

LAKEWOOD

A VISION FOR THE FUTURE: 2025 & BEYOND



LAKEWOOD

A LifeSpire Community

Created Winter 2023 - Revised July 2025



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INTRO



At Lakewood, enjoy the freedom of independent living in a beautiful place where you can make your mark. The West End's premier nonprofit retirement community in Richmond, VA offers everything you need to be the best possible you, in a neighborhood filled with opportunities.

THE MASTER PLAN

FUTURE GROWTH & IMPACT



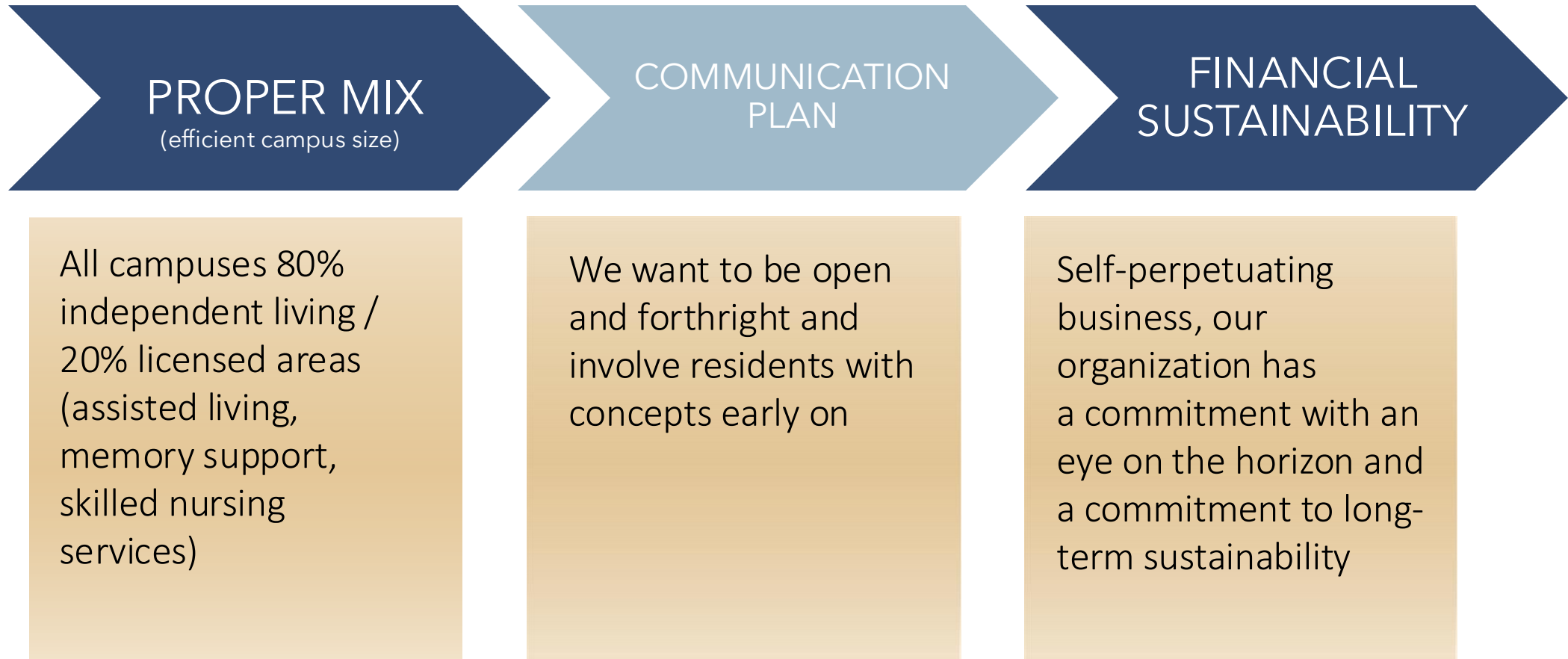

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A LifeSpire Community

WHAT IS A MASTER PLAN?

- A guide for future growth
- A plan so residents, prospects and families can see forethought into our future together
- A plan to remain market competitive and viable into the future
- A Master Plan is contingent on many things, including market demand, lending and local politics – meaning plans are subject to change!

