

THE LEGENDS AT NORTH PONDS

# 'Affordable' apartments for seniors are on track for 2013 opening

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Developer Peter Landers is hoping his new project going up on Holt Road will address what he sees as a growing need for affordable housing options for adults age 55 and older.

While ground was broken for the 114-unit complex that will be known as The Legends at North Ponds in August, significant progress has already been made and a spring to June 2013 opening is anticipated.

The general contractor on the project is Taylor, the Builders. It was designed by Lauer-Manguso & Associates Architects.

One of the more unique aspects of the project is that an historic home on the site has been saved.

"It makes for a nice entrance (to the project)," said Landers, who is



Developer Peter Landers stands in front of one of The Legends at North Ponds buildings for seniors that is going up at 822 Holt Road, Webster. LINDA QUINLAN/MESSENGER POST

restoring the 1854-vintage brick home with a sensitivity to and appreciation for its history. It is being converted to professional office space that will be the new home to McMahon LaRue Associates, a civil engineering and surveying firm that is relocating to Webster.

"I felt it (the renovation) was the right thing for the community, given its age, history and character,"

Landers said.

On-site marketing for the apartments for independent seniors is expected to start by around Dec. 1.

Each apartment, ranging in size from about 650 to 1,050 square feet, will have all the newest amenities, Landers said, including a washer and dryer in each unit; contemporary, open floor plans; nine-foot ceilings and porches.

## To learn more

Reservations are now being accepted for the 114-unit The Legends at North Ponds development at 822 Holt Road. The apartments are earmarked for independent adults age 55 and above. Occupancy could be available as soon as next spring.

The one- and two-bedroom apartments will rent for \$795 to \$1,275 per month and will include heat, hot water, standard cable and trash removal. Common areas for all residents to enjoy will include a lounge, library, fitness center; community, computer and card and puzzle rooms. There will be a full-time resident manager. Call (585) 738-1171 for more information.

There will be two product types: A 66-unit building where apartments will range from \$800 to \$995 a month, and two 24-unit buildings where the all two-bedroom, two-bathroom apartments will rent in the \$1,200 a month range. Each of the buildings is three stories.

Landers, in the real estate and investment real estate business for 30 years, is no stranger to Webster.

He has been involved in the community since

the late 1990s, developing the Heritage Park Apartments, codeveloping the Ridgewood Apartment Homes, and most recently codeveloping The Preserve at Wood Creek.

"I just felt that Webster is a community that has a lot of quality of life assets to attract residents," said Landers, who has been active in the Webster Chamber of Commerce and remains a member of the Webster Community Coalition for Economic Development (WCCED).

Other than a small senior community, Unionville Station town homes, on the west side, The Legends at North Ponds is Landers' first large-scale experience with developing for seniors.

He praised the town's flexibility that allowed him to build the project. The 822 Holt Road property is next door to a CDS Monarch facility, and near a North Ponds Village project with a Holiday Inn Express hotel and day care center that he has already developed.

The site was zoned for office use, Landers said, yet the town gave him the special use permit for the senior living facility.

The rear of the property connects to trails at North Ponds Park, Landers said, and there will be sidewalks leading to the shopping plazas just a short walk from the development.