



PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL
2. CONSIDERATION OF PREVIOUS MEETING MINUTES
Meeting minutes of June 24, 2025
3. CONSIDERATION OF NEW BUSINESS
 - a. Public Hearing and Recommendation of Three Comprehensive Plan Amendments, a Rezoning, and a Preliminary Development Plan for a 75.5-Acre Parcel Located East of US-36 and Westminster Boulevard, South of West 104th Avenue and West of Waverly Acres Planned Unit Development

Prepared by: Nathan Lawrence, Senior Planner

4. OLD BUSINESS
5. MISCELLANEOUS BUSINESS
6. ADJOURNMENT

PLEASE NOTE

The following are the procedures used by the Planning Commission for in-person meetings.

For participation guidelines please visit www.westminsterco.gov/pc

1. Staff will present agenda items. The Developer may present after Staff.
2. Public testimony will be heard for Public Hearing items on the agenda. The Chair may impose time limits on speakers. Please use the sign in sheet located at the back of the room if you wish to provide public testimony.
3. All questions shall be addressed to the Chair of the Planning Commission. The Chair will call on Staff to address questions at the end of the hearing. Planning Commission reserves the right to question anyone at any time during the Public Hearing.
4. The Commission is charged with the review of Comprehensive Plan Amendments, Rezoning, Preliminary Development Plans, Amended Preliminary Development Plans, Official Development Plans, Amended Official Development Plans, Preliminary Plats and Amended Preliminary Plats that are not approved administratively by the City Manager.
5. There are two different procedures involved in the review of applications for development plan approval and the procedure depends on the type of plan under consideration:
 - a. After review and a public hearing, the Planning Commission may recommend approval of an application, approval subject to specified conditions, or denial of an application. The Planning Commission is **not** the final authority on these applications. The City Council is the final decision maker.
 - b. On applications for Official Development Plans and Amended Official Development Plans, the Planning Commission **does** make the final decision, unless the decision of the Planning Commission is appealed to the City Council within 10 days of the Planning Commission decision by a "party-in-interest," as described in Section 11-5-13(B.1) of the Westminster Municipal Code. If a decision of the Planning Commission is properly appealed to the City Council, the City Council will schedule the item for consideration at one of their upcoming meetings and, after holding a public hearing, make a final decision on the application.

If you need further information regarding this process, or any other matter related to the City's development review process, please contact the City Planning Division at 303-658-2092.

NOTE: Persons needing an accommodation, such as an interpreter for another language, or who have an impairment that requires accommodation, must notify the Planning Aide no later than noon on the Thursday prior to the scheduled Planning Commission hearing to allow adequate time to discuss arrangements. Please call 303-658-2092/TTY711 or State Relay or email rgarcia@westminsterco.gov to make a reasonable accommodation request.



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
June 24, 2025

1. ROLL CALL

The meeting was called to order at 7:00 pm by Vice-Chair David Carpenter. Present were Commissioners Rick Mayo, David Carpenter, Larry Dunn, Kevin Kinnear and Tim Pegg. Excused from attendance were Commissioners Chennou Xiong, Tracy Colling, Jim Boschert and David Tomecek. Also present: Staff members, Associate Planner/Secretary Jennifer Baden, Principal Planner Jacob Kasza, Planner, Reb Batzel, Planning Aide, Veronica Garcia, Assistant City Engineer-Civil Heath Klein and Deputy City Attorney Greg Graham. With the roll being called, Vice-Chair Carpenter stated that both alternate Commissioners would be voting. Commissioners Kinnear and Pegg served as Alternates.

2. CONSIDERATION OF MINUTES

Meeting Minutes from May 27, 2025.

Commissioner Kinnear made a motion to approve the minutes from the May 27, 2025, Planning Commission meeting. Commissioner Dunn seconded the motion. The minutes were unanimously accepted (5-0).

3. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Action on a requested Sign Variance for the Orchard Town Center, located at 14697 Delaware St., Ste. 850.

Vice-Chair Carpenter opened the public hearing at 7:01 pm.

Reb Batzel, Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the Westminster Window. Notices were provided by the required deadline. Ms. Batzel narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend that the Planning Commission deny a Sign Variance for the Orchard Town Center, located at 14697 Delaware St., Ste. 850

Commissioner Dunn asked staff to explain how this request weakens the general purpose of the Sign Regulations. Staff responded this would set a precedence for all future sign variances that property conditions created by the property owner would be criteria met for the variance.

Commissioner Pegg asked the applicant why a 35-foot flagpole and a 60 square foot sized flag is not desired. The applicant responded the larger size is desired due to the elevation that is present on the site.

Commissioner Mayo stated he could support the applicant's request of a 40-foot flagpole versus the 35-foot requirement but wanted more explanation as to why the flag needed to be 40-percent larger. The applicant explained flag to pole ratios and why a larger flag was also being requested.

Commissioner Dunn asked staff if the City is aware of the what the applicant stated during their presentation about the hospital also requesting a 40-foot flagpole. Staff responded they are not aware of this request and would need to check any building permits to verify this information.

Vice-Chair Carpenter asked the applicant to clarify if the flagpole would be 40-feet or 42-feet due to the extra flag components. The applicant responded that the pole would be 40-feet and the gold anodized ball that sits on top would be 18 inches. Vice-Chair Carpenter then asked staff if they would still consider this to be a 40-foot pole or a 41.5-foot pole. Staff replied that the pole would be considered 41.5-feet and the variance, if granted, would only allow for the measurements presented to Planning Commission.

Vice-Chair Carpenter asked staff why flags are considered signs. Staff responded the code defines a sign to be any device that draws attention to an object, therefore flags fall into that category.

Vice-Chair Carpenter opened the public testimony at 7:21 pm.

There was no public testimony.

Vice-Chair Carpenter closed the public testimony at 7:22 pm.

Commissioner Mayo asked the applicant if they would be receptive to accepting a height variance and excluding a deviation from the original flag size. The applicant responded that could be something to be considered.

Commissioner Pegg stated he did not believe there are any special conditions on the site.

Vice-Chair Carpenter stated topography may be considered as a special condition. Vice-Chair Carpenter asked staff to explain the current approved measurements of flags. Staff recited Westminster Municipal Code 11-11-11 A which states the approved sizing of flags and flagpoles.

Commissioner Kinnear stated the concern with the flag not being visible from an upslope did not seem evident as objects seem more visible from a higher elevation. In addition, Commissioner Kinnear stated adding five feet to the flagpole would not achieve overcoming the height of surrounding buildings.

Commissioner Kinnear made a motion that the Planning Commission deny the Sign Variance for the Orchard Town Center. This recommendation is based on a finding that the six criteria set forth in Section 11-11-13(E)(2) of the Westminster Municipal Code are not met. Commissioner Pegg seconded the motion.

Commissioner Dunn stated that he was not in support of this motion for the same reasons Commissioner Kinnear has already stated.

Vice-Chair Carpenter stated that although he will be supporting the motion, he did not agree with the code stating flags should be considered signs. He recommended the applicant go to City Council to override the sign code.

Commissioner Mayo stated he agrees with Vice-Chair Carpenter. The motion passed (3-2).

A short recess was called.

3b) Public Hearing and Recommendation of an Official Development Plan for Uplands Filing 2, Block 2 / PA-B2

Vice-Chair Carpenter opened the public hearing at 7:40 pm.

Jacob Kasza, Principal Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the Westminster Window. Notices were provided by the required deadline. Mr. Kasza narrated a PowerPoint presentation for the proposal to:

- c. Hold a public hearing.
- d. Recommend that City Council deny the Official Development Plan for Uplands Filing 2, Block 2 / PA-B2. This recommendation is based on the finding that the Official Development Plan does not comply with the criteria in Section 11-5-15 of the Westminster Municipal Code.

Commissioner Pegg asked the applicant to explain why units do not load onto Osceola Street. The applicant explained it was due to the access, width, and grade of the road as well as to allow for parking.

Commissioner Pegg asked the staff about the sidewalk diagram and the requested exception. Staff responded that the applicant was asking for an attached sidewalk for a portion of Osceola Way though the City standards requires a detached sidewalk.

Commissioner Pegg asked the applicant to clarify what a lot with double street frontage means. The applicant responded these are any lot along Bradburn Drive and that the design of these homes are in response to City Council's comments addressing Bradburn and the front doors and garages would be south facing towards Osceola and the rear elevation would be facing Bradburn.

Commissioner Pegg asked the applicant about the tree lawn being behind the sidewalk and if this is where the exception is being asked for. The applicant confirmed this.

Commissioner Pegg asked staff about the City's Strategic Priorities. Staff responded that the City's Strategic Priorities are necessary to list on agenda memos, but the focus is on the approval criteria that is not being met by the applicant. (1:32:40)

Commissioner Mayo asked the applicant to clarify if Osceola Way is a City street that will be maintained by the City and that Newton will be a private drive maintained by the homeowners. The applicant confirmed this.

Commissioner Mayo expressed concerns with maintenance in this area over time.

Commissioner Kinnear asked the applicant about the alley and to clarify about the gated access and when it would be locked. The applicant explained the alley configuration would only allow for emergency access and loading vehicles. Commissioner Kinnear then asked if the turn around would be sufficient for emergency vehicles. The applicant confirmed the alley would provide better fire access.

Vice-Chair Carpenter asked the applicant to clarify if the cul-de-sac does not have the sufficient radius for a fire truck to make a U-turn. The applicant confirmed this and added it did provide a second point of access. Vice-Chair Carpenter asked the applicant to explain the layout of the waterline. The applicant responded it was to give the fire hydrants more spacing.

Vice-Chair Carpenter asked the applicant to clarify that the applicant was not asking for any exceptions to parking. The applicant responded that they were not due to meeting the parking requirements set by Council.

Vice-Chair Carpenter opened the public testimony at 8:32 pm.

There was public testimony in favor of preserving the view corridors, possible effects on the land that stabilizes the City's water tanks, concerns with access, concerns with the timing of the mailing notification, concerns with snow removal, concerns with the street configurations, and concerns with retention pond maintenance.

Vice-Chair Carpenter closed the public testimony at 8:49 pm.

The applicant responded to the concerns raised during the public testimony: One of the concerns raised was regarding the alley. The applicant explained if the alleys were removed from this site, the following conditions would then exist on the site:

1. Lowers parking available on the site and an exception would be needed.
2. The cul-de-sac is a suburban design and cannot be parked and does not act as a neighborhood street.
3. The wall height needed would be 20-foot retaining walls.
4. The park becomes disconnected from the site.
5. No trail connection and this is a requirement for the site.

Staff responses to public testimony:

1. 2013 Comprehensive Plan does not call for 66 dwelling units but rather allows up to, the density does not call for a minimum count of units.
2. The PLD has already been dedicated and was decided before a site plan was ever submitted.
3. The City does not allow public alleys outside of the Downtown and the City is concerned that City maintenance will be necessary in the future.
4. A second point of access is not a requirement for fire access.
5. The gate will be locked in the open position.
6. The applicant suggests that the only alternative design is the creation of retaining walls and if the design can call for fewer homes.

Vice-Chair Carpenter asked for discussion about the water tanks and the detention pond. Staff responded by pointing out the location of the detention pond and its ability to mitigate potential water escaping towers.

Vice-Chair Carpenter asked staff if there is concern about excavation.

Staff responded that the City would work with the applicant team to ensure there will not be any loss of stability beneath the detention basin.

Vice-Chair Carpenter asked staff what the City has discussed about the curb hopping that is assumed for La Place Court. Staff responded they could explore end of road delineators.

Vice-Chair Carpenter asked the streets naming conventions. Staff responded that the Fire Department uses a naming convention to assist in routing for emergencies.

Vice-Chair Carpenter asked about the concerns about snow removal for the private alley. The applicant responded that the snow removal will be near the turn around and the cul-de-sac.

Commissioner Mayo asked about snow removal on Newton Court and if the Homeowners Association (HOA) will have snow removal equipment. The applicant confirmed yes, the HOA will have snow removal equipment.

Commissioner Pegg stated he was sympathetic to the site challenges being presented to the applicant.

Commissioner Pegg made a motion that the Planning Commission recommend City Council approve the Official Development Plan for Uplands Filing No 4.

Commissioner Dunn seconded the motion.

Commissioner Dunn stated he believed the applicant had sufficiently overcome the challenges the site presented.

Vice-Chair Carpenter agreed with Commissioner Dunn's statement.

Commissioner Kinnear stated his starting point is always what the City Code allows and what the exceptions are. He did not find that the applicant had justified their requested exceptions.

He then stated he was concerned about the issue that was raised concerning the noticing. Staff responded that a hearing cannot be postponed on the basis that an individual has concerns.

The motion passed (4-1).

4. ADJOURNMENT

The meeting was adjourned at 9:09 p.m.

THE WESTMINSTER PLANNING COMMISSION

David Carpenter, Vice-Chair

A full recording of the meeting has been posted on The City of Westminster website. www.cityofwestminster.us/pc



WESTMINSTER

Agenda Memorandum

Agenda Item 3a

Planning Commission Meeting August 12, 2025



Access to Opportunity: Advance access to opportunity and prosperity for all in Westminster through diverse housing choices, increased mobility options, safe and walkable neighborhoods, and strong social networks.



Economic Vitality: Promote and support a resilient economy that attracts and retains a diversity of businesses, workers, and industries, expands living wage jobs, and diversifies the City's tax base.

SUBJECT: Public Hearing and Recommendation of Three Comprehensive Plan Amendments, a Rezoning, and a Preliminary Development Plan for a 75.5-Acre Parcel Located East of US-36 and Westminster Boulevard, South of West 104th Avenue and West of Waverly Acres Planned Unit Development

PREPARED BY: Nathan Lawrence, Senior Planner
John McConnell, AICP, Planning Manager

RECOMMENDED PLANNING COMMISSION ACTION:

1. Hold a public hearing.
2. Recommend that City Council approve Comprehensive Plan amendments, a rezoning and a Preliminary Development Plan for the approximately 75.5-acre subject property. This recommendation is based on the finding that the Comprehensive Plan Amendment complies with the criteria in Sections 11-5-21 and 11-5-14 of the Westminster Municipal Code.

SUMMARY STATEMENT:

- A Continuing Care Retirement Community (CCRC) is proposed on the 75.5-acre subject property comprised of the approximately 74-acre Hawn Hewitt property located east of US-36 and Westminster Boulevard, south of West 104th Avenue, west of Waverly Acres Planned Unit Development (PUD), and north of the City's future water treatment facility; combined with the 1.5-acre public Open Space property located directly adjacent to the north side of the Hawn Hewitt property, south of West 104th Avenue, and west of the Big Dry Creek Open Space, see Attachment 1.
- The applicant is requesting approval of three Comprehensive Plan amendments, a rezoning, and a Preliminary Development Plan (PDP) for the subject property. Approval of these development applications would facilitate construction of 1,350 independent living units in

addition to 135 units containing a maximum of 149 assisted living/memory care beds and 40 skilled nursing beds on the 75.5-acre subject property.

- The primary Comprehensive Plan amendment would change the Hawn-Hewitt property from the current Employment-Flex designation to Urban Multi-Family. The second Comprehensive Plan amendment would change a 1.5-acre portion of City-owned Open Space from its current Open Space/Creek Corridor designation to Urban Multi-Family in order to facilitate the construction of a new public street and four-way, signalized intersection at West 104th Avenue at the entrance to City Park. A third Comprehensive Plan amendment would change 1.76 acres of Commercially designated property at the northwest corner of the property, north of Big Dry Creek, to Open Space/Creek Corridor
- One-and-a-half (1.5) acres of privately owned land adjacent to Big Dry Creek is proposed to be converted into City-owned open space in exchange for the 1.5-acre existing Open Space Tract that is the subject of the second Comprehensive Plan amendment described above, per the applicant's PDP
- The Hawn-Hewitt property is proposed to be rezoned to Planned Unit Development (PUD) to facilitate the development of the CCRC.
- The PDP includes a project note that would allow for the owner to pursue, or the City to offer, future project incentives through a mechanism separate from any entitlement documents.

FISCAL IMPACT:

\$0 in expenditures

SOURCE OF FUNDS:

Not applicable.

POLICY ISSUE(S):

Should the Planning Commission recommend that City Council approve the requested Comprehensive Plan amendments, rezoning and PDP for the subject property?

ALTERNATIVE(S):

1. The Planning Commission could recommend denial of the requested Comprehensive Plan amendments, rezoning, and PDP to City Council. Staff does not recommend this option because the Comprehensive Plan amendment, rezoning and PDP are supported by the criteria set forth in Sections 11-5-14 and 11-5-21, Westminster Municipal Code (W.M.C.).

BACKGROUND INFORMATION:

Overview of Development Review and Entitlement Process

The development review and approval process can vary throughout the City, depending upon the specific property and the proposed development, but it typically requires a PDP and ODP pursuant to the land use allowances established by the Comprehensive Plan. The Comprehensive Plan includes specific land use designations that provide a broad range of uses and identify allowed densities and intensities of use. The W.M.C. requires that all development be in compliance with the Comprehensive Plan.

If City Council chooses to approve these Comprehensive Plan Amendments, rezoning, and PDP, the next steps in the development review process will be submission of an Official Development Plan (ODP) governing the first phase of the CCRC project. Once Staff review is complete, the ODP will be brought to public hearing for consideration by the Planning Commission and City Council.

History of Subject Property

The Hawn-Hewitt property is vacant, undeveloped and has generally been used for agricultural purposes for well over a century. The property was annexed into the City in 1970 as part of the “North Areas to Broomfield” Annexation. The 1.5-acre City-owned “Tract A” Open Space property is also vacant and forms a portion of the larger Big Dry Creek Open Space.

Nature of Requests

The applicant is seeking approval of three amendments to the Comprehensive Plan, a rezoning, and a PDP. The first and largest of the Comprehensive Plan amendments proposes to change the Hawn-Hewitt property land use designation from Employment-Flex to Urban Multi-Family to facilitate the construction of a CCRC. Attachment 2 contains development standards for both the Employment-Flex and Urban Multi-Family Comprehensive Plan land use designations. The CCRC would include 1,350 independent living units in addition to 135 assisted living/memory care/skilled nursing units along with onsite restaurants and services, amenity space, multi-use trails, and both surface and structured parking.

Two additional minor Comprehensive Plan amendments are also requested by the applicant. The second Comprehensive Plan amendment proposes to change the 1.5-acre portion of City-owned Open Space (referred to as “Tract A”) from its current Open Space/Creek Corridor designation to Urban Multi-Family to facilitate the construction of a new public street connecting Westminster Boulevard to a new signalized intersection at West 104th Avenue, located across from the entrance to City Park. The third amendment would change 1.76 acres of Commercially designated property at the northwest corner of the property to Open Space/Creek Corridor.

The Hawn-Hewitt property is proposed to be rezoned from O-1 Open District to PUD. Open Space “Tract A” is currently zoned PUD so no rezoning is required.

One-and-a-half (1.5) acres of privately owned land adjacent to Big Dry Creek is proposed to be converted into City-owned open space in exchange for the 1.5-acre existing Open Space Tract A per the applicant’s PDP, see Attachment 3. Approximately 0.5 acres of Tract A would be dedicated later as public right-of-way, with the remaining remnant utilized by the CCRC for an access drive, landscaping, and stormwater detention. This remnant would be designated as Urban Multi-Family. To result in a net-neutral exchange, approximately 1.5 acres of private land would be designated in the Comprehensive Plan as Open Space/Creek Corridor. To complete the exchange of Open Space

land, City Council would need to authorize the City Manager to execute a quitclaim deed to transfer ownership of Tract A.

In addition to the land exchange, the applicant is required to provide additional Public Land Dedication (PLD) in conformance with Municipal Code. Per Code, 24.75 acres of public land is required to be dedicated based on the anticipated population of the proposed CCRC. The applicant is proposing that 10.35 acres of physical land be dedicated, including a combination of developable and non-developable land credited at one-sixth value. For the remaining 19.69 acres of PLD still owed, the applicant proposes a cash-in-lieu payment of \$15,028,693.76, see sheet 3 of the PDP.

The applicant is requesting the ability to request partial waivers of permitting fees and partial rebates of construction use taxes through a note added to the Project Notes on sheet 2 of the PDP. Such requests may only be made outside of any future PDP amendments or ODPs. One potential scenario would be that the applicant requests these fee waivers and tax rebates through an Economic Development Agreement that would accompany the first ODP. Any such reductions in fees and taxes would require City Council approval.

The applicant is also requesting two exceptions from the governing Multi-Family Residential Design Standards. The exceptions and justifications for them are provided on sheet 3 of the PDP.

The City of Westminster has joined the applicant's applications for the Comprehensive Plan amendment and PDP because the 1.5-acre Tract A Open Space is under City ownership. If the City did not join the applications, the applicant would need to return to the Planning Commission and City Council a second time to seek approval of the Comprehensive Plan amendment for Tract A along with the addition of Tract A to the PDP through an amendment. Staff believes that combining the development applications for both the Hawn Hewitt property and Tract A yields a more transparent regulatory process and is a more efficient use of resources. Joining the applications in no way indicates support or non-support of the applicant's proposals.

Applicant

Norris Design
Kayleigh Gillespie
1101 Bannock Street
Denver, CO 80204

Property Owner

R Dean Hawn Interests
PO Box 670369
Dallas, TX 75367

Location

The Hawn Hewitt property is located east of US-36 and Westminster Boulevard, south of West 104th Avenue, west of Waverly Acres Planned Unit Development (PUD), and north of the future water treatment facility. The 1.5-acre public Open Space property is located directly north of the Hawn Hewitt property, south of West 104th Avenue, and west of the Big Dry Creek Open Space.

Surrounding Land Uses and Comprehensive Land Use Plan Designation

Direction	Development Name	Zoning	Comp Plan Designation	Current Use
North	Big Dry Creek Open Space/Hylands Open Space	O-1/PUD	Open Space/Creek Corridor	Public Open Space
West	Big Dry Creek Open Space/Northpoint Center Mercedes Benz	O-1/PUD	Open Space/Creek Corridor Service Commercial	Public Open Space/Car Dealership and Service
South	(Future) City of Westminster Drinking Water Treatment Facility	O-1	Public/Quasi Public	Vacant
East	Hylands Creek Open Space/Wavery Acres	O-1/PUD	Open Space/Creek Corridor Residential Low Density	Public Open Space/Single-Family Residential Subdivision

Public Notification

Section 11-5-13(A), W.M.C. requires the following three public notification procedures:

- **Published Notice:** Notice of public hearings scheduled before the Planning Commission or City Council shall be published and posted at least ten days prior to such hearing. Notice was published in the Westminster Window by the required deadline.
- **Property Posting:** Notice of the public hearing shall be posted on the property by the applicant with a minimum of one sign per every 660 linear feet of street frontage in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by the required deadline. The applicant has provided the Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.
- **Written Notice:** At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to all addresses within 1,000 feet of the subject property. The mailing list to be used shall be provided to the applicant by City Staff. The applicant has provided the Planning Manager with a certification that the required notices were mailed by the required deadline.

Westminster Municipal Code Analysis

11-5-21. - *Standards for Approval of Land Use Plan Amendments.*

(B) *In reviewing an application for an amendment to the Land Use Plan, the following criteria shall be considered:*

1. *The proposed amendment is consistent with the vision, intent and applicable policies of the Comprehensive Plan and other adopted plans, policies and guidelines.*

The 2040 Comprehensive Plan is organized around four plan cornerstones: Thriving City, Healthy Places, Great Neighborhoods, and Managed Growth. In support of the Great Neighborhoods cornerstone, the Comprehensive Plan encourages a mix of housing opportunities as stated: “Accommodating a wide range of age groups and lifestyle choices will reinforce the City’s identity as a diverse, attractive place in which to live and work.” The Comprehensive Plan policies specifically address providing housing options that allow seniors to age in place and to be in close proximity of multiple generations to support caregiving through accessibility features in homes and provisions for intergenerational households such as accessory dwelling units. The proposed CCRC would bring housing to the City and would increase the number of independent senior living units in the City at project completion by more than 140%. However, the existing Employment-Flex land use designation would encourage greater growth of employment, which is a theme within the Managed Growth plan cornerstone.

- 2. The proposed amendment serves a substantial public purpose and will not be substantially detrimental to the surrounding lands.*

The recent Housing Needs Assessment (HNA) identifies senior housing, and in particular affordable senior housing, as one of the City’s greatest housing needs: “To reduce the burden on seniors and their families, the City should recommit to expanding its inventory of affordable senior rental housing.” Further, the HNA cites that rental and for-sale affordable housing and workforce housing are the most needed types of housing in the City. The Plan supports a continuum of care from independent living to assisted living to transitional facilities (Goal HN-4, Policy 4.3, p.77). Though not directly impacting the City’s identified need for *affordable* senior housing, it can be anticipated that housing in other parts of the City may become available as residents choose to move into the proposed CCRC.

The scale of the project is denser than a comparable Employment-Flex project, which may increase impacts on neighboring residential development.

- 3. The proposed amendment shall consider the nature and degree of impacts on neighboring lands. Individual parcels or groups of parcels shall not be subject to a change in land use in such way that the new designation is substantially inconsistent with the uses of the surrounding area.*

None of the parcels adjacent to the subject property are designated as Urban Multi-Family. The subject property is located within the Church Ranch Focus Area as identified in the Comprehensive Plan, which are the five areas of the City anticipated to have the most potential for growth and change over the next 20 years. Multi-Family development within the Church Ranch Focus Area should be located closest to the transit infrastructure along US 36 north of Church Ranch Blvd and in anticipation of future commuter rail at Church Ranch. This location is not close enough for residents to walk to the existing Flatiron Flyer station or the future commuter rail.

- 4. The proposed amendment is necessary in order to address substantially changed conditions in the immediate area of the subject tract since adoption of the Land Use Plan or an error contained in that document.*

The proposed amendment is not necessary to address substantially changed conditions in the immediate area of the subject property. The property could be developed under the current Employment-Flex Designation.

5. *The proposed amendment provides for the orderly physical growth of the city.*

The Comprehensive Plan designation of Urban Multi-Family states: “Urban Multi-Family shall be located along arterial streets, adjacent to high-capacity transit (commuter rail, express bus), and activity centers, where supportive neighborhood-serving uses and employment opportunities are available.” The property is located along arterial streets but is not located adjacent to high-capacity transit. The nearby activity center has some neighborhood-serving uses and employment opportunities. The Comprehensive Plan further states in the Focus Areas section: “Employment generating land uses at the Hawn property with a degree of local-serving retail would further support the vision of the Focus Area.” Infrastructure to support the proposed Erickson development will be further studied through ODP review and subsequent engineering plans.

6. *The proposed amendment furthers an important public policy, including but not limited to a need for affordable housing, protection of historic resources, preservation of open space, or reduction in water demand by virtue of a different land use category.*

With the proposed change from Employment-Flex to Urban Multi-Family, the City has the opportunity to collect PLD and enhance the Big Dry Creek corridor. However, the land along the Big Dry Creek corridor that the applicant proposes to dedicate would likely never be used for development due to the size and shape, location in the floodplain, and steep slopes. The development would provide for much needed senior housing; however, this is not *affordable* senior housing that is most critically needed as identified in the HNA.

The public policy consideration at hand is whether the City’s varied housing needs can be adequately addressed through this proposal and whether the City’s housing need outweighs the Comprehensive Plan’s vision, as adopted by City Council, for employment development at this location. The subject property location is one of the few remaining large employment parcels with visibility from US-36 corridor.

7. *The proposed amendment is appropriate in order to address a uniqueness in the size, shape and character of the parcel in relation to neighboring lands. Proof that a small parcel is unsuitable for use as presently designated or that there have been substantial changes in the immediate area may justify an amendment subject to evidence furnished by the applicant.*

There is no evidence that size, shape, or character of the parcel hinders its developability as an Employment-Flex development. The subject property is larger than surrounding properties and therefore lends itself to a creative site design to balance viewshed preservation, access to parks and open space, and buffering of the floodplain.

8. *The proposed amendment will not negatively impact the transportation system, drainage, water and sewer infrastructure, water supply, fire and police services, the parks and open space system, or the City's general fund revenue.*

City Staff has performed a high-level analysis of the applicant’s Comprehensive Plan amendment request. That analysis is shared below organized by topic:

- a) *Transportation:* The proposed development does not increase the impacts to the transportation system in this area of the City as compared to the Employment-Flex designation. An additional roadway connection and intersection are necessary to serve the development and are included in the PDP. The proposed access to West 104th Avenue is needed to alleviate the currently congested intersection of Westminster

Boulevard and Church Ranch Boulevard and to improve traffic safety and facilitate emergency response access.

- b) *Drainage*: The proposed development and amendment likely will not increase the impacts to the drainage infrastructure as compared to an Employment-Flex use but will not be fully understood until ODPs are submitted for review. The proposed PDP accompanying the Comprehensive Plan amendment shows on-site detention and water quality facilities that will capture the developed drainage from this site.
- c) *Water and Sewer Infrastructure*: The water and sewer infrastructure will be sufficient to serve the proposed development. Public Works and Utilities modeled the water and sanitary sewer infrastructure based on the proposed Preliminary Development Plan of the Erickson Senior Living project. With the proposed location and density of this site, the existing utility infrastructure can support the proposed project.
- d) *Water Supply*: The proposed development will increase the water demand as compared to the existing Employment-Flex land use designation. The Water Supply Model indicates that changing 65 acres of Employment-Flex to Urban Multi-Family will increase the water demand, ranging from 78 to 240 acre-feet, depending on the final design and density of this project. Public Works and Utilities' Staff has had conversations with the applicant team and will provide a more accurate estimate of water demand along with review of the ODP utilizing metered water use from a similar CCRC property in Colorado.
- e) *Fire Services*: The proposed development will have an impact on fire services, and the location is known to have a gap in fire coverage and response times. Using the Fire Department's calls for service projection formula, and analysis of a project in another Colorado city of similar size, the proposed Comprehensive Plan change from Employment-Flex to Urban Multi-Family is estimated to generate approximately 800 to 900 calls for service per year following complete buildout. The applicant team has stated that the occupancy will have onsite medical staff which, in part, is designed to reduce the service impact on the local municipality/district. The presence of onsite medical staff was included in the Fire Department's analysis and calls-for-service projections. A comparably sized Employment-Flex project would be anticipated to generate approximately 90 calls for service per year.
- f) *Police Services*: The proposed CCRC development is expected to have a negative impact on police services including operations, response, community engagement, and investigations resources. Additional high-density multi-family housing adds to Police Operations, increasing response demands, time to make contact, etc. Senior living settings request police engagement for outreach and, more importantly, crime prevention education. The Police Department's Senior Liaison Detective carries one of the highest caseloads, involving complicated frauds, investment crimes, and complex assaults, including medical staff regulatory investigations. This development, if approved, may require additional police staffing. A comparably sized office or flex-commercial development would be anticipated to have lower impacts on operations, response, community engagement, and investigations resources.
- g) *Open Space System*: Under the applicant's CCRC proposal, the City would receive both physical PLD and a PLD fee-in-lieu. The City would also collect park development fees, which would provide short-term support for maintaining the dedicated land. In contrast,

an Employment-Flex designation does not require PLD; however, the land currently designated as floodplain would remain undeveloped and preserved in its natural state, and additional stream buffer would be requested to facilitate future stream bank restoration. Both scenarios protect the environmental constraints of the floodplain, though they differ in terms of public access and maintenance responsibilities.