STRATEGIC GOALS



THE MASTER PLAN

- Future Hybrid Home Buildings (5):
(2) Phase 1 + (3) Future Phase
- Reconfigured Assisted Living and Memory Support
- Re-surface Current Cottages

HYBRID HOMES

FUTURE BUILDS



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FUTURE GROWTH

SITE LOGISTICS

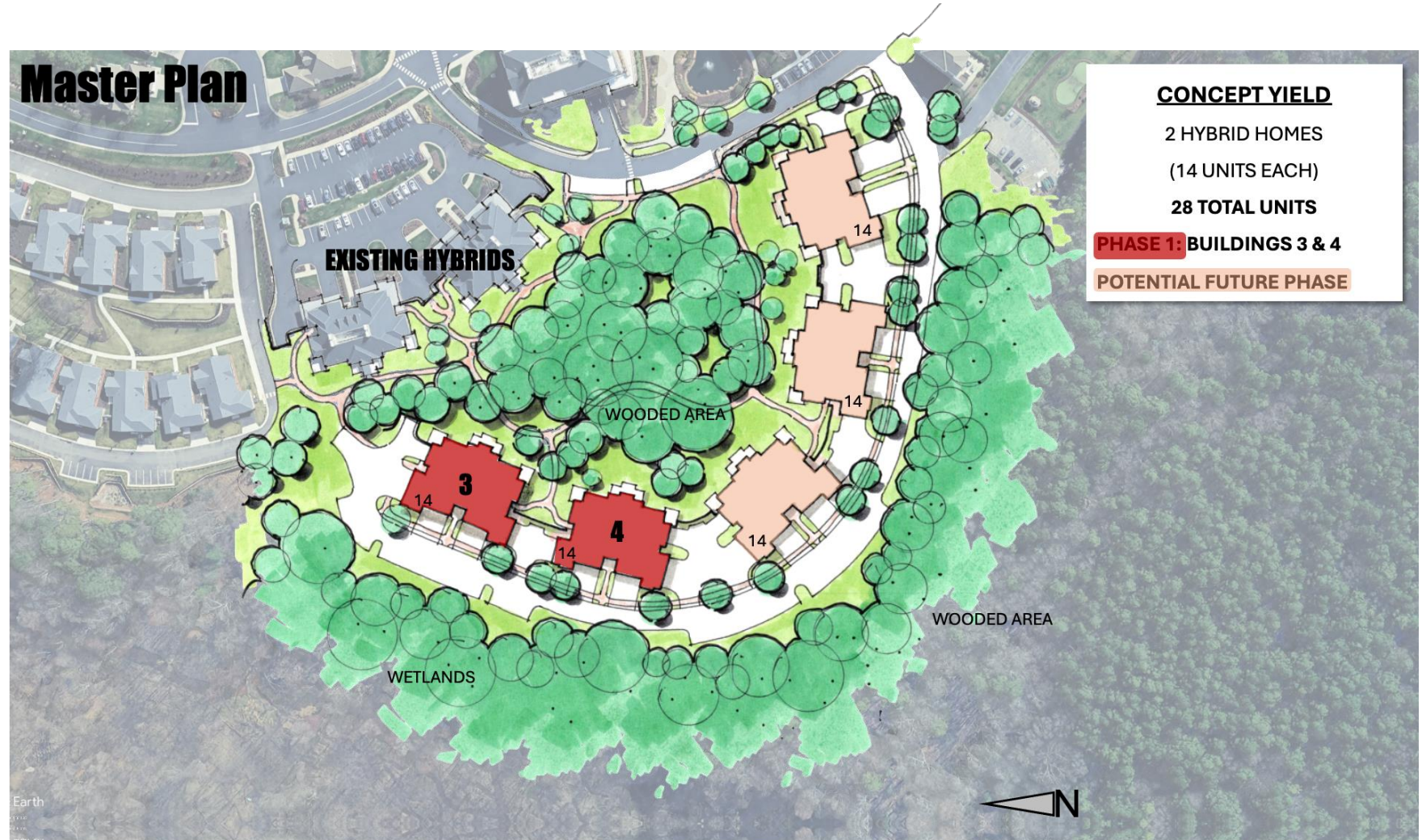



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FUTURE GROWTH

PHASE 1

PINE VIEW HYBRIDS



NEW HYBRID HOMES

RENDERINGS



CONCEPTUAL RENDERINGS




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MEMORY SUPPORT

RECONFIGURATIONS

A person with short white hair, wearing a white lab coat, is shown from the side, leaning over a rose bush in a garden. They are holding a pink rose. In the background, there is a wooden picket fence and more greenery. The scene is brightly lit, suggesting a sunny day.


