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Joining you today:



Kaci Husted
Benefis Health System
Senior Vice President



Nicole Olmstead
Cushing Terrell
Planner

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Owner



Project Partners





Project Need

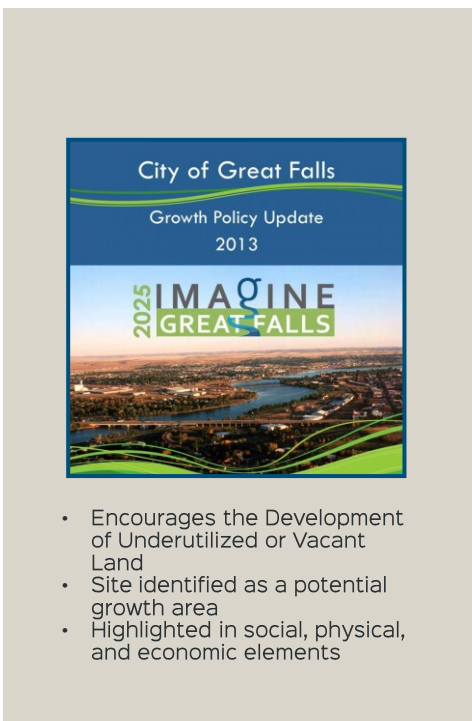
- The population of residents over the age of 65 in great falls has been increasing since 2010, from 16% to 20% in 2023.
- Seniors 75 years of age and older are the primary users of continuum of care services; with a population projected to increase by 13.9% through 2029.
- Households with head of household age 65 to 74 have increased 12% over the last five years, and is projected to continue over the next five
- Majority of head of households are 75 and older are homeowners; homeowners are willing to sale a home to help pay for continuum of services.

Project Vision

- A stylish senior community designed to maintain independent living through healthy lifestyle and vibrant social activity.
- A mix of Apartment units and detached, single family villas

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City of Great Falls Growth Policy

Social: To encourage a safe, adequate and diverse supply of housing and fair housing opportunities in the City.

Environmental: To create a built environment that encourages active and healthy lifestyles

Economic: To support and encourage efficient, sustainable development and redevelopment throughout the City.

Physical: Develop new and diverse housing supply throughout the City, including single family residential, multi-family, and housing for those with special needs.

Great Falls Medical District Master Plan

- Project for new senior housing bringing significant investment to the District.
- Meet the needs of older residents and provide opportunities for them to stay local even as their housing needs changed
- Development with proximity to existing infrastructure and health care services.

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Great Falls Medical District Master Plan

