

Blackstone Apartments

Affordable Senior Housing for Falmouth

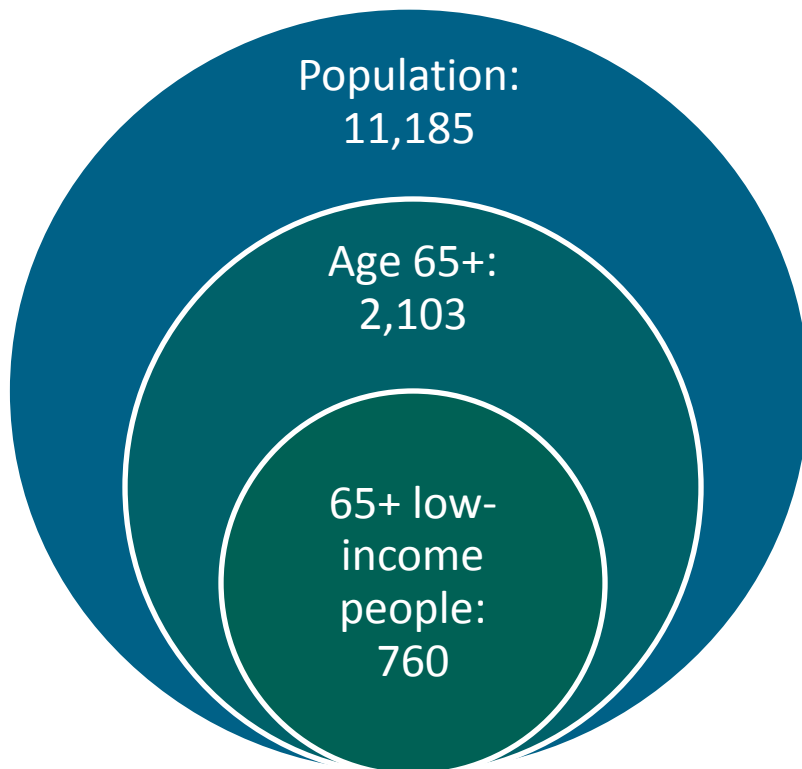


21 Squidere Lane



Need for Senior Housing

- Maine has the highest % of 65+ residents in the country
- By 2030, 1 out of 4 Mainers will be 65+



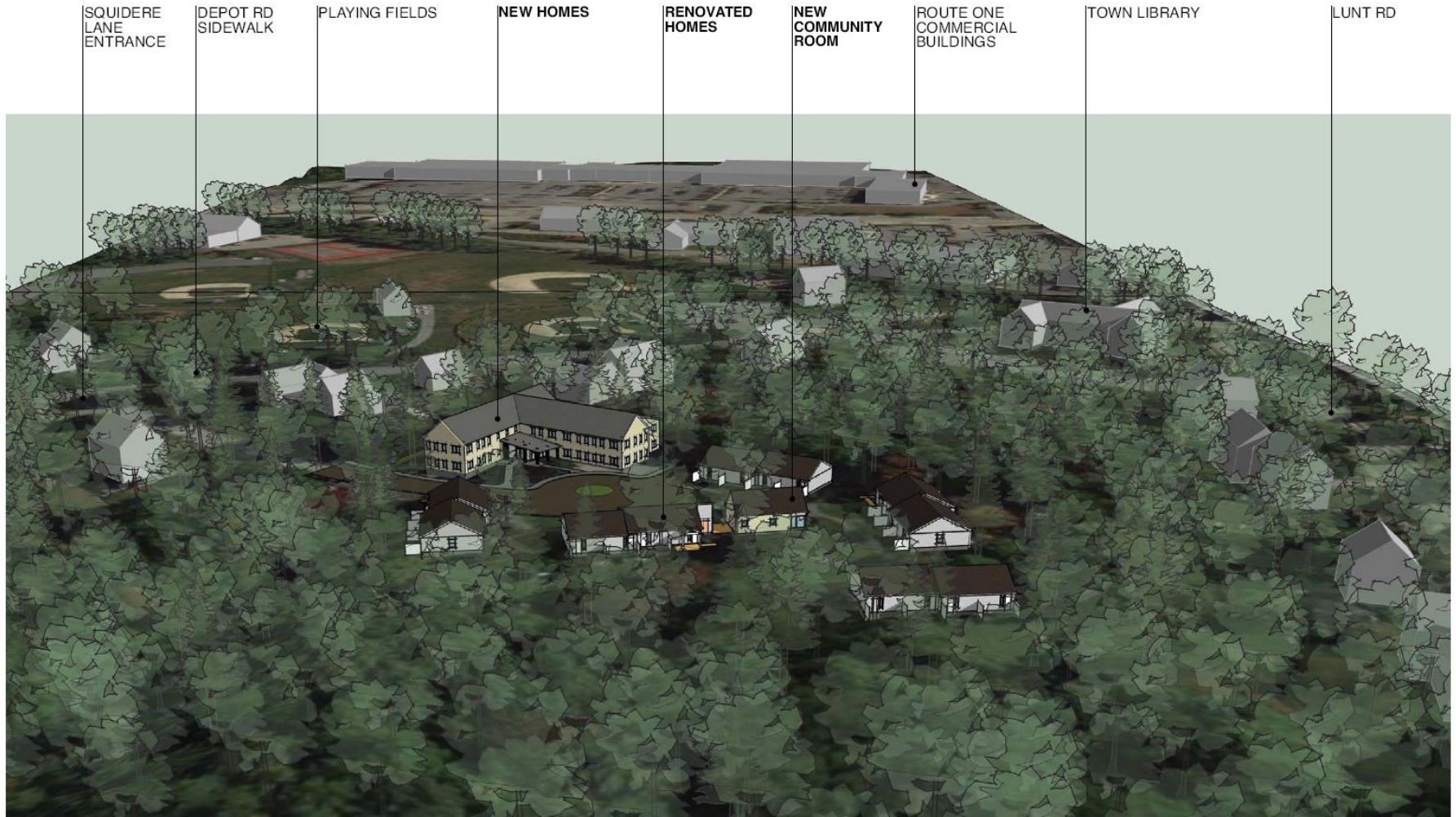
Smart Growth Location



Conceptual Master Plan



Aerial Rendering



View from Depot Rd



Parking Data

Avesta Parking Study - Senior Properties			
Senior Property	No. of Units	No. of Vehicles	Parking Ratio
Blackstone, Falmouth	20	15	0.75
Butler School, Portland	39	13	0.33
Payson School, Portland	17	4	0.24
Bayside East, Portland	20	8	0.40
Osprey Circle, South Portland	48	34	0.71
Golden Park Maple, Saco	32	18	0.56
Cascade Brook, Saco	30	18	0.60
Kallock Terrace, Saco	20	10	0.50
Park Street, Kennebunk	30	22	0.73
Emery School, Biddeford	24	14	0.58
Five Graham, Biddeford	35	25	0.71
Ridgewood, Gorham	20	12	0.60
Village Square, Gorham	48	35	0.73
30 Birch Lane, Gorham	21	15	0.71
New Marblehead 1, Windham	20	9	0.45
New Marblehead 2, Windham	20	10	0.50
New Marblehead 3, Windham	20	10	0.50
Unity Gardens, Windham	48	25	0.52
Little Falls Landing, Windham	24	20	0.83
Elwell Farms, Buxton	20	6	0.30
Average Parking Ratio			0.56