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CURRENT STATE

FIRST FLOOR OF HEATH SERVICES BUILDING

- 32 Assisted Living Resident Rooms
- Therapy Gym

FUTURE STATE

Renovations to the Health Services Building (HSB)

- 20 private memory support suites on 1st floor of HSB
- (10) studios with private bath, ensuite showers and kitchenette
- (10) one-bedrooms with private bath, ensuite showers and kitchenette
- Residential country kitchen
- Residential care-based model
- Training of staff - Certified Dementia Specialist training for all staff members and the Leadership team
- Secure environment
- Therapy moves to 2nd floor Health Services Building
- 3rd floor of HSB to be converted to 29 assisted living suites from 48 licensed nursing rooms

HEALTH SERVICES BUILDING

RECONFIGURATION – FIRST FLOOR

2 WINGS OF 10 UNITS –
TOTAL OF 20 UNITS

10 STUDIO UNITS

10 ONE BED UNITS

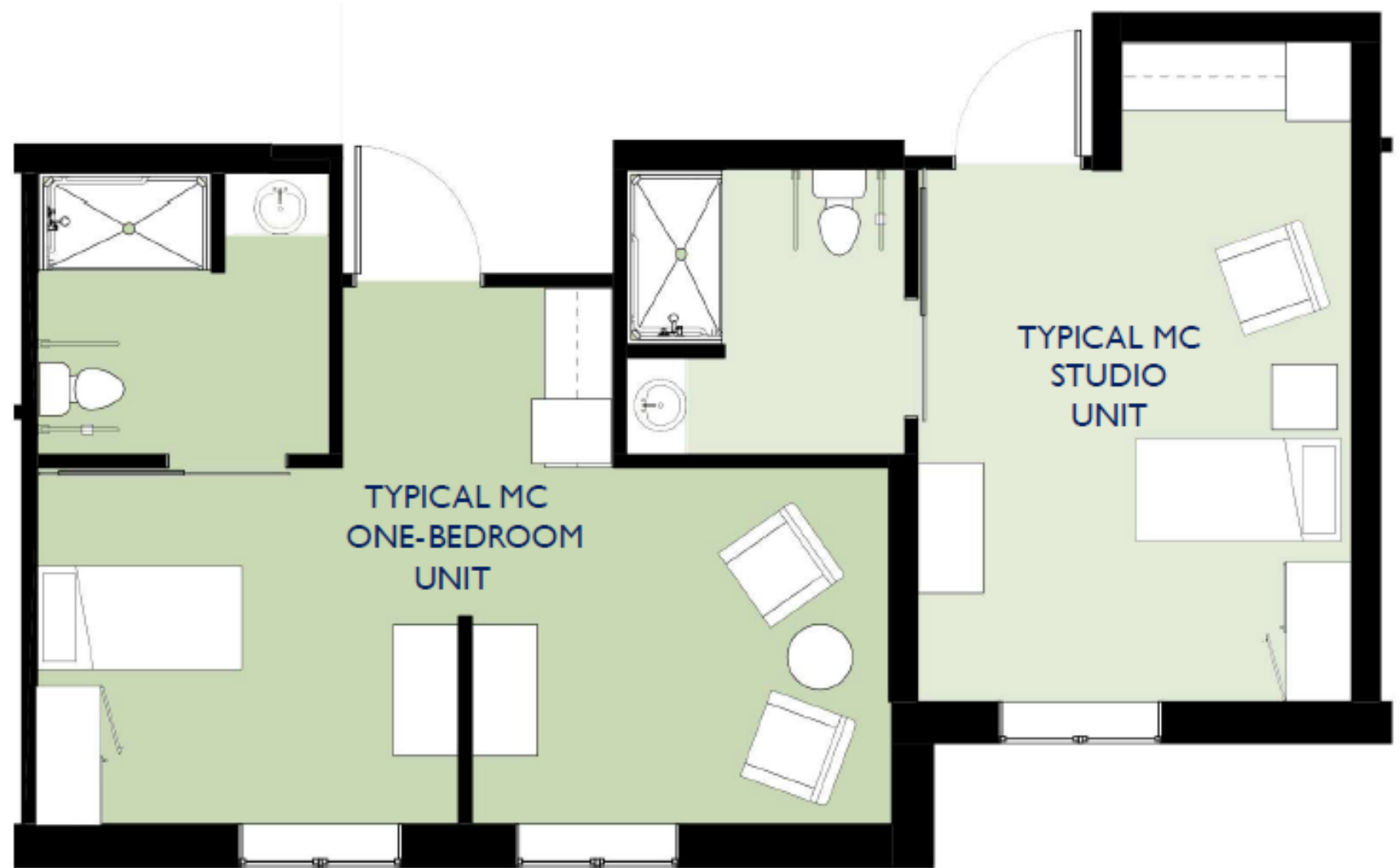


COMMON AREAS

- Living Room
- Movie Room
- Relaxation Room
- Music Nook
- Library
- Pub
- Cook-to-order dining
- Exterior courtyard with Serenity Garden

