



## Concerned Residents Civic Group

# Community for Health and Independence

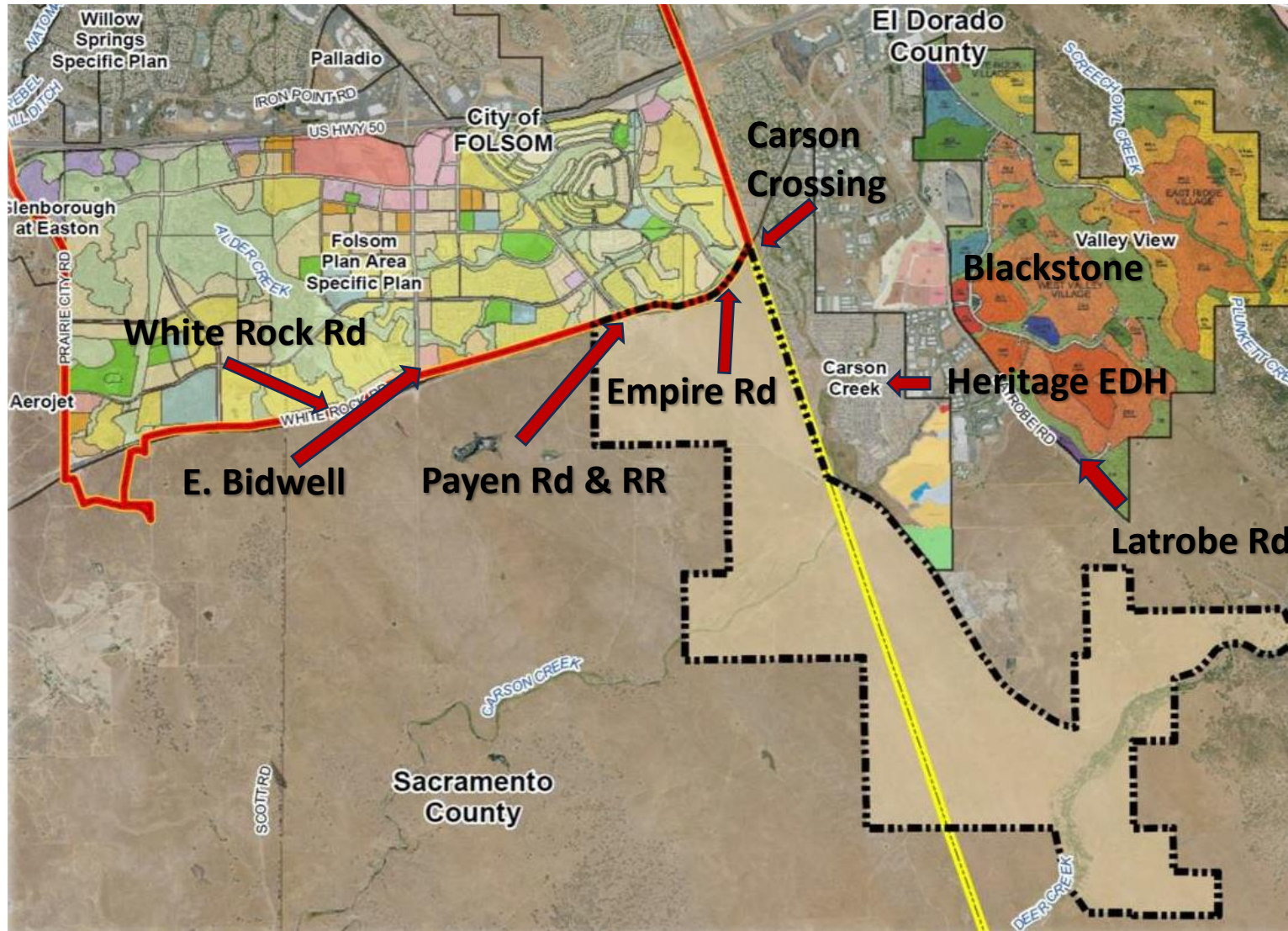
- **Epidaurus Management Co. (AKT)** collaboration with **UC Davis**
  - Name of Greek city - the most renowned ancient “healing sanctuary”
  - Angelo Tsakopoulos is the landowner and developer
- **8,800 Homes – Estimate of 18,000+ People**
  - Integrated Master Plan Community - Multi-Generational, 20% “Age-Targeted”
  - Straddles Sacramento-El Dorado County line, West side annexed to Folsom
  - [PA23-0015 Community for Health and Independence - El Dorado Hills Area Planning Advisory Committee \(edhapac.org\)](https://www.edhapac.org/PA23-0015)
- **Concept is UC Davis Research into Planning Healthy Aging Communities**
- **The Vision:**