- h) *Parks and Recreation System*: Compared to the current Employment-Flex land use designation, the proposed change to Urban Multi-Family to allow the development of a CCRC would result in increased demand on the Parks, Recreation, and Libraries Department, particularly for senior-focused programs and accessible facilities. The increase in population may require the department to adapt and expand its offerings to meet the needs of a larger elderly demographic. This expansion in services would be managed without a corresponding increase in budget, potentially creating challenges in staffing, program delivery and facility maintenance.
 - i) *Economic Development*: City Staff worked with the Business Research Division at the University of Colorado to analyze the economic impact from changing the current Comprehensive Plan land use from Employment-Flex to Urban Multi-Family for the proposed CCRC project. The CCRC proposal was compared to office and flex-commercial development scenarios and accounted for both construction and operation impacts as well as direct, indirect, and induced economic impacts. The analysis concluded that the highest and best use of this land would be office employment, followed by a flex-commercial scenario. The Erickson Senior Living CCRC proposal generated less economic impact than the other two hypothetical scenarios. However, the two large-scale office developments modeled as comparators are unlikely to materialize in the near-term, and the office market remains uncertain throughout the market area. The complete analysis has been included, see Attachment 4.
 - j) *General Fund Revenue*: The CCRC project is expected to represent a \$850-million private investment and as currently proposed would have a minor positive impact on Westminster's sales, use, and property tax revenues. A senior living facility would contribute essentially zero sales tax as there are currently no plans for retail activity on the premises. However, the facility would be expected to produce approximately \$145,000 per year in Use Tax on an ongoing basis because of taxable tangible personal property being utilized or consumed onsite. Approximately \$25,000 of property taxes could be expected due to be generated per year due Westminster's very low property tax rate. Thus, the total tax revenue the City would expect to receive from the CCRC project is approximately \$170,000/year. A comparably sized Employment-Flex development would be expected to generate approximately \$240,000 in property tax and \$10,000 in use tax, for a total of \$250,000/year.
9. *The proposed amendment will not negatively impact referral agencies such as the Colorado Department of Transportation, local school districts, the Rocky Mountain Metropolitan Airport, or other agencies pertinent to the location and nature of the requested amendment.*

The proposed housing development is within the airport runway approach zone. Any future development submittals will be routed to the airport for comment on the proposed building heights. Other agencies have not identified negative impacts but will be included in review of future ODP submissions.

10. *The proposed amendment establishes minimal environmental impacts or has sufficiently mitigated any identified impacts.*

Staff finds that the proposed amendment does not have a significant increase in environmental impacts as compared to an Employment-Flex development.

11-5-14. - *Standards for Approval of Planned Unit Development Zoning, Preliminary Development Plans and Amendments to Preliminary Development Plans.*

(A) In reviewing an application for approval of Planned Unit Development zoning and its associated Preliminary Development Plan, or an amended Preliminary Development Plan, the following criteria shall be considered:

1. *The Planned Unit Development (PUD) zoning and the proposed land uses in the associated Preliminary Development Plan are in conformance with the City's Comprehensive Plan and all City Codes, ordinances, and policies.*

The PDP Amendment generally conforms to the density, building height and allowable land uses of the proposed Urban Multi-Family Comprehensive Plan land use designation. However, the concept shown by the applicant does not meet the Development Characteristics for a gridded street system or an engaged street orientation. The site plan will be further analyzed with a future ODP submittal.

The applicant is requesting the ability to request partial waivers to permitting fees and partial rebates of construction use tax through text included in the PDP. Per the added verbiage, such requests could only be made outside of any land use entitlements and could not be included in any future PDP amendments or ODPs. One potential scenario would be that the applicant could request these fee waivers and tax rebates through an Economic Development Agreement. Any such reductions in fees or taxes would require City Council approval.

2. *The Preliminary Development Plan exhibits the application of sound, creative, innovative, and efficient planning principles.*

The PDP Amendment exhibits sound planning principles as it concentrates dense residential development along an arterial corridor and near commercial uses, existing parks and open space. Local utility infrastructure is adequate to serve the project, and the PDP has been produced in a manner that is in conformance with many of the Multi-Family Design Standards. However, the project does not feature a "gridded street system" or "engaged street orientation" as called out under the form guidelines for the Urban Multi-Family Comprehensive Plan designation. The proposed CCRC has a campus-like *suburban* layout with curvilinear streets which is contrary to the vision laid out for this land use designation.

3. *Any exceptions from standard Code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the Preliminary Development Plan (PDP).*

The applicant is requesting one zoning code exceptions from the Multi-Family Residential Design Standards (MFRDS). The first is a request to reduce the minimum building setback from private streets and drives from 25 feet to 15 feet (MFRDS Site Design 10(A)(5)). Staff believes this exception is justified given fire access requirements that, for buildings exceeding three stories, an aerial fire apparatus access road is required and cannot be set back more than 30 feet from the building. With the intended provision of surface parking near

building entrances, it would be challenging to meet the aerial access road requirements while also maintaining this large of a building setback.

- 4. The PDP is compatible and harmonious with existing public and private development in the surrounding area.*

The PDP Amendment proposes land uses that conform with the proposed Urban Multi-Family Comprehensive Plan designation. ODPs for future development must comply with all standard W.M.C. requirements and must include appropriate setbacks, landscaping, and height restrictions contained within the PDP to ensure the development mitigates any negative impacts on private development in the area. A prairie style architectural expression is proposed, which would tie the project into the surrounding development style evident in the immediate area. Massing of the buildings is proposed to be broken through terracing, but the four to five story height will still be impactful on surrounding properties.

- 5. The PDP provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.*

The PDP restricts land uses that may cause adverse impacts on the surrounding area. The project is set back large distances from any adjacent development, thus reducing negative impacts to and from adjacent development. Connection points for bicycles and pedestrians have been located on the north, east, and west sides to provide connection to adjacent uses.

- 6. The PDP has no significant adverse impacts upon existing or future land uses nor upon the future development of the immediate area.*

Given the relatively isolated location of the subject property, there are no significant adverse impacts expected on existing uses to the north, south, or west. To the east, mountain views from homes in the existing Waverly Acres neighborhood will be impacted given the proposed 65-foot maximum building height outlined in the PDP. Views from private property are not protected by Municipal Code nor the Comprehensive Plan. Waverly Acres Park provides a significant horizontal buffer from the project site, and the applicant has established a 130-foot building setback from the eastern property line. In addition, the applicant has established a "height sensitivity zone" spanning 400-feet from the eastern property line where no buildings will be allowed to exceed four stories in height. Buildings will be set back a minimum of 50 feet from the southern property boundary adjacent to the future drinking water treatment facility.

- 7. Streets, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.*

The subject property will be accessed from two points from a new public street spanning from Westminster Boulevard to the south and West 104th Avenue on the north. The provision of the new public street was required to improve access to the subject property for emergency services and evacuation and to improve vehicular and pedestrian access to City Park and the local street network. This public street was contemplated in the 2040 Comprehensive Plan as shown in Figure 8-4 Church Ranch Focus Area Framework, see Attachment 5. Vehicle access points will be designed with future ODPs, will meet the City's Engineering Standards and Specifications, and will be coordinated with emergency services.

8. *The City may require rights-of-way adjacent to existing or proposed arterial or collector streets, any easements for public utilities and any other public lands to be dedicated to the City as a condition to approving the PDP. Nothing herein shall preclude further public land dedications as a condition to ODP or plat approvals by the City.*

The City is requiring dedication of right-of-way along the property's frontage adjacent to Westminster Boulevard in order for the developer to add additional vehicular lanes in line with the City's improvement plans for the corridor. The City is also requiring dedication of the right-of-way needed for the new public street spanning from Westminster Boulevard to West 104th Avenue. This includes dedication of a portion of the existing Open Space Tract A. The PDP does not preclude dedication of future right-of-way or public land if identified by Staff.

9. *Performance standards are included that ensure reasonable expectations of future Official Development Plans being able to meet the Standards for Approval of an Official Development Plan contained in Section 11-5-15, W.M.C.*

The PDP Amendment includes the necessary standards to ensure future ODPs can meet the standards of approval. The ODPs will need to meet the requirements included in the W.M.C., the Multi-Family Residential Design Standards, the Landscape Regulations, and the PDP.

10. *The applicant is not in default or does not have any outstanding obligations to the City.*

The applicant is not in default and does not have outstanding obligations to the City.

(B) Failure to meet any of the above-listed standards may be grounds for denial of an application for Planned Unit Development zoning, a Preliminary Development Plan or an amendment to a Preliminary Development Plan.

The applicant has provided a narrative of the proposed CCRC project and analysis of the W.M.C. approval criteria, see Attachment 6.

Neighborhood Meeting(s) and Public Comments

A neighborhood meeting was held at the Butterfly Pavilion on August 20, 2024. Questions were raised by four community attendees related to: building height and impacts to westerly views of the mountains, impacts on property values from blocked views, seriousness of the proposal given that the developer has been interested in other sites in the past, impacts on emergency services and first responders, whether the developer is seeking not-for-profit status and related tax implications, concerns over high price of proposed rents especially for the assisted living units based on what is charged by the Windcrest development, concerns over impacts to existing eagle populations and how the development may push existing prairie dog populations into adjacent open space and residences, impacts to the Waverly Acres neighborhood from construction activity, what exceptions from design standards are being requested, and how Westminster and the Denver region needs low and middle income housing rather than the type of housing proposed by the developer.

Public comments for consideration by the Planning Commission have been included in Attachment 7.

Summary of Staff Recommendation

Changes to the Westminster Comprehensive Plan are evaluated carefully by Staff. Dealing with large scale projects such as the proposed CCRC brings to bear complex analysis which

does not always yield a straightforward direction. City Staff is generally supportive of the proposed Comprehensive Plan land use designation change from Employment-Flex to Urban Multi-Family based on detailed analysis of impacts on the local economy, infrastructure, and municipal services. While there are expected to be negative impacts from the loss of potential future employment opportunities, increased emergency service demand, increased water use, and decreased general fund revenue, the proposed land use change would support the creation of a large number of new housing units to meet the City's housing challenges through an estimated \$850-million private investment. Though not directly impacting the City's identified need for *affordable* senior housing, it can be anticipated that housing in other parts of Westminster may become available as residents choose to move into the proposed CCRC. The change to a residential use triggers the requirement for PLD, which will transfer roughly 10 acres of land into municipal possession in perpetuity and approximately \$15 million in fee-in-lieu of PLD.

Staff recommends that the Planning Commission recommend approval of the Comprehensive Plan amendments, rezoning, and PDP.

STRATEGIC PLAN GOALS:

The City's Strategic Plan goal of Access to Opportunity is met through the provision of 1,485 independent senior housing and assisted living units. The City's Strategic Plan goal of Economic Vitality is also met by the provision of new jobs in support of the proposed CCRC and additional tax base.

Respectfully Submitted,

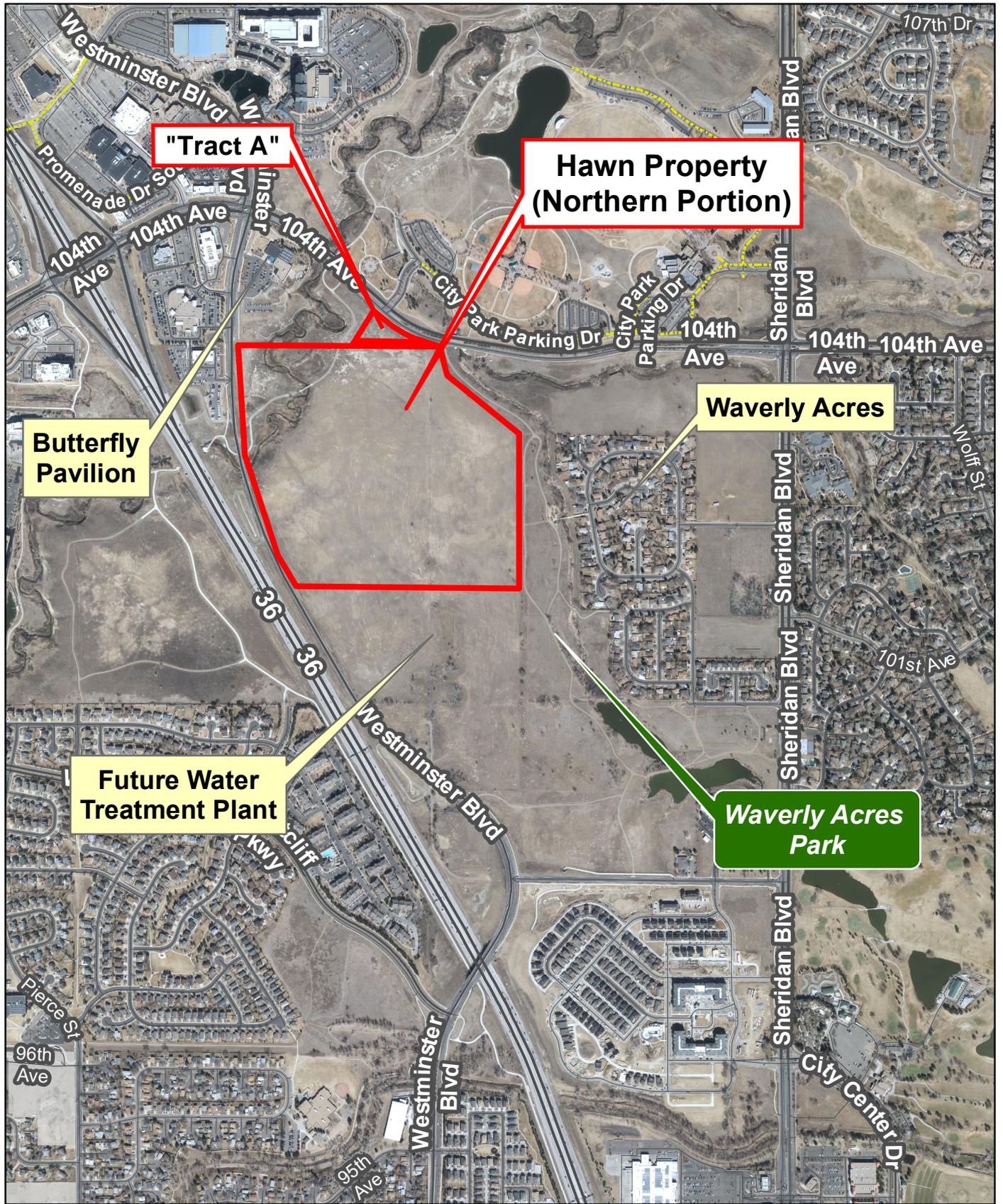


John McConnell, AICP
Planning Manager

ATTACHMENTS:

- Attachment 1: Vicinity Map
- Attachment 2: Urban Multi-Family and Employment-Flex
- Attachment 3: Proposed Preliminary Development Plan
- Attachment 4: Erickson Senior Living Economic Impact Analysis
- Attachment 5: Church Ranch Focus Area
- Attachment 6: Applicant Project Narrative
- Attachment 7: Public Comment

ATTACHMENT 1



GIS-Apps\WestGIS\ArcGIS93Template\Westminister_Basic_93.mxd

VICINITY MAP





URBAN MULTI-FAMILY

This character type accommodates a range of higher density housing types from townhomes to apartments, condominiums and similar higher density typologies. Urban Multi-Family shall be located along arterial streets, adjacent to high capacity transit (commuter rail, express bus), and activity centers, where supportive neighborhood-serving uses and employment opportunities are available. Parking areas should primarily be contained in structured parking or located underneath housing. Urban Multi-Family shall be located with pedestrian and bicycle infrastructure with connectivity to adjacent commercial services, parks, open spaces, and trail system.

Examples: Curate Orchard Town Center, MAA Promenade, Westglenn



Table 3-5. Urban Multi-Family Development Standards

Land Use	
Primary Uses	Multi-Family; Townhomes; Senior Housing
Secondary Uses	Non-Commercial Recreational Uses; Child Care Facilities; Group Homes; Live/Work Units
Development Characteristics	
Form and Guidelines	Buildings 1 to 4 stories but allowed higher along arterial streets or within Focus Areas and, in all cases, lower heights on edge locations abutting lower density residential uses; Access to community parks, trails and/open space; Gridded street system; Engaged street orientation; Structured or tuck-under parking, with some on-street or surface parking
Density	Maximum 36.0 DU/AC
Minimum Lot Size	5.0 gross acres for multi-family



EMPLOYMENT - FLEX

This character type provides and protects land for flexible employment uses including offices, research and development facilities, and supportive uses. In general, office uses predominate this category. Light industrial uses (including warehouses, distribution, and wholesalers) may be allowed when located away from residential areas and adequately buffered from sensitive land uses, as shown in Map 3-2, or Flex/Light Industrial designated locations in the prior Comprehensive Plan. Manufacturing and assembly space is permitted when inclusive of storefront/showroom space for offices, sales or customer service. Uses that create objectionable levels of noise, vibration, odor, glare or hazards are not permitted. Outdoor storage must be screened from view. Hotel uses that support employment uses may be permitted through a master planned development. Support commercial uses integrated into employment buildings are permitted up to 10% of GFA. The city may impose stricter design standards for more intense uses.



Examples: Church Ranch Corporate Center, Park Centre, Westmoor



Table 3-12. Employment - Flex Development Standards

Land Use	
Primary Uses	Professional Offices; Research and Development Labs; Flex Office; Incubator Space
Secondary Uses	Manufacturing; Warehousing; Fabrication; Repair Shops; Wholesale Distributors; Production; Medical Facilities; Hotels; Support Commercial (eating establishments, pharmacies, business services, office supply)
Development Characteristics	
Form and Guidelines	Buildings 1 to 4 stories but may be allowed higher in Focus or Transition Areas or where adjacent to expressways; Employee and customer amenity spaces; Loading, service or storage areas screened from view; Architectural detailing for elevations within public view; Maximum 10% of GFA for support commercial or 15,000 square feet, whichever is less
Floor Area Ratio	Maximum 1.0 FAR (primary uses) Maximum 0.5 FAR (standalone secondary uses)

EXISTING LEGAL DESCRIPTION

PARCEL 1:
A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13;
THENCE SOUTH 89°38'45" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,163.58 FEET TO THE NORTHEAST CORNER OF PARCEL 1812-2 AS DESCRIBED BY RULE AND ORDER RECORDED AT RECEPTION NO. FF1382987 AND THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°38'45" EAST ALONG SAID NORTH LINE, A DISTANCE OF 772.72 FEET TO THE NORTHWEST LINE OF THAT PARCEL DESCRIBED BY RULE AND ORDER RECORDED AT RECEPTION NO. FF1188023;
THENCE ALONG SAID NORTHWEST LINE THE FOLLOWING ELEVEN (11) COURSES:
1. SOUTH 21°33'48" WEST, A DISTANCE OF 119.14 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 194.44 FEET, SAID CURVE HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 39°05'22", AND A CHORD WHICH BEARS SOUTH 41°06'29" WEST A CHORD DISTANCE OF 190.69 FEET;
3. NORTH 29°20'50" WEST, A DISTANCE OF 17.50 FEET;
4. SOUTH 60°39'10" WEST, A DISTANCE OF 135.34 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 56.76 FEET, SAID CURVE HAVING A RADIUS OF 167.50 FEET, A CENTRAL ANGLE OF 19°24'54", AND A CHORD WHICH BEARS SOUTH 70°21'37" WEST A CHORD DISTANCE OF 56.49 FEET;
6. SOUTH 09°55'57" EAST, A DISTANCE OF 17.50 FEET;
7. SOUTH 80°04'03" WEST, A DISTANCE OF 43.21 FEET TO A POINT OF CURVATURE;
8. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 120.08 FEET, SAID CURVE HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 25°57'45", AND A CHORD WHICH BEARS SOUTH 67°05'11" WEST A CHORD DISTANCE OF 119.06 FEET;
9. SOUTH 54°06'20" WEST, A DISTANCE OF 96.85 FEET TO A POINT OF CURVATURE;
10. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 129.53 FEET, SAID CURVE HAVING A RADIUS OF 760.80 FEET, A CENTRAL ANGLE OF 09°45'18", AND A CHORD WHICH BEARS SOUTH 49°13'41" WEST A CHORD DISTANCE OF 129.38 FEET TO A POINT OF REVERSE CURVATURE;
11. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 51.68 FEET, SAID CURVE HAVING A RADIUS OF 255.84 FEET, A CENTRAL ANGLE OF 11°34'28", AND A CHORD WHICH BEARS SOUTH 50°08'16" WEST A CHORD DISTANCE OF 51.59 FEET TO THE EAST LINE OF SAID PARCEL 1812-2;

HENCE ALONG SAID EAST LINE THE FOLLOWING FOUR (4) COURSES:
1. NORTH 08°32'15" WEST, A DISTANCE OF 187.36 FEET;
2. NORTH 12°31'06" WEST, A DISTANCE OF 118.59 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 165.99 FEET, SAID CURVE HAVING A RADIUS OF 3,422.06 FEET, A CENTRAL ANGLE OF 02°46'45", AND A CHORD WHICH BEARS NORTH 01°36'07" WEST A CHORD DISTANCE OF 165.97 FEET;
4. NORTH 00°12'40" WEST, A DISTANCE OF 107.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 260,488 SQUARE FEET OR 5.98 ACRES, MORE OR LESS.

PARCEL 2:
A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13;
THENCE SOUTH 89°38'45" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 1,968.48 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED BY RULE AND ORDER RECORDED AT RECEPTION NO. FF1188023 AND THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°38'45" EAST ALONG SAID NORTH LINE, A DISTANCE OF 662.94 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 13 AND THE WEST LINE OF WEST 104TH AVENUE;
THENCE ALONG THE WEST AND SOUTH LINES OF WEST 104TH AVENUE THE FOLLOWING TWO (2) COURSES:
1. SOUTH 00°16'40" WEST, A DISTANCE OF 30.00 FEET;
2. SOUTH 89°39'54" EAST, A DISTANCE OF 83.03 FEET TO THE NORTHWEST CORNER OF OPEN SPACE PARCEL 3 AS DESCRIBED BY RULE AND ORDER RECORDED AT RECEPTION NO. F1197949;

HENCE ALONG THE WEST LINE OF SAID OPEN SPACE PARCEL 3 THE FOLLOWING THREE (3) COURSES:
1. SOUTH 09°59'59" EAST, A DISTANCE OF 172.99 FEET;
2. SOUTH 53°56'25" EAST, A DISTANCE OF 393.90 FEET;
3. SOUTH 46°02'08" EAST, A DISTANCE OF 327.94 FEET TO THE NORTHWEST CORNER OF LOT 11, A REPLAT OF WAVERLY ACRES SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 720910;

HENCE SOUTH 00°04'33" WEST ALONG THE WEST LINE OF SAID LOT 11, A DISTANCE OF 1,120.44 FEET;

HENCE SOUTH 89°36'22" WEST, A DISTANCE OF 1,677.63 FEET TO THE EAST LINE OF PARCEL 1812-1 AS DESCRIBED BY RULE AND ORDER RECORDED AT RECEPTION NO. FF1382987;

THENCE ALONG THE EAST LINE OF SAID PARCEL 1812-1 THE FOLLOWING SIX (6) COURSES:
1. NORTH 24°28'02" WEST, A DISTANCE OF 349.29 FEET;
2. NORTH 16°38'36" WEST, A DISTANCE OF 258.21 FEET;
3. NORTH 24°59'43" WEST, A DISTANCE OF 187.12 FEET;
4. NORTH 31°21'32" EAST, A DISTANCE OF 74.12 FEET;
5. NORTH 05°01'16" WEST, A DISTANCE OF 268.74 FEET;
6. NORTH 08°45'34" WEST, A DISTANCE OF 198.37 FEET TO THE SOUTHEAST LINE OF THAT PARCEL DESCRIBED BY RULE AND ORDER RECORDED AT RECEPTION NO. FF1188023 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID SOUTHEAST LINE THE FOLLOWING TEN (10) COURSES:
1. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 91.30 FEET, SAID CURVE HAVING A RADIUS OF 730.80 FEET, A CENTRAL ANGLE OF 07°09'29", AND A CHORD WHICH BEARS NORTH 50°31'35" EAST A CHORD DISTANCE OF 91.24 FEET;
2. NORTH 54°06'20" EAST, A DISTANCE OF 96.85 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 106.49 FEET, SAID CURVE HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 25°57'45", AND A CHORD WHICH BEARS NORTH 67°05'11" EAST A CHORD DISTANCE OF 105.58 FEET;
4. NORTH 80°04'03" EAST, A DISTANCE OF 43.21 FEET;
5. SOUTH 09°55'57" EAST, A DISTANCE OF 17.50 FEET TO A POINT OF NON-TANGENT CURVATURE;
6. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 78.78 FEET, SAID CURVE HAVING A RADIUS OF 232.50 FEET, A CENTRAL ANGLE OF 19°24'54", AND A CHORD WHICH BEARS NORTH 70°21'37" EAST A CHORD DISTANCE OF 78.41 FEET;
7. NORTH 60°39'10" EAST, A DISTANCE OF 135.34 FEET;
8. NORTH 29°20'50" WEST, A DISTANCE OF 17.50 FEET TO A POINT OF NON-TANGENT CURVATURE;
9. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 214.91 FEET, SAID CURVE HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 39°05'22", AND A CHORD WHICH BEARS NORTH 41°06'29" EAST A CHORD DISTANCE OF 210.76 FEET;
10. NORTH 21°33'48" EAST, A DISTANCE OF 130.78 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,969,607 SQUARE FEET OR 68.17 ACRES, MORE OR LESS.

TRACT A:
A PARCEL OF LAND BEING A PORTION OF LOT 9, NORTHPOINT CENTER FILING NO. 1, FIRST REPLAT
RECORDED AT RECEPTION NO. 94182014, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 12;
THENCE NORTH 89°38'45" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 22.77 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°38'45" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 592.91 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 71.68 FEET, SAID CURVE HAVING A RADIUS OF 271.50 FEET, A CENTRAL ANGLE OF 15°07'36", AND A CHORD WHICH BEARS NORTH 33°54'22" EAST A CHORD DISTANCE OF 71.47 FEET;

THENCE NORTH 41°28'10" EAST, A DISTANCE OF 238.09 FEET TO THE SOUTHWEST RIGHT OF WAY LINE OF WEST 104TH AVENUE DEDICATED BY SAID NORTHPOINT CENTER FILING NO. 1, FIRST REPLAT;

THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES:
1. SOUTH 48°31'47" EAST, A DISTANCE OF 66.60 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 400.62 FEET, SAID CURVE HAVING A RADIUS OF 977.50 FEET, A CENTRAL ANGLE OF 23°28'55", AND A CHORD WHICH BEARS SOUTH 60°16'14" EAST A CHORD DISTANCE OF 397.82 FEET TO THE POINT OF BEGINNING.

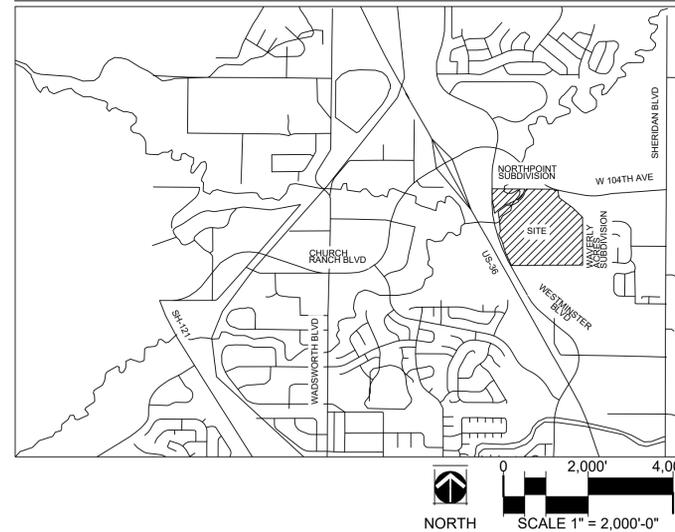
SAID PARCEL CONTAINS 63,935 SQUARE FEET OR 1.47 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR SOUTH 89°38'45" EAST, MONUMENTED AT THE SOUTHWEST CORNER OF SAID SECTION 12 BY A 3.25" ALUMINUM CAP
PLS 2496 IN RANGE BOX AND AT THE SOUTH QUARTER CORNER OF SAID SECTION 12 BY A 3.25" ALUMINUM CAP PLS 23899 AT GRADE.

PRELIMINARY DEVELOPMENT PLAN ERICKSON SENIOR LIVING

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF 12

VICINITY MAP



ZONING & LAND USE PUD (PLANNED UNIT DEVELOPMENT) WITH SENIOR MULTIFAMILY HOUSING USE

PREVIOUS 2040 COMPREHENSIVE PLAN DESIGNATION: EMPLOYMENT FLEX / OPEN SPACE (TRACT A)
PREVIOUS ZONING & LAND USE: O-1 OPEN/AGRICULTURE, AGRICULTURAL USE / PUD & PARK USE (TRACT A)
COMPREHENSIVE PLAN DESIGNATION: URBAN MULTI-FAMILY
ZONING: PLANNED UNIT DEVELOPMENT

ZONING & LAND USE TABLE

SUBJECT SITE	ZONING	LAND USE	2040 COMP. PLAN DESIGNATION
	PUD	VACANT	URBAN MULTI-FAMILY
NORTH	O-1 / PUD	OPEN SPACE / PARK	PARKS / GOLF COURSES
SOUTH	O-1	OPEN SPACE	PUBLIC / QUASI PUBLIC
EAST	PUD	OPEN SPACE / RESIDENTIAL	OPEN SPACE / CREEK CORRIDOR / RESIDENTIAL LOW DENSITY
WEST	O-1 / PUD	OPEN SPACE / SERVICE COMMERCIAL	OPEN SPACE / CREEK CORRIDOR, WESTMINSTER BLVD.

DEVELOPMENT REVIEW, TIMING & PHASING

IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S PDP OR LATEST PDP AMENDMENT IS MORE THAN FIVE (5) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE PDP OR AMENDED PDP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE CITY CODE.

THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS:
ERICKSON SENIOR LIVING IS A MASTER PLANNED COMMUNITY ENCOMPASSING COMPLEMENTARY USES BROADLY INCLUDING THE PERMITTED USES LISTED BELOW. THE APPLICANT AND THE CITY WILL DETERMINE THE LEVEL OF INFRASTRUCTURE IMPROVEMENTS REQUIRED TO SERVE ANY GIVEN PHASE AT THE TIME OF MASTER PLATS, FINAL PLATS, AND/OR THE SITE SPECIFIC ODP'S USING THE PROVIDED PHASING PLANS AS A GUIDE (SHEET 9 HEREIN). PUBLIC AND PRIVATE IMPROVEMENTS, AGREEMENTS WILL BE FINALIZED IN CONNECTION WITH THESE PLATS AND ODP'S IN ACCORDANCE WITH CITY CODE.

DEVELOPMENT IS EXPECTED TO OCCUR (AS SHOWN ON SHEET 9 HEREIN) IN PHASES BASED ON MARKET DEMAND. FINAL SEQUENCING OF THE PROJECT, BASED ON THE PROVIDED PHASING PLANS (SHEET 9 HEREIN) WILL BE DETERMINED IN CONJUNCTION WITH THE FUTURE SITE-SPECIFIC OFFICIAL DEVELOPMENT PLANS. THE REQUIRED SITE IMPROVEMENTS FOR SPECIFIC PHASES WILL BE DETERMINED DURING THE REVIEW OF SITE-SPECIFIC OFFICIAL DEVELOPMENT PLANS.

PROJECT TEAM

PROPERTY OWNER (PARCELS 1 & 2) R DEAN HAWN INTERESTS, LTD PO BOX 670369 DALLAS, TX 75367	PLANNING AND ENTITLEMENTS JARED CARLON NORRIS DESIGN 1101 BANNOCK STREET DENVER, CO 80204 JCARLON@NORRIS-DESIGN.COM	ARCHITECTURE JIGNA HAMMERS SMITHGROUP 1675 LARIMER STREET, SUITE 500 DENVER, CO 80202 JIGNA.HAMMERS@SMITHGROUP.COM
--	---	--

PROPERTY OWNER (TRACT A) CITY OF WESTMINSTER 4800 WEST 92ND AVENUE WESTMINSTER, CO 80031	LANDSCAPE ARCHITECTURE BRAD HAIGH NORRIS DESIGN 1101 BANNOCK STREET DENVER, CO 80204 BHAIGH@NORRIS-DESIGN.COM	LEGAL CONSULTANT ANDREW PETERS OTTEN JOHNSON 950 17TH STREET, STE 1600 DENVER, CO 80202 APETERS@OTTENJOHNSON.COM
--	---	--

APPLICANT STEVEN MONTGOMERY ERICKSON LIVING PROPERTIES LLC. 701 MAIDEN CHOICE LANE BALTIMORE, MD 21228 STEVEN.MONTGOMERY@ERICKSON.COM	CIVIL AND TRAFFIC ENGINEERING STEVE KOCHER HARRIS KOCHER SMITH 1120 LINCOLN STREET, SUITE 1000 DENVER, CO 80203 SKOCHER@HKS.COM
---	---

OWNER APPROVAL

I, _____, AS _____ OF R DEAN HAWN INTERESTS LTD, A TEXAS

PARTNERSHIP, PROPERTY OWNER, DO SO APPROVE THIS PDP FOR REVIEW AND APPROVAL BY THE CITY OF

WESTMINSTER THIS _____ DAY OF _____, 20__.

SIGNATURE _____ TITLE _____

OWNER APPROVAL

I, _____, AS _____ OF CITY OF WESTMINSTER, PROPERTY OWNER, DO SO

APPROVE THIS PDP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF

_____, 20__.

SIGNATURE _____ TITLE _____

CITY APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER

THIS _____ DAY OF _____, 20__.

CHAIRMAN

ATTEST: CITY CLERK

ACCEPTED BY THE CITY COUNCIL OR THE CITY OF WESTMINSTER

THIS _____ DAY OF _____, 20__.

MAYOR

ATTEST: CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO.

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS _____ DAY OF _____, 20__, AT ____ O'CLOCK __M.

JEFFERSON COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I, AARON MURPHY, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PDP PROPERTY BOUNDARY.

DATE _____ 38162 REGISTERED LAND SURVEYOR & NO.

SHEET INDEX

1 OF 12	COVER SHEET	10 OF 12	UTILITY PLAN
2 OF 12	PROJECT NOTES	11 OF 12	HEIGHT SENSITIVITY AND CONNECTIVITY PLAN
3 OF 12	PROJECT NOTES	12 OF 12	TYPICAL SECTIONS
4 OF 12	PROJECT NOTES		
5 OF 12	DESIGN GUIDELINES		
6 OF 12	DESIGN GUIDELINES		
7 OF 12	EXISTING CONDITIONS		
8 OF 12	LAND DEDICATION PLAN		
9 OF 12	PHASING PLAN		

CASE NUMBER: PLN24-0048



NORRIS-DESIGN.COM

DATE: JUNE 20, 2025

ERICKSON SENIOR LIVING PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY DEVELOPMENT PLAN
PREPARED: 06.10.24

REVISION HISTORY

PDP-02 12.20.2024

PDP-03 03.11.2025

PDP-04 05.20.2025

PDP-05 06.20.2025

1 OF 12

COVER SHEET

PRELIMINARY DEVELOPMENT PLAN ERICKSON SENIOR LIVING

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 2 OF 12



LAND USE TABLE

AREA		TYPE OF LAND USE	ACRES	% OF TOTAL PROPERTY	# UNITS (MAX.)	# OF BEDS (MAX)
RESIDENTIAL		CCRC - INDEPENDENT LIVING UNITS	59.66	79%	1350	-
		CCRC - ASSISTED LIVING / MEMORY CARE			135	149
		CCRC - SKILLED NURSING				40
PUBLIC LAND DEDICATION	OPEN SPACE	PUBLIC OPEN SPACE	10.35	14%	-	-
	PROPOSED CREEKSIDE DRIVE	PUBLIC R.O.W.	1.60	2%		
PUBLIC OPEN SPACE LAND SWAP		PUBLIC OPEN SPACE	1.47	2%		
WESTMINSTER BLVD. DEDICATION		PUBLIC R.O.W.	1.07	1%		
PROPOSED CREEKSIDE DRIVE DEDICATION (TRACT A)		PUBLIC R.O.W.	0.55	1%		
AREA TO BE SWAPPED FROM CITY NOT DEDICATED FOR CREEKSIDE DRIVE (TRACT A)		CCRC	0.92	1%		
TOTAL:			75.62 AC	100%	1485	189
TOTAL POST OPEN SPACE & ROW DEDICATION:			60.58 AC			

PROJECT NOTES

THE GENERAL INTENT OF THIS PDP IS TO:

- MEET THE WESTMINSTER MUNICIPAL CODE, REQUIREMENTS AS DESCRIBED IN SECTIONS 11-5-4: PRELIMINARY DEVELOPMENT PLAN REQUIREMENTS, AND 11-5-14: STANDARDS FOR APPROVAL OF PLANNED UNIT DEVELOPMENTS, PRELIMINARY DEVELOPMENT PLANS AND AMENDMENTS TO PDP(S).
- PROVIDE A FRAMEWORK OF THE BASIC DEVELOPMENT PARAMETERS FOR INCLUDING BUT NOT LIMITED TO:
 - GENERAL LAND USE AND CIRCULATION PATTERNS,
 - GENERAL SYSTEM OF PUBLIC PARKS AND PUBLIC OPEN SPACES INCLUDING PUBLIC LAND DEDICATION AREAS, PERIMETER SETBACKS, AND BUFFER AREAS,
 - PROPOSED DENSITY AND INTENSITY OF ACCESSORY USES.
- DEFINE GENERAL PERFORMANCE STANDARDS FOR THE DEVELOPMENT.
- DEFINE SPECIAL CONDITIONS AND RESTRICTIONS APPLICABLE TO THE SUBJECT PROPERTY.
- CREATE A COMMUNITY OF MULTI-SCALE RESIDENTIAL CARE, SHARED SERVICES, AND AMENITY BUILDINGS SURROUNDING LANDSCAPED COURTYARDS AND OUTDOOR SPACES.
- PROVIDE LANDSCAPED OUTDOOR SPACES WITH SHARED AMENITIES, OUTDOOR DINING AND RECREATIONAL OPPORTUNITIES FOR RESIDENTS, STAFF, AND VISITORS.
- IMPLEMENT A DESIGN THEME WITH A VARIETY OF BUILDING MATERIALS IN A UNIFIED DESIGN EXPRESSION OVER TIME.
- UTILIZE LANDSCAPE AND PEDESTRIAN FEATURES (WALKWAYS, SEATING AREAS) AS UNIFYING ELEMENTS.
- DEVELOP A PROJECT CONSISTENT WITH THE WESTMINSTER MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS AND CONSISTENT WITH THE CHARACTER OF ADJACENT NEIGHBORHOODS AND NEARBY COMMERCIAL USES.

PERMITTED USES:

SENIOR HOUSING; CONTINUING CARE RETIREMENT COMMUNITY (CCRC); AND RELATED ACCESSORY USES, AS SHOWN ON THIS PDP.

PROHIBITED USES:

ANY USES NOT SPECIFICALLY LISTED AS PERMITTED SHALL BE DEEMED PROHIBITED. THE PLANNING MANAGER SHALL DETERMINE IF AN UNLISTED USE OR SET OF USES FALL INTO THE DEFINITION OF A LISTED PERMITTED USE.

PROJECT SCOPE:

DEVELOP AN ERICKSON CONTINUING CARE RETIREMENT COMMUNITY (CCRC) WHICH WILL PROVIDE HOUSING AND CONTINUUM OF CARE RELATED SERVICES FOR PEOPLE OVER THE AGE OF 62.

CREDITS, REDUCTIONS, INCENTIVES, AND REBATES:

NO PROJECT NOTES IN THIS PDP SHALL BE CONSTRUED AS PROHIBITING THE OWNER FROM PURSUING, OR THE CITY FROM OFFERING, ANY CREDIT, REDUCTION, INCENTIVE, OR REBATE OF ANY FEES OR TAXES AUTHORIZED BY LAW INCLUDING, BY WAY OF EXAMPLE, BUT NOT LIMITATION, THE FOLLOWING:

- PARTIAL WAIVERS OF CITY PERMITTING FEES
- PARTIAL REBATE OF CONSTRUCTION USE TAX

ANY WAIVERS OR REBATES WOULD BE PURSUED THROUGH A MECHANISM SEPARATE FROM ANY LAND USE ENTITLEMENTS INCLUDING THE PRELIMINARY DEVELOPMENT PLAN OR OFFICIAL DEVELOPMENT PLAN.

PARK DEVELOPMENT FEE:

CITY CODE § 11-6-8(C) REQUIRES PAYMENT OF A PARK DEVELOPMENT FEE BASED UPON THE NUMBER OF DWELLINGS UNITS CONSTRUCTED. THE PARK DEVELOPMENT FEE IS \$1,704 (2025) PER CCRC INDEPENDENT LIVING UNIT(1,350), \$592.00 PER CCRC ASSISTED LIVING/MEMORY CARE BED (149), AND \$0 PER CCRC SKILLED NURSING BED THE TOTAL FEE IS \$2,388,608.00. THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE PARK FEE IS ADJUSTED ANNUALLY IN ACCORDANCE WITH THE CONSUMER PRICE INDEX (CPI) AS ESTABLISHED FOR THE DENVER METROPOLITAN AREA. THE PARK DEVELOPMENT FEE MAY BE PAID ON A PER BUILDING BASIS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST UNIT IN ANY BUILDING. PER CODE § 11-6-8(C)(3), OWNER MAY REQUEST A PARK DEVELOPMENT FEE CREDIT FROM THE CITY FOR OWNER'S CONSTRUCTION OF CERTAIN PARK AND OPEN SPACE IMPROVEMENTS.

PROJECT NOTES

SCHOOL LAND DEDICATION:

CITY CODE § 11-6-8(F) REQUIRES DEDICATION OF LAND OR PAYMENT OF CASH-IN-LIEU FOR PUBLIC SCHOOLS BASED UPON THE NUMBER OF DWELLINGS UNITS CONSTRUCTED. PURSUANT TO CITY CODE § 11-6-8(F)(1)(B)(IV), THIS SENIOR HOUSING DEVELOPMENT IS EXEMPT FROM THE CITY'S SCHOOL LAND DEDICATION REQUIREMENTS.

PUBLIC LAND DEDICATION:

PUBLIC LAND DEDICATION IS REQUIRED FOR RESIDENTIAL DEVELOPMENTS IN THE CITY BASED ON THE DEVELOPMENT'S PROJECTED POPULATION. THE PROJECTED POPULATION FOR THIS DEVELOPMENT IS 1.5 PERSONS PER INDEPENDENT SENIOR LIVING UNIT, 0.25 PERSONS PER ASSISTED LIVING BED, AND 0 PERSONS PER SKILLED NURSING BED. THIS PDP PROJECTS 1,350 INDEPENDENT SENIOR LIVING UNITS, 149 ASSISTED LIVING BEDS, AND 40 SKILLED NURSING BEDS. THE MAXIMUM TOTAL PROJECTED POPULATION IS 2,062.25 PERSONS. PER CODE §11-6-8(B)(2), THE PUBLIC LAND DEDICATION REQUIRED FOR 2,062.25 PERSONS IS 24.75 ACRES.

FOR THIS SITE, THE CITY HAS DETERMINED THAT THE PUBLIC LAND DEDICATION REQUIREMENT IS TO BE MET THROUGH A COMBINATION OF LAND DEDICATION AND CASH-IN-LIEU FEE PAYMENT. THE OWNER SHALL DEDICATE THE 10.35 ACRES OF LAND AS SHOWN ON SHEET 8; OF THE 10.35 ACRES, 6.35 ACRES ARE NON-DEVELOPABLE AND ARE CREDITED AT 1/6TH THE VALUE. A TOTAL OF 5.06 ACRES ARE CREDITED TOWARDS LAND DEDICATION. OWNER SHALL SATISFY THE REMAINING 19.69 ACRES OF PUBLIC LAND DEDICATION REQUIREMENT BY PAYMENT OF CASH-IN-LIEU BASED ON THE FAIR MARKET VALUE OF \$763,265.30 PER ACRE, AS DETERMINED BY THE PROPERTY APPRAISAL CONDUCTED BY NATIONAL VALUATION CONSULTANTS, INC. AND DATED APRIL 10, 2025. THE TOTAL CASH-IN-LIEU PAYMENT CALCULATED IS \$15,028,693.76

PUBLIC ART:

THE CITY'S MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS REQUIRE PUBLIC ART INSTALLATION OR PAYMENT OF CASH-IN-LIEU BASED ON THE GROSS ACREAGE OF THE PROPERTY AT A RATE OF \$2,000 PER GROSS ACRE OR FRACTION THEREOF AT THE TIME OF FINAL PLAT. THE PROPERTY'S GROSS ACREAGE AT THE TIME OF FINAL PLAT IS 60.58 ACRES. ACCORDINGLY, OWNER SHALL PAY A PUBLIC ART CASH-IN-LIEU FEE OF \$121,160.00 AT THE TIME OF THE FIRST FINAL PLAT OF THE PROPERTY.

RECOVERY COSTS:

ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL BE EFFECTIVE AGAINST THE DEVELOPMENT. A RECOVERY COST IS STILL VALID AGAINST A DEVELOPMENT EVEN IF IS UNDISCOVERED AND/OR INADVERTENTLY OMITTED FROM THE PRELIMINARY OR OFFICIAL DEVELOPMENT PLAN.

ACCESS CONTROLLED/GATED COMMUNITY:

THIS COMMUNITY WILL FEATURE ONE NON-GATED PRIMARY ACCESS WITH A STAFFED GUARD HOUSE. ONE GATED SECONDARY ACCESS WILL BE REMOTELY MONITORED 24-HOURS A DAY, 7 DAYS A WEEK. EMERGENCY VEHICLES SHALL BE GRANTED ACCESS AT ALL TIMES AND AT ALL ACCESS POINTS.

INFRASTRUCTURE PROVISIONS:

THE FOLLOWING COMMITMENTS ARE REQUIRED TO BE COMPLETED BY THE APPLICANT AND SHALL BE BINDING UPON THEIR SUCCESSORS, HEIRS, AND ASSIGNS WITH RESPECT TO THE LAND WITHIN THIS DEVELOPMENT:

- PARKS, TRAILS, AND OPEN SPACE
ENHANCED TRAIL SYSTEMS ARE IMPORTANT TO IMPROVE PEDESTRIAN/CYCLING SAFETY AND CONNECTIVITY FROM WAVERLY ACRES TO THE BIG DRY CREEK OPEN SPACE. EACH ODP SHALL INCLUDE PEDESTRIAN TRAIL IMPROVEMENTS FOR THE LAND WITHIN ITS BOUNDARIES.
 - TEN (10) FEET WIDE CONCRETE MULTI-MODAL PATH: REFER TO SHEET 11
 - SIX (6) FEET DETACHED RIGHT-OF-WAY SIDEWALK: REFER TO SHEET 11

RIGHT-OF-WAY

WESTMINSTER BOULEVARD:
AS DEPICTED IN THIS PDP, OWNER SHALL DEDICATE RIGHT-OF-WAY FOR THE WIDENING OF WESTMINSTER BOULEVARD AT THE TIME OF THE FIRST FINAL PLAT FOR THE PROPERTY. OWNER SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF WESTMINSTER BOULEVARD IN THE AREA SO DEDICATED.

CREEKSIDE DRIVE:

AS DEPICTED IN THIS PDP, THE OWNER SHALL DEDICATE RIGHT-OF-WAY FOR THE EXTENSION OF CREEKSIDE DRIVE FROM THE PROJECT NORTH PROPERTY LINE TO WESTMINSTER BOULEVARD. SAID DEDICATION SHALL OCCUR WITH THE FIRST PHASE OF THE PROJECT AS DEPICTED ON SHEET 9.

THE OWNER SHALL DEDICATE RIGHT-OF-WAY FOR THE EXTENSION OF CREEKSIDE DRIVE FROM THE PROJECT'S NORTHERN PROPERTY LINE TO WEST 104TH AVENUE, AS DEPICTED IN THIS PDP ON SHEET 8.

OWNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE ENTIRE CREEKSIDE DRIVE INCLUDING A TRAFFIC SIGNAL AT WEST 104TH AVENUE AND CREEKSIDE DRIVE AND ENHANCED PEDESTRIAN CROSSINGS AT WEST 104TH AVENUE AND CREEKSIDE DRIVE AS WELL AS AT CREEKSIDE DRIVE AND ERICKSON WAY. CONSTRUCTION OF THESE IMPROVEMENTS SHALL BE COMPLETE BY THE TIME OF ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR THE FIRST CONTINUING CARE RETIREMENT COMMUNITY INDEPENDENT LIVING UNIT. UPON COMPLETION OF ALL IMPROVEMENTS FOR THE CREEKSIDE DRIVE EXTENSION, OWNER SHALL DEDICATE THE ROAD TO THE CITY OF WESTMINSTER AT WHICH POINT THE CITY WILL OWN AND MAINTAIN THE ENTIRETY OF CREEKSIDE DRIVE.

ERICKSON WAY:

PRIVATE RIGHT-OF-WAY, OWNER SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE ROADWAY, AS DEPICTED ON SHEET 9.

INTERNAL PRIVATE STREETS:

OWNER SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF ALL PRIVATE STREETS.

TRAFFIC SIGNALS

THIS PROJECT SHALL WARRANT THE EXPANSION OF THE TRAFFIC SIGNAL AT WEST 104TH AVENUE AND WEST 105TH AVENUE / FUTURE CREEKSIDE DRIVE TO A FOUR-WAY SIGNALIZED INTERSECTION. CONSTRUCTION OF THE TRAFFIC SIGNAL SHALL BE COMPLETED BY THE TIME OF ISSUANCE OF THE FIRST OCCUPANCY PERMIT FOR THE FIRST CONTINUING CARE RETIREMENT COMMUNITY INDEPENDENT LIVING UNIT.

PROJECT NOTES

CONTINUING CARE RETIREMENT COMMUNITY (CCRC)

- CCRC DEFINITIONS
 - CONTINUING CARE RETIREMENT COMMUNITY (CCRC) MEANS A CAMPUS SETTING LICENSED BY THE STATE OF COLORADO THAT PROVIDES FOR MULTIPLE TYPES LIVING UNITS AND CARE FOR PERSONS AGE 62 OR OLDER, INCLUDING INDEPENDENT LIVING, ASSISTED LIVING, CONGREGATE CARE, MEMORY CARE, AND SKILLED NURSING CARE. ON-SITE ACCESSORY USES AVAILABLE TO RESIDENTS, STAFF AND THEIR GUESTS MAY INCLUDE FACILITIES FOR PERSONAL SERVICES, DINING FACILITIES, RECREATION FACILITIES, PLACES OF WORSHIP, MEDICAL FACILITIES, ADMINISTRATIVE OFFICES, AND OTHER ACCESSORY USES DESCRIBED BELOW.

PROPOSED USES

- CCRC INDEPENDENT LIVING UNIT
CCRC INDEPENDENT LIVING UNIT SHALL MEAN (AS DEFINED UNDER COLORADO STATUTES) A ROOM, APARTMENT, OR OTHER AREA WITHIN A FACILITY SET ASIDE FOR THE EXCLUSIVE USE OR CONTROL OF ONE OR MORE IDENTIFIED RESIDENTS.
 - CCRC ASSISTED LIVING FACILITY WHICH MAY INCLUDE MEMORY CARE
CCRC ASSISTED LIVING FACILITY IS A FACILITY LOCATED WITHIN A CONTINUING CARE RETIREMENT COMMUNITY THAT PROVIDES A RESIDENTIAL LIVING ENVIRONMENT, ASSISTED BY CONGREGATE MEALS, HOUSEKEEPING, AND PERSONAL SERVICES FOR PERSONS AGE 62 OR OLDER, WHO HAVE TEMPORARY OR PERIODIC DIFFICULTIES WITH ONE OR MORE ESSENTIAL ACTIVITIES OF DAILY LIVING, SUCH AS FEEDING, BATHING, DRESSING, OR MOBILITY (BUT DO NOT REQUIRE SERVICES IN OR OF A COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT LICENSED LONG-TERM CARE FACILITY OR NURSING FACILITY). A CCRC ASSISTED LIVING FACILITY SHALL INCLUDE DWELLING UNITS, DINING ROOM(S), BATHING AREA(S), COMMON AREA(S), OFFICES, AND OTHER SPACES NECESSARY TO PROVIDE THE ABOVE SERVICES.
 - CCRC SKILLED CARE NURSING FACILITY
CCRC SKILLED CARE NURSING FACILITY IS A FACILITY LOCATED WITHIN A CONTINUING CARE RETIREMENT COMMUNITY WHICH PROVIDES BOARD, SHELTER, AND 24-HOUR SKILLED NURSING AND MEDICAL CARE TO CHRONIC OR CONVALESCENT PATIENTS. A CCRC SKILLED CARE NURSING FACILITY MAY INCLUDE NURSING BEDS AND/OR INDIVIDUAL ROOMS, DINING ROOMS, BATHING AREAS, COMMON AREAS, OFFICES, CLINICS, THERAPY AREAS, MEDICAL FACILITIES, AND OTHER SPACE NECESSARY TO PROVIDE THE ABOVE SERVICES.
- CONTINUING CARE RETIREMENT COMMUNITY (CCRC) PRINCIPAL USES
THE FOLLOWING SHALL BE ALLOWED WITH AN APPROVED ODP IN ACCORDANCE WITH CITY OF WESTMINSTER GUIDELINES.
 - CCRC INDEPENDENT LIVING UNITS
 - CCRC ASSISTED LIVING FACILITIES
 - CCRC SKILLED CARE NURSING FACILITIES
 - CLUB/PRIVATE RECREATION FACILITIES
 - ACCESSORY USES/STRUCTURES
THE FOLLOWING SHALL BE ALLOWED ONLY WHEN A PRINCIPAL USE HAS BEEN ESTABLISHED ON THE LOT IN ACCORDANCE WITH CITY OF WESTMINSTER GUIDELINES:
 - STORMWATER DETENTION/RETENTION FACILITIES
 - BAR/LOUNGE - RESTRICTED TO CCRC RESIDENTS AND THEIR GUESTS
 - PARKING - OFF-STREET, LOADING, CARPORTS, STRUCTURED, AND SURFACE
 - SIGNAGE - TEMPORARY AND PERMANENT, ALONG PERIMETER AND INTERNAL
 - SALON - RESTRICTED TO CCRC RESIDENTS AND THEIR GUESTS
 - PHARMACY - RESTRICTED TO CCRC RESIDENTS AND THEIR GUESTS
 - GATEHOUSE/SECURITY STATION
 - PEDESTRIAN BRIDGES - OVER PRIVATE DRIVES
 - MAINTENANCE FACILITY
 - SIMILAR USES AS DETERMINED BY THE PLANNING MANAGER BASED ON THE CCRC DEFINITIONS ON THE ABOVE SECTION LABELED CONTINUING CARE RETIREMENT COMMUNITY (CCRC).

DATE: JUNE 20, 2025

ERICKSON SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY DEVELOPMENT PLAN PREPARED: 06.10.24	REVISION HISTORY PDP-02.12.20.2024	PDP-03.03.11.2025	PDP-04.05.20.2025	PDP-05.06.20.2025
--	---------------------------------------	-------------------	-------------------	-------------------

PRELIMINARY DEVELOPMENT PLAN ERICKSON SENIOR LIVING

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 3 OF 12



STANDARD STATEMENTS

- APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN CONSTITUTES A CONCEPT APPROVAL OF THE PLAN SUBJECT TO THE ABILITY OF THE CITY OF WESTMINSTER OR THE LAND OWNER TO PROVIDE NECESSARY SERVICES. DUE TO SERIOUS SHORT-RANGE AND LONG-RANGE LIMITATIONS ON THE RAW WATER SUPPLY, WATER TREATMENT CAPACITY AND SEWAGE TREATMENT CAPACITY OF THE CITY, DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN MAY NOT BE POSSIBLE. APPROVAL OF THIS PLAN IMPLIES NO COMMITMENT OF THE CITY OF WESTMINSTER TO PROVIDE SERVICES. THE CITY OF WESTMINSTER ADVISES AGAINST THIS DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN WITHOUT A THOROUGH INVESTIGATION BY THE DEVELOPER OF THE AVAILABILITY OF WATER AND SEWER SERVICE AT THE TIME OF SUCH DEVELOPMENT.
- THE LAND USES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE LOCATION AND NUMBER OF SUCH ESTABLISHMENTS AND THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF THE OFFICIAL DEVELOPMENT PLANS.
- THE DENSITIES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE CONSIDERED AS A MAXIMUM AND SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.
- CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. IF YOU HAVE ANY QUESTIONS REGARDING THE CITY'S USE TAX REQUIREMENTS, PLEASE CONTACT THE CITY TAX AUDITOR.
- UTILITY EASEMENTS: THE DESIGN OF THE PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.

SERVING FACILITIES

PUBLIC RECREATION AREAS	WESTMINSTER CITY PARK
PUBLIC OPEN SPACE	HYLANDS CREEK, BIG DRY CREEK, WESTMINSTER CITY PARK
DRAINAGE	BIG DRY CREEK
MAJOR DETENTION	ON-SITE EXTENDED DETENTION BASIN
PRIMARY SCHOOL	N/A
ELEMENTARY SCHOOL	N/A
MIDDLE SCHOOL	N/A
HIGH SCHOOL	N/A
NEARBY SHOPPING AREAS	WESTMINSTER PROMENADE
NEARBY FIRE STATIONS	WESTMINSTER FIRE STATION 5
NEARBY BUS STOPS	US 36 / CHURCH RANCH STATION WEST SIDE

EXCEPTIONS AND JUSTIFICATIONS

THE FOLLOWING TEXT LISTS THE EXCEPTIONS TO THE ERICKSON SENIOR LIVING CAMPUS AND THE PDP. THESE ARE EXCEPTIONS TO THE CURRENT WESTMINSTER MUNICIPAL CODE AND DESIGN STANDARDS. THEY ARE SUPPORTED BY THE INTENTIONAL FLEXIBILITY DESCRIBED PUD ZONE DISTRICT THAT GIVES THE CITY OF WESTMINSTER THE ABILITY TO UPDATE THESE CODES AND STANDARDS BASED ON PROJECT-SPECIFIC CIRCUMSTANCES. THEY ARE CONSISTENT WITH BEST PRACTICES IN OTHER CCRC CAMPUS DESIGNS ACROSS MUNICIPALITIES ALONG THE FRONT RANGE.

WESTMINSTER MUNICIPAL CODE

THE SITE IS ZONED PUD; PER CODE, THIS ZONE DISTRICT IS INTENDED TO REFLECT MAXIMUM DESIGN FREEDOM TO FULLY UTILIZE THE PHYSICAL CHARACTERISTICS OF THE SITE, TO PROVIDE A CCRC CAMPUS OF HIGH-QUALITY, WHICH MAY NOT BE POSSIBLE UNDER STANDARD ZONING REGULATIONS, AS A CCRC IS NOT DEFINED WITHIN THIS CODE.

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS (SITE DESIGN STANDARDS NO. 10 - SETBACKS)

SETBACKS:

- STANDARD:**
(5) PRIVATE STREETS AND DRIVES: 25 FEET FROM THE BACK OF CURB (INCREASE ADDITIONAL 10 FEET FOR EVERY STORY BEYOND TWO STORIES).

EXCEPTION:

ERICKSON SENIOR LIVING PROPOSES A REDUCTION IN REQUIRED SETBACK ALONG PRIVATE STREETS AND DRIVES FROM 25 (TWENTY-FIVE) FEET TO AN ENVELOPE OF NOT LESS THAN 15 (FIFTEEN) FEET AND NOT GREATER THAN 30 (THIRTY) FEET PER IFC REQUIREMENTS.

JUSTIFICATION:

PER THE AERIAL FIRE APPARATUS ACCESS ROAD REQUIREMENTS FOR BUILDINGS AT OR EXCEEDING 3 (THREE) STORIES OUTLINED IN SECTION D105 OF THE 2021 IFC, ONE OR MORE OF THE REQUIRED ACCESS ROUTES SHALL BE LOCATED NOT LESS THAN 15 (FIFTEEN) FEET AND NOT GREATER THAN 30 (THIRTY) FEET FROM THE BUILDING.