TYPICAL ROOMS

MEMORY
SUPPORT



MEMORY SUPPORT

RENDERINGS



CONCEPTUAL RENDERINGS

MEMORY SUPPORT

PHOTOS



MEMORY SUPPORT

PHOTOS



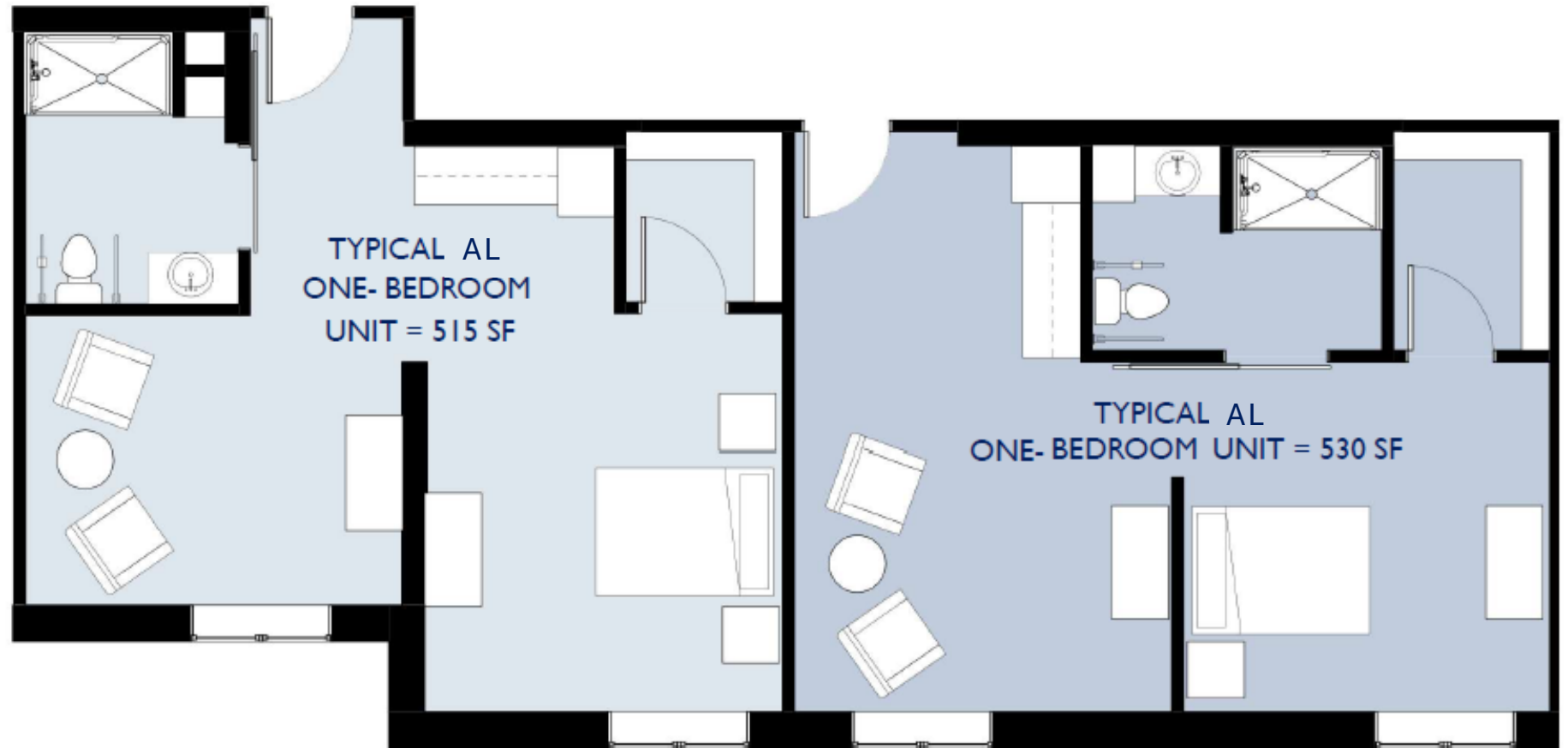
PLANNED RENOVATIONS

FOR
ASSISTED
LIVING

- 1st floor or Rose will be converted to all assisted living after the memory support neighborhood relocates to the first floor of Health Services Building (HSB)
- 3RD floor of HSB to be converted to 29 assisted living one-bedroom and studio suites from 48 licensed nursing rooms
- No timeline has been established for the renovation of the 3rd floor of HSB

TYPICAL ROOMS

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