



## Terrapin Green

**OUR MISSION:** We designed **Terrapin Green** to be a 55+ senior community with individually owned energy smart homes built in a park like setting with minimal disturbance to the surrounding landscape so as to exist in health and harmony with nature. **Terrapin Green** is a 22 lot energy smart conservation development for energy efficient, environmentally friendly, and sustainably built custom homes.

**OUR STORY:** Southern Coast Development received planning board approval for **Terrapin Green** in the fall of 2008. Most of the following year was devoted to creating Blandings Way and infrastructure with all underground utilities. As Biddeford's first limited conservation development, **Terrapin Green** utilized only the front 17+ acres of land owned by Southern Coast Development, Inc. The most sensitive 31+ acres of valuable habitat was donated to Blandings Park Wildlife Sanctuary. This conservation development approach is recognized worldwide as a valuable tool to combine land development wants with conservation needs. We inventoried our land's natural resources with the help of the Biddeford Planning Board, Maine DEP, Maine IF&W, USEPA, USFWS, the Army Corps of Engineers, and many other experts. We identified our land's most environmentally sensitive areas, and used this knowledge to save those portions of our land with the highest conservation value. **Terrapin Green**, on the newly created Blandings Way, is conveniently located in Biddeford, York County, Maine, close to miles of beautiful beaches, the dynamic campus of the University of New England, the beautiful public boat launch park, and a short drive to the reviving downtown and historic mill district. Directly adjacent to 200+ acres of forever preserved land in Blandings Park Wildlife Sanctuary, all residents of **Terrapin Green** will be just steps away from a outdoor trail system readily available for everyone's exercise and enjoyment.

**OUR DREAM:** **Terrapin Green** is a registered ENERGY STAR Development. We are proud to partner with a nationally recognized **energy smart** program that assures quality new homes are substantially more energy efficient than ones built to minimum code standards. Your ENERGY STAR qualified home will be independently verified by a third party Home Energy Auditor. Your new **energy smart** home will be better for the environment and better for you. **Terrapin Green** is designed for energy smart active adults (and we plan to build there ourselves) who wish to downsize into smaller custom **green** homes that can provide creative design solutions for safety, comfort, and independence as our physical needs and capabilities change. At **Terrapin Green**, we recommend only those builders and architects who are qualified in one of the many **green** building standards: ENERGY STAR, National Association of Home Builders, US Green Building Council LEED for Homes, and Passive House. We already demonstrated our commitment to conservation land development with **Terrapin Green**, so we are determined to carry that process further with a 100% commitment to energy smart building. With every new **green** home independently verified, we will all be assured of the many benefits of owning an energy smart home: lower energy costs for heating and cooling; a comfortable, quieter, healthier home; a smaller carbon footprint with interior and exterior design features to allow you to age in place; water saving and native landscape techniques that are wildlife and environmentally friendly; and the satisfaction we have all done our part to reduce energy needs and to build a better environment for future generations.

*Doesn't it makes sense to make **TERRAPIN GREEN** your first choice for Energy Smart living?*

*... come to **TERRAPIN GREEN** and share the dream ...*