



1 WARBURTON AVENUE

HASTINGS-ON HUDSON, NY  
VILLAGE BOARD OF TRUSTEES  
PRESENTATION

JUNE 7, 2016



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- Who is Artis?
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## ARTIS SENIOR LIVING

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- Formed in 2012
- Offices in McLean, VA and King of Prussia, PA
- Bainum family company
- Extensive senior housing/health care experience
- 11 residences operating or under construction, over 20+ in development
- Dedicated, stand-alone memory care assisted living, some general assisted living



# ALZHEIMER'S AND DEMENTIA

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- 5.4 million in U.S. have Alzheimer's – triples by 2050
- 1 in 9 people aged 65+ have Alzheimer's; 1 in 3 seniors will die with Alzheimer's or another dementia
- Sixth leading cause of death in the U.S.
- Alzheimer's is the only disease among the top 10 causes of death in the U.S. that cannot be prevented, cured, or even slowed
- 390,000 people in State of New York have Alzheimer's or another dementia; increases by 17.9% to 490,000 in 2025



## MARKET CONDITIONS

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- Senior Housing Analytics, Inc. analysis:
  - High occupancy rates
  - High density of seniors and caregiving adult children
  - Closest dedicated memory care assisted living 15 miles away
  - 24,664 seniors 75+ within a five mile radius served by 138 memory care beds
- Strong demand for memory care assisted living



# RIVERVIEW SITE





# ARTIS PROPOSAL

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- Dedicated memory care assisted living residence
- Two story, 40 foot height at center roof peak
- 72 residents
- 38,000 square feet
- 38 parking spaces
- No further development
- Locate on east side of Warburton Avenue, dedicate Riverview facility and west side property to Village





# PLANS AND PERSPECTIVES





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