



April 18, 2012

Falmouth Town Council
C/o Amanda L. Stearns, AICP
Community Planning Director
271 Falmouth Road
Falmouth, ME 04105

Re: Falmouth School Property: Retirement Community Overlay District (RCOD) Updates

Dear Town Council Members:

On behalf of John B. Wasileski and OceanView, please accept this letter, attached updated plans, and attached preliminary parking and traffic analysis regarding the project to redevelop the former Falmouth Elementary School Property. We trust that the updated information responds to Council members' comments provided at the April 9th meeting and also staff comments provided in a working session last week.

I. Retirement Community Overlay District (RCOD) Amendments and the creation of an Elementary School Redevelopment District (ESRD)

Attached please find an updated draft of the RCOD ordinance which has been through several iterations with Staff and OceanView and in its present form provides for the following:

- ◆ Expands the RCOD boundary from the current common property line with OceanView to include the proposed cottage development areas. In response to comments this will maintain uses most similar to the core of the current OceanView campus within the RCOD district and which is supported by the purpose and design characteristic prescribed by the district. The RCOD will continue to be an overlay to the underlying RB zone. The ordinance has been edited to accommodate specific design elements necessary to accommodate the new zone. The RCOD will continue to be designated as the OceanView Retirement Community (OVRC) overlay district.
- ◆ Creates a new Elementary School Redevelopment District (ESRD) which would be a standalone zone replacing the RB zone and encompassing the Lunt facilities, Plummer, Motz and the Village Green. This district will permit uses consistent with the RCOD and provides for intensive municipal and supportive uses to OceanView and recognizes that the existing buildings and parking warrant more specific design standards to address their locations on the site.
- ◆ Includes an updated Master Plan for the OVRC and a new Master Plan for the ESRD. Approval of the Master Plans are required as part of the zoning amendments.

The update recognizes and anticipates that the potential public-private partnership for the Plummer-Motz schools may indeed require additional refinements when those uses are

more specifically understood and may require amendments to the ESRD and approved Master Plan.

An updated Master Plan including revised Boundary lines for the updated RCOD and new Elementary School Redevelopment District (ESRD) is attached. This Master Plan was updated based upon our ongoing, collaborative meetings and constructive feedback with Town Staff and Town Council Members.

II. Master Plan Updates

- ◆ Senior Apartment Building – the Master Plan has been updated to provide additional detail on access and parking for this potential building. The building as shown conceptually is located on a slope between the Lunt School and the Village Green. The idea would be to utilize underground parking with living space above. Vehicular access from the rear (the proposed Memory Loss facility) would be difficult due to grades. The plan suggests combining a street entrance from Lunt with the existing parking lot at the Village Green so that no new curb cut is required and additional parking may be provided near the base of the building – well back from the street and protected with the existing wooded buffer.
- ◆ Sidewalks – The attached Master Plan update also notes that sidewalk connections around the School Property “block” will continue existing sidewalks from Falmouth Rd. down Lunt Rd. to the current terminus at the Lunt School northerly drive and ultimately around from Middle Rd. to the Whipple Farm entrance of Blueberry Lane. As discussed at the last meeting the location of that walk (which side of street, potentially partially on the Plummer-Motz Lots, etc.) is a design detail which will be worked out pending surveys and engineering study with the Town.

III. Unit Counts: Purchase & Sale versus the Updated Master Plan

The P&S agreement provides that a certain minimum number of units would need to be approved before OceanView is required to close. Those minimums were sized conservatively, so that the Town and OceanView were reasonably confident that the minimums could be met.

Section 5(c), 1 of the P&S agreement calls for a minimum of 36 new apartment units as part of a “lodge expansion.” The attached Master Plan update shows 32 townhome units along with an additional 23 lodge expansion units. According to these figures, this plan will meet the minimum unit count defined in the P&S with a projected total of 55 new “lodge expansion” units.

Section 5(c), 2 of the P&S agreement calls for a minimum of 35 new “cottage expansion” units. The attached Master Plan update shows 38 new cottage units, exceeding the minimum unit count defined in the P&S for “cottage expansion.”

Section 5(c), 3 of the P&S agreement calls for a minimum of 30 Alzheimer’s Assisted Living beds as part of the former Lunt Elementary School, part of an addition attached to the school, or in a separate new construction building. The attached Master Plan update shows 24 new Alzheimer’s Assisted Living beds in a separate new building adjacent to the Lunt School. Our development team is continuing to work on design options for an Adult Day

Care Center with the Southern Maine Area Agency on Aging (SMAAA) in the existing Lunt School building and for a rehabilitated Auditorium for public-private use in the existing school gymnasium space.

Our development team has also added a proposed market rate Affordable Senior Housing apartment building of around 20 units to the Master Plan update, which is shown sited between the former Lunt Elementary School and the new Town Green. Ocean View agrees that the minimum number of Alzheimer's or assisted living beds will be met by the combination of the proposed new buildings.

IV. Parking, Preliminary Traffic Analysis, and Sidewalk Connections

Our development team will continue to work on broader parking solutions for the School Property redevelopment. These solutions will include: underground parking where practicable, re-use and re-paving of existing parking areas, traffic flow layout revisions where practicable, and minimizing the number of curb-cuts from Middle and Lunt Roads. Table 1, attached, provides a preliminary estimate of existing parking spaces, proposed Master Plan needs and spaces provided on the plan. The Table also indicates the potential to continue and formalize on-street parking on Lunt Road for peak period events, should the Council favor this approach to meeting special event parking needs.

A preliminary traffic analysis prepared by Maine Traffic Resources is also attached. This analysis, conducted by Diane Morabito, PE, PTOE, is based on projected trip generation numbers for new construction building uses, school building re-uses, new cottages, and public-private partnership potentialities (e.g. a community center). The study concludes that overall the property should generally exhibit a significant decrease in peak hour trips over the prior school use.

We appreciate the opportunity to work with the Town of Falmouth on this redevelopment opportunity. We look forward to meeting with the Town Council next Monday evening to gather your feedback and answer any questions.

Very truly yours,



Matthew D. Teare, Director of Development
OceanView at Falmouth

Enclosures

Cc: John B. Wasileski
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