“The COMMUNITY promotes opportunities for participation, security, and health to enhance quality of life throughout one’s lifetime. ***Simply put, these opportunities can not just add years to life, but also add life to years.***”  
(from the published Project Narrative)



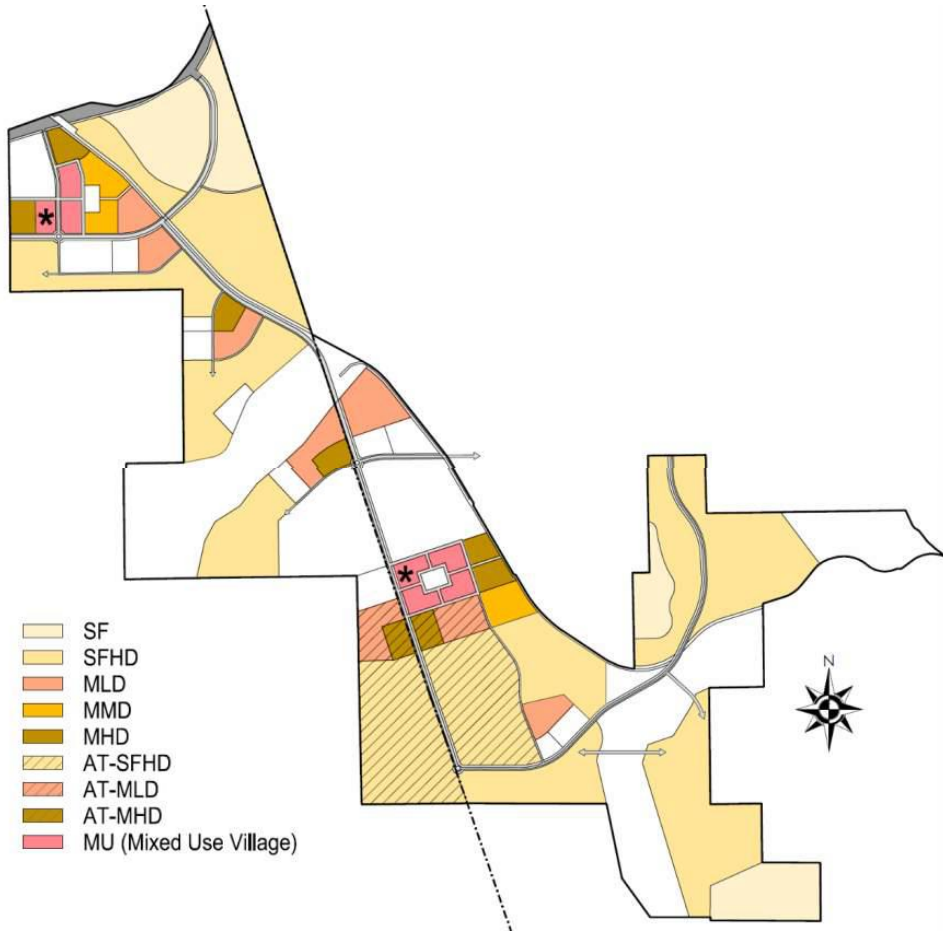
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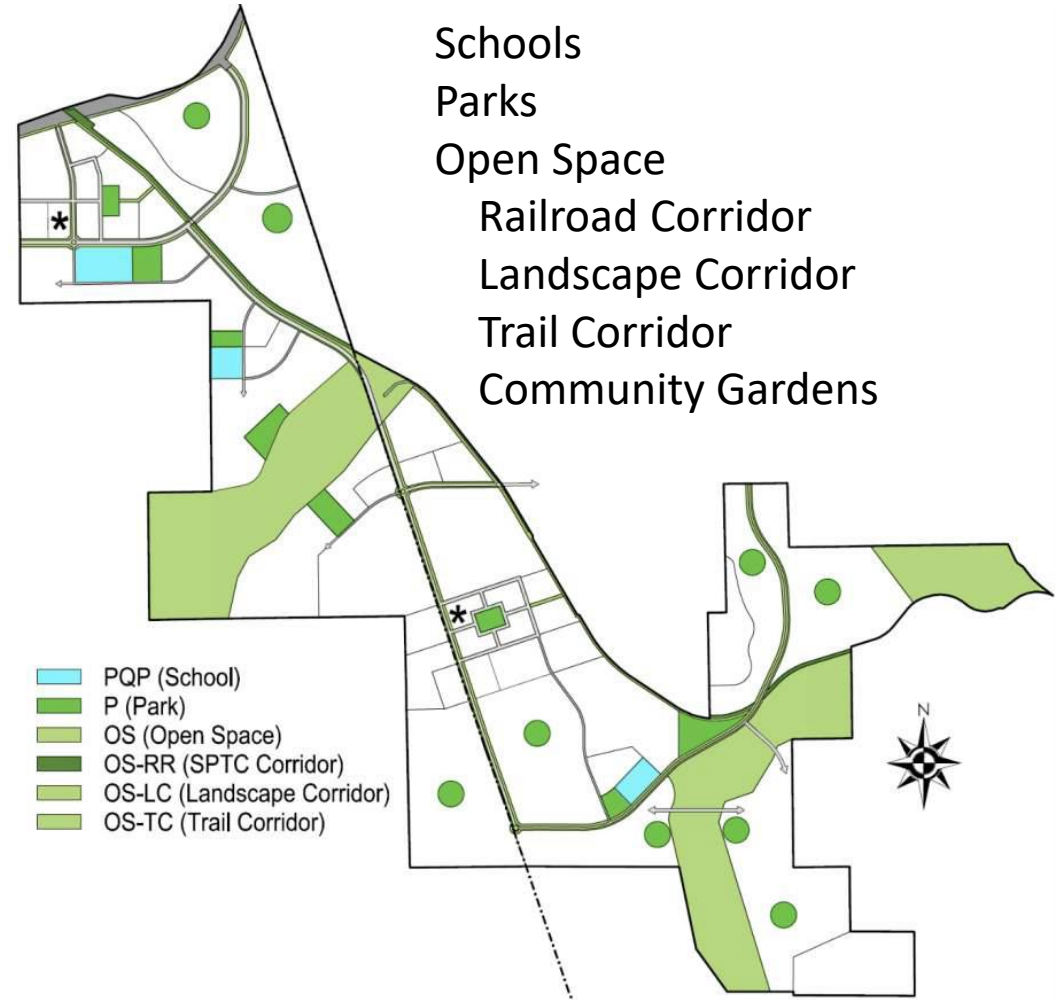
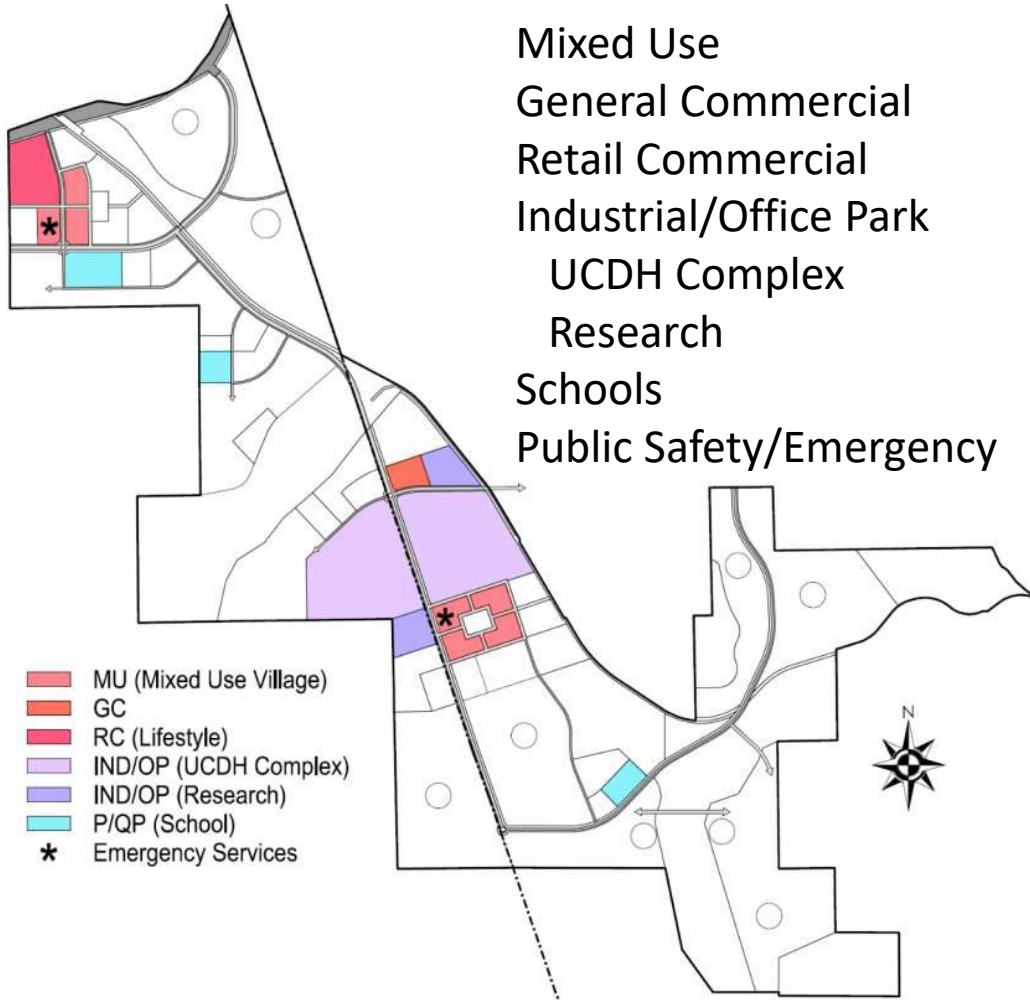
# Community for H & I - Housing



