



STRONG PARTNERSHIPS BUILDING COMMUNITIES

FOR IMMEDIATE RELEASE

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## New Senior Living Community Groundbreaking Ceremony

*O'Reilly Development to develop first modern senior living campus of its kind in Nixa*

**SPRINGFIELD, MO, May 25, 2016** – O'Reilly Development Company, LLC, will be joined by the Nixa Area Chamber of Commerce to commemorate the development of the first modern senior living campus of its kind in the City of Nixa with a groundbreaking ceremony at 1530 N. Old Castle Road, Nixa, Missouri, in The Villages At Wicklow community. **The ceremony will take place today, Wednesday, May 25, 2016, at 12:00 pm.**

O'Reilly Development previously announced the approved Certificate of Need (CON) from the Missouri Health Facilities Review Committee to develop a \$18.4 million senior living community in The Villages At Wicklow, a multi-phase, master-planned community in Nixa, Missouri. The 113,060 gross square foot senior living facility named **"The Castlewood Senior Living"** will be a continuum of care community consisting of independent living, assisted living and memory care neighborhoods to serve seniors regardless of care needs. The design features three buildings: a three-story 51 unit independent living building; a two-story 40 unit assisted living building; and a single-story 13 unit memory care building. Construction began early 2016 with completion scheduled for August 2017. The Review Committee unanimously approved the CON application on July 13, 2015 for the continuum of care community.

As community developer of The Villages At Wicklow and partner of O'Reilly Development, Patrick O'Reilly shares insight behind this development's next phase, "With the continued growth of Christian County and after conducting a senior housing needs assessment, two critical components were revealed in our market analysis: the need to offer more than one level of service with some type of aging in place service and second, the need for sufficient housing for the current senior population and the future baby boomer population. The inspiration behind the master-planned community was to feature diverse offerings of single family neighborhoods and multi-family housing with activity centers all nestled among the scenic rolling hills of Christian County."



### Development Characteristics

An aging baby boomer population means an ever-increasing need for senior living communities. Senior citizens are looking for modern, innovative and charming communities in which to settle that can provide a continuum of care, meeting not only physical needs, but acknowledging social and emotional

ones, and providing a sense of purpose. The Nixa property will address the concerns and desires of the modern senior citizen in a beautiful and spacious environment. Construction of Assisted Living and Memory Care buildings will allow for aging in place, helping maintain a sense of community, safety and belonging.

It will offer upgraded amenities that are standard in new developments, as well as a means for aging in place. This new development will be the first modern senior living campus of its kind in the City of Nixa. It is believed that the community is poised to serve the immediate need of seniors and aging parents of current Christian County residents, as well as the long-term demands of the new baby boomer consumer.



### **Independent Living**

The Independent Living building is comprised of 51 apartments on three floors. One- and two-bedroom apartment options will be offered to attract couples with one spouse who requires extra oversight or assistance. Each apartment will feature senior-friendly fixtures, such as walk-in showers with grab bars in the bathroom, and a full kitchen. Refrigerators will be placed atop a wall bridge cabinet to provide additional storage space and elevate the appliance to reduce the need to stoop. Each apartment will be equipped with personal washer and dryer units.

All apartments will include “smart design” features where a counter height bar opens into the living area, eliminating the need for a separate dining area. Ample knee space below the bar on both the kitchen and living area sides serves as a dining table for two or a dining area and desk from the living area for sole occupants. Counter height will allow for a resident to easily match a standard 18” to 20” chair. Two-bedrooms will also feature an abundance of closet space, alleviating storage concerns of many prospects.

The commons area has several special areas for socialization and interaction, including a theater room for movie screenings and Wii gaming, men’s lounge to promote socialization amongst male residents that will include a pool table and poker game tables with more masculine décor, a country kitchen for cooking classes and mid-size group events, and a private dining area for family functions that will also serve as a conference room. A fitness area will focus on preventative health and wellbeing with space for physician and care offices, dressing rooms, fitness equipment for individual and group exercise, and an infinity pool. The pool, while unlikely to be used by the majority of residents, is a great selling point for adult children. A full-service salon with massage room and pedicure station offers a full-service amenity for residents.

