



CANYON SPRINGS

Well being. Well planned.


City of Riverside
City Council
November 14, 2017




Canyon Springs Healthcare

- Sponsorship
 - Paula Purcell
- Project Overview
 - Bob Cull
- Market Conditions
 - Craig Beam
- Community Benefits
 - Craig Beam
- Q & A






CANYON SPRINGS



TDA
INVESTMENT GROUP
Capital Management

A boutique real estate investment manager serving institutional pension funds.



- since 1980
- \$600 million Assets Under Management
- 150 years of principal expertise
- mortgage and construction lending
- real estate acquisition and development

- active for over 27 years in Riverside
- projects totaling over 600,000 sq ft
- more than \$50 million of commercial lending
- industrial, housing, office, and retail development projects

We create real estate capital solutions .



CANYON SPRINGS

Boutique firm. Institutional capabilities. Relationship focused.

Canyon Springs Marketplace North

- 180,000 sq ft retail power center
- nearby to Canyon Springs Healthcare
- 100% owned, funded, and built by TDA's construction labor union client



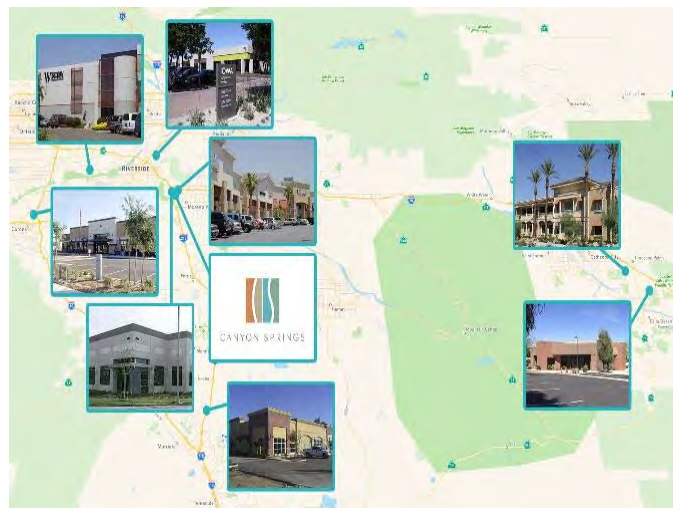
Department of Public Social Services

- 50,000 sq ft build-to-suit
- used integrated project delivery approach
- completed on time and on budget
- 100% owned, funded and built by TDA's construction labor union client



CANYON SPRINGS

Local TDA projects





Project Overview



Aerial Render





Site Plan: Now



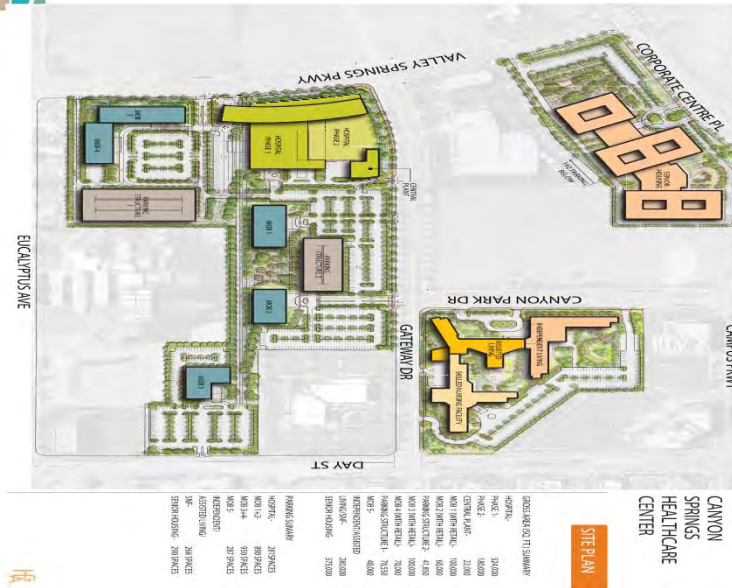
Healthcare Community Plan

The Canyon Springs Healthcare Community is master planned for a patient-centered campus with a full spectrum of integrated care and services promoting healthy lifestyles.

