

Christopher Yule

EXPERIENCE

- **Fox Hill Village, Westwood, MA**

After working on 260 State Street, while still at CC & F, Mr. Yule became the project manager for the development of Fox Hill Village, a Continuing Care Retirement Community (“CCRC”). It is located in Westwood, MA, just west of Route 128 on High Street (Route 109).



**Fox Hill Village,
Westwood, MA**

The 88 acre site had been owned by Gillette for a number of years. Prior to the involvement of CC & F, Prudential Insurance Co. had developed plans for an extensive office development on the site. These plans were presented to the community, along with requests for the necessary permits. However, the scale of the project was such that community opposition developed. Prudential and its advisors were unable to negotiate their way past this opposition, and litigation resulted. Eight years later the litigation was still not resolved.

In order to address the litigation impasse, CC & F joined with Massachusetts General Hospital (“MGH”), and National Medical Enterprises to develop a modified plan for the site. National Medical Enterprises is a large operator of retirement communities. Fox Hill was presented to the town as part of a modification to the overall plan. The office development portion was scaled back. In place of the office space that was eliminated, Fox Hill would be built. The net result for the community was that the revised project would generate many less automobile trips, as well as reduced impact on town services.

As project manager, it was Mr. Yule's task to develop the details of the plan, working with architects, engineers, National Medical Enterprises, and MGH. He then took the plans to the community, and through a process of over 40 meetings with abutters and town officials, cut through the Gordian knot of contention, and eventually obtained all the permits and approvals required to build the project. These included the creation of a new zoning district, parcel rezoning, and planning board and conservation commission approvals.

He worked closely with legal counsel in developing an innovative legal structure and financing plan for the CCRP. The property is owned by a cooperative, the land is controlled pursuant to a 99 year lease. Residents are granted a guarantee of lifetime care. A \$64 million dollar construction loan was obtained.

The project consists of 356 apartments and a 70 bed nursing facility. Most of the apartments are for independent living; one wing is devoted to assisted living quarters. There are extensive common areas, several restaurants, meeting rooms, exercise rooms, a large theater area, and multiple other community activity areas.

The real estate problem with the Westwood site was 8 years of unresolved litigation. The solution was a revised plan that reduced the impact on the community by substituting a Continuing Care Retirement Community for office space. The development plan was carefully worked out, presented to the town, and then implemented.

