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## Fisher & Arnold to coordinate elderly-tailored projects

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As the baby boom generation ages, **United Management Services** wants to be there to meet senior housing needs every step of the way.

When the Anderson, Ind.-based firm -- a 501(3)c corporation affiliated with the Church of God Anderson -- wanted to launch a series of planned developments to provide housing for different stages of elderly living, it turned to Memphis-based **Fisher & Arnold**, Inc.

The full-service engineering and design firm was awarded the contract for planning and project coordination of 15 of these elderly-tailored planned unit developments, being marketed as Christian retirement communities.

The developments -- which will include churches, assisted living, independent living facilities, single- and multi-family residences and retail -- will be added during the next five years to meet the needs of the growing aging population, says Louis Jackson, United Management Services' president.

"These developments will have independent patio homes where a resident can come in their late 60s and age in place in that campus," he says. "As they age, they'll move into assisted living. That way, it's not quite as traumatic for them to move because they're in the same campus. Plus they'll keep the relationships they've built up with friends and staff."

Though 15 of these developments may seem like a lot coming on the market within a short time frame, United Management Services doesn't expect a shortage of residents when they're completed.

That's because the number of people age 65 and over is expected to double from the estimated 35 million today to about 70 million by 2030, according to data from the U.S. Census Bureau.

To prepare for the boom in this segment of the population, United Management Services wants to have all 15 of the complexes completed within five years, Jackson says.

Already, Fisher & Arnold has developed master plans for Crown Pointe, an 11-acre development in Southaven at Getwell south of Goodman road, and for The Church at the Park, a 40-acre development in Port St. Lucie, Fla.

Investment for these retirement communities is about \$15 million and \$30 million respectively, Jackson says.

A centerpiece of the Florida development and others to be planned by Fisher & Arnold is a non-denominational church at the east end of the campus, says David Baker, director of design development for Fisher & Arnold.

"As the baby boomers are starting to age, these components fit the need in the market as well as the need from

the church's point of view," he says.

"And we wanted these developments to include different levels of housing, that way a person can move from owning a house to managed care situations."

United Management Services' elderly-targeted planned developments will also include retail and office components to fully meet residents' needs in an all-encompassing environment, Baker says.

But each development will vary in size and scope according to the market and demand, he says.

"The one in Southaven doesn't have a church and is mainly geared toward assisted living," Baker says. "DeSoto County as a whole only has one retirement community.

And it was in Hernando and at capacity. So United Management is targeting communities right outside of larger metro areas where land costs are less, but you still have access to hospitals."

United Management -- which has already developed about a dozen smaller-scale assisted living communities nationwide -- plans to add 13 more of these types of developments within five years, all with a Christian theme, Jackson says.

"Residents don't have to be Church of God members," he says. "But these are marketed as Christian retirement communities."

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