

Avesta Blackstone Retirement Community

Project Narrative

Avesta Housing is seeking the creation of a Retirement Community Overlay District for the preservation of 20 apartments and the creation of 19 new apartments for low-income elderly persons, at 21 Squidere Lane. The community will be served by a part time resident service coordinator who works to build community and connect residents with additional resources to enhance their health and enjoyment. Management of the buildings and grounds is handled by Avesta Housing Management Company; this includes leasing, snow removal, grounds keeping, custodial services, and building maintenance. The proposed project is in compliance with the Town's Comprehensive Plan and the intent of the Retirement Community Overlay District.

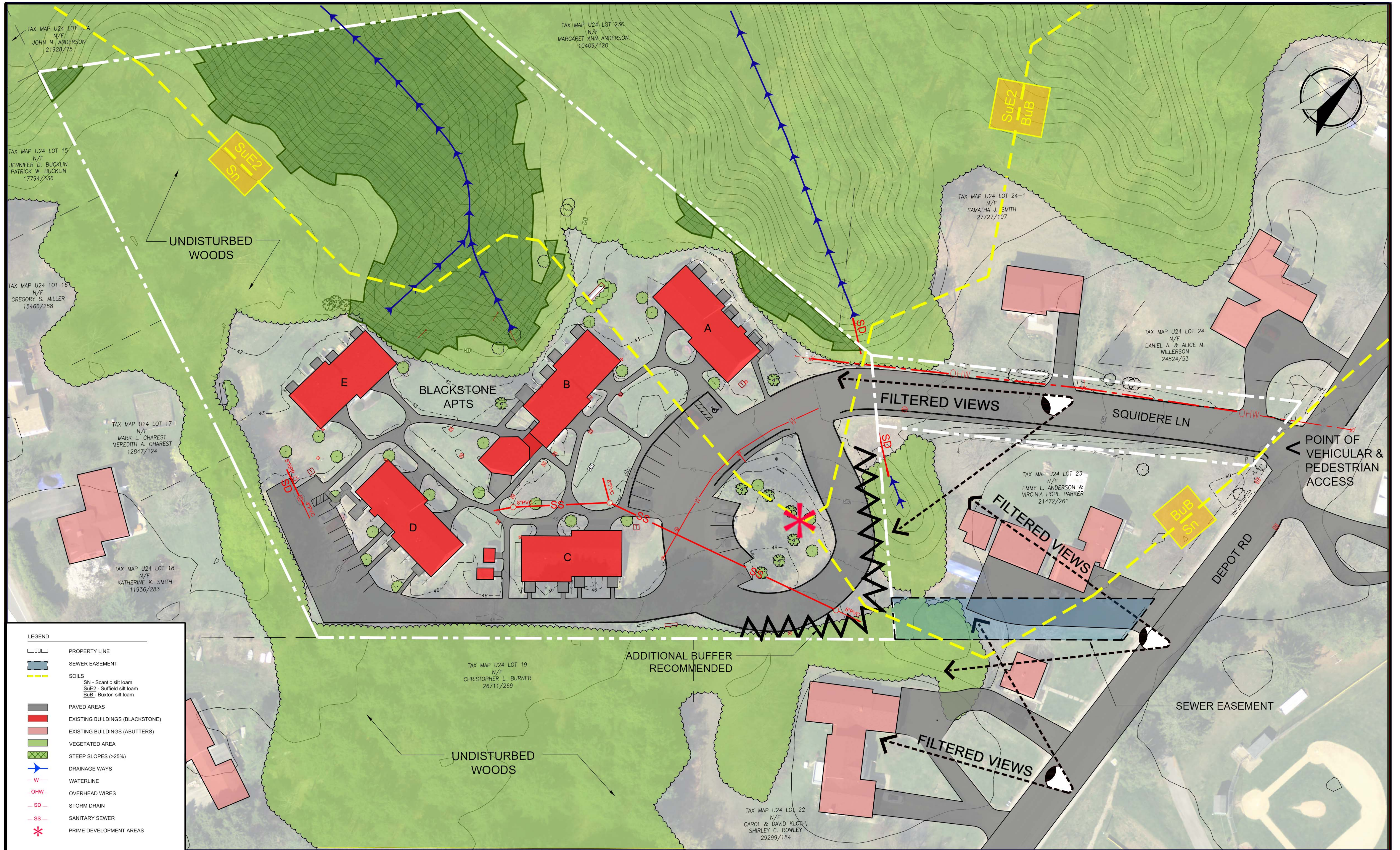
Housing Types: Blackstone Apartments will consist of a total of 39 apartments for low-income elderly persons. This includes the rehabilitation of 20 existing apartments, and the creation of 19 new apartments. The existing apartments are comprised of 5 multifamily (garden style) buildings, each containing 4 apartments. There are 16 one-bedroom and 4 two-bedroom apartments within the original development. The proposed new building will be a 2-story multifamily building designed to match the rural character of the existing community. These apartments will be restricted to seniors at or below 60% Area Median Income (AMI). The proposed building will consist of 17 one-bedroom and 2 two-bedroom apartments.

The proposed new building is being oriented and designed to create a cohesive community. We are proposing the creation of a new community room to foster connectivity between the residents and the sense of a unified development. We are also maintaining consistency in color selections, siding, lighting and other architectural details that will demonstrate a common design character.

