



# MAYNARD RETIREMENT RESIDENCE

Hawthorn Development LLC

# Residents

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- Average age - 80's
- Good Health - Do not require medical assistance
- Live within 10 Miles (16 kms)
- Single - 20% couples
- Do not drive
- Interested in new friends and a community environment
- Seek our lifestyle by choice rather than need



# Lifestyle

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- 3 meals/day 7 days/week - served restaurant style
- Housekeeping and linen service
- Social and physical activities - volunteer opportunities
- 24/7 on site management
- Van service - all day and every day
- Chapel, beauty salon, exercise room, game room, libraries, coffee lounge, movie theater, private rooms for family gatherings and many smaller gathering areas throughout the building
- All services and utilities are included in rent - No Buy In

# Site Plan & Location Goals

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- Transitional site
- Consistent with planning and zoning goals
- Located near single and multi family neighborhoods to allow seniors to remain a part of the community
- Excellent access to city services with no significant impact on traffic, especially during peak
- Ample parking will be provided for staff, residents and guests
- Majority of site will be landscaped open space with walking paths, seating areas and gardens for residents

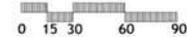
# Preliminary Site Plan

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## Site Plan

DATE: 5 OCTOBER 2015  
SCALE: 1" = 30'-0"



Daniel Roach architect

3750 Kettle Court SE, Salem, Oregon 97301

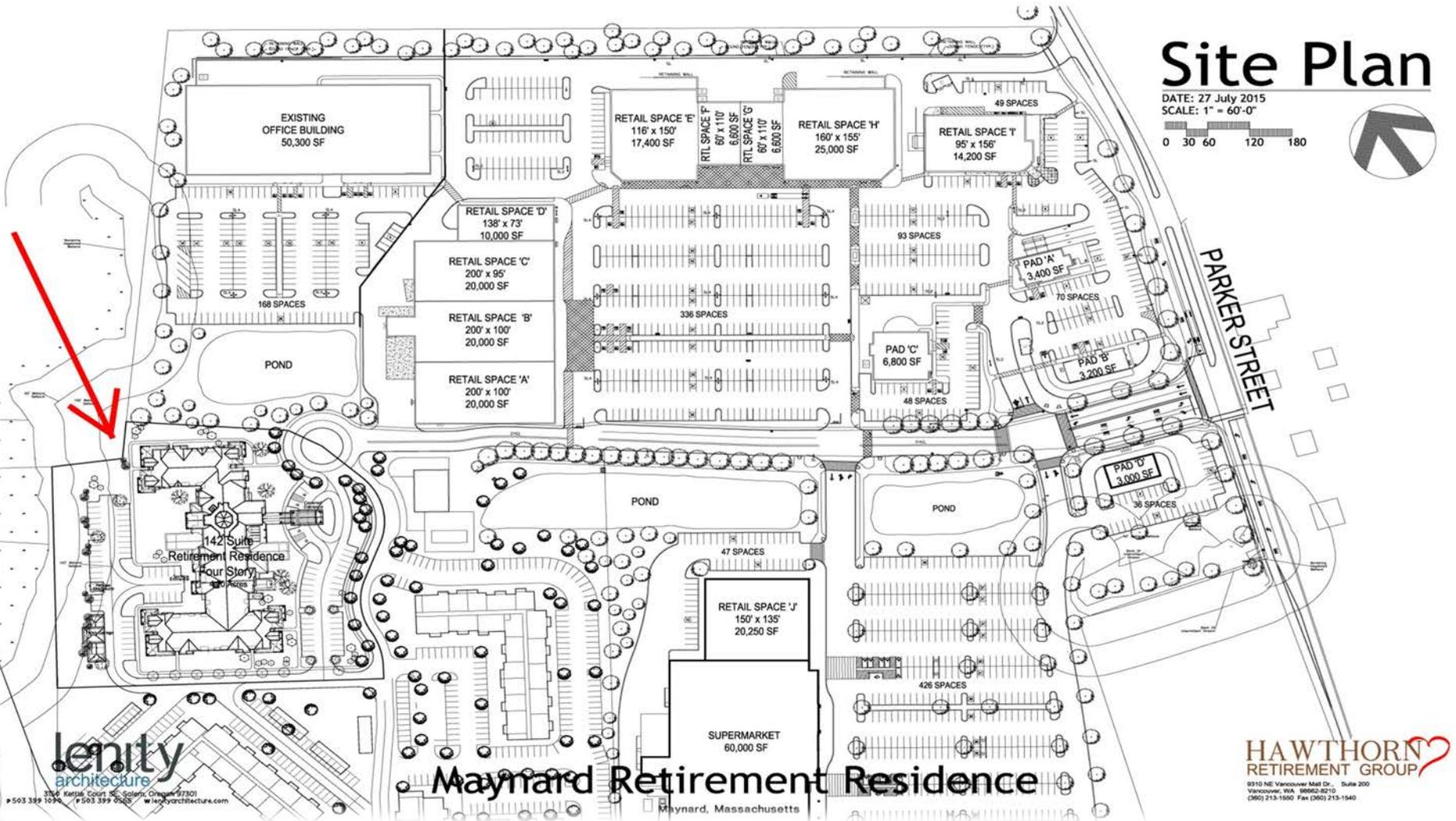
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Maynard Retirement Residence  
Maynard, MA