- hospital
- five medical office buildings
- ambulatory surgery center
- senior living
- assisted living and memory care
- skilled nursing
- pedestrian courts and walkways
- parking garages



Site Plan: Completed



Conceptual Architectural Rendering





Conceptual Architectural Rendering



Conceptual Rendering - Plaza





MOB 5 – Design Phase



Neighbors

Edgemont Elementary



Edgemont Elementary



March Air Reserve Base

Subject: memo for record, Letter of Agreement Helipad Operations
 Date: Thursday, August 17, 2017 12:29:46 PM

MEMORANDUM FOR 452 OSS/OSA

FROM: HQ AFRC/A3OA
 155 Richard Ray Blvd
 Robins AFB GA 31098-1635

SUBJECT: Memo for Record, Letter of Agreement Helipad Operations

1. The draft Letter of agreement was reviewed for compliance; HQ AFRC/A3OA concurs with the development of letters of agreement, between March ARB Air Traffic Control and individual air ambulances providers. Additionally, if Canyon Springs Healthcare elects to certify helipad operations under CFR 14 Part 121 and/or Part 135, A3OA will support/coordinate the LOA with the hospital.

2. If you have any questions, please contact Mr. John Hunt, AFRC/A3OA, DSN 497-0305, or email john.hunt.15@us.af.mil.

//JPH for JTW, 17 Aug 17 SIGNED//
 JIMMY T. WEST



View from Across Eucalyptus and Edgemont Elementary





Residences on Eucalyptus 5 years after Construction



Market Conditions

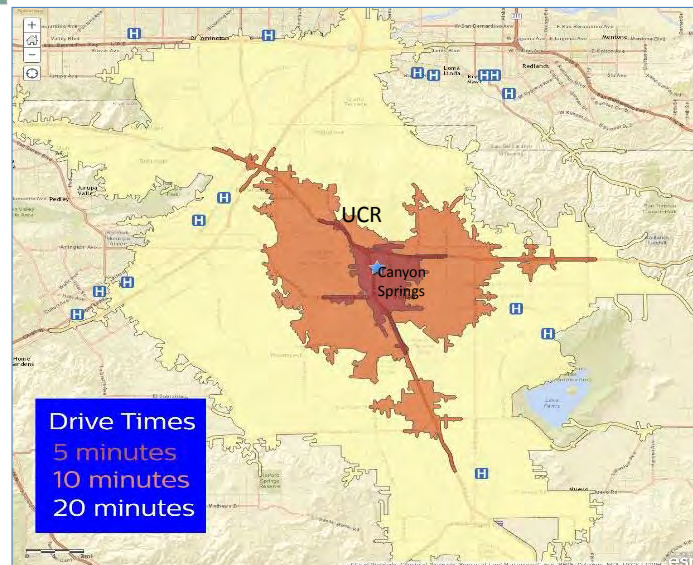


Riverside is an Underserved Community

- DONU



Drive Times to Existing Emergency Rooms





Community Benefits



Community Public Space

- Easy and direct access to complete healthcare campus
- Local access to a wide array of medical services and shopping
- Venues for events and farmers markets
- Paseos and gardens for relaxation, stress relief and meditation





Jobs

The Canyon Springs Healthcare campus is expected to generate:

- 2,460 temporary full-time construction jobs
 - average wage of \$25.71 / hour
- 2,450 permanent full-time jobs at project completion
 - average wage of \$28.11 / hour
 - current area average wage is \$16.34



Economic Driver for the Greater Riverside Area

- Catalyst for residential development
- Catalyst for dynamic community development
- Increased retail business
- Increased property tax revenues



Medical Care

- Provide desperately needed emergency services to population of 55,000 currently at-risk residents
- Provide additional emergency rooms to reduce overcrowded ERs at closest hospitals
- Providing services locally – services that currently are going out of the area



QUESTIONS

