

Westmont at Harbor Bay

Senior Living

Since 1975 Pacific Union has developed land, multifamily, commercial and single-family projects in the Greater Bay Area. With Westmont Living as our partner/operator, we propose to construct an assisted living and memory care facility on Adelpian Way next to the Harbor Bay Ferry terminal.

Westmont Living (westmontliving.com) is a family business with 20 years of experience and nine properties in California, including Brentwood and Morgan Hill.



This 4.8 Acre Project will Provide:

- **Much Needed Commercial Assisted Living and Memory Care Facility**
- **Approximately 60 Parking Spaces and 5 Spaces Reserved for Shoreline Access.**
- **Estimated 53 Full-Time Equivalent Permanent Jobs**
- **Tax Revenue to the City of Alameda**

BENEFITS FOR SENIORS

Community to serve approximately 120 seniors.

Current plans provide for 87 assisted living units, including studio, one- and two-bedroom, as well as 30 memory care beds.

Professionally managed social programs, housekeeping and additional living assistance as needed (i.e. bathing, dressing, feeding, mobility).

Meals served throughout the day to residents and guests in an elegant restaurant-style environment.

Staff on premises 24/7.

Approximately 103,000 gross square feet, including a café, salon, indoor pool and physical therapy.

Common areas, including a library, movie room, dining room and a large living room.

Commercial-grade kitchen and laundry facilities on site.

Fully licensed by the State of California Department of Social Services.

SENIOR LIVING: A NEED FOR ALAMEDA

Independent market studies confirm there is a need for assisted living and memory care in Alameda, and that the vast majority of future residents already live on the island. In fact, demand is expected to increase an additional 20% by 2020 as the existing population ages.

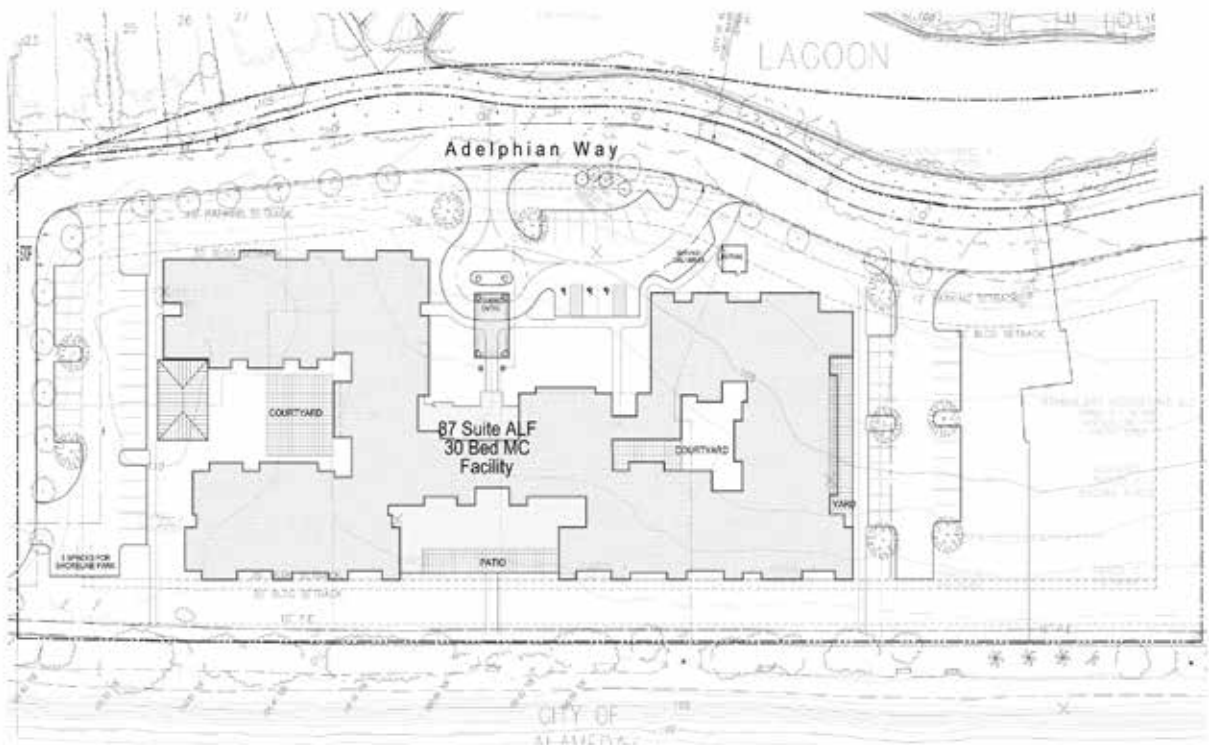
The site, located Adelphian Way, adjacent to the Harbor Bay Ferry Terminal, is a gateway to Alameda for those arriving by ferry. Our architectural plans will take full advantage of the property's sweeping Bay vistas and City skyline. We will continue to work with the community to provide feedback throughout the design process.

Westmont at Harbor Bay will own and operate a dedicated shuttle bus for its residents, and also will be included in the Harbor Bay Business Park shuttle to BART, for the ease and convenience of our employees and visitors.



TIMELINE

Plans have been submitted to the City of Alameda's Planning Board, with a goal to start construction by the end of 2016. We hope to open our doors to seniors in mid-2018.



Westmont at Harbor Bay
Alameda, California

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