Services Offered: The property will have a Resident Service Coordination program. A Resident Service Coordinator will be available to residents a minimum of one day per week, for at least 6 hours. The resident service coordinator will evaluate service needs and refer residents to appropriate services. The service provided by the resident service coordinator will be at no cost to residents.

Compliance with the Town's Comprehensive Plan: The need for additional senior housing is acknowledged in Falmouth's 2014 Comprehensive Plan. The plan identified motivations (pg. 2), goals (pg. 51) and strategies (pg. 61) for growing community while also specifically acknowledging the challenges of a "graying population." In addition to meeting the obvious need and the Comprehensive Plan's goal of creating a diversity of housing, the proposed project also represents an excellent example of Smart Growth Development. The site is within close walking distance of public transportation, public library, shopping, retail, grocery stores, medical centers, hospitals, pharmacy and other daily amenities and services.

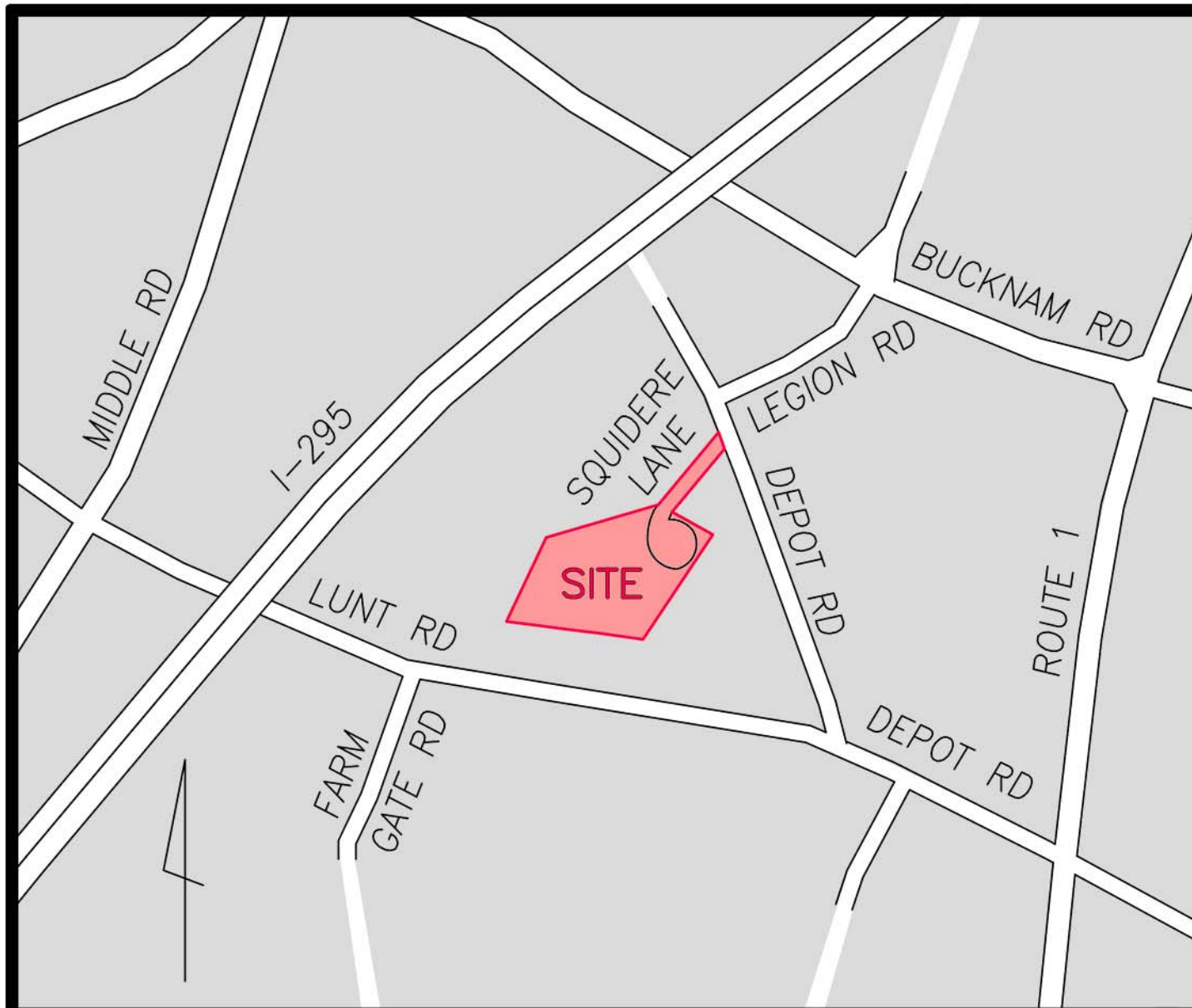
This furthers the Town's larger goal also identified in the Comprehensive Plan of preserving open space by directing new development into growth areas served by public water and sewer. The site is located in the RA zone which is an identified growth area for the Town of Falmouth. This 4+ acre parcel is underutilized with ample space to accommodate additional housing. The project is and will continue to be served by public water and sewer, please see the attached "will serve" letters. It is an ideal location for the addition of affordable senior housing.



BLACKSTONE SENIOR APARTMENTS

SQUIDERE LANE FALMOUTH MAINE

SITE ANALYSIS PLAN



LOCATION MAP N.T.S.



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BLACKSTONE SENIOR APARTMENTS

SQUIDERE LANE FALMOUTH MAINE
 CONCEPTUAL SITE PLAN

MARCH 28, 2016

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