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### **Proposed New Senior Care Facility at Walker Road**

RESTON, VA. MARCH XX, 2018 – Verity Commercial and IntegraCare have partnered to bring a proposed new senior care facility to Walker Road in Great Falls, Virginia.

In a partnership with assisted living operator, IntegraCare, the Verity/IntegraCare team plans to construct a smaller scale 62-unit senior living community with 42 units of assisted living and 20 memory care units. The community will feature multiple dining venues, including a demonstration kitchen, providing residents with variety and choice. An art studio with a large overhead operatory style mirror will allow residents to view instructors work while seated, and large covered porches will provide shaded space for residents to enjoy the outdoors. The facility will also include state of the art proximity activated access control systems and mobility assistive devices including auto door openers to enhance security and minimize barriers reducing fall potential. The team is currently seeking Fairfax County special exception zoning approval. The project will be built at 1131 Walker Road, diagonally across the street from Dante's Restaurant.

Experienced assisted living operator, IntegraCare, will operate the assisted living and memory care facility. Established in 1999, IntegraCare currently operates 10 Mid-Atlantic facilities and has two in development in Reston, VA and Annapolis, MD.

Great Falls was chosen for this project because of the strong demographics and quantified need for senior care. The facility will include assisted living on the ground level and second floor with memory care operations at the lower level. With high quality construction and an overall smaller residential look and feel, the facility will blend into the established neighborhood.

Under the special exception zoning approval, the team is proposing the use is significantly less impactful on the surrounding neighborhood than the current C-8 zoning use allows. The team proposes the senior living facility will create less parking, noise, and traffic issues with no impact to schools. Some of the current C-8 by-right uses include restaurants, automotive uses, office, and churches.

The Great Falls Civic Association Land Use & Zoning Committee will present to the general community at a public meeting scheduled on Wednesday April 18, 2018 at 7:30PM in the Great Falls Library.

#### **About Verity:**

[Verity Commercial](#) is a commercial real estate advisory and investment company located in Reston, VA. We bring extensive experience in development brokerage, and investment. Verity was founded on the simple premise that we want to change the way people think and act about real estate. Verity enables business owners and executives to transform real estate from a necessary business expense into a strategic business advantage.

#### **About IntegraCare:**

[IntegraCare](#) was founded in 1999 and headquartered just outside Pittsburgh in Wexford, PA. The IntegraCare team has successfully acquired, developed, stabilized, and exited 21 senior living facilities since its inception. IntegraCare currently operates 10 Mid Atlantic facilities and has two in development in Reston, VA and Annapolis, MD. Their team consists of over 500 employees in Pennsylvania, Maryland, and Virginia.

