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Developer planning \$180M 'casually elegant' senior living community in West Plano

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Faith-based nonprofit Forefront Living is seeking approval from Plano city officials to develop a large senior living community in West Plano.

The \$180 million proposed community, The Outlook at Windhaven, would provide up to 190 independent living residences including an upscale, 160-unit apartment building with underground parking and 30 cottage homes.

The campus would also include a 64-unit building for assisted living and memory care services as well as a clubhouse building providing dining, fitness, entertainment and other lifestyle amenities.

If it gets the necessary city approvals, the community will be developed on an 18.2-acre creekside site just west of the northwest corner of West Spring Creek Parkway and Windhaven Parkway. Construction would begin in late 2022, said Tim Mallad, CEO of Dallas-based Forefront Living.

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The community is designed for seniors who want "a vibrant, exciting lifestyle and enjoy living in well-appointed homes," Mallad said in an interview with the *Dallas Business Journal*.



KIMLEY HORN

The site plan for The Outlook at Windhaven, a senior housing community slated for Plano.

He called the location “ideal for Forefront Living and for Plano.”

“We’ve been on a journey for the better part of three years looking for a site in Plano,” Mallad said. “If you could have a bull’s eye on the location we wanted to go, it would be there, and we were able to secure it. For us, it’s a realization of a lot of planning and a lot of work.”

Forefront submitted its proposed concept and site plan to the city of Plano on Sept. 24 for review, after which a hearing with the Planning and Zoning Committee will be scheduled.

Forefront has tapped a seasoned group of partners to develop The Outlook at Windhaven including City Centric Planning, a firm specializing in urban planning services; The Living Architecture, an architecture firm specializing in senior living and hospitality; Bridget Bohacz + Associates, a firm specializing in senior living interiors; Kimley Horn, an engineering design firm; Greystone, a consulting firm specializing in senior living; and Andres Construction Services.

Mallad said the homes will be “casually elegant” and the campus will be in a nature-rich environment near Windhaven Meadows Park.

“One of the things we’ve been hearing from a lot of people is that they really want the ability to be secure and in a secure environment, but to get out and enjoy nature and enjoy the fresh air,” Mallad said. “A big emphasis as we go forward in senior living is that desire to connect outside. That’s become even more important during COVID. Everybody has spent too much quality time indoors during the pandemic.”

In addition to the Plano project, Forefront Living, which is celebrating its 40th anniversary, is expanding Presbyterian Village North, a continuing care retirement community it operates in North Dallas.

The facility, which opened in 1980, is on schedule to break ground later this year on a new independent living building called The Hawthorne. The building will have 97 one- and two-bedroom apartment homes, some with lake views, on Presbyterian Village North’s 66-acre campus.

The Hawthorne will replace an outdated building and will connect to the Corrigan Building, the main hub of the campus, which houses many of the amenities and

much of the residential activity. Additionally, construction has started on a new entry to the community, privately funded by the Presbyterian Village North Foundation, a resident-led group. The addition of The Hawthorne comes on the heels of a massive \$93 million expansion project, most of which was completed in 2016.

Mallad said demand for senior living accommodations in Presbyterian Village has been strong and he expects demand for homes at The Outlook at Windhaven to be similarly robust.

“As the pandemic has eased a bit there is a pent-up demand for senior living by people who have been homebound to be part of the community,” Mallad told the *Business Journal*.

Moving ahead with new facilities during the pandemic has posed challenges for Forefront and its partners, but it has provided opportunities as well, he said.

“It’s great to be able to work on something like this during the pandemic, because we’re learning things in real time,” Mallad said. “We’re looking at design differently, we’re looking at how people interact differently, we’re looking at reimagining services and how they’re delivered. There’s a real sense of excitement and looking toward the future, which I think everybody wants to do right now.”

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