HAWTHORN  
RETIREMENT GROUP

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# Site Location



# Building Design Guidelines

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- Residential in nature - compatible with neighborhood
- All suites have patios or balconies
- 30% interior open space with activity areas in the core
- Studio suites – 400+/- sq ft
- 1 bedroom suites – 500+/- sq ft
- 2 bedroom suites – 900+/- sq ft
- Suites do not have kitchens

# Exterior Style Features

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- Blend into natural landscape.
- Suggests a relaxed, informal style of living.
- Rambling, asymmetrical floor plans.
- Irregular Roof lines with steeper cross gables.
- Eave lines at several levels.
- Shaded porches.
- Brick or stone masonry base.
- Relatively unornamented wall surfaces.

# Exterior Examples

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# Exterior Examples

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# Exterior Examples

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# Exterior Examples

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# Exterior Examples

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# Exterior Examples

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# Exterior Examples

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# Exterior Details

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# Exterior Details

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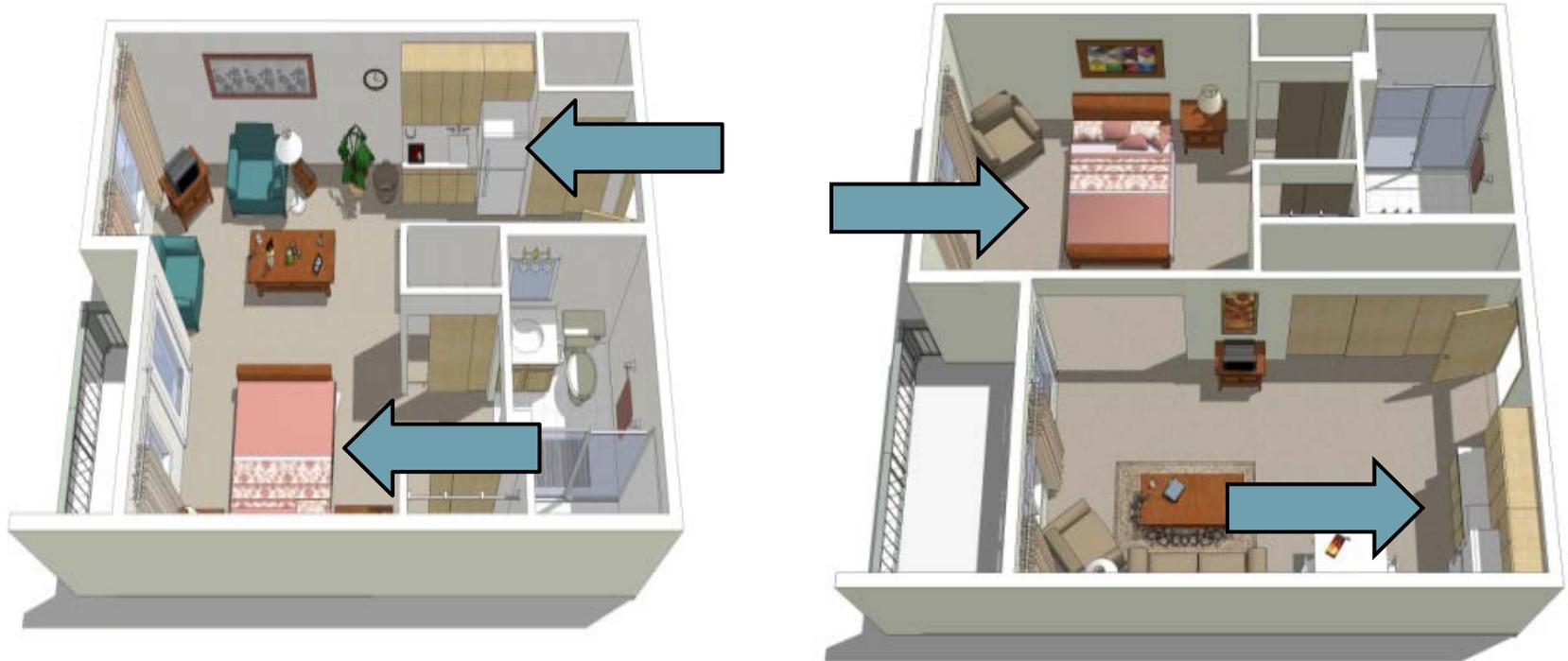
# Residential Suites and Amenities