- **Low Density**
  - SF 1-4 per acre
  - SFHD / AT-SFHD 4-7 per acre
- **Medium Density**
  - MLD / AT-MLD 7-12 per acre (similar to Heritage)
  - MMD 12-20 per acre
- **High Density**
  - MHD / AT-MHD 12-20 per acre
- **Mixed Use**
  - Retail, Office, Service and Residential
  - MU 9-30 per acre / FAR 0.5

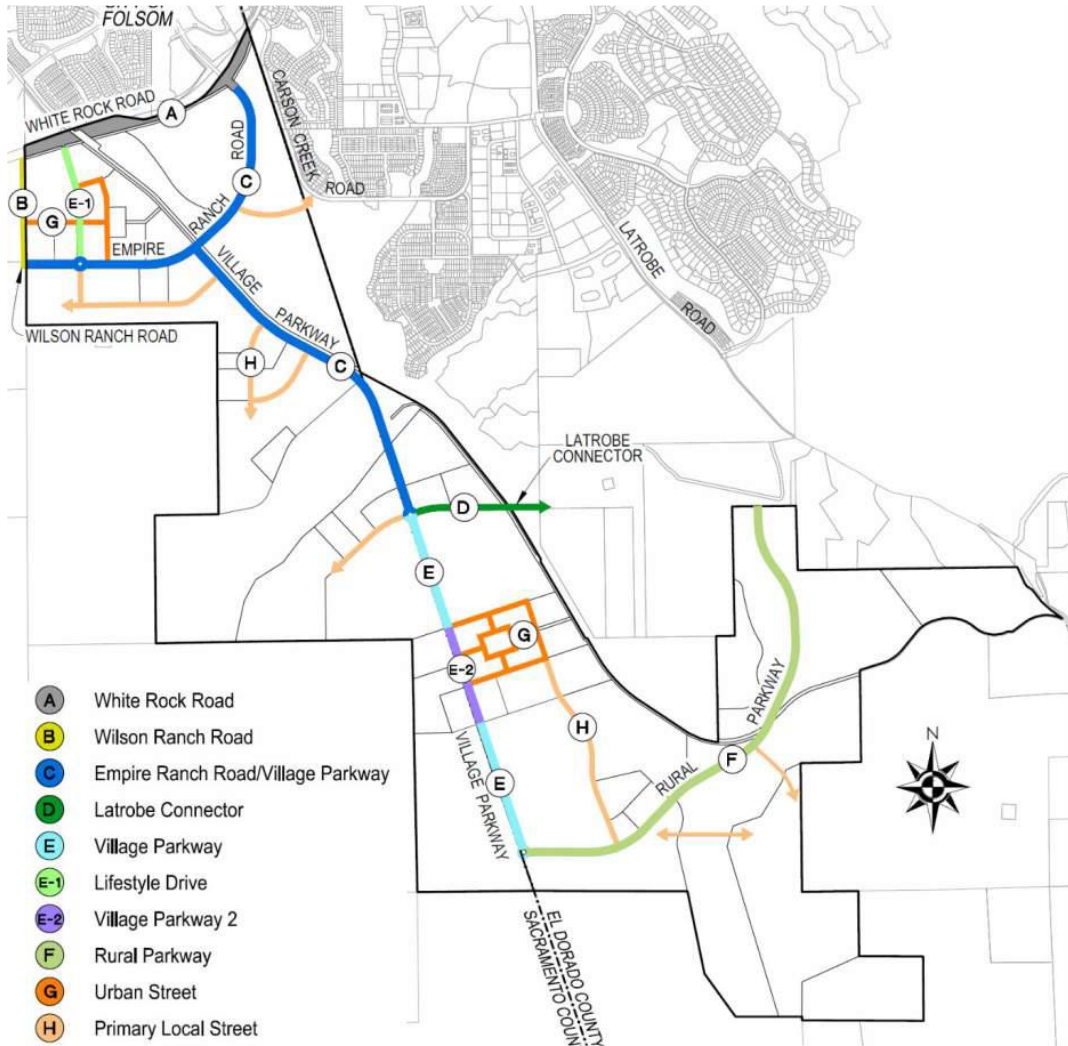


# Community for H & I – Land Use





# Community for H & I - Roads



## • White Rock Intersections Tentative

- No intersection at Payen Rd
- Empire Ranch signalized level grade, *future above grade interchange*