VESTED PROPERTY RIGHTS

- INTERPRETATION AND RELIANCE.** UPON THE SUBSTANTIAL COMPLETION OF CONSTRUCTION OF THE FIRST BUILDING IN THE FIRST ODP FOR THIS PROPERTY, ALL USES PERMITTED BY THIS PDP SHALL BE CONSIDERED "ESTABLISHED" FOR THE ENTIRE PDP FOR THE PURPOSES OF CODE §11-3-2(C)(1)(A). THE CITY ACKNOWLEDGES AND AGREES THAT THIS INTERPRETATION OF THE CITY CODE (§11-3-2(C)(1)(A)) PROTECTS THE PROPERTY FROM ANY SUBSEQUENT CHANGES TO THE CITY'S COMPREHENSIVE PLAN FOLLOWING THE DATE THE FIRST BUILDING IS SUBSTANTIALLY IN CONSTRUCTION UNDER A VALID AND UNEXPIRED BUILDING PERMIT ON THE PROPERTY, AND THAT CITY WILL PERMIT THE FULL BUILDOUT OF THE PROPERTY CONSISTENT WITH THE TERMS OF THIS PDP, REGARDLESS OF ANY SUBSEQUENT CHANGES IN THE CITY'S COMPREHENSIVE PLAN DESIGNATION. FURTHER, THE CITY RECOGNIZES THAT THIS PDP AUTHORIZES AND COMPREHENSIVELY REGULATES THE DEVELOPMENT OF THE PROPERTY, WHICH DEVELOPMENT COULD OCCUR OVER A PERIOD OF MORE THAN A DECADE. THE CITY THEREFORE: (1) ACKNOWLEDGES AND AGREES THAT THE TERMS OF THIS PDP, AND ONLY THE TERMS OF THIS PDP, SHALL CONTROL THE PROPERTY'S DEVELOPMENT (THE "COMMITMENT"), NOTWITHSTANDING ANY SUBSEQUENT CHANGES TO THE CODE OR THE COMPREHENSIVE PLAN; (2) UNDERSTANDS OWNER WILL IN FACT RELY ON THE COMMITMENT; AND (3) AGREES THAT THE COMMITMENT MAY BE ENFORCED TO PREVENT INJUSTICE.

DATE: JUNE 20, 2025

ERICKSON SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY DEVELOPMENT PLAN PREPARED: 06.10.24
REVISION HISTORY
PDP-02.12.20.2024
PDP-03.03.11.2025
PDP-04.05.20.2025
PDP-05.06.20.2025

PRELIMINARY DEVELOPMENT PLAN ERICKSON SENIOR LIVING

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 4 OF 12

DEVELOPMENT STANDARDS

1. MAXIMUM GROSS DENSITY: 23 DU/ACRE

2. MINIMUM LOT AREA: N/A

3. MINIMUM SETBACKS:

LOCATION	BUILDINGS	DRIVES
NORTHERN PROPERTY LINE	150'	130'
EASTERN PROPERTY LINE	130'	35'
SOUTHERN PROPERTY LINE	50'	35'
WESTERN PROPERTY LINE (WESTMINSTER BLVD.)	110'	35'
WESTERN PROPERTY LINE (CREEKSIDE DRIVE)	20'	35'
BIG DRY CREEK*	150' TO PUBLIC ROW	185' TO PRIVATE ROW

*NOTE: MINIMUM SETBACKS ASSOCIATED WITH BIG DRY CREEK ARE TO BE MEASURED FROM TOP OF BANK OR LIMITS OF THE 100 YEAR FLOODPLAIN, WHICHEVER IS GREATER. FINAL LOCATION OF CREEKSIDE DRIVE AND PROPOSED PUBLIC ROW TO BE DETERMINED AT SITE SPECIFIC ODP AND SUBJECT TO DISCUSSION WITH CITY STAFF. FOR CONSTRUCTABILITY, ALTERING OF THE NATURAL TOPOGRAPHY AND REVEGETATION WITHIN THE BIG DRY CREEK SETBACK MAY BE NECESSARY, SUBJECT TO DISCUSSION WITH CITY STAFF.

- A. SETBACK BETWEEN NON-PARALLEL BUILDINGS: MINIMUM 35'
- B. SETBACK BETWEEN PARALLEL BUILDINGS: MINIMUM 40' WITH AN INCREASE OF 10' PER STORY, FOR EACH LEVEL ABOVE TWO (2) STORIES. SEE EXCEPTION NO. 1, AS SHOWN ON SHEET 3.
- C. SETBACKS ARE MEASURED FROM THE LOT LINE TO THE WALL OF THE STRUCTURE HORIZONTALLY AND PERPENDICULAR TO THE LOT LINE.

4. MINIMUM LANDSCAPE SETBACKS:

- A. FROM NORTH PROPERTY LINE: 15' MIN.
- B. FROM EAST PROPERTY LINE: 35' MIN.
- C. FROM SOUTH PROPERTY LINE: 35' MIN.
- D. INTERIOR PARKING LOTS: 15' FROM ALL SIDES OF PRIMARY BUILDINGS INCLUDING MINIMUM SEVEN (7) FOOT WIDE ATTACHED SIDEWALK (TO ACCOMMODATE TWO (2) FOOT OVERHANG FOR VEHICLES AND FIVE (5) FOOT CLEARANCE FOR SIDEWALKS) WHEN WALKS ARE ADJACENT TO HEAD-IN PARKING SPACES.
- E. MINIMUM BIG DRY CREEK TRAIL BUFFER: 150' MIN LANDSCAPE SETBACK ALONG ALL EXISTING TRAILS, AT TIME OF APPROVED PDP, AS MEASURED FROM THE CENTERLINE OF THE TRAIL.

5. MINIMUM PARKING STANDARDS AND SETBACKS

RESIDENT TYPE	PARKING REQUIRED	MINIMUM REQUIRED	REQUIRED COVERED PARKING
INDEPENDENT LIVING	1 SPACE / UNIT 1 GUEST / 5 SPACES	1,620 (1,350 + 270 GUEST)	561
ASSISTED LIVING	1 SPACE / 3 BEDS	50	
SKILLED NURSING	1 SPACE / 3 BEDS	14	
TOTAL		1,684	

NOTE: MINIMUM SURFACE AND COVERED PARKING SPACES MAY ADJUST REQUIREMENTS BASED ON FINAL ODP CALCULATIONS IN CONFORMITY WITH THE CITY OF WESTMINSTER CODE REQUIREMENTS.

- A. PARKING WILL BE PHASED AND AT ALL TIMES SHALL PROVIDE THE REQUIRED NUMBER OF PARKING SPACES TO MEET THE CITY OF WESTMINSTER MINIMUM PARKING REQUIREMENTS.
- B. PARKING MAY BE PROVIDED BY MEANS OF CARPORTS, STRUCTURE, AND/OR SURFACE LOTS. A MINIMUM OF ONE-THIRD OF THE ENTIRE CAMPUS TOTAL PARKING MUST BE PROVIDED VIA CARPORTS/COVERED PARKING AND/OR GARAGES.
- C. PARKING LOT LANDSCAPE ISLANDS AND MEDIANS SHALL BE A MINIMUM OF SIX (6') FEET WIDE.

6. MAXIMUM BUILDING HEIGHT (MEASURED BY IBC STANDARDS)

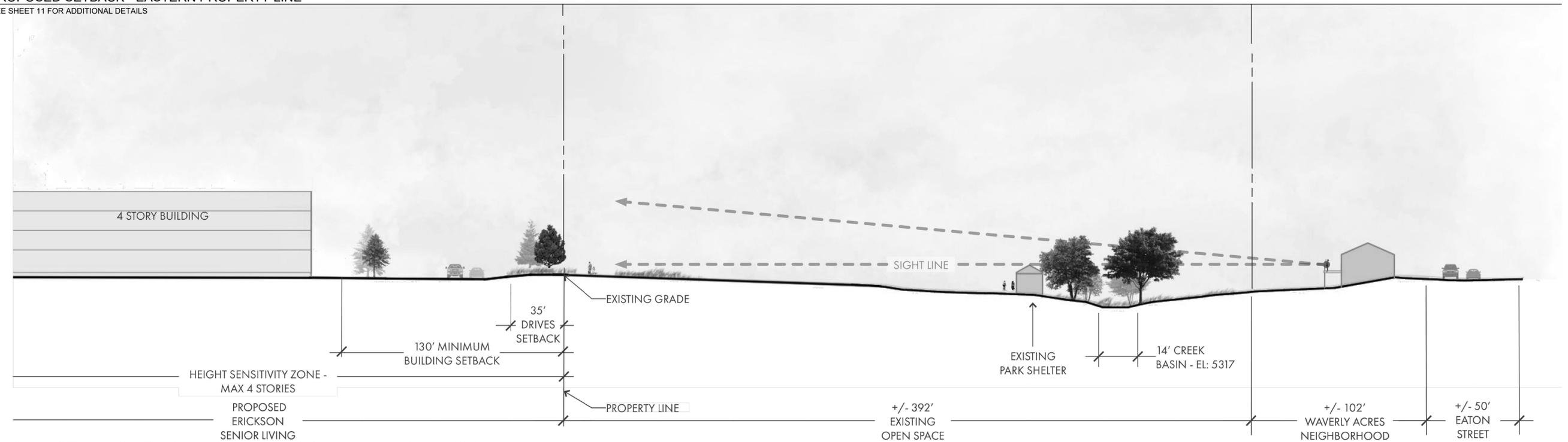
STRUCTURE	HEIGHT MAXIMUM
PRIMARY BUILDING STRUCTURES *	65'
PARKING STRUCTURES	40'
CARPORTS	25'
OTHER BUILDINGS OR STRUCTURES	25'
HEIGHT SENSITIVITY ZONE	4 STORIES

* 5 STORIES, 65' FEET, ABOVE GRADE (UNDERGROUND PARKING AND ACCESS RAMPS SHALL NOT BE INCLUDED IN THE CALCULATION OF BUILDING STORIES). HEIGHT SHALL BE MEASURED PER THE INTERNATIONAL BUILDING CODE HEIGHT REGULATION.

- A. PRIMARY STRUCTURE - 5 STORIES, 65' FEET, ABOVE GRADE (UNDERGROUND PARKING AND ACCESS RAMPS SHALL NOT BE INCLUDED IN THE CALCULATION OF BUILDING STORIES). BUILDING AND STRUCTURE HEIGHT SHALL BE MEASURED PER THE IBC HEIGHT REGULATIONS. NOTWITHSTANDING ANYTHING TO THE CONTRARY THEREIN, HEIGHT WILL ONLY INCLUDE ABOVE GRADE STRUCTURES. UNDERGROUND PARKING AND RAMPS SHALL NOT BE INCLUDED IN THE CALCULATION OF BUILDING HEIGHT AND STORIES.
- B. THE APPLICANT HAS CAREFULLY ASSESSED THE EXISTING SIGHTLINES FOR THE CURRENT RESIDENTS AND PRESERVED THESE VIEWS AS BEST POSSIBLE WHILE ADDRESSING THE DIVERSE NEEDS OF THE PROPOSED COMMUNITY. ADDITIONALLY, THE APPLICANT INTENDS TO UPHOLD THEIR COMMITMENT TO MINIMIZE THE IMPACTS OF THE DEVELOPMENT BY LIMITING BUILDING HEIGHTS WITHIN THE HEIGHT SENSITIVITY ZONE, AS SHOWN ON SHEET 11.

PROPOSED SETBACK - EASTERN PROPERTY LINE

SEE SHEET 11 FOR ADDITIONAL DETAILS



NOTE: NOT TO SCALE, SECTION IS CONCEPTUAL. EXACT BUILDING LOCATION(S) SHALL BE DETERMINED AT TIME OF ODP.

DATE: JUNE 20, 2025

ERICKSON SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY DEVELOPMENT PLAN PREPARED: 06.10.24
REVISION HISTORY
PDP-02.12.20.2024
PDP-03.03.11.2025
PDP-04.05.20.2025
PDP-05.06.20.2025

PRELIMINARY DEVELOPMENT PLAN ERICKSON SENIOR LIVING

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 5 OF 12

DESIGN GUIDELINES

1. INTRODUCTION

A. PURPOSE

THESE GUIDELINES ARE INTENDED TO PROVIDE A FRAMEWORK FOR THE PHYSICAL DEVELOPMENT OF THIS PROJECT. THEIR GOAL IS TO PROVIDE QUALITY, CONSISTENCY, VISUAL CONTINUITY, AND A SENSE OF ORDER THROUGHOUT THE MULTI-YEAR BUILD-OUT OF THE ERICKSON SENIOR LIVING COMMUNITY. THE DESIGN GUIDELINES WILL BE USED TO GUIDE DETAILED SITE PLANNING, AND WILL SERVE AS A REFERENCE FOR THE REVIEW OF ERICKSON SENIOR LIVING SUBMITTED TO THE CITY OF WESTMINSTER WHILE MAINTAINING THE COMMUNITY CHARACTER ENVISIONED BY THE CITY OF WESTMINSTER.

THE DESIGN GUIDELINES ARE SUPPLEMENTED BY GRAPHIC IMAGES WHICH ARE MEANT TO BE CONCEPTUAL PORTRAYALS OF THE NARRATIVE INTENT, NOT ACTUAL REPRESENTATIONS OF PROJECT DESIGN CONCEPTS.

2. SITE OVERVIEW AND DESIGN INTENT

A. THIS APPROXIMATELY 74.15 ACRE SITE IS LOCATED IN WESTMINSTER, EAST OF U.S. HIGHWAY 36, AND SOUTH OF WEST 104TH AVENUE, KNOWN AS THE NORTHERN PORTION OF THE HAWN PROPERTY, AND PROPOSED TO BE DEVELOPED THROUGH THOUGHTFUL AND CREATIVE DESIGN. ERICKSON SENIOR LIVING DESIRES TO CREATE ATTRACTIVE SENIOR HOUSING RESOURCES WHILE PRESERVING OPEN SPACE, ENHANCING NATURAL HABITAT, MINIMIZING IMPACTS ON THE SURROUNDING EXISTING BUILT ENVIRONMENT, AND PRESERVING MOUNTAIN VIEWS, WHERE POSSIBLE. THE DESIGN WILL ACKNOWLEDGE THE REGION'S DRY CLIMATE BY INCORPORATING ATTRACTIVE, DROUGHT-TOLERANT PLANT MATERIALS THAT HELP CONSERVE WATER. FURTHERMORE, THE DESIGN INTENDS TO WORK WITHIN EXISTING GRADES TO LIMIT SITE DISTURBANCE. PLANNED MEASURES SHALL BE EXECUTED TO MITIGATE THE VISUAL IMPACT OF STRUCTURES ON ADJACENT OFF-SITE USES. THIS DOCUMENT SHALL TAKE PRECEDENCE; IN INSTANCES WHERE IT IS SILENT, THE CITY OF WESTMINSTER MULTI-FAMILY DESIGN STANDARDS AND OTHER APPLICABLE CITY CODES SHALL GOVERN.

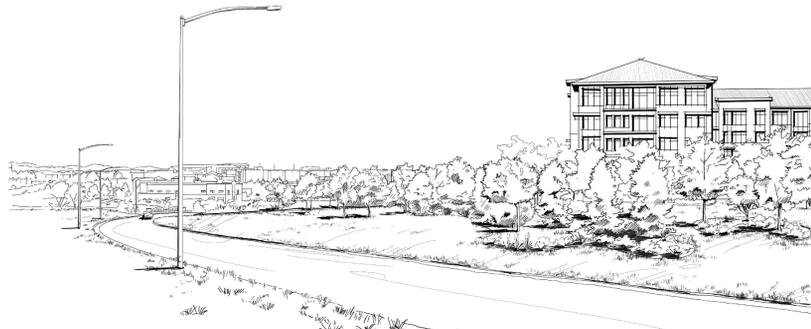


VIEW: FROM 104TH AVENUE FACING NORTHWEST

3. SITE PLANNING GUIDELINES

A. BUILDING LOCATIONS

BUILDING LOCATIONS WILL CONSIDER STREET ORIENTATION, PARKING LAYOUT, TRAFFIC CIRCULATION, LANDSCAPE CONTINUITY, SERVICE AREA SCREENING, MINIMIZING IMPACTS ON THE SURROUNDING EXISTING BUILT ENVIRONMENT, AND VIEWS FROM THE SITE, INTO THE SITE, AND THROUGH THE SITE WHERE POSSIBLE, PER DISCUSSION WITH CITY STAFF.



VIEW: FROM WESTMINSTER BLVD. FACING NORTHWEST

B. OVERALL SITE GRADING AND DRAINAGE

TO MINIMIZE THEIR IMPACT, BUILDINGS WILL STEP DOWN TO ALIGN WITH THE TOPOGRAPHY, WHERE POSSIBLE, PER DISCUSSION WITH CITY STAFF. WITH ERICKSON SENIOR LIVING'S COMMITMENT TO MINIMIZING DEVELOPMENT IMPACT, THE DESIGN WILL FEATURE ADEQUATE FACADE AND ROOF ARTICULATION TO ENHANCE VISUAL INTEREST AND DEPTH. FURTHERMORE, TO REDUCE VISUAL MASS, SETBACKS AND STEP-DOWNS FOR THE BUILDINGS WILL BE INCORPORATED AS THEY APPROACH THE EASTERN PROPERTY LINE.

C. ENVIRONMENTAL

ALL STORM WATER WILL BE CONVEYED IN ACCORDANCE WITH APPROVED DRAINAGE STUDIES PREPARED DURING THE SITE DEVELOPMENT PROCESS.

D. WATER CONSERVATION

THE PROJECT IS COMMITTED TO IMPLEMENTING VARIOUS WATER CONSERVATION MEASURES SUCH AS HIGH-EFFICIENCY APPLIANCES, LOW-FLOW FIXTURES, WATER-WISE LANDSCAPING, AND MANAGEMENT TECHNIQUES INTENDED TO REDUCE OVERALL WATER USAGE AND PEAK DEMANDS.

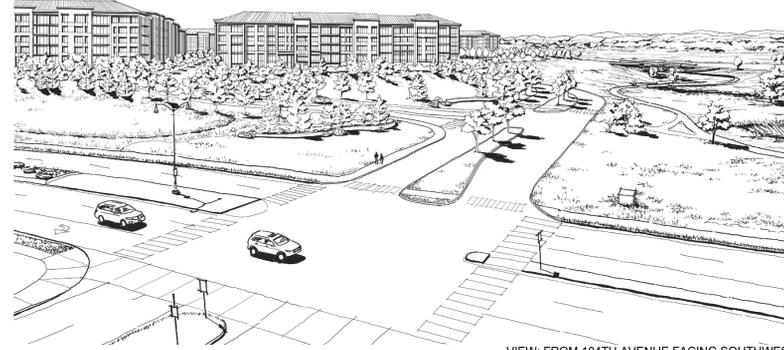
PLANTING DESIGN WILL EMPHASIZE USE OF TREES, SHRUBS, AND GRASSES WITH LOW WATER USE, HOWEVER TREES AND PLANTING AREAS WITH MODERATE OR HIGHER WATER USE ZONES MUST BE INCLUDED IN THE RESPECTIVE HYDROZONES.

E. VEHICULAR CIRCULATION

VEHICULAR ACCESS WILL BE DESIGNED TO FOLLOW THE SITE'S TOPOGRAPHY AND GRADES. MINIMIZE CUT AND FILL, AND MINIMIZE DISRUPTION TO SURROUNDING LAND USES, WHERE POSSIBLE.

F. PEDESTRIAN CIRCULATION

OUTDOOR PEDESTRIAN CIRCULATION WILL BE ENCOURAGED THROUGH A VARIETY OF DESIGN ELEMENTS THAT CREATE SAFE, VIBRANT, AND DYNAMIC PEDESTRIAN SPACES THROUGHOUT THE PROJECT. THESE ELEMENTS INCLUDE ACCESSIBLE WALKWAYS, REST/SITTING AREAS, AND A UNIFIED DESIGN APPROACH WHICH LINKS THE PEDESTRIAN ENVIRONMENT TO THE BUILT AND NATURAL ENVIRONMENT THROUGH USE OF VISUAL REFERENCE POINTS. PEDESTRIAN WALKWAYS WILL BE SEPARATED FROM STREETS THROUGH THE USE OF A SIX (6) FOOT TREE LAWN AND/OR LANDSCAPED AREAS AND BERMS TO PROVIDE SAFETY. WALKWAYS WILL PROVIDE PEDESTRIAN CIRCULATION THROUGH PARKING AREAS THAT ARE SAFE, DIRECT, AND APPEALING. WALKWAYS WILL INCORPORATE UNIQUE PEDESTRIAN AMENITIES THROUGHOUT THE SITE: BENCHES, PLANTING AREAS, SEAT WALLS, PLAZAS, PEDESTRIAN LIGHTING, AND WAYFINDING SIGNAGE WHILE UTILIZING A PALETTE OF PLANT MATERIALS TO PROVIDE COLOR, TEXTURE, STRUCTURE, AND INTEREST THROUGHOUT THE YEAR. WALKWAYS WILL FOCUS ON SCALE, FUNCTION, COMFORT, AND OTHER DETAILS RELATED TO THE OVERALL COMMUNITY DESIGN. PEDESTRIAN CIRCULATION WILL BE ENCOURAGED AND WILL CONNECT TO ATTRACTIVE OPEN SPACE AMENITIES SUCH AS THE BIG DRY CREEK TRAIL. THE ENCLOSED PEDESTRIAN SKY BRIDGES ARE METICULOUSLY DESIGNED TO OFFER YEAR-ROUND, ALL-WEATHER ACCESS, ENSURING SAFE AND CONVENIENT PASSAGE THROUGHOUT THE COMMUNITY. STRATEGICALLY POSITIONED, THESE SKY BRIDGES WILL ENHANCE CONNECTIVITY BETWEEN KEY AMENITIES AND BUILDINGS, FACILITATING SEAMLESS MOVEMENT THROUGHOUT THE YEAR. BRIDGES SHALL BE ALLOWED WITHIN THE HEIGHT SENSITIVITY AND VIEW CORRIDOR ZONES. THE USE OF ENHANCED PEDESTRIAN CROSSINGS WILL PROVIDE A SENSE OF SAFETY AND PLACE. THEY WILL FULLY COMPLY WITH ALL APPLICABLE BUILDING CODES, INCLUDING MAINTAINING THE NECESSARY UNOBSTRUCTED VERTICAL CLEARANCE AS REQUIRED BY APPLICABLE FIRE CODES.



VIEW: FROM 104TH AVENUE FACING SOUTHWEST

G. A MINIMUM OF FIVE (5) PERCENT OF THE TOTAL ACREAGE SHALL BE SET ASIDE FOR THE ENTIRE SENIOR LIVING CAMPUS TO PROVIDE PRIVATE AMENITY SPACES TAILORED FOR THE AGE RESTRICTED COMMUNITY. THESE AMENITY SPACES SHALL BE PROVIDED THROUGHOUT THE ENTIRE CAMPUS AND WILL BE DESIGNED AT TIME OF SITE-SPECIFIC OFFICIAL DEVELOPMENT PLAN (ODP). AMENITIES SUCH AS, BUT NOT LIMITED TO; PICKLEBALL, AMPHITHEATER, BOCCIE, AND/OR PUTTING GREEN.

4. ARCHITECTURAL GUIDELINES

A. ARCHITECTURAL FEATURES

THE PROJECT IS DESIGNED IN A MANNER THAT IS COMPATIBLE AND SYMPATHETIC TO THE ARCHITECTURAL STYLE PRESENT IN THE REGION AND SURROUNDING NEIGHBORHOODS. CREATIVE SITE PLANNING UTILIZES SETBACKS, STEPBACKS, AND SITE GRADING TO MINIMIZE DISRUPTION TO EXISTING VIEWS WHILE PRESERVING AND ENHANCING THE UNIQUE FEATURES OF THE SITE. BUILDING ARCHITECTURE EMPLOYS QUALITY MATERIALS, DETAILS, AND COLORS THAT ARE APPROPRIATE TO THE CITY OF WESTMINSTER ARCHITECTURAL DESIGN PALETTE. THOUGHTFUL DESIGN VISUALLY REDUCES BUILDING SCALE INTO SMALLER, HUMAN SCALED ELEMENTS. EACH OF THE NEIGHBORHOODS WITHIN THE CAMPUS EMPLOY VARIED ARCHITECTURAL CHARACTER THAT DEFINES INDIVIDUAL NEIGHBORHOODS AND OFFERS DIVERSITY TO THE SITE.

B. THE SITE CONCEPT INCORPORATES SEVERAL DESIGN PRINCIPLES THAT PRIORITIZE RESIDENTS' WELL-BEING, FOSTER A SENSE OF COMMUNITY, AND ENHANCE OVERALL QUALITY OF LIFE. THE LAYOUT EMPHASIZES WALKABILITY AND BIKEABILITY, WITH A NORTH-SOUTH AVENUE FEATURING A PUBLICLY ACCESSIBLE PRIVATE WALKWAY. THIS PATHWAY RUNS THROUGH THE HEART OF THE NEIGHBORHOOD AND ANCHORS A VARIETY OF OUTDOOR AMENITIES, MAXIMIZING COMMUNAL SPACE AND ENCOURAGING FREQUENT SOCIAL INTERACTION AMONG RESIDENTS. THESE AMENITIES INCLUDE SECURED TRAIL ACCESS, A DOG PARK, RESIDENT GARDENS, AN AMPHITHEATER, AND A MULTI-USE COMMUNITY PLAZA.

C. A POOL AND HOT TUB (OPEN YEAR ROUND) SHALL BE LOCATED IN THE CLUBHOUSE NEAR RESTROOM FACILITIES. ONE HOT TUB AND ONE POOL ARE PROPOSED FOR THE ENTIRETY OF THE ERICKSON SENIOR LIVING CAMPUS.

D. BUILDING MASSING AND FORM

- THE BUILDING FLOOR PLANS ARE DESIGNED TO INCLUDE MULTIPLE BUILDING EXTENSIONS, INSIDE AND OUTSIDE CORNERS, BAY WINDOWS, AND VARIED ENDS TO REDUCE MONOTONY. THE APPLICANT HAS CAREFULLY ANALYZED THE SIGHTLINES OF EXISTING RESIDENTS TO ENSURE THEIR VIEWS ARE PRESERVED WHILE ADDRESSING THE DIVERSE NEEDS OF THE COMMUNITY. IN ALIGNMENT WITH ERICKSON SENIOR LIVING'S COMMITMENT TO MINIMIZING DEVELOPMENT IMPACT, THE DESIGN INCORPORATES ADEQUATE FACADE AND ROOF ARTICULATION TO ENHANCE VISUAL INTEREST AND DEPTH.
- THE PROPOSED DESIGN INCORPORATES TERRACED UNITS, WHICH ARE ARRANGED IN A STEPPED CONFIGURATION TO ALIGN WITH AND GRADUALLY TRANSITION DOWN THE EXISTING SITE GRADES. THIS APPROACH ENSURES A COHESIVE INTEGRATION OF THE BUILDINGS WITH THE NATURAL TOPOGRAPHY WHILE MINIMIZING DISRUPTION TO THE SURROUNDING LANDSCAPE.
- ROOF LINES ARE VARIED USING ARCHITECTURAL DETAILING TO MINIMIZE THE VISUAL IMPACT OF THE STRUCTURES WHILE CREATING INTEREST.
- VARIETY OF ROOF PITCHES MAY BE PROVIDED, IN ADDITION TO FLAT AND/OR SHED ROOFS SHALL BE INCORPORATED FOR ADDITIONAL ARCHITECTURAL VARIETY.
- TO MINIMIZE THE IMPACT OF THE PROPOSED DEVELOPMENT, THE DESIGN SHALL FEATURE ADEQUATE FACADE AND ROOF ARTICULATION TO ENHANCE VISUAL INTEREST AND DEPTH. ADDITIONALLY,

REDUCTION OF VISUAL MASSING, SETBACKS, A MAX OF 4 (FOUR) STORIES WITHIN THE HEIGHT OF SENSITIVITY ZONE SHALL BE INCORPORATED AS THEY APPROACH THE EASTERN PROPERTY LINE.

E. FOUR-SIDED ARCHITECTURE

- EACH BUILDING IS DESIGNED AS "FOUR-SIDED" WITH HIGHLY-ARTICULATED SIDE AND REAR ELEVATIONS. ALL EXTERIOR BUILDING FACADES WILL BE TREATED EQUALLY WITH RESPECT TO MATERIALS, COLOR, ARTICULATION, AND DETAILING.
- THE DESIGN APPROACH EMPHASIZES CONTEXTUAL ARCHITECTURE BY INCORPORATING ARCHITECTURAL DETAILS THAT BOTH ACCENTUATE AND BLEND WITH THE EXISTING CONTEXT. THIS STRATEGY WILL ENSURE THAT THE DEVELOPMENT COMPLIMENTS THE SURROUNDING ENVIRONMENT WHILE ENHANCING THE OVERALL AESTHETIC.

F. BUILDING MATERIALS

BUILDING MATERIALS WILL BE SELECTED THAT ARE COMPATIBLE WITH THE ARCHITECTURAL HISTORY AND CHARACTER OF THE CITY OF WESTMINSTER'S ARCHITECTURAL DESIGN PALETTE. A VARIETY OF MATERIALS, SUCH AS, MASONRY, STUCCO, AND WOOD WILL BE USED WHENEVER POSSIBLE TO CREATE A PRESENCE COMPATIBLE WITH THE TRADITION OF THE REGION.

G. BUILDING COLORS

THE EXTERIOR COLOR PALETTE WILL BE COMPATIBLE WITH THE ARCHITECTURAL TRADITION OF THE CITY OF WESTMINSTER'S ARCHITECTURAL DESIGN PALETTE. EACH OF THE THREE NEIGHBORHOODS, AS SHOWN ON SHEET 9, WILL HAVE A DISTINCTIVE COLOR SCHEME THAT WILL REINFORCE THE UNIQUE ARCHITECTURAL CHARACTER THROUGHOUT THE CAMPUS.

H. MECHANICAL EQUIPMENT & ACCESSORIES

- MECHANICAL EQUIPMENT: HEATING, VENTILATION, AND AIR CONDITIONING FOR EACH PHASE WILL BE PROVIDED VIA ENERGY-EFFICIENT, EQUIPMENT LOCATED WITHIN EACH COMMUNITY BUILDING AND IN THE ASSISTED LIVING FACILITY.
- UNLESS PROHIBITED BY CODE, MECHANICAL EQUIPMENT MAY BE GROUND MOUNTED. WHEN CODE REQUIRES ROOFTOP MOUNTING OR VENTILATION, THESE UNITS WILL BE SCREENED TO THEIR FULL HEIGHT.

