

Renovation and Expansion of the Plummer School

Comparison of Smaller Addition and Larger Addition from OceanView's Perspective

General Benefits of Plummer School Renovation Project

- ❖ Creation of a new, moderate affordable senior housing community (per the guidelines of the Maine State Housing Authority Affordable Housing TIF Guidelines) to meet the oncoming crises in senior housing
 - ❖ A community-oriented reuse of the Plummer School that will integrate and synergize with the Mason-Motz Community Center and potential senior center
 - ❖ Ensuring a long term, financially stable reuse plan for a prominent building in need of repairs
 - ❖ Renovation and preservation of historic community school according to the requirements of the National Park Service // Historic Preservation Program
 - ❖ A key element in OceanView's investment in public improvements to the site (parking, lighting, landscaping, hardscaping and sidewalks).
 - ❖ Economic and community development in the center of Falmouth (smart growth)
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Benefits of Smaller Addition

- ❖ Stays within the current property lines
- ❖ No property transfer required from Town
- ❖ Preserves an additional 8,000 +/- square feet of lawn on the green space
- ❖ Lower visual impact from a smaller addition
- ❖ Completion of moderate landscaping plan for the Village Green (\$10,000 budget)

Benefits of Larger Addition

- ❖ A better project from a design and financial perspective
 - Addition is not arbitrarily squeezed to fit the property lines
 - More apartments allows for better support of project costs
 - Double loaded hallway is more sustainable, cost-effective approach
 - Ability to create better gathering spaces in and around the new addition
- ❖ Additional 6 apartments of moderate affordable senior housing
- ❖ Lower impact on the open space between Plummer and Motz
- ❖ Additional Funding for the creation of an outdoor community space between Plummer and Motz (\$10,000 budget)
- ❖ Additional Funding for the creation of a park and related community spaces on the front portion of the green (\$15,000 budget)
- ❖ A more attractive entrance and gathering area at the entrance to the new community along with the preservation of at least one large tree