### **Assisted Living**

Assisted Living will offer private apartments for seniors requiring hands on personal care services. Services within this building will meet the needs of physically frail seniors and will provide a higher level of care for those unable to make a pathway to safety. Prior to 2008, seniors with this need had only the option of a nursing home. Rates will be competitive with the private-pay nursing home market since residents can reside longer in Assisted Living on this campus than anywhere else.

### **Memory Care**

The Memory Care neighborhood is designed for the safety and comfort of cognitively impaired residents. Walk-in showers, height-appropriate fixtures such as toilets and sinks, and locking cabinets protect residents from harm.

The commons area will feature an open design, including dining room and living room, and will feature Life Stations, which attract residents and allow for purposeful wandering. Each Life Station is designed to engage through triggering memories of tasks ingrained throughout their life. For instance, Life Stations include an infant nursery for care and nurturing, wardrobe to promote grooming habits, and work station for a sense of purpose and accomplishment.

A wellness station will provide a hub for care partners and nurses to conduct care updates and paperwork. Residents who need a calm, soothing atmosphere can sit in the quiet sitting room. There will also be a small salon so residents can receive one-on-one special attention in a familiar environment. The whirlpool/spa room provides ease of bathing for residents with physical disabilities and helps with circulation. Residents whose dementia has created a fear of water often find the spa a less alarming place than a shower, greatly easing their anxiety and the time a care partner must spend in providing a bath. Between the two Memory Care hallways, an enclosed courtyard provides fresh air and interaction with the outdoors without risk of elopement. The courtyard is adorned with attractively designed raised planters that guide the walkways and allow for residents to interact with the plantings and green space.

### **Technology**

The community will be designed with modern technology to support the networking needs of the more tech-savvy senior and to support the operational systems that will help deliver services more efficiently. The physical plant will have energy saving features such as blown exterior insulation, efficient appliances, and light controls.

Technology from another Missouri company, SmartCare Consultants, called SmartCare, will be installed to provide passive monitoring of adverse events such as falls, changes in sleeping behaviors, appliances left on, and presence of water on the floor. Such investment in proactive monitoring will equip all residents and their loved ones to be as proactive as they choose to be about monitoring their care.

### **Development Team**

O'Reilly Development prides itself on the strong and talented partnerships it brings with each successful project. The ownership and team at O'Reilly Development offer multiple years of experience in all areas of development and with a niche in senior living communities.

O'Reilly will partner with the following professionals who all have multiple years of experience in their particular profession and specifically with senior housing projects.

- Springfield First Community Bank, Springfield, MO – financing
- Build, LLC, Springfield, MO – general contractor
- H Design Group, LLC, Springfield, MO – architect
- Arrow Senior Living, Saint Charles, MO – operations and property management

FINANCING

GENERAL CONTRACTOR

ARCHITECT

PROPERTY  
MANAGER



City of Saint Charles-based Arrow Senior Living Management is O'Reilly Development's partner in all senior communities. All-day dining programs, constantly evolving and expanding event programming, and dignified, respectful caregiving set the bar for O'Reilly Senior Living communities. Senior housing industry leader, Arrow will provide a varied and engaging program where a sense of community and excitement will be prevalent. A concentration on resident fitness and well-being will maintain a feeling of independence and security.

Denise Heintz, Partner and Director of Operations & Development of O'Reilly Development adds, "With The Villages At Wicklow being an existing development, our team's focus was on the placement of the buildings, preservation of the trees and open detention area, and proximity to the community center. Importance was also placed on the product selection and design detail to maintain the architectural look and feel of the neighborhood which will include the addition of extensive landscaping, landscaping accents, community green scape, gazebo and walking paths."

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**About O'Reilly Development Company, LLC:** The O'Reilly Development Company is a real estate and development firm specializing in historic preservation, senior housing, affordable multifamily and student housing communities. Founded in January 2013 by Patrick E. O'Reilly, principals O'Reilly and Denise K. Heintz, Director of Operations & Development, bring over 30 years of combined experience in the housing development industry including real estate investment and full development management. The O'Reilly team of experts branch into all areas of development, management and ownership with properties built in the residential, commercial, and industrial sectors. For additional information, visit [www.OReillyDevelopment.com](http://www.OReillyDevelopment.com).

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