

In the Pipeline: Senior Housing Construction Projects (11/5/15)

November 5, 2015 by [Jason Oliva](#)



[Comments \(0\)](#)



(Brandywine Senior Living at Mahwah located in Mahwah, N.J. — Photo courtesy of Brandywine Senior Living)

Construction: Planned

Berry College Announces Site for New CCRC in Ga.

Berry College, a liberal arts college in Rome, Ga., this week announced the site of a new continuing care retirement community (CCRC) that will be construction on undeveloped land adjacent to the college's main campus.

Slated to open in 2019, the yet-to-be-named CCRC will overlook an 88-acre lake, with unobstructed views of Lavender Mountain and situated just minutes from nearby medical centers in the region.

Berry College, which plans to name the CCRC sometime next year, said in a release that the community will feature 150 apartment homes and cottages, and will offer a “full complement” of health care and supportive services as well as amenities on its 27,000-acre campus.

For years, Berry College has received requests from alumni and residents to create a senior living community near campus, said Alexander Whitaker, Berry College chief of staff, in a written statement.

Once constructed, residents at the CCRC will be able to access cultural and academic offerings, from lectures and sporting events, to more than 60 miles of hiking, biking and running trails, to the campus’ wildlife. Additionally, lakeside fine dining and “a host of recreational and fitness facilities” unique to the CCRC will also be available for residents’ use.

Prospective residents interested in living at the new community can place a minimal deposit to enroll on a priority waiting list beginning December. In late 2016, Berry College said that priority members can select their future residence with a fully-refundable 10% deposit and receive special savings and benefits.

Construction: In process

Northbridge Companies to Begin \$65 Million Maine Expansion

Northbridge Companies, an owner and manager of senior living communities throughout New England, alongside real estate partner Portland, Maine-based Sandy River Company, will break ground next week on three new communities in Brunswick, Wells and Westbrook—all located in Maine, Northbridge announced in a press release this Tuesday.

Slated to open in fall 2016, the three new communities represent a \$65 million commitment by Northbridge Companies.

The communities are named Avita of Brunswick, Avita of Wells and Stroudwater Lodge—two of which will be fully dedicated to memory care, utilizing Northbridge’s Avita Memory Care program.

Collectively, they will offer a total of 215 units for 253 potential residents.

The new communities will offer several hospitality-oriented amenities including spa and salon services, an upscale dining experience, community rooms, as well as engaging activities and educational programming.

Stroudwater Lodge will be located adjacent to the existing Avita of Stroudwater community that opened in Westbrook in 2013, and will be a multi-level community featuring 95 studio, one- and two-bedroom units. Amenities include a theatre, art studio, salon and barber shop, café, pub, outdoor patio, brain gym with touch screen technology, sunroom and a landscaped courtyard in approximately 90,848-square-feet.

The community sits just minutes from downtown Portland, offering residents and their guests easy access to shopping, entertainment and medical services. Stroudwater Lodge will offer both independent living and assisted living options in addition to the Avita memory care program adjacent to the community.

Meanwhile, the two new Avita memory care communities in Wells and Brunswick will offer similar amenities including a salon and barber shop, brain gym, screened porches, social and recreational programming and a locally-sourced menu from The Eat Fresh, Eat Local kitchen.

Each community will span approximately 47,703-square-feet, featuring 60 studio, one-bedroom and companion suites.

Mainstreet Begins Construction on Transitional Care Facility in Texas

Carmel, Ind.-based developer Mainstreet recently began construction on a new transitional care facility in Fort Worth, Texas.

The Next Generation property will feature 94 beds, within its 69,355-square-foot structure and will provide transitional care (short-stay rehabilitation and therapy) and assisted living.

As a transitional care center, the property will offer hospitality-oriented care with amenities that include a therapy gym, an outdoor rehabilitation courtyard, movie theatre, game room, a spa, an on-site chef and more.

For this project, the Nashville office of Doster Construction Company was awarded the \$19.3 million project—signifying the first project between Doster and Mainstreet.

The project is expected to be completed by October 2016.

Isakson Living Moves Forward with Luxury CCRC Plans

Atlanta-based developer Isakson Living this week announced it is moving forward with plans to develop Peachtree Hills Place, a luxury senior living community offering a full continuum of care in Atlanta's Buckhead neighborhood.

Initially introduced in 2006, plans for Peachtree Hills were put on hold in 2009 during the recession. But now, Isakson Living is finally ready to bring its design to fruition.

The first phase of development will include the construction of 84 luxury condominiums and eight custom single-family homes. Condos will include one-, two- and three-bedroom floor plans ranging in size from 1,400-square-feet to more than 3,000-square-feet.

Upon completion, there will be 192 condominiums and 12 single-family homes.

Services at the community will include assisted living, memory care and skilled nursing, security, transportation and amenities such as a clubhouse with multiple dining venues, a fitness center and a health center.

Over the next several months, Foley Design Associates Architects will be refining the plans for the community, Isakson Living stated in a press release.

Pre-sales will begin in 2016.

Oxton Senior Living Expands Memory Care Units at Ala. Community

Madison, Ga.-based Oxton Senior Living late last week announced the groundbreaking of 18 additional memory care apartments, in addition to its current 32 apartments, at one of the company's senior living communities in Montgomery, Ala. dubbed Oxton Court at Waterford Place.

Located at 3920 Antoinette Drive in Montgomery, Oxton Court at Waterford offers all-inclusive pricing; well-trained resident care and culinary staff, transportation services to residents; and organized daily activities.

Oxton, which operates nine senior living communities in Georgia and Alabama, including the Waterford property, expects the expansion to be complete within six months.

Mustang Creek Estates Breaks Ground in Burleson, Texas

North Dallas-based Mustang Creek Estates announced this week it recently broke ground on a new, \$7 million, 42,000-square-foot assisted living and memory care community, Mustang Creek Estates of Burleson.

The community will be designed like a neighborhood, where within each of the community's six homes, up to 15 residents will live. This intimate size is meant for community staff to provide more individualized attention and care to each resident.

The focal point of each home will be the open kitchen, where residents can see their food being prepared from scratch and take in the aromas of home-cooked meals.

Additional community features include all-inclusive monthly rates and accommodations for other caregiving options as residents' needs change. Also included is an emergency call system, secure backyard, phone, cable, Wi-Fi, life enrichment program, on-site medical assistance and more.

Mustang Creek Estates of Burleson will sit on more than seven acres of land southwest of Burleson Church of Christ.

The community was designed by civil engineer Joseph E. Helmberge, P.E. of Kimley-Horn, a design consulting firm; and the architect is Scott Roberts of Creative Architects in Garland, Texas.

Mustang Creek Estates expects the Burleson community will open summer of 2016.

EPOCH Senior Living Holds Beam Ceremony for N.H. Community Opening Next Year