

# Maple Knoll launching \$10M renovation

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*Courtesy of Maple Knoll.*

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Maple Knoll Village plans to begin a \$10 million renovation next spring of the Meadows, a senior housing community on its Springdale campus.

Maple Knoll, which is the third-largest retirement community in the region, partnered with Episcopal Retirement Homes to line up tax credits from the Ohio Housing Finance Agency to pay for the project.

Construction could begin in March 2016, and the project is expected to take 1½ years to complete, said Megan Gresham-Ulrich, a spokeswoman for Maple Knoll.

The nonprofit intends to update 149 apartments in two connected buildings that make up the Meadows complex, which is home to 155 low-income people. Plans call for 40 apartments at a time to be renovated.

Contractor for the project is the Model Group of Walnut Hills, and the architectural firm is Newbar Design Group of North Avondale.

The exterior of the buildings will remain the same, although 20 to 40 more parking spots will be added to the existing 149. No other operations on the 54-acre campus, which includes upscale housing, will be affected.

The renovation of the Meadows, which was built in 1977, will update security, improve handicap accessibility, expand bathrooms and kitchens, create more space for storage and make common spaces more functional, said Jim Formal, CEO of Maple Knoll. New elevator and mechanical equipment also will be installed.

“These renovations will allow the older adults we serve to safely age in their homes,” Formal said.

Maple Knoll officials will begin meeting in the next couple of months with each resident affected by the renovation to determine their needs, Gresham-Ulrich said.

Maple Knoll owns two other HUD senior living residences, and some of the people who will be displaced from the Springdale campus could move temporarily to Corbly Trace in Mount Washington or Mount View Terrace in Reading.

Others might live temporarily in buildings operated by Episcopal Retirement Homes, which owns, operates or is developing 25 affordable housing communities in Ohio, Kentucky and Indiana.

Maple Knoll owns the Meadows, but a small amount of the money for the renovation will go to Episcopal Retirement Homes to cover its costs in helping with the project, Gresham-Ulrich said.

Episcopal Retirement Homes, which operates the upscale Dupree House and Marjorie P. Lee senior residences in Hyde Park, is also experienced in redeveloping existing apartments to meet the needs of low-income seniors. The nonprofit offered the guarantees needed to secure the tax credits and additional financing required for the Maple Knoll project, Gresham-Ulrich said.