

The Vision For Woodland Preserve

I met with your special development committee who encouraged me to move forward with a formal sketch plan and presentation before the full Board of Commissioners.

Tonight's presentations will provide the Commissioners with a sketch plan showing the Woodland Preserve site bordering Paxon Hollow Road and Palmers Mill Road and illustrate the proposed improvements.

When all the properties that make up this site became available, I just felt there was an opportunity to do something special. There are still a few neighboring properties that I have been speaking with that may be added to this plan.

There are two, large, Township-owned properties as our neighbors: Paxon Hollow Golf Course and the Green Bank Farm. Both Township properties complement our proposed use providing both equestrian and golfing opportunities to our residents. Our community will be both a Golf-Cart Community and an Equestrian Community, right here in Marple!

Woodland Preserve is surrounded by over 350 acres of open or public space. Our property can be the central link to provide unprecedented connection to what many other communities could only dream of having.

Much of Woodland Preserve's Park-Like Setting will be left natural for our residents to enjoy and provides the potential for linking surrounding public or open spaces in a unique way not found in most suburban communities.

Woodland Preserve's main attraction will be primarily its Life-Style and Carefree living while still being a one-stop way to transition into later life without multiple moves. With the support and services available, our residents can age in place and have fun doing it.

At Woodland Preserve, we intend on having everything from Golfing teams playing at Paxon Hollow, to equestrian activities from our stables and the neighboring Green Bank Farm. The starting age is intended to be 50 years old. Services will range from weekly housekeeping to walking your dog if needed and much more, too many services for this summary presentation.

This plan started with my own need to secure a place to retire. I began to look at our area retirement communities and elsewhere.

While some of these Communities had a lot going for them, they lacked in important areas: most were designed 30 or more years ago, and even the most recent or updated communities were still built on an apartment or institutional model.

The average age of entry, for most residents, was 75 years or older. The main attraction for these retirement communities seemed almost always primarily health related. Many of these retirement communities lacked access to certain active amenities, had limited amenities, or did not provide anything new in home design.

Although there are many homes in our plan, the cost of amenities being divided by many, allows amenities that usually are not available or are just too costly when shared by just a few.

Staying in Marple became my first choice. In the end, because of friends, family, associations, and its fabulous location, it became my only choice.

While aging in place at my current home is possible, it is really my last choice. In my home, there are no ongoing, naturally occurring, social connections. I would need to individually fund 100% of any service I might want or need and not enjoy the abundant, organized activities and events, and the convenience of living at Woodland Preserve.

So for me, it simply will be more fun and engaging to live in this active, carefree environment.

I am not alone. There are 10,000 people turning 65 years old every day. Many more if you count the "empty nesters" that are looking to transition from their large family homes. More and more people are living to 100 or more.

It is reported that people who live in a retirement community typically live 10 years longer than those who do not. Foulkeways, a Quaker CCRC, reports that many of their residents live 20 years longer than non-residents. There simply is no stress.

I was fortunate to be introduced to RLPS by Mike Peasley, CEO of Foulkeways, a 100 acre Quaker, Continuing Care Retirement Community. Craig Kimmel, Eric McRoberts and Carson Parr are here with us tonight to give substance to the vision for this

site with their unique, state-of-the-art Hybrid Home Designs.

There is, and has been for many “empty nesters” over 50 years old, a resistance to moving into an “Old-Age Home”. After many focus groups and vast experience in this field, RLPS, the Master Planners and Architects for Woodland Preserve, have come up with innovative answers to many of the issues that have prevented younger Adults from considering any of the current offerings until they reach a much more senior stage of life.

RLPS is a national, award winning organization, located in Lancaster, with a team of over 60 highly skilled associates. They will be presenting a summary overview of their solutions to bringing retirement communities to the next level with their innovative “Hybrid Home” Designs and Advantages. RLPS’s designs for Woodland Preserve will attract younger folks. This will be a very vibrant community that proves “you don’t have to be “old” to enjoy a carefree and extraordinary lifestyle.

It is my belief that many stake holders will benefit from this development: the township in taxes without providing costly services; neighboring developments, like Paxon Chase with the extension

of natural gas through our site to their community; residents of Marple with an opportunity to live an extraordinary life-style and stay in their home community; Paxon Hollow Golf Course by having a built-in, regular player base from Woodland Preserve; the Greenbank Farm by having riders from our community; our own residents who will have access to Greenbank and Paxon Hollow Golf Course and many amenities; and, finally, the broader community with many of our retired residents, serving as volunteers throughout Marple's wider community.

Our plan is for an Adult Life-Style Community built under your CCRC Ordinance, which Jamie MacCombie, my engineer, will now describe more fully followed by RLPS who will present the planned layout and their Hybrid Home Designs.

Thank you for this opportunity to share this vision.