Independent Living phase. With the transition of tenants from Independent Living to higher levels of care, occupancy levels are constantly fluctuating. Due to the nature of the residents and their varying physical conditions, turnover is a constant issue with residents needing to transfer to nursing homes for health reasons or reaching the end of their lives. Further, the project does not front on a major road making exposure to tenant traffic problematic and relying extensively on mall drive-by traffic on the ring road. The recently approved directional sign on Twelve Mile Road helps direct traffic to the south, but the existing development sign on the finger road provides information for the building and prospective clientele to know where the project is.

The current economic conditions in the State of Michigan have made it very difficult to complete the lease up of our project. The only remaining leasing sign aids in the exposure of our project to the public and is essential to maintaining and, hopefully, increasing occupancy levels. We respectfully request keeping the sign for an additional one (1) year period so that we may benefit from the traffic exposure from the mall finger road and attempt to weather the current economic downturn that has had a dramatic effect on our business.

TWELEVE MILE ROAD

REAL ESTATE  
DEVELOPMENT  
SIGN

EASEMENT RECORDED IN  
L132107-47/100.R

PHASE II

PHASE I

MACKINAC  
BOULEVARD

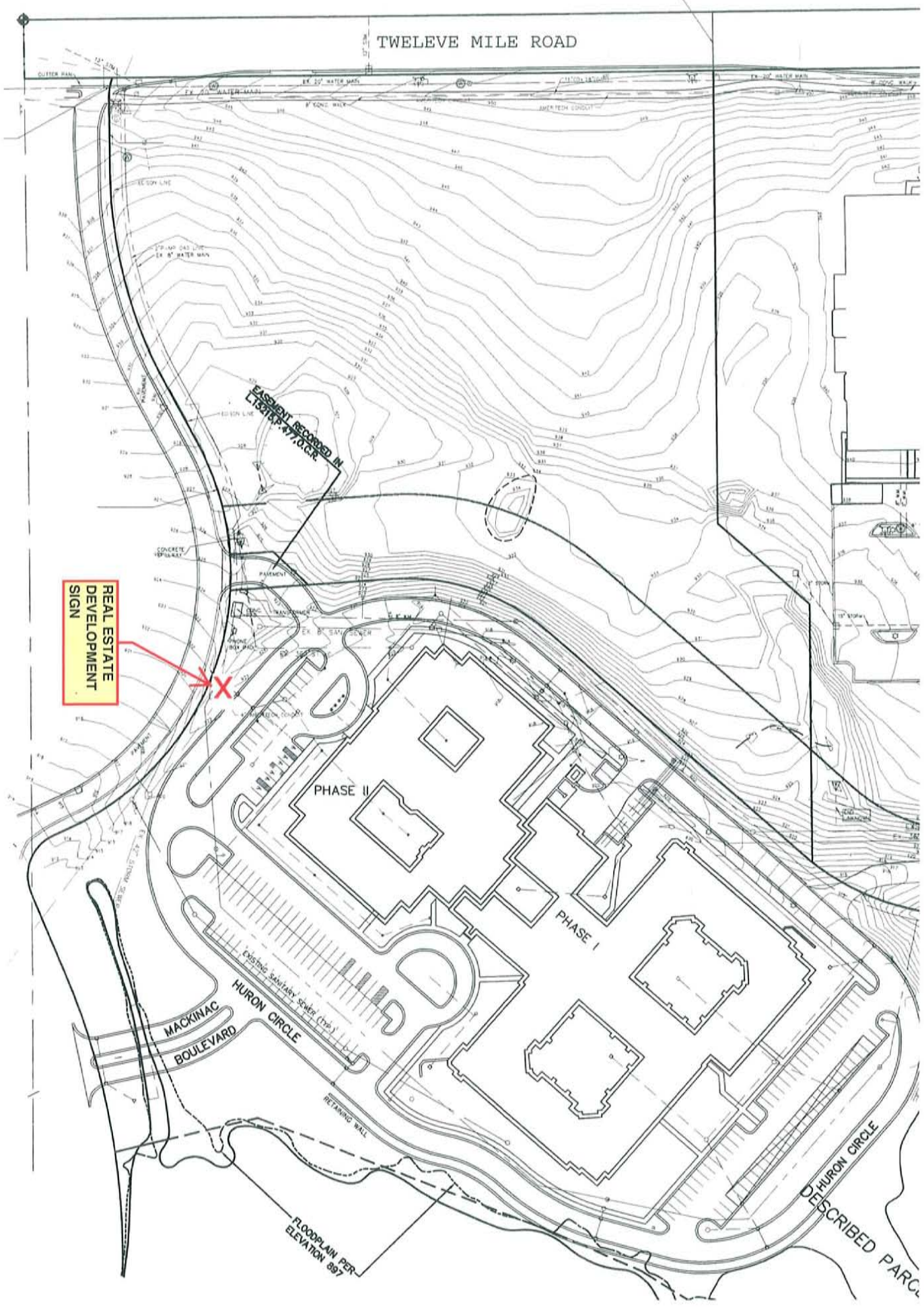
HURON CIRCLE

Existing Sanitary Sewer (12in)

RETAINING WALL

FLOODPLAIN PER  
ELEVATION 897

HURON CIRCLE  
DESCRIBED PARC







**REAL ESTATE DEVELOPMENT SIGN  
Finger Road Location**