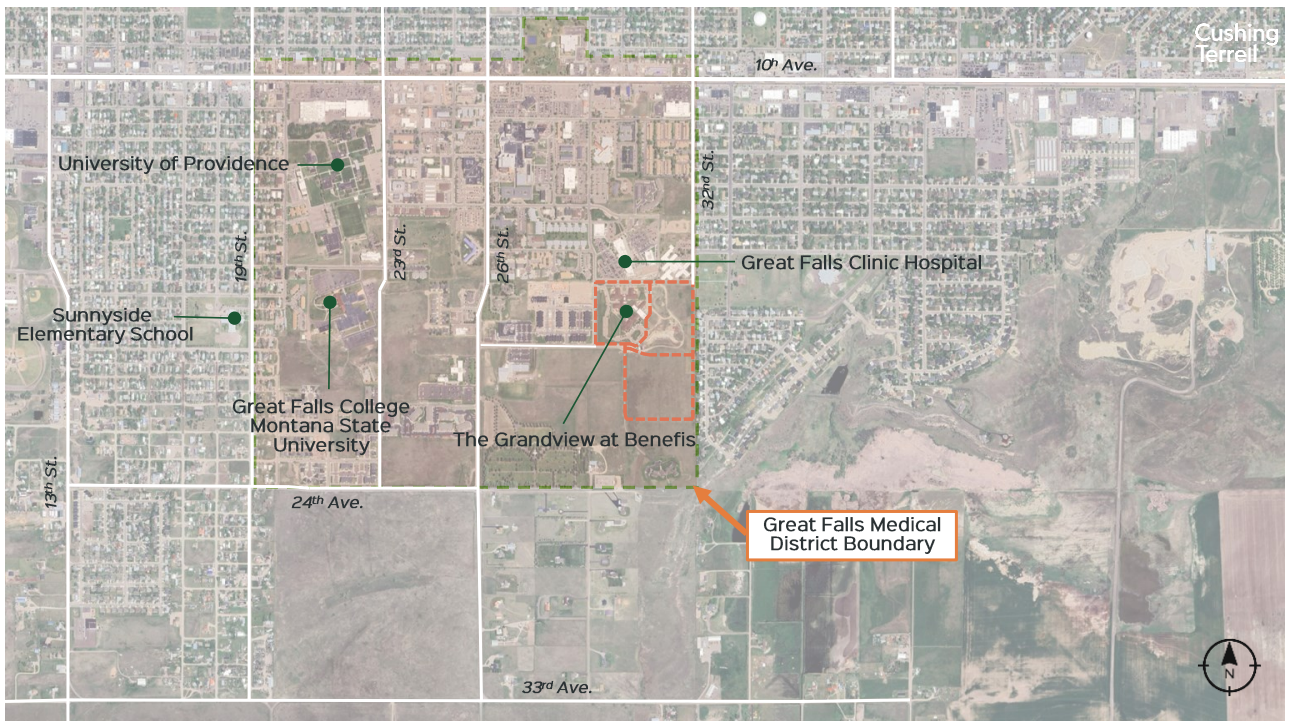
Plan Goals and Objectives

- Develop a plan to facilitate the physical growth, development, redevelopment and renovation of the medical core area and its adjoining neighbors.
- Develop a plan to produce a functional, attractive, interrelated and growth friendly medical district.
- Enhance our community's economic competitiveness in attracting both individuals and businesses to locate in the Medical District.
- Identify alternative financing approaches, capital strategies, and organizational models to support implementation of the Medical District Master Plan.

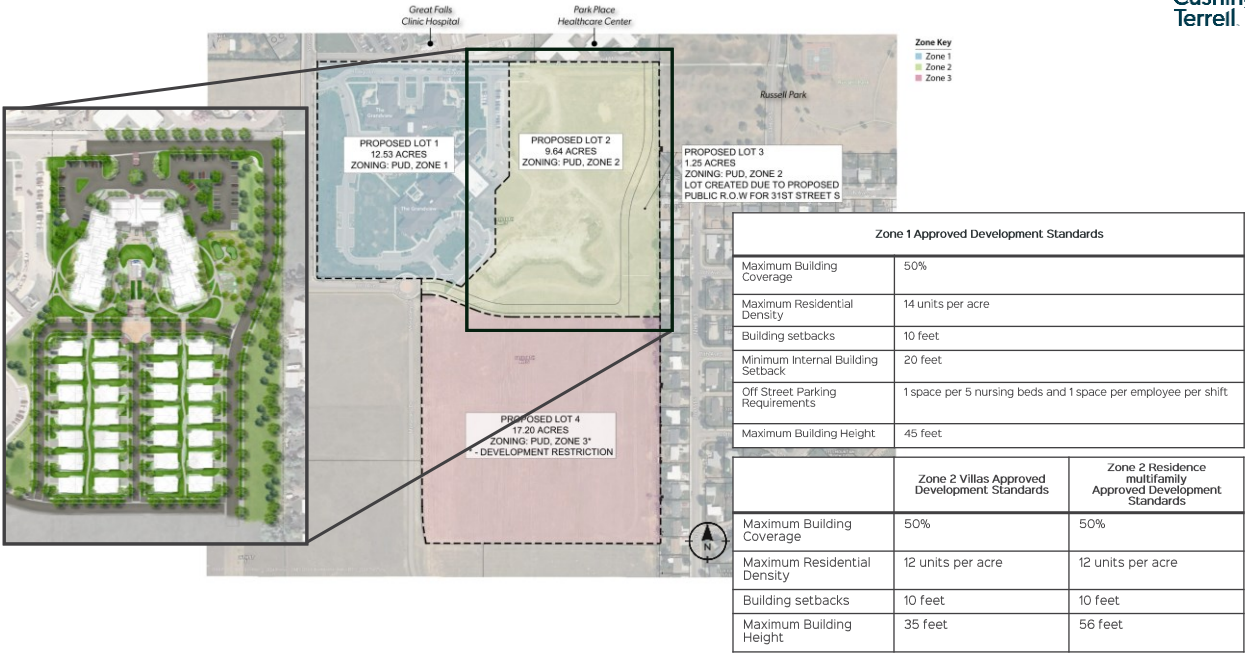
Project Site

- Envisions a mixed-use community for the site
- Combination of uses that complement each other
- Infrastructure plan is meant build from existing facilities and services as well as to be flexible for future development.

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Sanavita Estates Site Sections

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Community Character

- Healthy
- Relaxed
- Community
- Stylish senior
- Vibrant classical
- Montana modern



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PUD Review Criteria

1. The development project is consistent with the City's growth policy;
2. The development project is consistent with applicable neighborhood plans, if any;
3. The establishment, maintenance, or operation of the development project will not be detrimental to, or endanger the public health, safety, morals, comfort or general welfare;
4. The development project will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
5. The development project will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
6. The proposed design of the building and other structures are compatible with the desired character of the neighborhood;
7. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;
8. Adequate measures have been or will be taken to provide ingress and egress so as to minimize traffic congestion in the public streets.

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Thank you for joining today!



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