I. PEDESTRIAN WALKWAYS

- OUTDOOR PEDESTRIAN CIRCULATION IS ENCOURAGED THROUGH DESIGN ELEMENTS THAT CREATE SAFE, VIBRANT, AND DYNAMIC PEDESTRIAN SPACES THROUGHOUT THE PROJECT. THESE INCLUDE MAKING MOST WALKWAYS ACCESSIBLE IN COMPLIANCE WITH THE AMERICAN DISABILITY ACT, PROVIDING REST AREAS, SITTING AREAS, AND BY LINKING THE PEDESTRIAN ENVIRONMENT WITH VISUAL REFERENCE POINTS FOR A UNIFIED DESIGN.
- SEPARATION OF PEDESTRIAN WALKWAYS FROM STREETS USING LANDSCAPED AREAS AND BERMS IS EMPLOYED TO PROVIDE SAFETY.
- WALKWAYS PROVIDE PEDESTRIAN CIRCULATION THROUGH PARKING AREAS THAT ARE SAFE, DIRECT, AND APPEALING. UNIQUE PEDESTRIAN AMENITIES WILL BE INCORPORATED THROUGHOUT THE SITE THAT MAY INCLUDE BENCHES, PLANTING AREA, SEAT WALLS, PLAZAS, PEDESTRIAN SCALED LIGHTING, AND DIRECTIONAL SIGNAGE WHILE UTILIZING A PALETTE OF PLANT MATERIALS TO PROVIDE COLOR, TEXTURE, STRUCTURE, AND INTEREST THROUGHOUT THE YEAR.
- ENCLOSED PEDESTRIAN SKYBRIDGES WILL ADHERE TO ALL BUILDING CODES AND MAINTAIN THE REQUIRED UNOBSTRUCTED VERTICAL CLEARANCE AS SPECIFIED BY THE 2021 INTERNATIONAL FIRE CODE (IFC).
- INTERNAL SITE SIDEWALKS NOT ADJACENT TO PARKING WILL BE DETACHED A MINIMUM OF SIX (6) FEET FROM THE CURB. THE INTERNAL NORTH/SOUTH CONNECTION WILL PROVIDE A 7.5-FOOT TREE LAWN IN ADDITION TO A SIX (6) FOOT SIDEWALK. OTHER SIDEWALKS PROVIDED THROUGHOUT THE SITE WILL BE A MINIMUM SIX (6) FOOT IN WIDTH WHICH MAY BE ATTACHED OR DETACHED.

J. ACCESSORY STRUCTURES

ACCESSORY STRUCTURES (I.E. TRASH ENCLOSURES, MAINTENANCE BUILDINGS, CARPORTS, GARAGES, SALES BUILDING(S), GATEHOUSE(S), AND SECURITY STATIONS, ETC.) WILL MATCH THE ARCHITECTURAL CHARACTER OF PRINCIPAL BUILDINGS.

K. RESIDENTIAL WALL GUIDELINES

ALL BUILDING FACADES WITH RESIDENTIAL UNITS THAT ARE ADJACENT TO US HIGHWAY 36 SHALL MEET THE STANDARDS SET FORTH IN THE SOUND TRANSMISSION CLASSIFICATIONS REPORT FROM FELSBURG, HOLT & ULLEVIG, DATED MAY 23, 2024.

L. PRIVATE PATIOS

WHEN BALCONIES ARE INCLUDED, THEY SHALL BE INTEGRATED INTO THE ARCHITECTURAL DESIGN CHARACTER AND MAY UTILIZE RAILINGS ON ONE (1) OR MORE SIDES. BALCONIES SHALL BE PROVIDED ON A MINIMUM OF 70% OF ALL INDEPENDENT LIVING UNITS. FURTHER DESIGNS SHALL BE PROVIDED THROUGH THE SITE-SPECIFIC OFFICIAL DEVELOPMENT PLAN (ODP) PROCESS. STORAGE SHALL NOT BE PERMITTED ON RESIDENT BALCONIES OR PATIOS AND PRIVATE ITEMS ARE RESTRICTED FROM COMMUNITY SPACES AND LANDSCAPED AREAS. IT IS ENCOURAGED FOR RESIDENTS TO UTILIZE DEDICATED BIKE PARKING SPACES THROUGHOUT THE COMMUNITY. ADDITIONALLY, ERICKSON SENIOR LIVING WILL DISCOURAGE STORING ITEMS ON BALCONIES AND WILL PROVIDE BOTH RESIDENT STORAGE AND BIKE STORAGE.

M. BICYCLE PARKING & AMENITIES

A MINIMUM OF TWO (2) BICYCLE REPAIR STATIONS SHALL BE PROVIDED ACROSS THE ENTIRE CAMPUS. ONE (1) EXTERIOR BICYCLE RACK PER 50 (FIFTY) UNITS SHALL BE PROVIDED. A COMBINATION OF INTERNAL SECURED AND OUTDOOR BICYCLE PARKING SHALL BE PROVIDED AT A MINIMUM OF ONE (1) SPACE PER FIVE (5) UNITS.

5. EAST/WEST VIEW CORRIDOR

AN EAST / WEST VIEW CORRIDOR HAS BEEN PRESERVED FROM THE EXISTING WAVERLY ACRES NEIGHBORHOOD, WHERE NO BUILDINGS SHALL BE TALLER THAN 2 STORIES OR 25'. REFER TO SHEET 11 FOR SPECIFIC EAST/WEST VIEW CORRIDOR LOCATION.

6. 4-STORY HEIGHT SENSITIVITY

A HEIGHT SENSITIVITY ZONE IS PROVIDED ALONG THE EASTERN PROPERTY LINE. ALL BUILDINGS LOCATED IN THE HEIGHT SENSITIVITY ZONE SHALL NOT EXCEED 4 (FOUR) STORIES IN HEIGHT. REFER TO SHEET 11 FOR SPECIFIC 4-STORY HEIGHT SENSITIVITY ZONE.

7. NO BUILD VIEWSHEDS (WEST 104TH AVENUE AND BIG DRY CREEK)

NORTHERN MOST LINE ON SHEET 11 ALONG WEST 104TH AVENUE. VIEWSHED DOES NOT ALLOW FOR BUILDINGS TO BE CONSTRUCTED AND SHALL REMAIN FREE AND CLEAR OF BUILDINGS TO MAINTAIN VIEWS TO LONGS PEAK PER THE 2040 COMPREHENSIVE PLAN. PARKING LOTS, DETENTION, ROADS, AND LANDSCAPING ARE PERMITTED WITHIN THIS ZONE.

DATE: JUNE 20, 2025

ERICKSON SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY DEVELOPMENT PLAN
PREPARED: 06.10.24

REVISION HISTORY

PDP-02-12.20.2024

PDP-03-03.11.2025

PDP-04-05.20.2025

PDP-05-06.20.2025

5 OF 12

DESIGN GUIDELINES

PRELIMINARY DEVELOPMENT PLAN ERICKSON SENIOR LIVING

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 6 OF 12

DESIGN GUIDELINES



VIEW: FROM WAVERLY ACRES PARK FACING NORTHWEST

8. CONNECTIVITY

FROM INTIMATE GATHERING SPACES TO LARGER WELLNESS AND ACTIVITY AREAS, EVERY CORNER INVITES RESIDENTS TO CONNECT. PATHWAYS MEANDER THROUGH PEACEFUL LANDSCAPES, PERFECT FOR WILDLIFE WATCHING, WALKING, OR LEISURELY LOUNGING. REGIONAL TRAIL NETWORKS PROVIDE OPPORTUNITIES FOR THE ERICKSON COMMUNITY TO TIE INTO THE LARGER FABRIC OF WESTMINSTER.

A. A MINIMUM OF TWO (2) CONNECTIONS WILL BE PROVIDED TO THE BIG DRY CREEK REGIONAL TRAIL.

B. A MINIMUM OF TWO (2) CONNECTIONS WILL BE PROVIDED TO THE EXISTING TEN (10) FOOT WIDE SOFT SURFACE PATH TO WAVERLY ACRES PARK, EAST OF THE SITE, TO IMPROVE ACCESS TO AND FROM SURROUNDING REGIONAL TRAIL SYSTEMS.

C. MULTI-USE PATHS SHALL BE BUILT AT A MINIMUM OF TEN (10) FEET WITHIN EACH MULTI-FAMILY DEVELOPMENT AND SHALL CONNECT TO THE CITY'S REGIONAL TRAIL AND ON-STREET BICYCLE SYSTEM, VIA A LOOPEO SYSTEM AROUND THE EXTERIOR OF THE ERICKSON COMMUNITY. THESE CONNECTIONS SHALL OCCUR IN CONJUNCTION WITH PROPOSED AND EXISTING STREETS AND WITHIN THE COMMUNITY'S OPEN SPACE NETWORK.

9. MASTER SIGN PLAN

A MASTER SIGN PLAN WILL BE PROVIDED WITH THE OFFICIAL DEVELOPMENT PLAN. THE MASTER SIGN PLAN WILL CONFORM TO THE REQUIREMENTS IN SECTION 11-11-14, W.M.C.

10. LANDSCAPE DESIGN

THE LANDSCAPE WITHIN THE ERICKSON SENIOR LIVING COMMUNITY WILL BE DESIGNED WITH THE FOLLOWING THEMES IN MIND:

A. FOCUSING ON WELLNESS AND CONNECTION BY PROMOTING WALKABILITY ON SITE, AND PROVIDING CONNECTIONS TO/FROM REGIONAL TRAIL NETWORKS.

B. IMPLEMENTING WATER WISE PRACTICES THROUGHOUT THE COMMUNITY THROUGH THE USE OF SUSTAINABLE PLANTING AND STORMWATER STRATEGIES.

C. INTEGRATING INTO THE WESTMINSTER NEIGHBORHOOD AND OPEN SPACE FABRIC.

D. RESPECTING EXISTING NATURAL HABITATS INCORPORATING EDUCATIONAL OPPORTUNITIES FOR USERS TO EXPERIENCE.

E. ROW LANDSCAPING

PUBLIC RIGHTS-OF-WAY SHALL BE LANDSCAPED IN ACCORDANCE WITH CITY REGULATIONS.

F. IRRIGATION

THE IRRIGATION DESIGN SHALL CONFORM TO THE CITY OF WESTMINSTER LANDSCAPE REGULATIONS AND LANDSCAPE MANUAL.

G. WATER CONSERVATION WILL BE EMPHASIZED THROUGH MINIMAL USE OF HIGH-WATER TURF AND PLANTINGS, WHICH WILL BE COMPLETED IN ACCORDANCE WITH THE CITY OF WESTMINSTER LANDSCAPING AND WATER CONSERVATION STANDARDS. GROUND COVER ALTERNATIVES TO HIGH-WATER TURF ARE ENCOURAGED AND MAY INCLUDE NATIVE OR ADAPTED SHRUBS, LOW-WATER GRASS BLENDS, ORGANIC AND INORGANIC MATERIALS BLENDED WITH IRRIGATED LANDSCAPE, WHERE APPROPRIATE.

1) HIGH WATER TURF GRASS AREA (SUCH AS KENTUCKY BLUEGRASS AND TALL FESCUE) WILL BE REDUCED TO LESS THAN 20% OF LANDSCAPED AREA TO REDUCE WATER CONSUMPTION.

H. PLANTING DESIGN

THE PLANTING DESIGN WILL FOCUS ON SUSTAINABLE DESIGN, MAXIMIZING VIEWS TO AND FROM THE SITE, AND BLENDING THE PROPOSED SITE INTO THE EXISTING CONDITIONS. POROUS LANDSCAPE DETENTION AND LOW-IMPACT DEVELOPMENT ELEMENTS WILL BE CONSIDERED. VEGETATIVE SWALES AND DETENTION PONDS WILL BE DESIGNED TO DIFFUSE INFILTRATION ON SITE, RECHARGE GROUND WATER, AND PREVENT HYDROLOGY ISSUES OFF-SITE. VIEWS INTERNAL AND OFF-SITE WILL BE ACCENTUATED THROUGH THE STRATEGIC PLACEMENT OF VEGETATION.

1) THE SITE WILL BE BROKEN DOWN INTO THREE (3) DIFFERENT LANDSCAPE ZONES:

A) ENHANCED LANDSCAPE AREAS AROUND ENTRANCES, PEDESTRIAN NODES, AND OTHER FOCAL POINTS.

B) TRANSITION ZONES BETWEEN HEAVILY DESIGNED AND MAINTAINED AREAS TO EXISTING NATURALIZED LANDSCAPES.

C) NATURALIZED LANDSCAPE CONSISTING OF NATIVE SEED AND VEGETATION TO SUPPORT DETENTION AREAS.

2) A COMBINATION OF VARIOUS HEIGHTS, SHAPES, TEXTURES, AND COLORS WILL BE USED TO ADD DEPTH, INTEREST, AND HELP DEFINE SPACE WITH LOWER GROWING MASSING IN THE FOREGROUND AND TALLER MASSING IN THE BACKGROUND.

A) A MINIMUM OF 40% OF THE OVERALL SITE AREA (EXCLUDING RIGHT-OF-WAY LANDSCAPE AREA) WILL BE LANDSCAPED.

I. NEIGHBORHOOD BUFFERING & VIEWS

VIEWS INTERNAL AND OFF-SITE WILL BE ACCENTUATED AND / OR PRESERVED THROUGH STRATEGIC PLACEMENT OF VEGETATION. A LANDSCAPE SETBACK WILL BE PROVIDED ALONG ALL EDGES OF THE PROPERTY THROUGH THE USE OF PLANT MATERIAL AND BERMING. ADDITIONAL PLANTINGS MAY BE REQUIRED WHERE BERMING IS NOT FEASIBLE DUE TO GRADING PER CONSULTATION WITH CITY STAFF.

1) EARTH BERMING WILL BE USED, WHEN GRADING ALLOWS IN CONSULTATION WITH CITY STAFF, WITHIN REQUIRED SETBACK AREAS ALONG ADJACENT RESIDENTIAL USES. WHEN BERMING IS NOT FEASIBLE DUE TO GRADING, OR OTHER CONSTRAINTS, ADDITIONAL LANDSCAPING MAY BE REQUIRED IN CONSULTATION WITH CITY STAFF AT TIME OF ODP REVIEW.

2) LANDSCAPE BERMS ARE REQUIRED TO SCREEN SURFACE PARKING AND PARKING STRUCTURES FROM ADJACENT DEVELOPMENTS AND PUBLIC STREETS.

3) A BUFFER ALONG WESTMINSTER BOULEVARD SHALL PROVIDE BERMING AND ADDITIONAL LANDSCAPE AREA WITH A MINIMUM OF THIRTY (30)% EVERGREEN PLANT SPECIES.

4) PRIVATE LANDSCAPE BERMING WILL BE EVALUATED WITH EACH INDIVIDUAL OFFICIAL DEVELOPMENT PLAN SUBMITTAL.

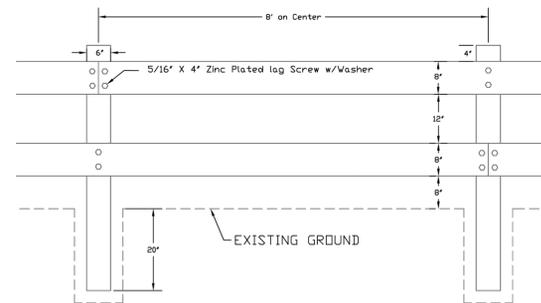
5) LANDSCAPE PLANTING QUANTITIES SHALL BE DETERMINED AT TIME OF ODP REVIEW SUBJECT TO ALL APPLICABLE CITY CODES.

6) PLANTING ABOVE AND BEYOND REQUIRED RATIOS ADJACENT TO THE NEIGHBORHOOD TO THE EAST WILL BE REQUIRED AND REVIEWED AT TIME OF ODP REVIEW.

9. SITE WALLS AND FENCING

A. RETAINING WALLS, FREESTANDING WALLS, AND FENCING WILL BE CONSISTENT WITH ARCHITECTURE, CONSISTING OF NATURAL, MAN MADE, AND / OR COMPOSITE MATERIALS AND TEXTURES SUCH AS STONE, WOOD AND CONCRETE PRECAST OR BOARD FORM WALLS. WHERE PRE-CAST BLOCK WALLS ARE USED, NATURALISTIC APPEARANCE OPTIONS WILL BE PRIORITIZED. RETAINING WALL HEIGHTS WILL BE DETERMINED AT THE TIME OF ODP.

OPEN SPACE FENCE DETAIL



NOTES:

- POSTS: 4X6X5' CCA .40 HEM-FIR (or) WESTERN RED CEDAR
- RAILS: 2X8X8' (or) 16' CCA .40 HEM-FIR (or) WESTERN RED CEDAR

DETAIL: CITY OF WESTMINSTER OPEN SPACE FENCE DETAIL

J. A LANDSCAPED MEDIAN/ISLAND (10-FOOT MIN. WIDTH, 50-FOOT MIN. LENGTH) SHALL BE REQUIRED AT THE MAJOR ENTRANCE TO THE PROJECT AND SHALL BE THE RESPONSIBILITY OF THE OWNER.

K. PEDESTRIAN ACCESS TO THE ERICKSON SENIOR LIVING COMMUNITY WILL BE DEMARCATED WITH PRIVATE PROPERTY SIGNAGE. EDUCATIONAL SIGNAGE WILL BE UTILIZED NEAR TRAIL CONNECTIONS ALONG BIG DRY CREEK AND THE PERIMETER OF THE SITE THAT INFORMS THE PUBLIC ON THE BENEFITS NATIVE PLANTING AND POLLINATOR HABITATS HAVE ON THE LOCAL ECOSYSTEM. A MINIMUM OF FOUR (4) INTERPRETIVE, EDUCATIONAL SIGNS WILL BE PROVIDED AT KEY POINTS ALONG TRAILS WITH VIEWS TO SURROUNDING NATURAL AREAS.

11. SITE FURNISHINGS

SEATING ELEMENTS THAT ENCOURAGE SOCIAL INTERACTION SHALL BE LOCATED IN OUTDOOR GATHERING AREAS. RESTING LOCATIONS WITH AT LEAST ONE (1) BENCH EACH WILL BE SPACED AT REGULAR INTERVALS TO EASE LONGER WALKING DISTANCES. SITE FURNISHINGS MAY INCORPORATE NATURAL MATERIALS, SUCH AS WOOD OR STONE, WHERE APPLICABLE.

12. OPEN SPACE / AMENITY DESIGN

THE COURTYARDS WILL BE DESIGNED AS EXTENSIONS OF RESIDENTS' LIVING SPACES THAT CONTRIBUTE TO A SENSE OF COMMUNITY, COMFORT, AND SECURITY. LANDSCAPE DESIGN WILL BE FUNCTIONAL WITH ACTIVE USE AREAS AND ALSO IN PASSIVE VIEWING.

A. A MINIMUM OF FIVE (5) OUTDOOR AMENITY AREAS OF 1,000 SF IN SIZE WILL BE PROVIDED. PROGRAMMATIC ELEMENTS FOR THESE WELLNESS AREAS CAN INCLUDE, BUT ARE NOT LIMITED TO: COMMUNITY GARDENS, SENSORY GARDENS, POLLINATOR GARDENS, FITNESS EQUIPMENT, OR WILDLIFE VIEWING.

B. THE CAMPUS SHALL PROVIDE ONE (1) AMPHITHEATER, VIEWING PLATFORMS AND AN AMPHITHEATER WILL PROVIDE A RANGE OF ACTIVITIES FOR RESIDENTS TO UTILIZE.

C. A MINIMUM OF FIVE (5) PERCENT OF TOTAL SITE ACREAGE WILL BE DEDICATED FOR PRIVATE PARKS THAT ENCOURAGE ACTIVE RECREATION. THE OPEN PLAY AREA MAY BE DIVIDED INTO TWO OR MORE AREAS, BUT WILL CONSTITUTE ONE-FOURTH (1/4) OF THE TOTAL CALCULATED MINIMUM PARK AREA.

D. RECREATION SHALL CONSIST OF A MINIMUM OF ONE HARD SURFACE COURT SUCH AS A TENNIS COURT OR PICKLEBALL, PUTTING GREEN, DOG RUN, OR OUTDOOR FIRE FEATURE TO SERVE THE ENTIRE COMMUNITY.

E. EDUCATION ELEMENTS SUCH AS EDUCATIONAL SIGNAGE, OR SIMILAR, SHALL BE PROVIDED THROUGHOUT ALONG WITH VIEWING PLATFORMS AND SEATING AREAS.

DATE: JUNE 20, 2025

ERICKSON SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY DEVELOPMENT PLAN
PREPARED: 06.10.24
REVISION HISTORY
PDP-02.12.20.2024
PDP-03.03.11.2025
PDP-04.05.20.2025
PDP-05.06.20.2025

PRELIMINARY DEVELOPMENT PLAN ERICKSON SENIOR LIVING

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 7 OF 12

HKS
HARRIS
KOCHER
SMITH

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com



DATE: JUNE 20, 2025

ERICKSON SENIOR LIVING PRELIMINARY DEVELOPMENT PLAN

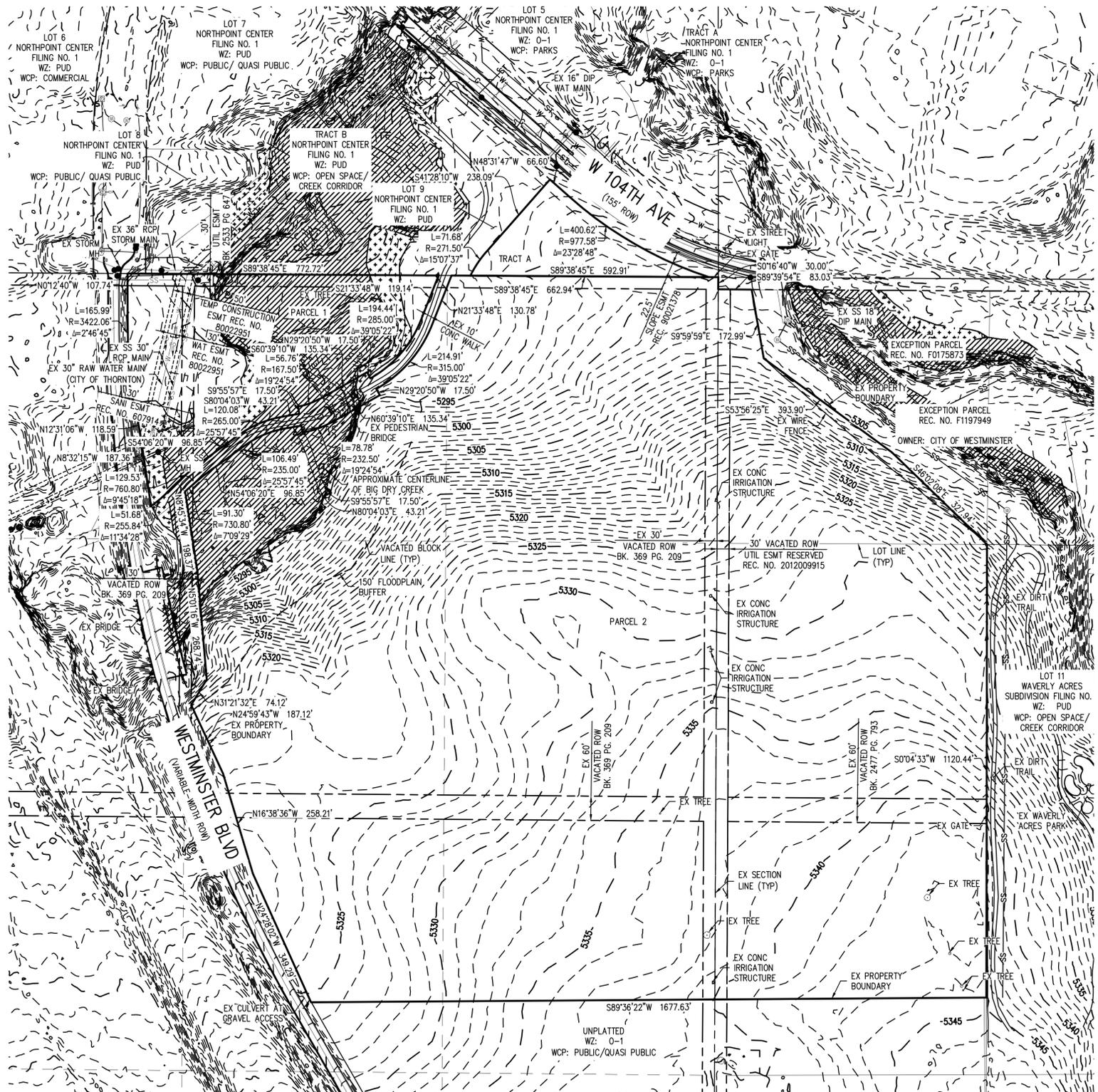
PRELIMINARY DEVELOPMENT PLAN PREPARED: 06.10.24	REVISION HISTORY
	PDP-02.12.20.2024
	PDP-03.03.11.2025
	PDP-04.05.20.2025
	PDP-05.06.20.2025

7 OF 12
EXISTING
CONDITIONS

ABBREVIATIONS	
BK	BOOK
CONC	CONCRETE
ESMT	EASEMENT
EX	EXISTING
MH	MANHOLE
PG	PAGE
ROW	RIGHT-OF-WAY
SS	SANITARY SEWER
STM	STORM
TYP	TYPICAL
UG	UNDERGROUND
WAT	WATER

LEGEND

PROPERTY BOUNDARY	
EX STREET LIGHT	
EX STORM SEWER W/ MANHOLE & INLET	
EX SANITARY SEWER W/ MANHOLE	
EX UNDERGROUND ELECTRIC	
EX WATER MAIN	
REGULATORY FLOODWAY	
FLOODPLAIN ZONE AE	



PRELIMINARY DEVELOPMENT PLAN ERICKSON SENIOR LIVING

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 8 OF 12

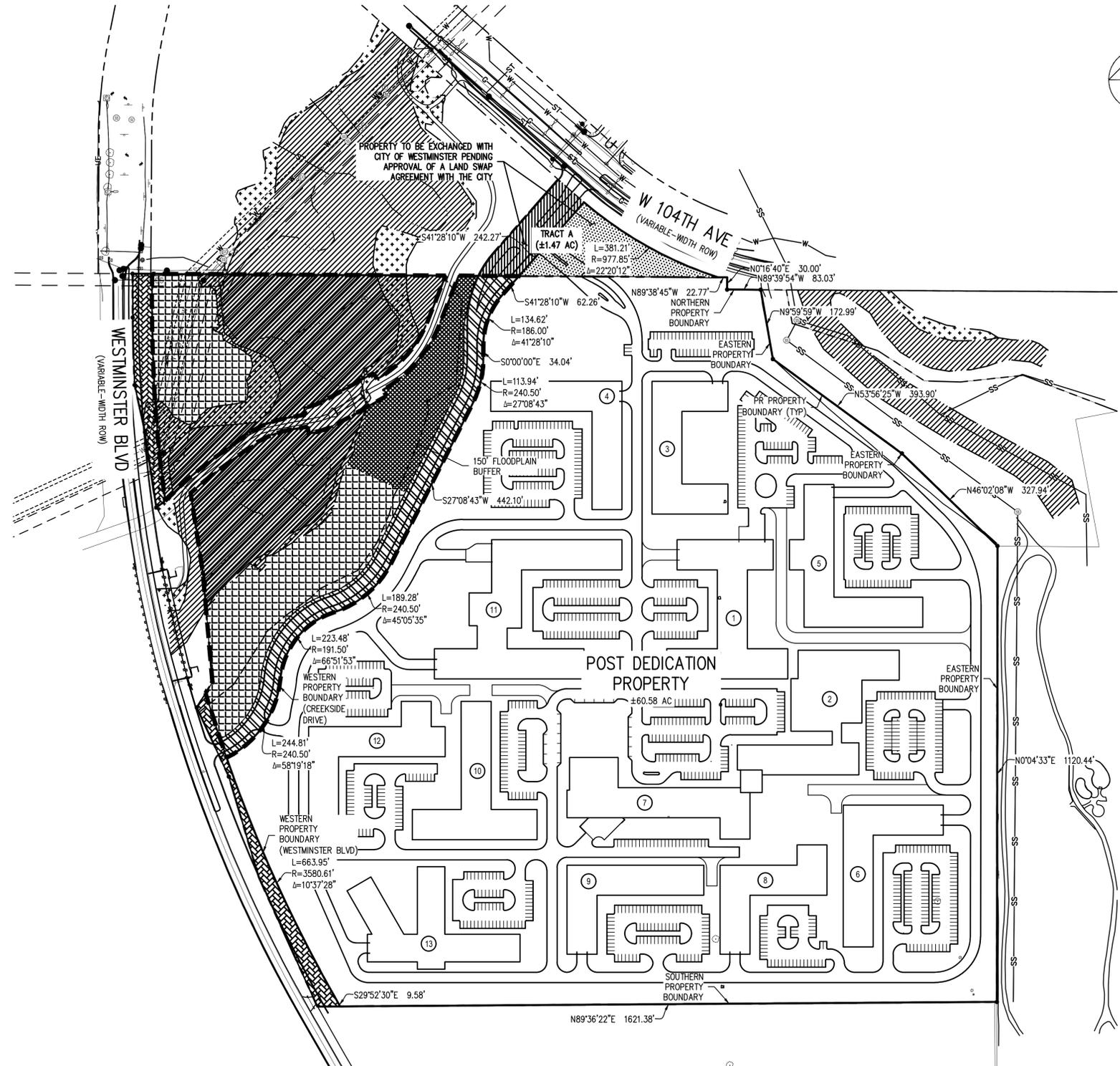
PUBLIC LAND DEDICATION (PLD)	
	AREA (AC)
DEVELOPABLE LAND DEDICATED (FULL VALUE)	4.00
NON-DEVELOPABLE LAND DEDICATED (1/6TH VALUE)	6.35
TOTAL LAND AREA DEDICATED	10.35
TOTAL LAND VALUE DEDICATED	5.06

ABBREVIATIONS	
CONC	CONCRETE
ESMT	EASEMENT
EX	EXISTING
MH	MANHOLE
ROW	RIGHT-OF-WAY
SS	SANITARY SEWER
STM	STORM
TYP	TYPICAL
UG	UNDERGROUND
WAT	WATER

LEGEND:

PUBLIC LAND DEDICATION BOUNDARY		
TRACT A LAND SWAP (FULL VALUE)		1.47 AC
DEVELOPABLE LAND DEDICATED (FULL VALUE)		4.00 AC
NON-DEVELOPABLE LAND DEDICATED (1/6TH VALUE)		6.35 AC
CREEKSIDE DRIVE ROW DEDICATION		1.60 AC
WESTMINSTER BLVD ROW DEDICATION		1.07 AC
CREEKSIDE DRIVE ROW DEDICATION (PART OF TRACT A)		0.55 AC
REMAINING AREA OF SWAPPED PROPERTY (PART OF TRACT A)		0.92 AC
REGULATORY FLOODWAY		
FLOODPLAIN ZONE AE		

* PROPERTY TO BE EXCHANGED WITH CITY OF WESTMINSTER PENDING APPROVAL OF A LAND SWAP AGREEMENT WITH THE CITY



NOTES:

1. FINAL SIZE, SHAPE, AND LOCATION OF PLD, IS SUBJECT TO CHANGE AND MAY BE ADJUSTED SLIGHTLY WITH THE ODP TO ACCOMMODATE TOPOGRAPHY, FINAL STREET LAYOUT, AND UTILITY LOCATIONS.
2. SITE PLAN SHOWN IS CONCEPTUAL IN NATURE AND ALL SITE ELEMENTS INCLUDING BUT NOT LIMITED TO STREETS, BUILDINGS, AND PARKING LOTS ARE SUBJECT TO CHANGE.