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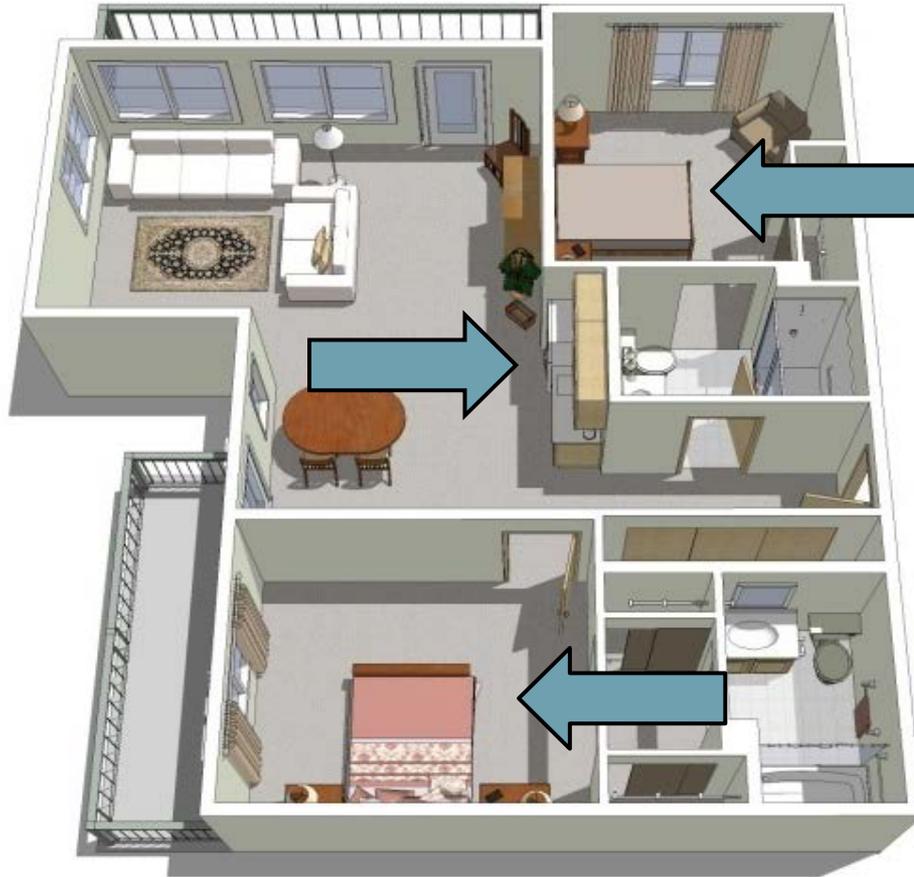
# Studio & 1 Bedroom Plans

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# 2 Bedroom Plan

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# Suites

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# Dining Room

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# Library

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# Coffee Lounge

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# Movie Theater

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# Key Points

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- Low impact on city services
- Low traffic generation
- No impact on schools
- Job creation
- Park like setting
- Allows local seniors to remain in the area
- Quiet low impact senior use
- Long term neighbor





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