



ROERS
C O M P A N I E S

Two Carlson Parkway | Suite 400 | Plymouth, MN 55447

roerscompanies.com

March 2024

RE 700 Canyon Drive, Coppell, TX. 75019 – Site Plan Submittal Comment Response

Provide a letter indicating:

- **What type of apartment this is for (independent, senior living, 55+ active living).**
- **Define the term you are using.**
- **Detail the amenities you propose to provide.**
- **Will there be staff on-site 24/7.**
- **Do you have other establishments you have done this product before?**
- **Are you serving meals?**

This will be a 55+ active adult community for those who make at or below 60% of the Area Median Income. Income limits are further noted below. An active adult community, in our case, is defined as ***an age restricted community that focuses on demographic specific enrichment opportunities and amenities***. Unlike with independent living, we will **not** offer health care, meal plans or housekeeping. Active adult communities are considered the “first step” in senior living and are best suited for those who are looking to maintain independence while also having limited upkeep responsibilities and a stronger sense of community. Please refer to the Project Introduction for more information.

This project will be highly amenitized, with amenities catering to the 55+ demographic. Proposed amenities include a fully furnished fitness center, outdoor entertainment options (horseshoe pit, shuffleboard, etc.), outdoor seating with grills, swimming pool, dog park, business center with workstations, activity room stocked with art supplies/board games, and community theater. We have also begun discussion with SPAN on providing reoccurring transportation services for our residents to the senior center.

The property will be managed by our in-house property management company, Roers Residential. The affordable program requires a long-term hold of the property, and we will have continued vested interest in the project’s success. The project will employ a property manager, a leasing agent, and a maintenance technician. They will be available to assist residents during typical business hours.

Our [Meridian at Wylie](#) project in Wylie, TX most closely mirrors our intentions with this project. This is an affordable, active adult 55+ project that is four-stories and is surface parked. The Wylie project will be nearing completion later this year. This project consists of 200 units, has similar amenities to what we have proposed, and is subject to the 60% AMI restriction as well. The included link provides access to project renderings and finishes.



While we are not proposing serving meals at this project (the target demographic typically still prefers independence around meals) we have provided a “mini mart” at other 55+ projects where residents would have access to a variety of food items for purchase. If there is interest in us providing this here, that is something we would be open to exploring.