PRELIMINARY DEVELOPMENT PLAN ERICKSON SENIOR LIVING

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 9 OF 12

AREA	TYPE OF LAND USE	ACRES	% OF TOTAL PROPERTY	# UNITS (MAX.)	# OF BEDS (MAX)
RESIDENTIAL	CCRC - INDEPENDENT LIVING UNITS	59.66	79%	1350	-
	CCRC - ASSISTED LIVING / MEMORY CARE			135	149
	CCRC - SKILLED NURSING			-	40
PUBLIC LAND DEDICATION	OPEN SPACE	10.35	14%	-	-
	PROPOSED CREEKSIDE DRIVE	1.60	2%	-	-
PUBLIC OPEN SPACE LAND SWAP	PUBLIC OPEN SPACE	1.47	2%	-	-
WESTMINSTER BLVD. DEDICATION	PUBLIC R.O.W.	1.07	1%	-	-
PROPOSED CREEKSIDE DRIVE DEDICATION (TRACT A)	PUBLIC R.O.W.	0.55	1%	-	-
AREA TO BE SWAPPED WITH CITY NOT DEDICATED FOR CREEKSIDE DRIVE (TRACT A)	CCRC	0.92	1%	-	-
TOTAL:		75.62 AC	100%	1485	189
TOTAL POST OPEN SPACE AND ROW DEDICATION:		60.58 AC			

NOTES:

- FINAL SEQUENCING OF PLANNING AREA DEVELOPMENT WILL BE DETERMINED IN THE FUTURE WITH INDIVIDUAL SITE-SPECIFIC ODP AND WILL BE A FUNCTION OF MARKET DEMANDS. INDIVIDUAL SITE-SPECIFIC ODP WILL INCLUDE LOGICAL UTILITY, VEHICULAR, AND PEDESTRIAN CONNECTIONS. FINAL SEQUENCING AND PHASING IS SUBJECT TO FUTURE REVIEW OF THE SITE-SPECIFIC ODP TO ENSURE ALL CITY CRITERIA IS MET. WATER MODELING WILL BE COMPLETED BY THE CITY'S CONSULTANT. WATER MODELING WILL BE PAID FOR BY THE APPLICANT. THE REQUIRED IMPROVEMENTS FOR SPECIFIC PHASES WILL BE DETERMINED DURING THE REVIEW OF SITE-SPECIFIC ODP AND WILL BE BASED ON THE CITY'S WATER MODEL AND THE MODEL PREPARED BY THE APPLICANT AT THE TIME OF THE SITE-SPECIFIC ODP.
- EACH PLANNING AREA SHALL AT MINIMUM HAVE:
 - ACCESS FROM A PUBLIC RIGHT-OF-WAY INTO THE PLANNING AREA AS REQUIRED BY APPLICABLE FIRE CODE, 2021 INTERNATIONAL FIRE CODE (IFC).
 - SUFFICIENT ROADWAYS TO ENSURE EMERGENCY VEHICLE ACCESS AS REQUIRED BY 2021 IFC AND TO MEET THE GENERATED TRAFFIC DEMANDS
 - SUFFICIENT WATER SUPPLY AND FIRE HYDRANTS TO PROVIDE SERVICE AND MEET THE REQUIRED FIRE FLOW DEMANDS IN ACCORDANCE WITH CITY OF WESTMINSTER STANDARDS AND 2021 IFC.
 - SUFFICIENT SANITARY SEWER OUTFALL CAPACITY
 - ADEQUATE DRAINAGE INFRASTRUCTURE AND OUTFALL STRUCTURES SUCH THAT DOWNSTREAM INFRASTRUCTURE/STREAMS ARE NOT NEGATIVELY AFFECTED.
- UNIT COUNTS AND GROSS DENSITIES WILL BE COMPREHENSIVELY TRACKED WITH EACH SITE SPECIFIC ODP TO ENSURE THEY DO NOT EXCEED ALLOWED MAXIMUMS BY PHASE OR FOR THE ENTIRE PDP.
- ULTIMATE MAX UNITS WITHIN EACH PHASE MAY INCLUDE A COMBINATION OF UNIT TYPES LISTED. THE MAX NUMBER OF UNITS SHALL NOT EXCEED OVERALL UNIT MAX OR UNIT TYPE MAXIMUMS.
- NEIGHBORHOOD ROADWAY NETWORK, BUILDING LAYOUT AND LOCATIONS, AMENITY SPACES, AND PEDESTRIAN CONNECTIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE. THE CONCEPTUAL PHASING PLAN IS INTENDED TO PROVIDE INSIGHT OF SCALE AND GENERAL ROAD NETWORK AS WELL AS THE CAMPUS CHARACTER.
- ACCESS LOCATIONS ALONG THE PROPOSED PUBLIC RIGHT-OF-WAY ARE CONCEPTUAL AND MAY ADJUST THROUGH SITE SPECIFIC ODP PROCESS. CITY SPACING REQUIREMENTS BETWEEN THE EXISTING AND PROPOSED STREETS SHALL BE MET.
- UTILITY MAINS WITHIN A PHASE WILL BE CONSTRUCTED WITH THAT PHASE. SERVICE CONNECTIONS, INCLUDING WATER, FIRE, SANITARY, ELECTRIC, AND GAS, WILL BE CONSTRUCTED DURING THE SAME PHASE AS THE BUILDING THEY ARE SERVING.
- ADDITIONAL INTERNAL WATER MAIN LOOPS WILL BE CONSTRUCTED TO SERVE FIRE HYDRANTS REQUIRED.
- AREAS LISTED FOR EACH PHASE INCLUDE ON-SITE AREAS ONLY AFTER PUBLIC LAND DEDICATION AND ROW DEDICATION.
- STORM DRAINAGE FACILITIES WILL BE ALLOWED WITHIN TRACT A.
- ERICKSON WAY WILL BE A PRIVATE RIGHT-OF-WAY. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE ROADWAY.

ABBREVIATIONS

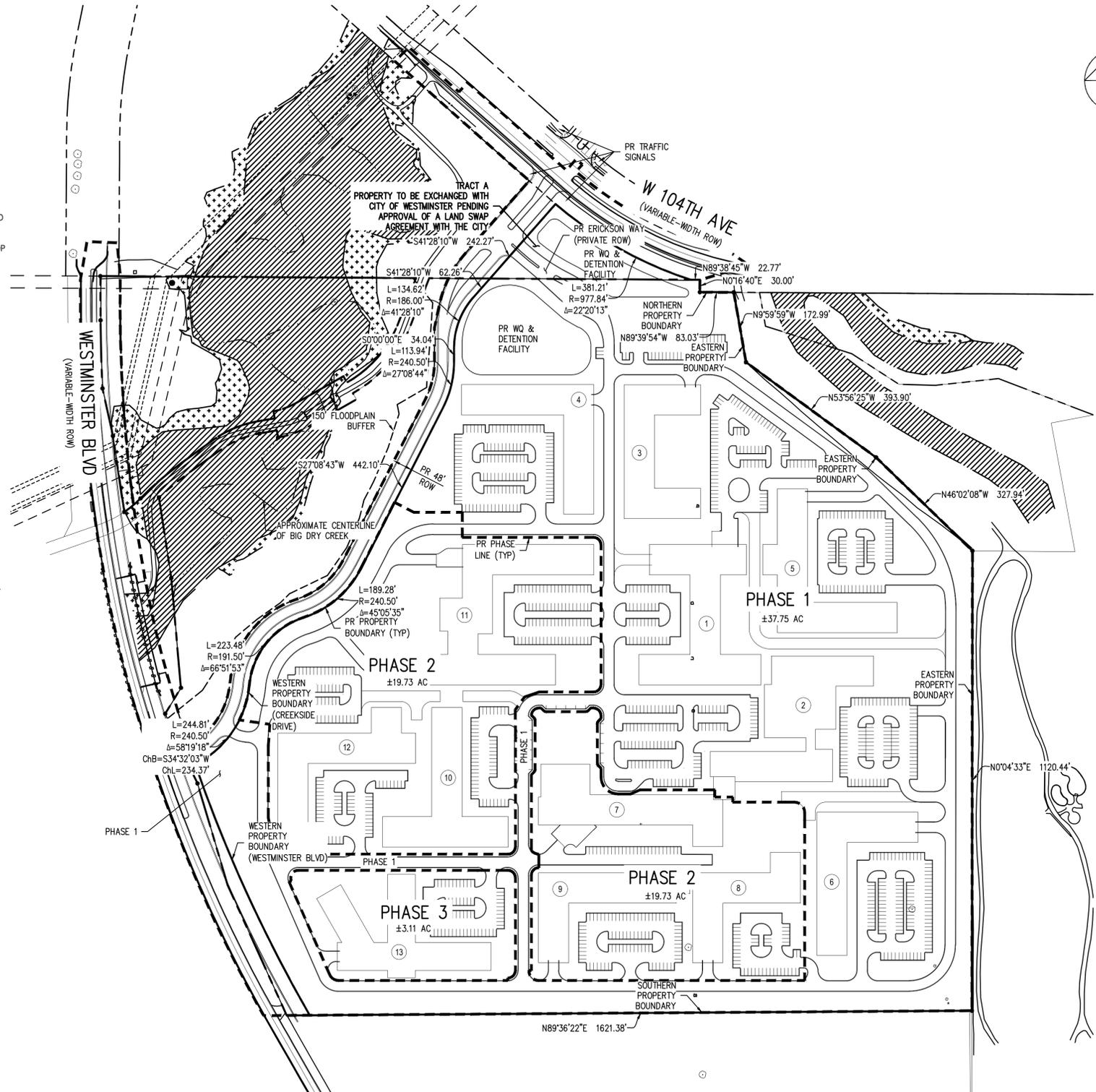
CONC	CONCRETE
ESMT	EASEMENT
EX	EXISTING
ILU	INDEPENDENT LIVING UNIT
MH	MANHOLE
ROW	RIGHT-OF-WAY
SS	SANITARY SEWER
STM	STORM
TYP	TYPICAL
UG	UNDERGROUND
WAT	WATER

LEGEND:

ZONE AE FLOODWAY	
ZONE AE FLOODPLAIN	
ROW	
EX STM MAIN	
EX SS MAIN	
EX WAT MAIN	
PR WAT MAIN	
PR SS MAIN	
PR SS SERVICE	
PHASING BOUNDARY	

PROJECT PHASING DESCRIPTION

PHASE	DESCRIPTION
PHASE 1	<ul style="list-style-type: none"> INCLUDES THE CONSTRUCTION OF 6 BUILDINGS WITH 640 INDEPENDENT LIVING UNITS, 50,300 SF OF AMENITY SPACE (17,000 SF POOL AND FITNESS CENTER), 3 RESTAURANTS, AND 1 COMMERCIAL KITCHEN. INFRASTRUCTURE IMPROVEMENTS WILL INCLUDE: <ul style="list-style-type: none"> CONSTRUCTION OF THE TRAFFIC SIGNALS, TURN LANE, AND RIGHT TURN ACCELERATION LANE AT THE INTERSECTION OF W. 104TH AVE. & W. 105TH AVE. CONSTRUCTION OF THE FUTURE PUBLIC ROAD ALONG BIG DRY CREEK, "CREEKSIDE DRIVE". CONSTRUCTION OF THE WESTMINSTER BLVD IMPROVEMENTS. CONSTRUCTION OF ON-SITE PRIVATE ROADWAYS AND PARKING LOTS SHOWN WITHIN THE PHASE 1 BOUNDARY. CONSTRUCTION OF SANITARY SEWER MAIN FROM THE SITE TO EXISTING SANITARY SEWER SYSTEM. CONSTRUCTION OF WATER MAIN EXTENSION TO THE SOUTHERN PROPERTY LINE WITHIN WESTMINSTER BLVD. CONSTRUCTION OF WATER MAIN CONNECTION TO W 104TH AVE. WATER QUALITY AND DETENTION FACILITIES FOR THE ENTIRE SITE, AS WELL AS THE OUTFALL(S) FROM THOSE FACILITIES. STORM DRAINAGE INFRASTRUCTURE TO EFFECTIVELY MANAGE ON-SITE RUNOFF AS WELL AS TRIBUTARY RUNOFF FROM OFF-SITE BASINS. LOOPED WATER MAIN FOR FIRE HYDRANTS, DOMESTIC, FIRE, AND IRRIGATION SERVICES AS SHOWN WITHIN THE PHASE 1 BOUNDARY. SANITARY SEWER MAIN AND SERVICES TO SERVE THE 6 BUILDINGS AS SHOWN WITHIN THE PHASE 1 BOUNDARY.
PHASE 2	<ul style="list-style-type: none"> INCLUDES THE CONSTRUCTION OF 6 BUILDINGS WITH 710 INDEPENDENT LIVING UNITS, 64,050 SF OF AMENITY SPACE, 6 RESTAURANTS, AND 2 COMMERCIAL KITCHENS. INFRASTRUCTURE IMPROVEMENTS WILL INCLUDE: <ul style="list-style-type: none"> CONSTRUCTION OF ON-SITE PRIVATE ROADWAYS AND PARKING LOTS SHOWN WITHIN THE PHASE 2 BOUNDARY. LOOPED WATER MAIN FOR FIRE HYDRANTS, DOMESTIC, FIRE, AND IRRIGATION SERVICES AS SHOWN WITHIN THE PHASE 2 BOUNDARY. SANITARY SEWER MAIN AND SERVICES TO SERVE THE 6 BUILDINGS AS SHOWN WITHIN THE PHASE 2 BOUNDARY.
PHASE 3	<ul style="list-style-type: none"> 1 BUILDING WITH 135 ASSISTED LIVING/SKILLED NURSING FACILITY UNITS, 30,000 SF OF AMENITY SPACE, 2 RESTAURANTS, AND 1 COMMERCIAL KITCHEN. INFRASTRUCTURE IMPROVEMENTS WILL INCLUDE: <ul style="list-style-type: none"> CONSTRUCTION OF ON-SITE PARKING LOTS SHOWN WITHIN THE PHASE 3 BOUNDARY. WATER SERVICES TO SERVE THE 1 BUILDING AS SHOWN WITHIN THE PHASE 3 BOUNDARY. SANITARY SEWER MAIN AND SERVICES TO SERVE THE 1 BUILDING AS SHOWN WITHIN THE PHASE 3 BOUNDARY. SANITARY SEWER SERVICES TO SERVE THE 1 BUILDING AS SHOWN WITHIN THE PHASE 3 BOUNDARY.



NOTES:

- ACREAGE LISTED FOR PHASE 1 INCLUDES RETAINED PORTION OF TRACT A.
- SITE PLAN SHOWN IS CONCEPTUAL IN NATURE AND ALL SITE ELEMENTS INCLUDING BUT NOT LIMITED TO STREETS, BUILDINGS, AND PARKING LOTS ARE SUBJECT TO CHANGE.

PRELIMINARY DEVELOPMENT PLAN ERICKSON SENIOR LIVING

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 10 OF 12

NOTES:

- A WATER MAIN LOOP PROVIDING ADEQUATE SERVICE FOR DOMESTIC USES AND FIRE SUPPRESSION WILL BE PROVIDED FOR ALL PHASES.
- WATER CONNECTIONS WILL BE MADE AT THE INTERSECTION OF THE PROPOSED CREEKSIDE DRIVE AND W. 104TH AVE. AS WELL AS THE PROPOSED CREEKSIDE DRIVE AND WESTMINSTER BLVD.
- AREAS LISTED FOR EACH PHASE INCLUDE ON-SITE AREAS ONLY AFTER PUBLIC LAND DEDICATION AND ROW DEDICATION.
- FIRE FLOW SHALL BE A MINIMUM OF 1,500 GPM FOR 2 HOURS.
- STORM DRAINAGE FACILITIES WILL BE ALLOWED WITHIN TRACT A.

DOMESTIC WATER DEMAND PER PHASE						
PHASE	UNIT COUNT	OTHER USES	IRRIGATION AREA (SQ FT)	AVERAGE DEMAND (GPD)	MAX DAY DEMAND (GPD)	FIRE FLOW (GPM)
1	640	3 - RESTAURANT 1 - AQUATIC CENTER 1 - KITCHEN	713,400	127,869	209,584	4,000
2	710	6 - RESTAURANT 2 - KITCHEN	341,200	103,623	162,755	4,000
3	135	2 - RESTAURANT 1 - KITCHEN	55,000	48,536	75,468	4,000
TOTAL ILLU: 1350 CCU:135			1,109,600	280,027	447,806	

SANITARY SEWER GENERATION PER PHASE

PHASE	UNIT COUNT	AVERAGE SANITARY FLOW (CFS)	PEAK SANITARY FLOW & I/I (CFS)
1	640	0.10	0.67
2	710	0.11	0.49
3	135	0.02	0.09
TOTAL ILLU: 1350 CCU:135		0.24	1.24

PROJECT PHASING DESCRIPTION

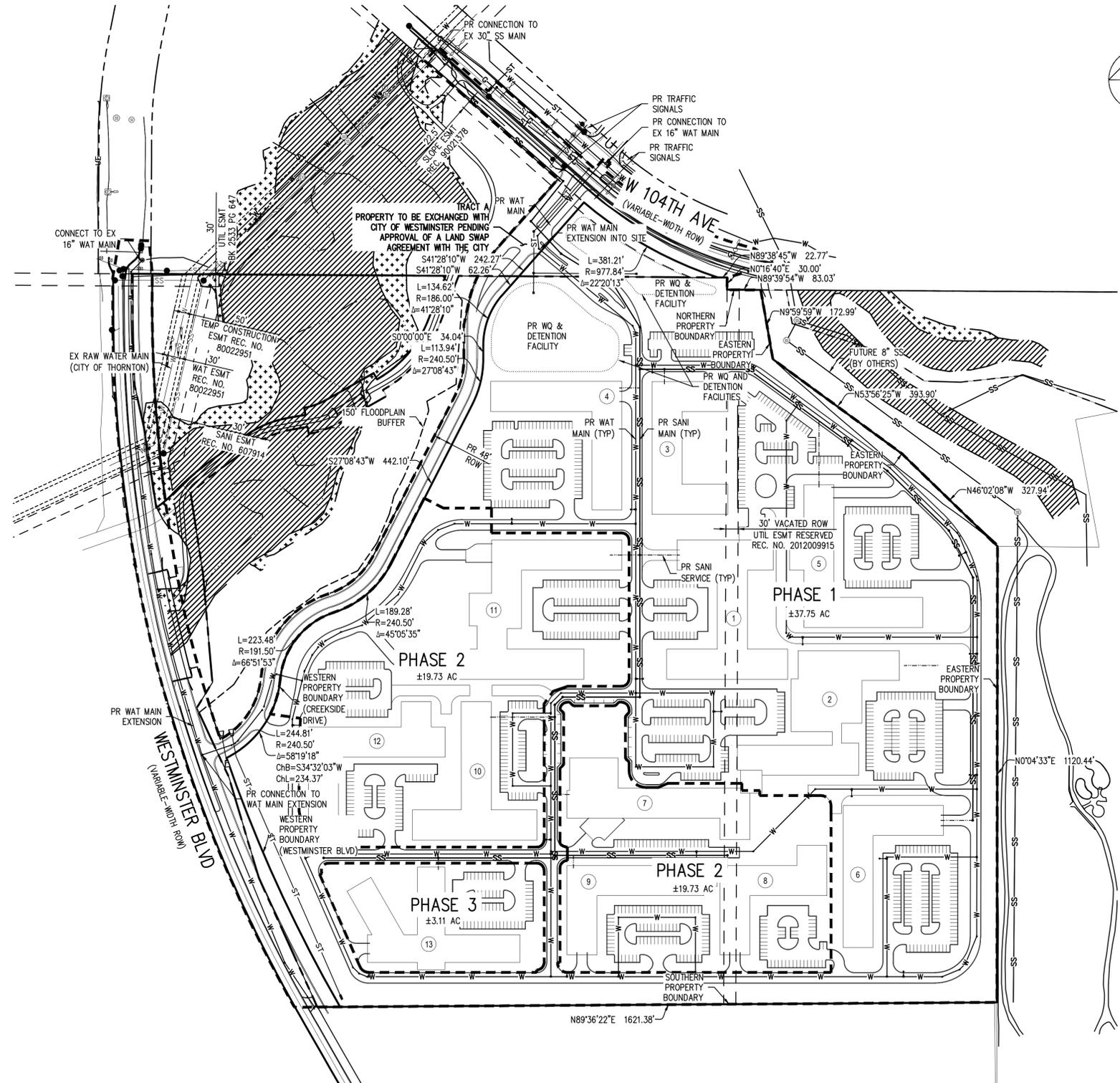
PHASE	DESCRIPTION
PHASE 1	INCLUDES THE CONSTRUCTION OF 6 BUILDINGS WITH 640 INDEPENDENT LIVING UNITS, 50,300 SF OF AMENITY SPACE (17,000 SF POOL AND FITNESS CENTER), 3 RESTAURANTS, AND 1 COMMERCIAL KITCHEN. INFRASTRUCTURE IMPROVEMENTS WILL INCLUDE: - CONSTRUCTION OF THE TRAFFIC SIGNALS, TURN LANE, AND RIGHT TURN/DECELERATION LANE AT THE INTERSECTION OF W. 104TH AVE. & W. 105TH AVE. - CONSTRUCTION OF THE FUTURE PUBLIC ROAD ALONG BIG DRY CREEK, "CREEKSIDE DRIVE". - CONSTRUCTION OF THE WESTMINSTER BLVD IMPROVEMENTS. - CONSTRUCTION OF ON-SITE PRIVATE ROADWAYS AND PARKING LOTS SHOWN WITHIN THE PHASE 1 BOUNDARY. - CONSTRUCTION OF SANITARY SEWER MAIN FROM THE SITE TO EXISTING SANITARY SEWER SYSTEM. - CONSTRUCTION OF WATER MAIN EXTENSION TO THE SOUTHERN PROPERTY LINE WITHIN WESTMINSTER BLVD. - CONSTRUCTION OF WATER MAIN CONNECTION TO W. 104TH AVE. - WATER QUALITY AND DETENTION FACILITIES FOR THE ENTIRE SITE, AS WELL AS THE OUTFALL(S) FROM THOSE FACILITIES. - STORM DRAINAGE INFRASTRUCTURE TO EFFECTIVELY MANAGE ON-SITE RUNOFF AS WELL AS TRIBUTARY RUNOFF FROM OFF-SITE BASINS. - LOOPED WATER MAIN FOR FIRE HYDRANTS, DOMESTIC, FIRE, AND IRRIGATION SERVICES AS SHOWN WITHIN THE PHASE 1 BOUNDARY. - SANITARY SEWER MAIN AND SERVICES TO SERVE THE 6 BUILDINGS AS SHOWN WITHIN THE PHASE 1 BOUNDARY.
PHASE 2	INCLUDES THE CONSTRUCTION OF 6 BUILDINGS WITH 710 INDEPENDENT LIVING UNITS, 64,050 SF OF AMENITY SPACE, 6 RESTAURANTS, AND 2 COMMERCIAL KITCHENS. INFRASTRUCTURE IMPROVEMENTS WILL INCLUDE: - CONSTRUCTION OF ON-SITE PRIVATE ROADWAYS AND PARKING LOTS SHOWN WITHIN THE PHASE 2 BOUNDARY. - LOOPED WATER MAIN FOR FIRE HYDRANTS, DOMESTIC, FIRE, AND IRRIGATION SERVICES AS SHOWN WITHIN THE PHASE 2 BOUNDARY. - SANITARY SEWER MAIN AND SERVICES TO SERVE THE 6 BUILDINGS AS SHOWN WITHIN THE PHASE 2 BOUNDARY.
PHASE 3	1 BUILDING WITH 135 ASSISTED LIVING/SKILLED NURSING FACILITY UNITS, 30,000 SF OF AMENITY SPACE, 2 RESTAURANTS, AND 1 COMMERCIAL KITCHEN. INFRASTRUCTURE IMPROVEMENTS WILL INCLUDE: - CONSTRUCTION OF ON-SITE PARKING LOTS SHOWN WITHIN THE PHASE 3 BOUNDARY. - WATER SERVICES TO SERVE THE 1 BUILDING AS SHOWN WITHIN THE PHASE 3 BOUNDARY. - SANITARY SEWER SERVICES TO SERVE THE 1 BUILDING AS SHOWN WITHIN THE PHASE 3 BOUNDARY.

LEGEND:

ZONE AE FLOODWAY	
ZONE AE FLOODPLAIN	
ROW	
EX STM MAIN	
EX SS MAIN	
EX WAT MAIN	
PR WAT MAIN	
PR SS MAIN	
PR SS SERVICE	
PHASING BOUNDARY	

ABBREVIATIONS

CCU	CONTINUOUS CARE UNIT
CONC	CONCRETE
ESMT	EASEMENT
EX	EXISTING
MH	MANHOLE
ILLU	INDEPENDENT LIVING UNIT
ROW	RIGHT-OF-WAY
SS	SANITARY SEWER
STM	STORM
TYP	TYPICAL
UG	UNDERGROUND
WAT	WATER



NOTES:

- ACREAGE LISTED FOR PHASE 1 INCLUDES RETAINED PORTION OF TRACT A.
- SITE PLAN SHOWN IS CONCEPTUAL IN NATURE AND ALL SITE ELEMENTS INCLUDING BUT NOT LIMITED TO STREETS, BUILDINGS, AND PARKING LOTS ARE SUBJECT TO CHANGE.

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.4311
 HarrisKocherSmith.com

DATE: JUNE 20, 2025
 SCALE: 1" = 150'
 0 150 300

**ERICKSON SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN**

PRELIMINARY DEVELOPMENT PLAN PREPARED: 06.10.24	REVISION HISTORY PDF-02.12.20.2024 PDF-03.03.11.2025 PDF-04.05.20.2025 PDF-05.06.20.2025
--	--

PRELIMINARY DEVELOPMENT PLAN ERICKSON SENIOR LIVING

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 11 OF 12

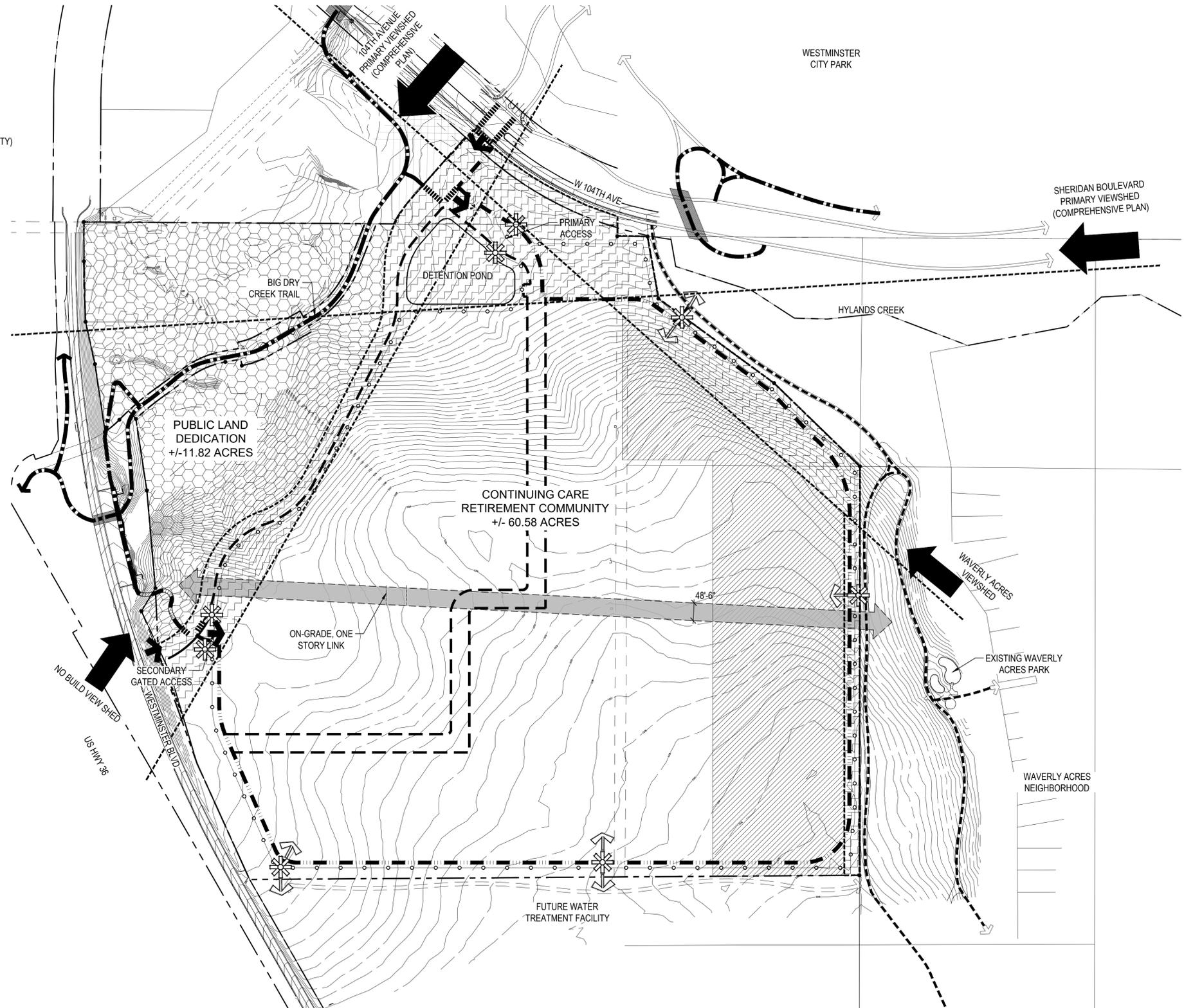
LAND USE/ PEDESTRIAN CONNECTIVITY PLAN

LEGEND

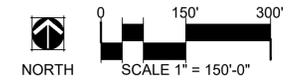
- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING PAVED SIDEWALK
- EXISTING 10' WIDE SOFT SURFACE PATH
- EXISTING 10' WIDE CONCRETE MULTI-MODAL PATH
- PROPOSED 6' PAVED WALKS WITH TREE LAWN (UNLESS SIDEWALKS ARE ATTACHED WHERE ON-STREET PARALLEL PARKING IS PROVIDED)
- PROPOSED 10' WIDE CONCRETE MULTI-MODAL PATH
- FUTURE OFFSITE 10' CONCRETE MULTI-MODAL PATH (TO BE DESIGNED AND CONSTRUCTED BY THE CITY)
- PROPOSED CROSSWALK
- PROPOSED PERIMETER FENCE
- PEDESTRIAN ACCESS GATE LOCATION
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- EXISTING UNDERPASS
- 4-STORY HEIGHT SENSITIVITY ZONE
- PLD AREA
- NO BUILD VIEWSHEDS (WEST 104TH AVENUE AND BIG DRY CREEK)
- EAST/WEST VIEW CORRIDOR (2 STORY / 25' MAX BUILDING HEIGHT NOT INCLUDING SKY BRIDGES)

NOTES

1. THE NO BUILD VIEWSHED ZONE SHALL REMAIN FREE AND CLEAR OF ALL PERMANENT BUILDINGS TO MINIMIZE IMPACT AND PRESERVE VIEWS TO LONGS PEAK. NOTWITHSTANDING THE FOREGOING, PARKING LOTS, DETENTION, ROADS, AND LANDSCAPING ARE PERMITTED WITHIN THE VIEWSHED ZONE. SEE DESIGN GUIDELINE NO. 7, SHEET 5. PER THE 2040 COMPREHENSIVE PLAN, A TOTAL OF TWO (2) VIEWSHEDS ARE PROPOSED WITH THIS PDP ONE TO PRESERVE THE VIEWS FROM WEST 104TH AVENUE AND SHERIDAN BOULEVARD AND A SECOND VIEW FROM WEST 104TH AVENUE TOWARDS WESTMINSTER BOULEVARD CROSSING THE EXISTING BIG DRY CREEK TRAIL. PARKING LOTS, DETENTION, ROADS, AND LANDSCAPING ARE PERMITTED.
2. THE EAST/WEST VIEW CORRIDOR SHOWN ON THIS SHEET 11 IS CONCEPTUAL IN NATURE AND SHALL BE DETERMINED AT SITE SPECIFIC ODP. VIEWS SHALL BE PRESERVED AND BUILDINGS SHALL BE ALLOWED WITHIN THIS VIEW CORRIDOR, BUT BUILDING AND ACCESSORY STRUCTURE HEIGHTS SHALL NOT BE GREATER THAN TWO (2) STORIES OR 25- FEET IN HEIGHT, WITH THE EXCEPTION OF PEDESTRIAN BRIDGES.
3. THE BIG DRY CREEK VIEW CORRIDOR LINE IS CONCEPTUAL IN NATURE AND SHALL BE DETERMINED AT SITE SPECIFIC ODP. VIEWS SHALL BE PRESERVED PER THE 2040 COMPREHENSIVE PLAN.
4. THE 4-STORY HEIGHT SENSITIVITY ZONE IS PROVIDED ALONG THE EASTERN PROPERTY LINE. ALL BUILDINGS LOCATED IN THE HEIGHT SENSITIVITY ZONE SHALL NOT EXCEED 4 (FOUR) STORIES IN HEIGHT.
5. PHASING, VEHICULAR ACCESS, AND PEDESTRIAN ACCESS ARE SUBJECT TO CHANGE LOCATION AND QUANTITIES AT TIME OF SITE SPECIFIC ODP.
6. ALL SITE ELEMENTS (STREETS, BUILDINGS, PARKING LOTS, ETC.) ARE CONCEPTUAL AND SUBJECT TO CHANGE SUBJECT TO STAFF INPUT AT ODP STAGE.
7. ALL INTERNAL WALKS ARE 6 FEET WIDE UNLESS OTHERWISE NOTED.
8. FUTURE TRAIL CONNECTIONS TO THE WATER TREATMENT PROPERTY ARE DEPENDENT ON TRAIL CONSTRUCTION BY THE CITY OF WESTMINSTER.



