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Regional Development Guide

Senior living community underway in Fairfield

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After years of stalled plans, redevelopment along Patterson Boulevard in Fairfield is finally moving forward with the construction of Patterson Place, a new senior living facility.

Clover Group of Buffalo, N.Y., is the developer and will manage the three-story, 119-unit complex. Clover broke ground at the end of May, and framing will begin this fall. The facility is expected to open in late fall of 2017, said [Dave Anthon](#), Clover's multi-site supervisor.



COURTESY CLOVER GROUP

Patterson Place is a new senior living facility planned for Fairfield.

For nearly half a century, a large retail complex occupied much of the frontage. The area was targeted for redevelopment by the city of Fairfield as much as a decade ago, but the Great Recession helped delay that vision.

"The timing is right" for the construction of a new, independent senior living facility on the property, City Manager [Mark Wendling](#) said.

"That's not something that we have a plentiful supply of right now," Wendling said. "We do have some senior housing, but this is market-rate, so I think it does give [seniors] an option."

The market-rate apartments will be open to residents age 55 and older. Rental costs have not been finalized yet, but Anthon estimates that one-bedroom apartments will start at \$995 per month, including utilities. Two-bedroom units will start at about \$1,125, he said.

One-bedroom apartments will have about 625 square feet of space, while two-bedroom units will have about 825 square feet, Anthon said. "Extended," larger units may be available.

"They're big enough to live in, and they're small enough to take care of," Anthon said.

Anthon was unable to provide the cost of the development, but Fairfield Director of Development Services Tim Bachman said permits value it at between \$4 million and \$5 million.

The first floor of the new facility will boast a broad range of amenities, including a fireplace and library room, a salon/barber shop, a fitness center, a recreation center, a small party room and a mailbox center. The entire facility will be handicap accessible, and all hallways and elevators will be handrail-equipped.

Apartments will be equipped with walk-in showers, central air, stainless steel appliances, in-suite laundry, balconies or patios, and modern security systems that allow residents to view the building's main foyer on their television.

A full-time social director will run activities in a large community room on the first floor, with activities like Wii bowling, themed parties and bingo.

"We create a community within the community for the seniors," Anthon said.

The construction of the new, independent senior living center comes on the heels of resistance by the Fairfield City Council, which initially voted against allowing Clover to proceed with their plans for the property over concerns about the amount of high-density residential buildings already in the city. The property, though, had been zoned for a senior living facility, and a previous developer had obtained council approval to move forward with a subsidized senior living center — a plan that fell through. Clover sued, and the city eventually settled.

The Patterson Place development calls for the eventual construction of

landominiums and office buildings, said Wendling, who added that he hopes the Clover Group project will be a development catalyst.