## • Latrobe Connector TBD

- Described as “Irrevocable Dedication to EDC”
- Crosses south of Regional Parkland

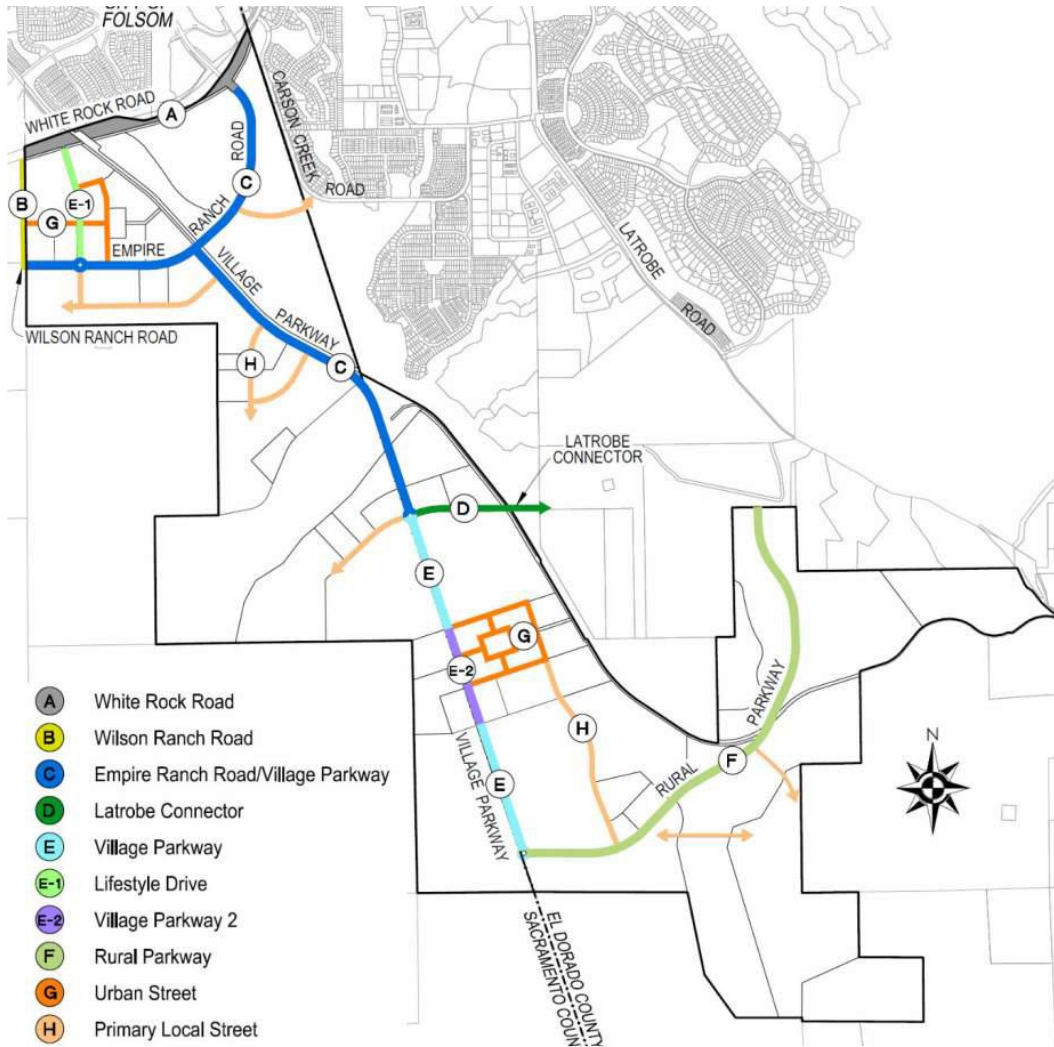
## • Rural Highway

- Likely to connect to Latrobe
- Ultimately connect to south Marble Valley??
- Ultimately a connection to SE Connector Expressway further west?? Bidwell??



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# Community for H & I - Roads



Latrobe Rd – Hwy 50 Connector Study completed around 2014