NOTE: ALL SITE ELEMENTS (STREETS, BUILDINGS, PARKING LOTS, ETC.) ARE CONCEPTUAL AND SUBJECT TO CHANGE SUBJECT TO STAFF INPUT AT ODP STAGE.



DATE: JUNE 20, 2025

ERICKSON SENIOR LIVING PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY DEVELOPMENT PLAN
PREPARED: 06.10.24
REVISION HISTORY
PDP-02.12.20.2024
PDP-03.03.11.2025
PDP-04.05.20.2025
PDP-05.06.20.2025

PRELIMINARY DEVELOPMENT PLAN ERICKSON SENIOR LIVING

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 11 OF 12

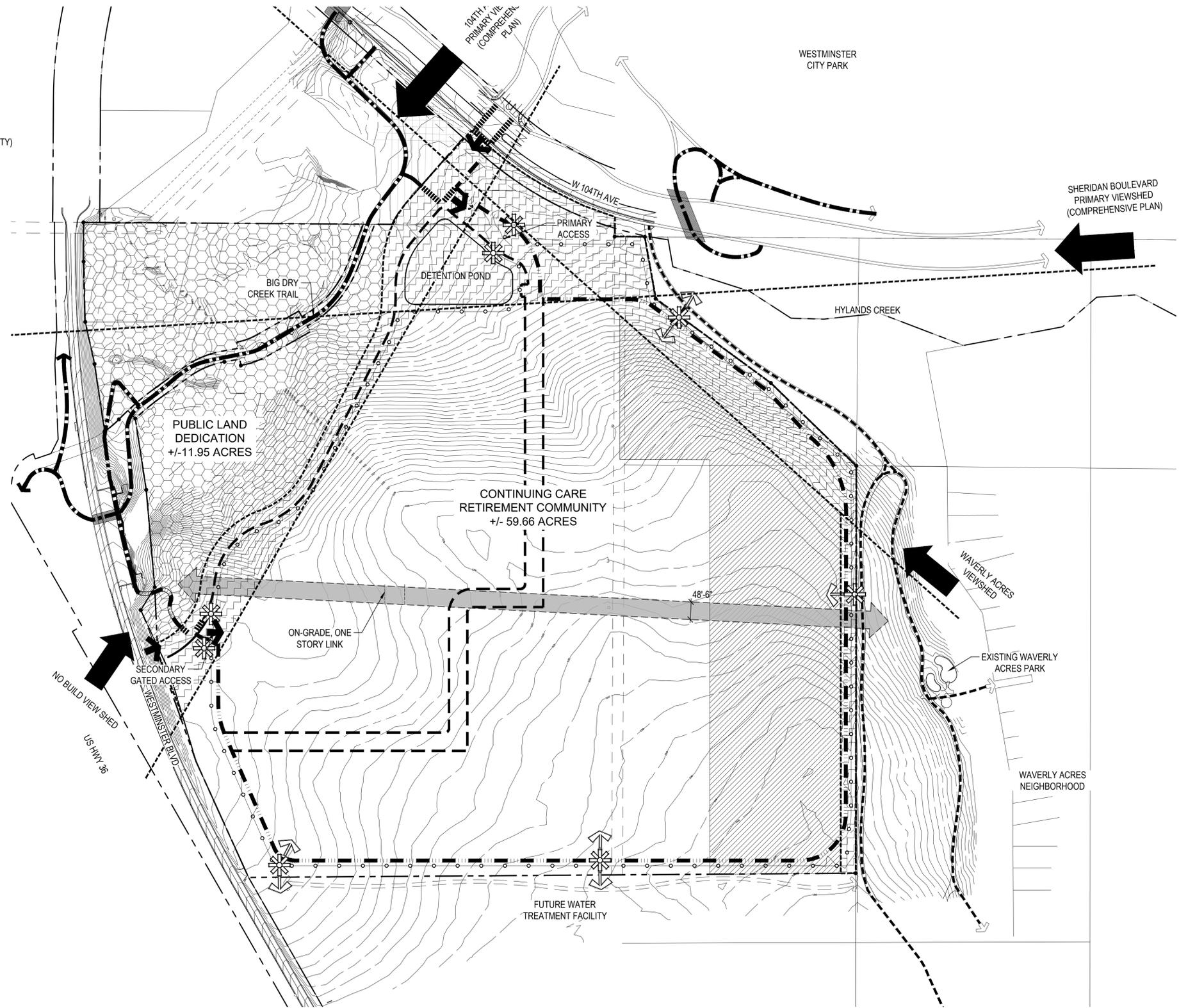
LAND USE/ PEDESTRIAN CONNECTIVITY PLAN

LEGEND

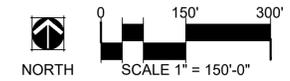
- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING PAVED SIDEWALK
- EXISTING 10' WIDE SOFT SURFACE PATH
- EXISTING 10' WIDE CONCRETE MULTI-MODAL PATH
- PROPOSED 6' PAVED WALKS WITH TREE LAWN (UNLESS SIDEWALKS ARE ATTACHED WHERE ON-STREET PARALLEL PARKING IS PROVIDED)
- PROPOSED 10' WIDE CONCRETE MULTI-MODAL PATH
- FUTURE OFFSITE 10' CONCRETE MULTI-MODAL PATH (TO BE DESIGNED AND CONSTRUCTED BY THE CITY)
- PROPOSED CROSSWALK
- PROPOSED PERIMETER FENCE
- PEDESTRIAN ACCESS GATE LOCATION
- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- EXISTING UNDERPASS
- 4-STORY HEIGHT SENSITIVITY ZONE
- PLD AREA
- NO BUILD VIEWSHEDS (WEST 104TH AVENUE AND BIG DRY CREEK)
- EAST/WEST VIEW CORRIDOR (2 STORY / 25' MAX BUILDING HEIGHT NOT INCLUDING SKY BRIDGES)

NOTES

1. THE NO BUILD VIEWSHED ZONE SHALL REMAIN FREE AND CLEAR OF ALL PERMANENT BUILDINGS TO MINIMIZE IMPACT AND PRESERVE VIEWS TO LONGS PEAK. NOTWITHSTANDING THE FOREGOING, PARKING LOTS, DETENTION, ROADS, AND LANDSCAPING ARE PERMITTED WITHIN THE VIEWSHED ZONE. SEE DESIGN GUIDELINE NO. 7, SHEET 5. PER THE 2040 COMPREHENSIVE PLAN, A TOTAL OF TWO (2) VIEWSHEDS ARE PROPOSED WITH THIS PDP ONE TO PRESERVE THE VIEWS FROM WEST 104TH AVENUE AND SHERIDAN BOULEVARD AND A SECOND VIEW FROM WEST 104TH AVENUE TOWARDS WESTMINSTER BOULEVARD CROSSING THE EXISTING BIG DRY CREEK TRAIL. PARKING LOTS, DETENTION, ROADS, AND LANDSCAPING ARE PERMITTED.
2. THE EAST/WEST VIEW CORRIDOR SHOWN ON THIS SHEET 11 IS CONCEPTUAL IN NATURE AND SHALL BE DETERMINED AT SITE SPECIFIC ODP. VIEWS SHALL BE PRESERVED AND BUILDINGS SHALL BE ALLOWED WITHIN THIS VIEW CORRIDOR, BUT BUILDING AND ACCESSORY STRUCTURE HEIGHTS SHALL NOT BE GREATER THAN TWO (2) STORIES OR 25- FEET IN HEIGHT, WITH THE EXCEPTION OF PEDESTRIAN BRIDGES.
3. THE BIG DRY CREEK VIEW CORRIDOR LINE IS CONCEPTUAL IN NATURE AND SHALL BE DETERMINED AT SITE SPECIFIC ODP. VIEWS SHALL BE PRESERVED PER THE 2040 COMPREHENSIVE PLAN.
4. THE 4-STORY HEIGHT SENSITIVITY ZONE IS PROVIDED ALONG THE EASTERN PROPERTY LINE. ALL BUILDINGS LOCATED IN THE HEIGHT SENSITIVITY ZONE SHALL NOT EXCEED 4 (FOUR) STORIES IN HEIGHT.
5. PHASING, VEHICULAR ACCESS, AND PEDESTRIAN ACCESS ARE SUBJECT TO CHANGE LOCATION AND QUANTITIES AT TIME OF SITE SPECIFIC ODP.
6. ALL SITE ELEMENTS (STREETS, BUILDINGS, PARKING LOTS, ETC.) ARE CONCEPTUAL AND SUBJECT TO CHANGE SUBJECT TO STAFF INPUT AT ODP STAGE.
7. ALL INTERNAL WALKS ARE 6 FEET WIDE UNLESS OTHERWISE NOTED.
8. FUTURE TRAIL CONNECTIONS TO THE WATER TREATMENT PROPERTY ARE DEPENDENT ON TRAIL CONSTRUCTION BY THE CITY OF WESTMINSTER.



NOTE: ALL SITE ELEMENTS (STREETS, BUILDINGS, PARKING LOTS, ETC.) ARE CONCEPTUAL AND SUBJECT TO CHANGE SUBJECT TO STAFF INPUT AT ODP STAGE.



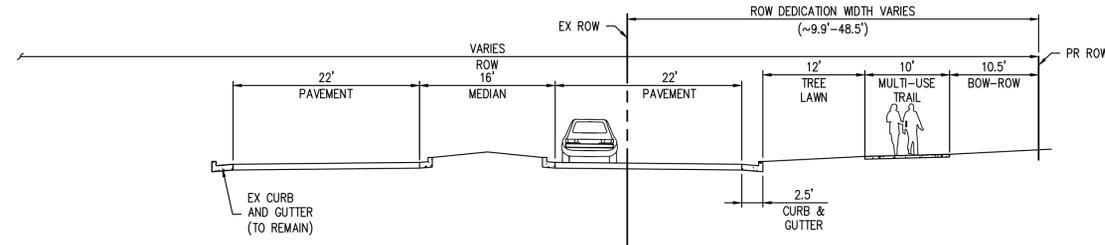
DATE: JUNE 20, 2025

ERICKSON SENIOR LIVING PRELIMINARY DEVELOPMENT PLAN

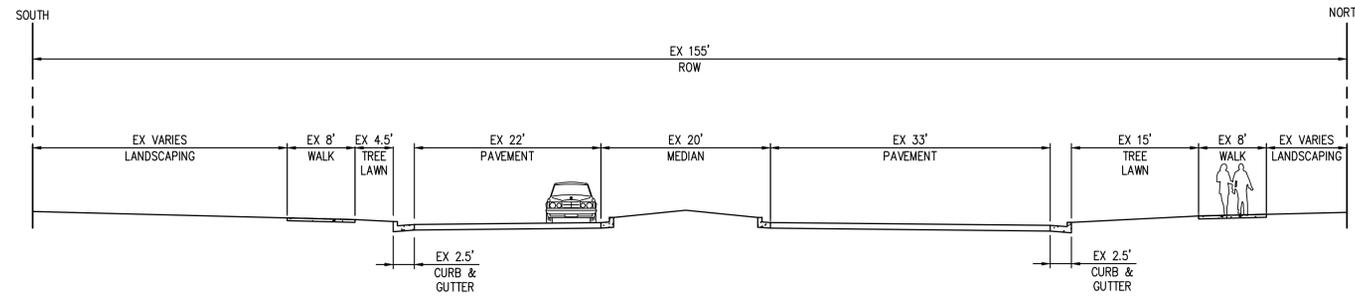
PRELIMINARY DEVELOPMENT PLAN PREPARED: 06.10.24
REVISION HISTORY
PDP-02-12.20.2024
PDP-03-03.11.2025
PDP-04-05.20.2025
PDP-05-06.20.2025

PRELIMINARY DEVELOPMENT PLAN ERICKSON SENIOR LIVING

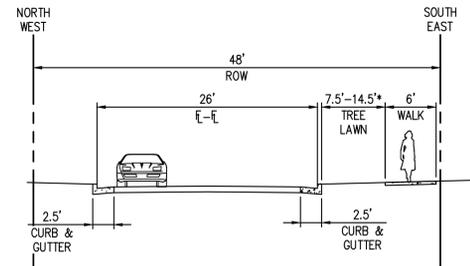
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 12 OF 12



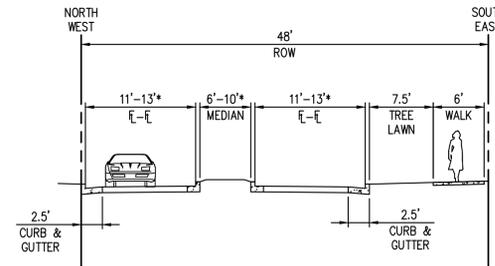
WESTMINSTER BLVD - MINOR ARTERIAL
SCALE: 1"=10'
(NO ON-STREET PARKING ALLOWED)



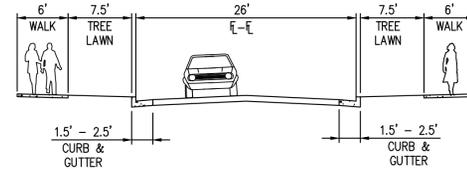
W 104TH AVE - MAJOR ARTERIAL
SCALE: 1"=10'
(NO ON-STREET PARKING ALLOWED)



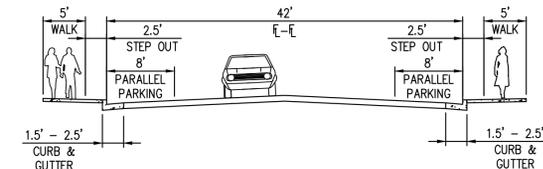
FUTURE PUBLIC ROAD "CREEKSIDE DRIVE" - MODIFIED LOCAL ROADWAY
SCALE: 1"=10'
(NO ON-STREET PARKING ALLOWED)



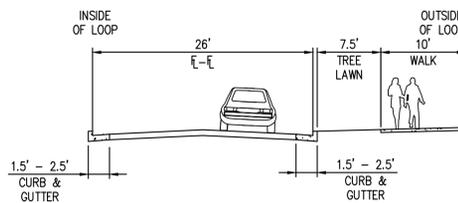
FUTURE PUBLIC ROAD "CREEKSIDE DRIVE" - MODIFIED LOCAL ROADWAY WITH MEDIAN*
SCALE: 1"=10'
(NO ON-STREET PARKING ALLOWED)



ON-SITE PRIVATE INTERNAL ROAD
SCALE: 1"=10'
(NO ON-STREET PARKING ALLOWED)



ON-SITE PRIVATE INTERNAL ROAD - PARALLEL PARKING
SCALE: 1"=10'



ON-SITE PRIVATE LOOP ROAD
SCALE: 1"=10'
(NO ON-STREET PARKING ALLOWED)

ERICKSON SENIOR LIVING
PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY DEVELOPMENT PLAN	REVISION HISTORY
PREPARED: 06.10.24	
	PDF-02.12.20.2024
	PDF-03.03.11.2025
	PDF-04.05.20.2025
	PDF-05.06.20.2025

* MEDIAN CONDITION WILL OCCUR AT STRATEGIC POINTS ALONG THE STREET AT AREAS DESIGNED TO CALM TRAFFIC AS SPACE ALLOWS WITHOUT DETRIMENTALLY IMPACTING ADJACENT OPEN SPACE AND WETLANDS. WIDTH OF DRIVE LANES AND MEDIANS MAY VARY PER COORDINATION WITH CITY STAFF. DESIGN WILL BE FINALIZED DURING THE ODP.

WESTMINSTER COMMUNITY SERVICES DEPARTMENT

Land Use Economic Impact

Conducted by:

BUSINESS RESEARCH DIVISION

Leeds School of Business
University of Colorado Boulder
420 UCB
Boulder, CO 80309-0420
leeds.colorado.edu/brd

DRAFT

Prepared for:
The City of Westminster

July 2025



Leeds School of Business
UNIVERSITY OF COLORADO **BOULDER**

This page intentionally left blank.

TABLE OF CONTENTS

Table of Contents.....	2
List of Tables	2
List of Figures	2
Executive Summary.....	3
Methodology.....	5
Definitions.....	6
Scenario Descriptions	9
Appendix	12

LIST OF TABLES

Table 1: Economic Impact By Scenario, Jefferson County	4
Table 2: Economic Impact by Scenario, Colorado.....	4
Table 3: Erickson Senior Living Proposed Land Use.....	7
Table 4: Construction Cost Comps	8
Table 5: Employee Ratio by Property Type.....	9
Table 6: Scenario 2 Construction Impact, 2026-2030, Jefferson COunty	9
Table 7: Scenario 2 Operations Impact, 2031, Jefferson County.....	9
Table 8: Scenario 3 Construction Impact, 2026-2030, Jefferson COunty	10
Table 9: Scenario 3 Operations Impact, 2031, Jefferson County.....	10
Table 10: Scenario 4 Construction Impact, 2026-2030, Jefferson COunty	11
Table 11: Scenario 4 Operations Impact, 2031, Jefferson County.....	11
Table 12: Scenario 5 Construction Impact, 2026-2030, Jefferson COunty	11
Table 13: Scenario 5 Operations Impact, 2031, Jefferson County.....	11
Table 14: Scenario 2 – Erickson Senior Living – Jefferson County	12
Table 15: Scenario 2 – Erickson Senior Living – Colorado.....	13
Table 16: Scenario 3 – Office Park – Jefferson County	14
Table 17: Scenario 3 – Office Park – Colorado.....	15
Table 18: Scenario 4 – Flex Park – Jefferson County	16
Table 19: Scenario 4 – Flex Park – Colorado.....	17
Table 20: Scenario 5 – Flex & Office Park – Jefferson County	18
Table 21: Scenario 5 – Flex & Office Park – Colorado.....	19

LIST OF FIGURES

Figure 1: Vicinity Map	5
------------------------------	---

EXECUTIVE SUMMARY

The Business Research Division (BRD) at the University of Colorado Boulder was retained by the Westminster Community Services Department to estimate the economic impact of proposed land use changes to two parcels in the City of Westminster. This report examines the economic impact of a proposed Erickson Senior Living development compared to hypothetical alternative scenarios under the property's Employment-Flex zoning.¹ The study areas include the state of Colorado and Jefferson County.

The study assumes 1,485 units built across three phases, with 2.3 million square feet of total construction. The hypothetical office and flex scenarios would be the largest office and flex developments in the City of Westminster and were modeled based on the square footage of the proposed Erickson Senior Living facility. Furthermore, this study does not examine the feasibility of each scenario, rather the scope of this report is principally focused on modeling the economic impact of the Erickson Senior Living development and hypothetical commercial developments on the same scale as the Erickson proposal.

Economic Impact

The estimated economic impact of construction for Erickson Senior Living totaled an estimated \$640.8 million in economic output in Jefferson County, and \$859.1 million to the state of Colorado. Ongoing annual operations for Erickson Senior Living are estimated to generate \$160.6 million for Jefferson County. In addition, construction of the Erickson Senior Living development is estimated to generate 591 average annual jobs for Jefferson County. Four other scenarios were modeled (including the No Change scenario), assuming a hypothetical large office park in Scenario 3, a flex park in Scenario 4, and a combination office and flex park in Scenario 5. All scenarios assumed a four-year construction timeline with construction completing in 2030 and operations commencing in 2031. Total construction impacts were similar across scenarios, ranging from \$491 million to \$884 million, but operational impacts varied more significantly due to Erickson Senior Living's lower employment density compared to the hypothetical commercial developments.

Scenario 3, which models a large office park, has the largest estimated economic impact in Jefferson County, with \$883.8 million in estimated construction impact, and \$1.9 billion in operations. Scenario 4, which models a large flex park, has an estimated construction impact of \$491 million and \$1.8 billion in operations. Scenario 5, which includes a combination of office and flex developments, has an estimated construction impact of \$641 million and \$1.9 billion in operations in Jefferson County.

¹ https://maps.cityofwestminster.us/images/CompPlan_PDFs_2023/Employment%20Flex.pdf

TABLE 1: ECONOMIC IMPACT BY SCENARIO, JEFFERSON COUNTY

JEFFERSON COUNTY	SCENARIO 1 No Change (Vacant)	SCENARIO 2 Erickson Senior Living	SCENARIO 3 Office Park	SCENARIO 4 Flex Park	SCENARIO 5 Office & Flex Park
Construction Impact (2026-2030)					
Employment	0	2,955	4,573	2,540	3,335
Avg. Ann. Jobs	0	591	915	508	667
Labor Income	\$0	\$218,439,000	\$351,084,000	\$195,045,000	\$254,696,000
Value Added (GDP)	\$0	\$391,144,000	\$555,352,000	\$308,525,000	\$402,792,000
Output	\$0	\$640,834,000	\$883,840,000	\$491,015,000	\$641,040,000
Operations Impact 2031					
Employment	0	1,164	9,279	5,364	6,878
Labor Income	\$0	\$78,925,000	\$661,795,000	\$636,362,000	\$646,773,000
Value Added (GDP)	\$0	\$100,154,000	\$1,088,879,000	\$1,011,876,000	\$1,043,694,000
Output	\$0	\$160,642,000	\$1,970,154,000	\$1,804,029,000	\$1,869,938,000

Note: Economic impact in the table above includes the direct, indirect, and induced effects.

TABLE 2: ECONOMIC IMPACT BY SCENARIO, COLORADO

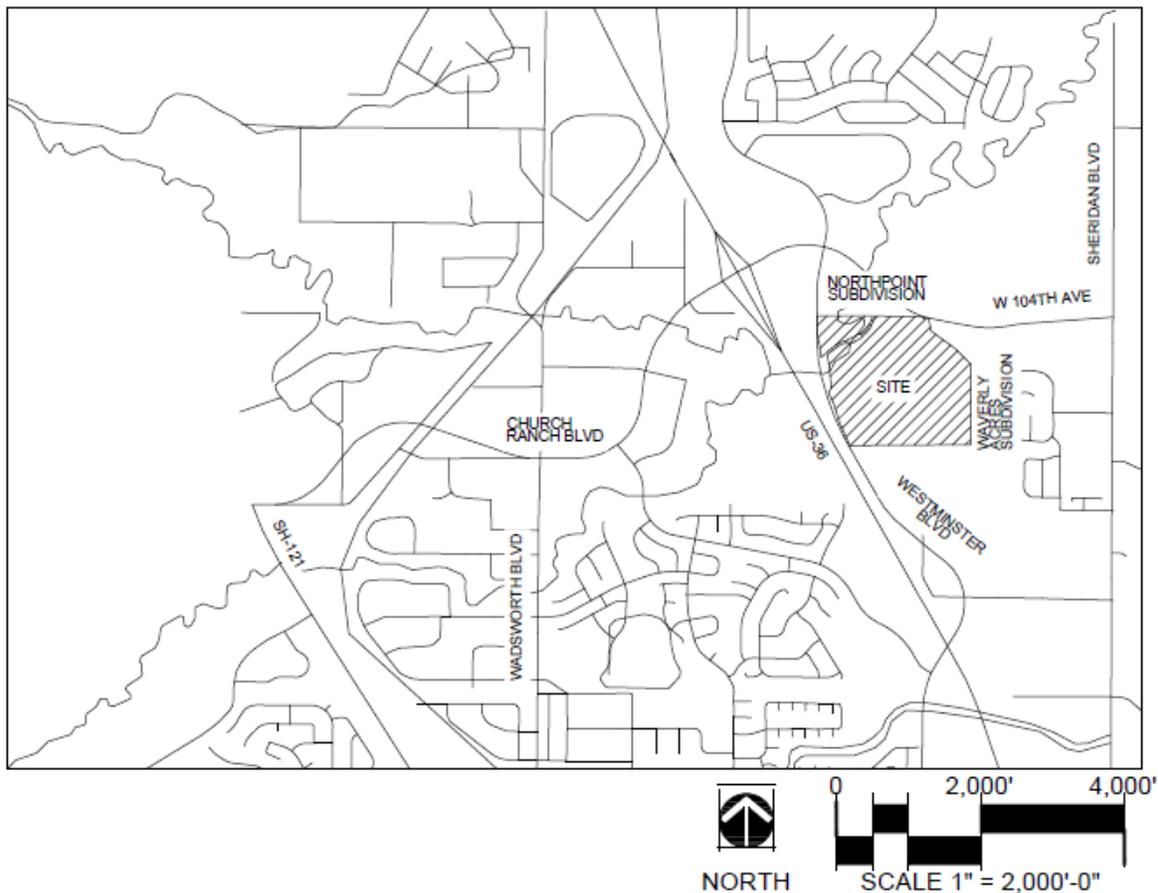
COLORADO	SCENARIO 1 No Change (Vacant)	SCENARIO 2 Erickson Senior Living	SCENARIO 3 Office Park	SCENARIO 4 Flex Park	SCENARIO 5 Office & Flex Park
Construction Impact (2026-2030)					
Employment	0	3,785	5,705	3,169	4,160
Avg. Ann. Jobs	0	757	1,141	634	832
Labor Income	\$0	\$287,764,000	\$445,142,000	\$247,293,000	\$322,942,000
Value Added (GDP)	\$0	\$510,169,000	\$718,528,000	\$399,169,000	\$521,104,000
Output	\$0	\$859,091,000	\$1,178,509,000	\$654,700,000	\$854,759,000
Operations Impact 2031					
Employment	0	1,379	11,758	7,739	9,239
Labor Income	\$0	\$96,550,000	\$873,693,000	\$848,707,000	\$850,722,000
Value Added (GDP)	\$0	\$130,322,000	\$1,445,432,000	\$1,362,491,000	\$1,387,925,000
Output	\$0	\$210,547,000	\$2,565,535,000	\$2,383,653,000	\$2,447,209,000

Note: Economic impact in the table above includes the direct, indirect, and induced effects.

METHODOLOGY

The Business Research Division (BRD) at the University of Colorado Boulder was retained by the Westminster Community Services Department to estimate the economic impact of proposed land use changes to two parcels in the City of Westminster. This analysis evaluated the economic impact of a proposed Erickson Senior Living facility at the site, comparing it both to similar developments allowed under current zoning and to the site's existing vacant condition. The analysis considered the economic impact of one-time construction and ongoing operations on Jefferson County (county where project is proposed) and the State of Colorado.

FIGURE 1: VICINITY MAP



Source: Preliminary Development Plan, Erickson Senior Living.

Economic impact studies include the direct spending that a company or activity has on the area of study, as well as the indirect impact, which is the ripple effect that direct spending has on other businesses in the community. This term is also referred to as the *multiplier effect*, wherein companies utilize the local supply chain. A multiplier is a numeric way of describing the full effects of money changing hands within an economy. For example, a construction company may use inputs from many other industries that are purchased from suppliers within Colorado. These suppliers also use inputs to create their products and are purchased from other firms in other sectors. This is the indirect impact. Additionally, the incomes of workers alongside the supply chain generate other spending on goods and services within the economy,

e.g., purchased for groceries, clothes, and gas. It is important to note that leakages occur in most every economic impact model—economic activity associated with the modeled event that does not generate additional effects in the defined region, (e.g., steel for construction imported from out of the country). Leakages can occur by way of taxes, savings, profits, imports, and commuting. This model’s output does not account for land costs as they are typically regarded as an asset transfer and not an impact on production.

