

### News So Exciting Even the Neighbors are Singing About It

Foxdale Village's Board of Directors recently made the long awaited decision to approve the concept of an expansion project that includes approximately 55 apartments, renovations to the health center including a new memory support neighborhood (in Anthony House) and additional personal care rooms (in Darlington House). The plans also include an expanded kitchen with a new café, modifications to the physical therapy and fitness areas, receiving area, expansions of the mail area, renovations to the Community Building and associated site work.

This news is exciting because the Board, administration, committees and residents have been diligently working on the master plan since 2003. In keeping with Quaker practice and values, these groups have exercised fiscal responsibility and prudence during each step of the planning process. With this recent decision the project moves another step closer to becoming a reality.

Reese, Lower, Patrick, & Scott Architectural Firm (RLPS) of Lancaster, Pennsylvania was



selected to complete the planning and design for the project. You can learn more about RLPS in the article on the other side of this page. Parente Randolph Certified Public Accounting firm has been hired to assure financial feasibility for the project. Parente Randolph has extensive experience working with new construction and expansion projects similar to Foxdale's.

Financial feasibility was initiated and will continue concurrently with the design development phase. Successful completion of these tasks and a market feasibility study will be critical to obtaining financing. The goal is to complete these tasks, obtain financing and approvals/permits in order to begin

construction by the end of 2010.

With our timeline in place we hope to have new apartments completed and ready by spring 2012.

It is the intention of the Board of Directors and Foxdale Village's administration to communicate openly and provide progress updates on a regular basis. Residency Planning will be sending this newsletter and holding special progress meetings several times a year. We hope that you are as excited as we are that the master plan has now become the expansion project. As the details and plans become more concrete, we hope to hear you singing along with us. ✦

### Joining the Futures List

*If you have an interest in one of our new apartments in an attached building with the convenience of enclosed walkways and have not yet joined the Futures List, call us at 814-272-2117.*

*Joining the Futures List requires a total financial obligation of \$2200 (\$2000 is refundable)*

*The Futures List is filling up fast- join today!*

### Expansion Timeline

- ✓ Master Planning completed September 2008
- ✓ Board Approval of concept September 2008
- ✓ Architects selected January 2009
- Permits and Approvals through Summer 2010
- Construction Summer 2010 through Winter 2011/12
- Estimated Move-in Spring 2012



Projected rendering subject to change

## Foxdale Village



## Meet the Architects: Reese, Lower, Patrick, & Scott

Reese, Lower, Patrick, & Scott, Ltd., Architects is proud to be a member of the Foxdale Village planning team. Since 2003, we have worked with the Board, administration and residents to translate Foxdale Village's strategic plan and goals into a campus master plan to assure Foxdale Village's continued and long term success. Working with Foxdale Village has been a rewarding experience for partners Gregg Scott and Eric McRoberts and many other RLPS staff members. Embracing key Quaker values, we have built upon principles of serenity, contentment and active living currently provided at Foxdale Village.

The expansion project will be spearheaded by Gregg Scott, Mike Martin and Paul Nikolaus while Eric McRoberts pursues a lifelong dream of hiking the Appalachian Trail. Gregg, Mike and Paul have spent the bulk of their careers focusing on the design of communities for seniors.

Our entire project team looks forward to creating new and renovated independent, assisted, skilled living and community environments that are unique to Foxdale Village, supporting the needs and wellbeing of residents and staff well into the future.

RLPS Architects specializes in the planning and



**Gregg Scott**



**Mike Martin**



**Paul Nikolaus**

design of seniors' housing, long-term care environments and retirement communities. Our design approach is based upon the philosophy that seniors at all levels of care have the need to continue the lifestyle available to them prior to moving into a senior living community. Considerations like access to nature, daylight, privacy, independence, choice and control are critical to long-term health and a sense of wellbeing. Based in Lancaster, RLPS Architects has been in business since the 1950's and currently serves clients throughout the United States.

To learn more about RLPS Architects, please visit our website at [www.rlps.com](http://www.rlps.com). ✦

## Notes from Residency Planning

With Board approval of the expansion concept, we have set a timeline and have many things to accomplish over the next year. We will be conducting a second round of Focus Groups in June 2009 to gather information that will help us complete the project design. These Focus Groups will help us determine what you want in the way of amenities, services and fees. We will be inviting our Futures and Priority List depositors to participate as well as local inquirers from the past year. When the date and time for these groups has been determined, you will receive those details in a letter. We hope you will be able to participate in one of these groups and help us design the best Foxdale Village for your future!

In the next few months we will begin a more aggressive marketing

campaign in preparation for the presales phase of the project. The presales phase consists of completion of the admissions process for Futures List members, payment of the second, larger deposit and choosing an apartment location. This will occur after the Board has approved the design, possibly in the first months of 2010.

In the meantime, we will continue to hold monthly information meetings for the general public and increase our advertising presence in local publications and other print media. Please feel free to attend upcoming meetings or give us a call if you have any questions about the project. It is not too late to join the Futures List and reserve your space to have priority in choice of location, size and customized options for a new apartment.

We look forward to seeing you at Foxdale over the next few months, whether you attend the June 7th Open House, an Information Meeting or participate in a Focus Group. ✦

## Foxdale Village FORECAST

Expansion News and Updates for  
Friends of Foxdale Village

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Residency Planning Department

For more information contact:  
814-238-3322 or 1-800-253-4951  
[admissions@foxdalevillage.org](mailto:admissions@foxdalevillage.org)

500 E. Marylyn Ave., State College, PA 16801

[www.foxdalevillage.org](http://www.foxdalevillage.org)

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