



# THE CONGRESS COMPANIES

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For additional information, contact Renee Slovic at (508) 541-1238.

## **PROPOSED IPSWICH ASSISTED LIVING RESIDENCE GRANTED SPECIAL PERMIT FROM PLANNING BOARD**

**PEABODY, MA** – The Congress Companies and LCB Senior Living, LLC are pleased to announce that they have received a Special Permit and Site Plan Approval, fully endorsed by the Ipswich Planning Board, for the construction of The Residence at Riverbend, an assisted living facility for seniors located at 149 Country Road (Route 1A) in Ipswich, MA.

The Congress Companies, a full service construction firm based in Peabody, MA, will provide Construction Management services for The Residence at Riverbend, which will be operated by LCB Senior Living, LLC of Norwood, MA. The Residence at Riverbend will be situated on one acre of a 15-acre site that stretches from Country Road to the Ipswich River.

According to The Congress Companies CEO, William A. Nicholson, “We are thrilled at the prospects for the assisted living facility proposed on Country Road to be known as The Residence at Riverbend. Congress and LCB would like to express our sincere gratitude to the municipal boards in Ipswich which have worked very hard through the public Special Permit and Site Plan process toward making this project a reality. The Planning Board, Open Space Committee, Conservation Commission, Affordable Housing Trust and Sewer and Water Department have spent much time reviewing the project to ensure that it is consistent with Ipswich planning principals. We also thank the Ipswich River Watershed and Essex County Greenbelt for their efforts to assemble and enhance open spaces. The public support has been overwhelming. We are pleased that this will be a facility that serves a clear need in the community.”

The Residence at Riverbend will be a 73,600 square foot building of 75 units. The living space will include 53 studio, one-bedroom and two-bedroom units for traditional assisted living and independent residents, and 22 studio and shared units in a memory care wing for residents with early Alzheimer’s Disease. Residents will have access to assistance with activities of daily living such as medication management or help with dressing and bathing. The memory care wing will offer specialized care for Alzheimer’s residents as well as a spacious, secure outdoor area for recreation.

Each assisted living unit will feature private living space and an efficiency kitchen with a cook top, refrigerator, and microwave. Additionally, The Residence at Riverbend will offer residents three daily meals served in a restaurant-style dining room, as well as access to a variety of other common areas including activities spaces, computer rooms, and a library.

“It is not often that we have the opportunity to advance development, and at the same time enhance the public’s access to riverways and environmental studies. By way of our collaboration, Congress will donate more than two acres of riverfront land to the Ipswich River Watershed Association. We will build and provide a trail for the public for direct access to the Ipswich River, provide access to a vernal pool for outdoor classroom wetland



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studies, and place open space land in a permanent conservation restriction. This was accomplished while increasing the tax base of the town,” explained Nicholson.

The Residence at Riverbend was designed by The Architectural Team of Chelsea, MA, and construction is scheduled to begin in early spring of 2013, with completion projected 15 months from the start date.

“Congress views this as a win-win project, and an example of the public process working the way it should; to the benefit of the Town, its residents, the tax base, and the business community. We look forward to creating construction and permanent jobs in the Town and contributing to Ipswich’s commerce and care for the elderly,” Nicholson added.

Since 1993, LCB Senior Living of Norwood, MA, has been a developer, owner and operator of high quality senior housing throughout Massachusetts, including Newburyport, Andover, Burlington, Wayland, Dedham, and Fairhaven. The company has also owned and/or operated senior housing residences in Rhode Island, Connecticut, and down the Eastern Seaboard.

Headquartered in Peabody, MA, and with offices in Lake Success, NY, The Congress Companies serves clients in New England, New York, New Jersey and beyond. With 60 plus years of building experience and expertise, Congress offers a full continuum of Pre-Construction Strategy, Construction Management, Design/Build, and Development Services and specializes in the Senior Living, Health Care, and Multi-Family Residential market sectors. To learn more about The Congress Companies and to sign up to receive the latest company news, visit: [www.congresscompanies.com](http://www.congresscompanies.com)



Pictured above, The Architectural Team’s rendering of The Residence at Riverbend in Ipswich, MA.

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