The research team used the 529-sector IMPLAN input-output model that quantified the economic impacts of the scenarios by state, and by Jefferson County using IMPLAN’s multi-regional input-output (MRIO) model. This study uses the 2023 dataset from IMPLAN (most current available). NAICS codes were matched to corresponding IMPLAN sectors to model the impacts. To model the economic impacts of the Erickson Senior Living facility, IMPLAN code 53 (*Construction of New Multifamily Structures*) was used for construction, and code 473 (*Nursing and Community Care Facilities*) was selected for operations. For the hypothetical flex and office park construction, IMPLAN code 51 (*Construction of Other New Nonresidential Structures*) was selected, while custom aggregation schemes were utilized for ongoing operations. These were based on common NAICS industry aggregations for office (professional and technical services; finance and insurance; information; management of companies; administrative support; and real estate and rental) and for flex (light manufacturing and/or research and development).

For the purpose of this study, all multipliers are comprised of direct, indirect, and induced effects. *Direct* refers to direct spending or employment in the study industry or firm. *Indirect* is the upstream spending or employment in related industries impacted by spending or employment in the study industry or firm. *Induced* refers to changes in household expenditures impacted by spending or employment in the study industry or firm.

Data were collected from third parties to estimate construction costs (per unit and per square foot) for comparable senior living multifamily developments and commercial buildings. These construction costs were applied to the approximate size of the senior living facility (and theoretical office and flex buildings) to estimate total building costs. Ongoing spending on operations was estimated based on employment (based on industry standards of square footage per employee). The total building and operating costs were modeled in IMPLAN to estimate the economic impact on Jefferson County and Colorado, detailing the impacts in terms of employment, labor income, value added (GDP), and output (sales).

DEFINITIONS

Economic Benefits: The dollars generated and distributed throughout the economy due to the existence of an establishment. The sources of impacts that sum to economic benefits include capital expenditures, operating expenditures, off-site employee effects, secondary effects, and visitor impacts.

Employment: Includes the number of full-time and part-time jobs (headcount) by business physical location.

Flex Park: Multiple properties clustered together. This property provides and protects land for flexible employment uses including office, research and development, facilities, and supportive uses.

Gross Domestic Product (GDP): Total value of final goods and services produced each year within a country or region.

Gross Output (Output): The total value of production is gross output. Unlike GDP, gross output includes intermediate goods and services.

Labor Income: This includes employee compensation (wages, salaries, and benefits) and proprietor income.

Multiplier: Change in total economic activity driven by a change in direct economic activity.

Office Park: Multiple properties clustered together. The office property type refers to commercial real estate designed primarily for conducting business operations, typically including space for administrative, managerial, or professional activities.

Value Added: The contribution of an industry or region to total GDP, value added equals gross output, net of intermediate input costs.

Erickson Senior Living

Erickson Senior Living includes 1,485 units built across three phases. Phase 1 includes six buildings with 640 independent living units, extensive infrastructure work (roads, sewers, storm drainage, water mains), three restaurants, a commercial kitchen, and 50,300 square feet of amenities. Phase 2 adds another six buildings with 710 independent living units, two commercial kitchens, six restaurants, and 64,050 square feet of amenities, along with similar infrastructure improvements. Phase 3 consists of one building with 135 assisted living/skilled nursing units, 30,000 square feet of amenities, and supporting infrastructure such as parking, water, and sewer services.

TABLE 3: ERICKSON SENIOR LIVING PROPOSED LAND USE

Type of Land Use	Acres	% of Total Property	Units	Beds
Independent Living Units	59.66	80%	1,350	-
Assisted Living / Memory Care			135	149
Skilled Nursing				40
Public Open Space	11.82	16%	-	-
Public R.O.W.	1.6	2%		
Public R.O.W.	1.07	2%		
Public R.O.W.	0.55			
CCRC	0.92			
Total	74.15	100%	1,485	189

Note: Acreage total excludes Public R.O.W. land uses as indicated in the Erickson Senior Living Preliminary Development Plan. Source: Erickson Senior Living Preliminary Development Plan.

Construction Cost Data

The following table summarizes comparable construction costs by property type sourced from various real estate market reports and public data. Senior living construction costs ranged between \$244,200 and \$318,000 per unit, office costs were between \$208 and \$574 per square foot, and flex space averaged \$155 per square foot. Market reports found that construction costs were, on average, higher for assisted living/memory care units and skilled nursing units compared to independent living units.² The model for this report assumed an independent living per unit cost of \$300,000, assisted living/memory care cost of \$350,000, and a skilled nursing cost of \$400,000, for a weighted average of \$305,522 per unit in 2025 dollars. On a per square foot basis, comparable construction costs for multifamily ranged between \$184-\$257, and the model input assumed a weighted average of \$210 per square foot.

TABLE 4: CONSTRUCTION COST COMPS

Comp Type	Cost	Source	Model Input
Multifamily per unit			
Senior Housing 1	\$317,400	CBRE, Seniors Housing Development Costs, 2022	\$305,522
Senior Housing 2	\$244,200	Irving Levin Associates, Inc, 2019	
Census Average	\$210,344	U.S. Census, Colorado, 2024, 5 units or more	
Dodge Construction Data	\$199,226	Dodge Construction Data, Colorado, May 2025 YTD	
Multifamily per square foot			
Dodge Construction Data MF Data	\$184	Dodge Construction Data, Colorado, May 2025 YTD	\$210
Village at Homewood Pointe	\$257	Dodge Construction Data, May 2025	
Aspendale Littleton Senior Apartments	\$201	Dodge Construction Data, December 2024	
Office per square foot			
Office Comp 1	\$257	JLL, Q1 2025, Mountain region	\$270
Office Comp 2	\$208-\$574	RSMEans Data, 2024, 5-10 story office	
Flex			
Flex Comp 1	\$155	Cushman & Wakefield, 2024, Denver - Small	\$150

Note: Model input costs as shown are in 2025 dollars.

Employee Ratios

The following table summarizes employee ratio by property type sourced from various market reports. This report used a 300 square foot per employee ratio for office and a 750 square foot per employee ratio for flex space.

In 2007, Erickson opened Wind Crest in Highlands Ranch, a comparable senior living facility with more than 1,450 residents. According to a 2020 fact sheet about the property, the facility had more than 800 employees. This report uses 900 employees as a direct employment estimate for the Erickson Senior Living Facility.

² <https://www.mcknightsseniorliving.com/news/senior-living-construction-costs-expected-to-increase-3-to-6-percent/#:~:text=The%20per,square%20foot%20in%20winter%202023>

TABLE 5: EMPLOYEE RATIO BY PROPERTY TYPE

Property Type	Value	Source
Office sq.ft. per employee	200-250	Colorado Real Estate Journal, 2016
Office sq.ft. per employee	300	Fehr and Peers, Denver Region Trip Generation, 2011
Flex sq.ft. per employee	300-1000	Fehr and Peers, Denver Region Trip Generation, 2011

Note: Fehr and Peers calculations were derived from employees per 1,000 square feet.

Scenario Descriptions

Scenario 1 – No Change: This scenario assumes that the property remains vacant and unchanged from its current condition. Economic impacts were not modeled for this scenario given its vacant status.

Scenario 2 – Erickson Senior Living:

Scenario 2 assumes that the Erickson Senior Living facility is constructed. This report assumes the project is split into three phases, with 13 total buildings constructed for a total of 2,350,438 GSF (from the Preliminary Development Plan submitted on May 20, 2025, and the Westminster Community Services Department). Phase 1 includes six buildings with 640 independent living units, extensive infrastructure work (roads, sewers, storm drainage, water mains), three restaurants, a commercial kitchen, and 50,300 square feet of amenities. Phase 2 adds another six buildings with 710 independent living units, two commercial kitchens, six restaurants, and 64,050 square feet of amenities, along with similar infrastructure improvements. Phase 3 consists of one building with 135 assisted living/skilled nursing units, 30,000 square feet of amenities, and supporting infrastructure such as parking, water, and sewer services. Scenario 2 has an estimated construction economic impact of \$640.8 million in Jefferson County, supporting 2,955 total jobs (591 per year of construction). For operations, the estimated impact is \$160.6 million, with an annual average of 1,164 jobs supported (900 direct).

TABLE 6: SCENARIO 2 CONSTRUCTION IMPACT, 2026-2030, JEFFERSON COUNTY

Impact	Total			
	Employment	Labor Income	Value Added	Output
1 - Direct	2,143	\$169,737,000	\$293,744,000	\$493,425,000
2 - Indirect	447	\$26,990,000	\$51,589,000	\$78,707,000
3 - Induced	366	\$21,713,000	\$45,811,000	\$68,702,000
Total	2,955	\$218,440,000	\$391,144,000	\$640,834,000

TABLE 7: SCENARIO 2 OPERATIONS IMPACT, 2031, JEFFERSON COUNTY

Impact	Total			
	Employment	Labor Income	Value Added	Output
1 - Direct	900	\$63,123,000	\$71,310,000	\$110,185,000
2 - Indirect	153	\$8,849,000	\$13,980,000	\$28,166,000
3 - Induced	111	\$6,954,000	\$14,865,000	\$22,291,000
Total	1,164	\$78,926,000	\$100,155,000	\$160,642,000

Scenario 3 – Office Park:

Scenario 3 assumes that 2,350,500 square feet (same square feet as Erickson) of office space is constructed at the site, over three phases: 940,200 in Phase 1, 940,200 in Phase 2, and 470,100 in Phase 3. It is important to note that the scale of office construction that is proposed in this scenario would be significantly larger than any prior office construction in Westminster and would be comparable to large properties within the Denver Tech Center.

Scenario 3 has an estimated construction economic impact of \$883.8 million in Jefferson County, supporting 4,573 total jobs (915 per year of construction). For operations, the estimated impact is \$1.9 billion, with an annual average of 9,279 jobs supported (6,268 direct).

TABLE 8: SCENARIO 3 CONSTRUCTION IMPACT, 2026-2030, JEFFERSON COUNTY

Impact	Total			
	Employment	Labor Income	Value Added	Output
1 - Direct	3,620	\$288,926,000	\$435,490,000	\$694,089,000
2 - Indirect	372	\$27,539,000	\$46,759,000	\$80,119,000
3 - Induced	581	\$34,620,000	\$73,102,000	\$109,631,000
Total	4,573	\$351,085,000	\$555,351,000	\$883,839,000

TABLE 9: SCENARIO 3 OPERATIONS IMPACT, 2031, JEFFERSON COUNTY

Impact	Total			
	Employment	Labor Income	Value Added	Output
1 - Direct	6,268	\$457,132,000	\$733,868,000	\$1,353,132,000
2 - Indirect	2,015	\$141,013,000	\$224,237,000	\$419,006,000
3 - Induced	995	\$63,651,000	\$130,774,000	\$198,016,000
Total	9,279	\$661,796,000	\$1,088,879,000	\$1,970,154,000

Scenario 4 – Flex Park:

Scenario 4 assumes that 2,350,500 square feet of flex space is constructed at the site, over three phases: 940,200 in Phase 1, 940,200 in Phase 2, and 470,100 in Phase 3. It is important to note that the scale of flex construction that is proposed in this scenario would be significantly larger than any prior flex construction in Westminster.

Scenario 4 has an estimated construction economic impact of \$491 million in Jefferson County, supporting 2,540 total jobs (508 per year of construction). For operations, the estimated impact is \$1.8 billion, with an annual average of 5,364 jobs supported (2,977 direct).

TABLE 10: SCENARIO 4 CONSTRUCTION IMPACT, 2026-2030, JEFFERSON COUNTY

Impact	Total			
	Employment	Labor Income	Value Added	Output
1 - Direct	2,011	\$160,515,000	\$241,939,000	\$385,605,000
2 - Indirect	207	\$15,297,000	\$25,975,000	\$44,505,000
3 - Induced	323	\$19,233,000	\$40,611,000	\$60,905,000
Total	2,540	\$195,045,000	\$308,525,000	\$491,015,000

TABLE 11: SCENARIO 4 OPERATIONS IMPACT, 2031, JEFFERSON COUNTY

Impact	Total			
	Employment	Labor Income	Value Added	Output
1 - Direct	2,977	\$464,278,000	\$710,402,000	\$1,295,225,000
2 - Indirect	1,427	\$111,951,000	\$172,731,000	\$315,543,000
3 - Induced	960	\$60,133,000	\$128,743,000	\$193,262,000
Total	5,364	\$636,362,000	\$1,011,876,000	\$1,804,030,000

Scenario 5 – Office & Flex Park:

Scenario 5 assumes that 2,350,500 square feet of office and flex space is constructed at the site, over three phases: 940,200 of office space in Phase 1, 940,200 of flex space in Phase 2, and an additional 470,100 of flex space in Phase 3.

Scenario 5 has an estimated construction economic impact of \$641 million in Jefferson County, supporting 3,335 total jobs (667 per year of construction). For operations, the estimated impact is \$1.9 billion, with an annual average of 6,878 jobs supported (4,293 direct).

TABLE 12: SCENARIO 5 CONSTRUCTION IMPACT, 2026-2030, JEFFERSON COUNTY

Impact	Total			
	Employment	Labor Income	Value Added	Output
1 - Direct	2,640	\$209,614,000	\$315,945,000	\$503,557,000
2 - Indirect	271	\$19,981,000	\$33,928,000	\$58,122,000
3 - Induced	424	\$25,101,000	\$52,919,000	\$79,361,000
Total	3,335	\$254,696,000	\$402,792,000	\$641,040,000

TABLE 13: SCENARIO 5 OPERATIONS IMPACT, 2031, JEFFERSON COUNTY

Impact	Total			
	Employment	Labor Income	Value Added	Output
1 - Direct	4,293	\$461,374,000	\$719,717,000	\$1,318,257,000
2 - Indirect	1,601	\$122,369,000	\$194,307,000	\$355,152,000
3 - Induced	984	\$63,031,000	\$129,670,000	\$196,529,000
Total	6,878	\$646,774,000	\$1,043,694,000	\$1,869,938,000

APPENDIX

TABLE 14: SCENARIO 2 – ERICKSON SENIOR LIVING – JEFFERSON COUNTY

SCENARIO 2 - ERICKSON SENIOR LIVING - JEFFERSON COUNTY								
Type	Factor	PHASE 1		PHASE 2		PHASE 3	Operations	Total
		2026	2027	2028	2029	2030	2031	
CONSTRUCTION COST								
Construction Schedule								
Independent Living Units		320	320	355	355	0		1,350
Assisted Living / Memory Care		0	0	0	0	106		106
Skilled Nursing		0	0	0	0	29		29
<i>Escalation</i>								
		3%	3%	3%	3%	3%		
Construction Unit Cost								
	<i>Per Unit (2025)</i>							
Independent Living Units	\$300,000	\$309,000	\$318,270	\$327,818	\$337,653	\$347,782		
Assisted Living / Memory Care	\$350,000	\$360,500	\$371,315	\$382,454	\$393,928	\$405,746		
Skilled Nursing	\$400,000	\$412,000	\$424,360	\$437,091	\$450,204	\$463,710		
Independent Living Units		\$98,880,000	\$101,846,400	\$116,375,426	\$119,866,688	\$0		\$436,968,514
Assisted Living / Memory Care		\$0	\$0	\$0	\$0	\$43,009,068		\$43,009,068
Skilled Nursing		\$0	\$0	\$0	\$0	\$13,447,579		\$13,447,579
Construction Cost Total		\$98,880,000	\$101,846,400	\$116,375,426	\$119,866,688	\$56,456,647	--	\$493,425,161
EMPLOYMENT - OPERATIONS								
Erickson Senior Living	<i>BRD Derived</i>	--	--	--	--	--	900	
ECONOMIC IMPACT								
		<i>Construction</i>	<i>Construction</i>	<i>Construction</i>	<i>Construction</i>	<i>Construction</i>	<i>Operations</i>	
Employment (Includes one-time construction)	<i>IMPLAN Derived</i>	608	617	696	706	328	1,164	
Labor Income	<i>IMPLAN Derived</i>	\$43,779,839	\$45,089,394	\$51,518,302	\$53,061,271	\$24,990,550	\$78,925,154	\$297,364,509
Value Added (GDP)	<i>IMPLAN Derived</i>	\$78,323,258	\$80,704,224	\$92,255,527	\$95,065,095	\$44,795,644	\$100,154,321	\$491,298,069
Output	<i>IMPLAN Derived</i>	\$128,303,973	\$132,213,725	\$151,148,857	\$155,763,878	\$73,403,311	\$160,641,774	\$801,475,517

TABLE 15: SCENARIO 2 – ERICKSON SENIOR LIVING – COLORADO

SCENARIO 2 - ERICKSON SENIOR LIVING - COLORADO								
Type	Factor	PHASE 1		PHASE 2		PHASE 3	Operations	Total
		2026	2027	2028	2029	2030	2031	
CONSTRUCTION COST								
Construction Schedule								
Independent Living Units		320	320	355	355	0		1,350
Assisted Living / Memory Care		0	0	0	0	106		106
Skilled Nursing		0	0	0	0	29		29
<i>Escalation</i>		3%	3%	3%	3%	3%		
Construction Unit Cost	<i>Per Unit (2025)</i>							
Independent Living Units	\$300,000	\$309,000	\$318,270	\$327,818	\$337,653	\$347,782		
Assisted Living / Memory Care	\$350,000	\$360,500	\$371,315	\$382,454	\$393,928	\$405,746		
Skilled Nursing	\$400,000	\$412,000	\$424,360	\$437,091	\$450,204	\$463,710		
Independent Living Units		\$98,880,000	\$101,846,400	\$116,375,426	\$119,866,688	\$0		\$436,968,514
Assisted Living / Memory Care		\$0	\$0	\$0	\$0	\$43,009,068		\$43,009,068
Skilled Nursing		\$0	\$0	\$0	\$0	\$13,447,579		\$13,447,579
Construction Cost Total		\$98,880,000	\$101,846,400	\$116,375,426	\$119,866,688	\$56,456,647	--	\$493,425,161
EMPLOYMENT - OPERATIONS								
Erickson Senior Living	<i>BRD Derived</i>	--	--	--	--	--	900	
ECONOMIC IMPACT								
Employment (Includes one-time construction)	<i>IMPLAN Derived</i>	Construction 779	Construction 791	Construction 891	Construction 905	Construction 420	Operations 1,379	
Labor Income	<i>IMPLAN Derived</i>	\$57,688,569	\$59,404,269	\$67,865,759	\$69,891,660	\$32,913,797	\$96,550,236	\$384,314,290
Value Added (GDP)	<i>IMPLAN Derived</i>	\$102,122,309	\$105,243,075	\$120,329,762	\$124,021,360	\$58,452,205	\$130,322,055	\$640,490,767
Output	<i>IMPLAN Derived</i>	\$172,002,320	\$177,238,463	\$202,624,006	\$208,818,830	\$98,407,414	\$210,547,277	\$1,069,638,311

TABLE 16: SCENARIO 3 – OFFICE PARK – JEFFERSON COUNTY

SCENARIO 3 - OFFICE PARK - JEFFERSON COUNTY								
Type	Factor	PHASE 1		PHASE 2		PHASE 3	Operations	Total
		2026	2027	2028	2029	2030	2031	
CONSTRUCTION COST								
Construction Schedule								2,350,500 0
Office		470,100	470,100	470,100	470,100	470,100		
Flex								
Escalation		3%	3%	3%	3%	3%		
Construction Sq.Ft. Cost	<i>Per Sq.Ft. (2025)</i>							
Office	\$270	\$278	\$286	\$295	\$304	\$313		
Flex	\$150	\$155	\$159	\$164	\$169	\$174		
Office		\$130,734,810	\$134,656,854	\$138,696,560	\$142,857,457	\$147,143,180		\$694,088,861
Flex		\$0	\$0	\$0	\$0	\$0		\$0
Construction Cost Total		\$130,734,810	\$134,656,854	\$138,696,560	\$142,857,457	\$147,143,180	--	\$694,088,861
EMPLOYMENT - OPERATIONS								
Office (sq.ft. per employee)	<i>BRD Derived</i>						300	6,268
Flex (sq.ft. per employee)	<i>BRD Derived</i>						750	
Vacancy (Office)	<i>BRD Derived</i>						20%	
Vacancy (Flex)	<i>BRD Derived</i>						5%	
Office Employment	<i>BRD Derived</i>	--	--	--	--	--	6,268	
Flex Employment	<i>BRD Derived</i>	--	--	--	--	--	--	
ECONOMIC IMPACT								
Employment (Includes one-time construction)	<i>IMPLAN Derived</i>	887	900	914	929	943	9,279	\$1,012,879,912 \$1,644,231,064 \$2,853,993,283
Labor Income	<i>IMPLAN Derived</i>	\$66,110,761	\$68,101,808	\$70,153,894	\$72,268,986	\$74,448,966	\$661,795,498	
Value Added (GDP)	<i>IMPLAN Derived</i>	\$104,443,314	\$107,653,635	\$110,965,452	\$114,382,189	\$117,907,129	\$1,088,879,346	
Output	<i>IMPLAN Derived</i>	\$166,220,344	\$171,329,121	\$176,600,149	\$182,038,985	\$187,650,901	\$1,970,153,782	

TABLE 17: SCENARIO 3 – OFFICE PARK – COLORADO

SCENARIO 3 - OFFICE PARK - COLORADO								Total
Type	Factor	PHASE 1		PHASE 2		PHASE 3	Operations	
		2026	2027	2028	2029	2030	2031	
CONSTRUCTION COST								
Construction Schedule								
Office		470,100	470,100	470,100	470,100	470,100		
Flex								
<i>Escalation</i>		3%	3%	3%	3%	3%		
Construction Sq.Ft. Cost	<i>Per Sq.Ft. (2025)</i>							
Office	\$270	\$278	\$286	\$295	\$304	\$313		
Flex	\$150	\$155	\$159	\$164	\$169	\$174		
Office		\$130,734,810	\$134,656,854	\$138,696,560	\$142,857,457	\$147,143,180		
Flex		\$0	\$0	\$0	\$0	\$0		
Construction Cost Total		\$130,734,810	\$134,656,854	\$138,696,560	\$142,857,457	\$147,143,180	--	
EMPLOYMENT - OPERATIONS								6,268
Office (sq.ft. per employee)	<i>BRD Derived</i>						300	
Flex (sq.ft. per employee)	<i>BRD Derived</i>						750	
Vacancy (Office)	<i>BRD Derived</i>						20%	
Vacancy (Flex)	<i>BRD Derived</i>						5%	
Office Employment	<i>BRD Derived</i>	--	--	--	--	--	6,268	
Flex Employment	<i>BRD Derived</i>	--	--	--	--	--	--	
ECONOMIC IMPACT								\$1,318,834,569
Employment (Includes one-time construction)	<i>IMPLAN Derived</i>	1,106	1,123	1,141	1,158	1,176	11,758	
Labor Income	<i>IMPLAN Derived</i>	\$83,847,441	\$86,356,962	\$88,946,080	\$91,617,535	\$94,373,768	\$873,692,783	
Value Added (GDP)	<i>IMPLAN Derived</i>	\$135,086,331	\$139,256,483	\$143,563,761	\$148,012,972	\$152,608,719	\$1,445,432,357	
Output	<i>IMPLAN Derived</i>	\$221,657,514	\$228,451,809	\$235,470,079	\$242,720,123	\$250,209,610	\$2,565,534,544	

TABLE 18: SCENARIO 4 – FLEX PARK – JEFFERSON COUNTY

SCENARIO 4 - FLEX PARK - JEFFERSON COUNTY								
Type	Factor	PHASE 1		PHASE 2		PHASE 3	Operations	Total
		2026	2027	2028	2029	2030	2031	
CONSTRUCTION COST								
Construction Schedule								0 2,350,500
Office								
Flex		470,100	470,100	470,100	470,100	470,100		
<i>Escalation</i>		3%	3%	3%	3%	3%		
Construction Sq.Ft. Cost	<i>Per Sq.Ft. (2025)</i>							
Office	\$270	\$278	\$286	\$295	\$304	\$313		
Flex	\$150	\$155	\$159	\$164	\$169	\$174		
Office		\$0	\$0	\$0	\$0	\$0		\$0 \$385,604,923
Flex		\$72,630,450	\$74,809,364	\$77,053,644	\$79,365,254	\$81,746,211		
Construction Cost Total		\$72,630,450	\$74,809,364	\$77,053,644	\$79,365,254	\$81,746,211	--	\$385,604,923
EMPLOYMENT - OPERATIONS								
Office (sq.ft. per employee)	<i>BRD Derived</i>						300	2,977
Flex (sq.ft. per employee)	<i>BRD Derived</i>						750	
Vacancy (Office)	<i>BRD Derived</i>						20%	
Vacancy (Flex)	<i>BRD Derived</i>						5%	
Office Employment	<i>BRD Derived</i>	--	--	--	--	--	--	
Flex Employment	<i>BRD Derived</i>	--	--	--	--	--	2,977	
ECONOMIC IMPACT								
Employment (Includes one-time construction)	<i>IMPLAN Derived</i>	493	500	508	516	524	5,364	\$831,406,598 \$1,320,401,746 \$2,295,043,795
Labor Income	<i>IMPLAN Derived</i>	\$36,727,728	\$37,833,868	\$38,973,950	\$40,149,050	\$41,360,139	\$636,361,863	
Value Added (GDP)	<i>IMPLAN Derived</i>	\$58,023,342	\$59,806,847	\$61,646,793	\$63,545,044	\$65,503,323	\$1,011,876,397	
Output	<i>IMPLAN Derived</i>	\$92,343,149	\$95,181,404	\$98,109,819	\$101,131,460	\$104,249,151	\$1,804,028,812	

TABLE 19: SCENARIO 4 – FLEX PARK – COLORADO

SCENARIO 4 - FLEX PARK - COLORADO								
Type	Factor	PHASE 1		PHASE 2		PHASE 3	Operations	Total
		2026	2027	2028	2029	2030	2031	
CONSTRUCTION COST								
Construction Schedule								0 2,350,500
Office								
Flex		470,100	470,100	470,100	470,100	470,100		
<i>Escalation</i>		3%	3%	3%	3%	3%		
Construction Sq.Ft. Cost	<i>Per Sq.Ft. (2025)</i>							
Office	\$270	\$278	\$286	\$295	\$304	\$313		
Flex	\$150	\$155	\$159	\$164	\$169	\$174		
Office		\$0	\$0	\$0	\$0	\$0		
Flex		\$72,630,450	\$74,809,364	\$77,053,644	\$79,365,254	\$81,746,211		
Construction Cost Total		\$72,630,450	\$74,809,364	\$77,053,644	\$79,365,254	\$81,746,211	--	\$385,604,923
EMPLOYMENT - OPERATIONS								
Office (sq.ft. per employee)	<i>BRD Derived</i>						300	2,977
Flex (sq.ft. per employee)	<i>BRD Derived</i>						750	
Vacancy (Office)	<i>BRD Derived</i>						20%	
Vacancy (Flex)	<i>BRD Derived</i>						5%	
Office Employment	<i>BRD Derived</i>	--	--	--	--	--	--	
Flex Employment	<i>BRD Derived</i>	--	--	--	--	--	2,977	
ECONOMIC IMPACT								
Employment (Includes one-time construction)	<i>IMPLAN Derived</i>	615	624	634	644	653	7,739	\$1,095,999,491 \$1,761,659,776 \$3,038,353,101
Labor Income	<i>IMPLAN Derived</i>	\$46,580,248	\$47,974,445	\$49,412,901	\$50,896,993	\$52,428,181	\$848,706,722	
Value Added (GDP)	<i>IMPLAN Derived</i>	\$75,045,226	\$77,361,978	\$79,754,961	\$82,226,676	\$84,779,773	\$1,362,491,162	
Output	<i>IMPLAN Derived</i>	\$123,137,609	\$126,912,305	\$130,811,355	\$134,838,990	\$138,999,636	\$2,383,653,207	

TABLE 20: SCENARIO 5 – FLEX & OFFICE PARK – JEFFERSON COUNTY

SCENARIO 5 - FLEX & OFFICE - JEFFERSON COUNTY								
Type	Factor	PHASE 1		PHASE 2		PHASE 3	Operations	Total
		2026	2027	2028	2029	2030	2031	
CONSTRUCTION COST								
Construction Schedule								
Office		470,100	470,100					940,200
Flex				470,100	470,100	470,100		1,410,300
Escalation		3%	3%	3%	3%	3%		
Construction Sq.Ft. Cost	Per Sq.Ft. (2025)							
Office	\$270	\$278	\$286	\$295	\$304	\$313		
Flex	\$150	\$155	\$159	\$164	\$169	\$174		
Office		\$130,734,810	\$134,656,854	\$0	\$0	\$0		\$265,391,664
Flex		\$0	\$0	\$77,053,644	\$79,365,254	\$81,746,211		\$238,165,109
Construction Cost Total		\$130,734,810	\$134,656,854	\$77,053,644	\$79,365,254	\$81,746,211	--	\$503,556,774
EMPLOYMENT - OPERATIONS								
Office (sq.ft. per employee)	BRD Derived						300	
Flex (sq.ft. per employee)	BRD Derived						750	
Vacancy (Office)	BRD Derived						20%	
Vacancy (Flex)	BRD Derived						5%	
Office Employment	BRD Derived						2,507	2,507
Flex Employment	BRD Derived	--	--	--	--	--	1,786	1,786
ECONOMIC IMPACT								
Employment (Includes one-time construction)	IMPLAN Derived	887	900	508	516	524	6,878	
Labor Income	IMPLAN Derived	\$66,110,761	\$68,101,808	\$38,973,950	\$40,149,050	\$41,360,139	\$646,773,440	\$901,469,148
Value Added (GDP)	IMPLAN Derived	\$104,443,314	\$107,653,635	\$61,646,793	\$63,545,044	\$65,503,323	\$1,043,693,918	\$1,446,486,027
Output	IMPLAN Derived	\$166,220,344	\$171,329,121	\$98,109,819	\$101,131,460	\$104,249,151	\$1,869,938,372	\$2,510,978,268

TABLE 21: SCENARIO 5 – FLEX & OFFICE PARK – COLORADO

SCENARIO 5 - FLEX & OFFICE - COLORADO								
Type	Factor	PHASE 1		PHASE 2		PHASE 3	Operations	Total
		2026	2027	2028	2029	2030	2031	
CONSTRUCTION COST								
Construction Schedule								
Office		470,100	470,100					940,200
Flex				470,100	470,100	470,100		1,410,300
Escalation		3%	3%	3%	3%	3%		
Construction Sq.Ft. Cost	<i>Per Sq.Ft. (2025)</i>							
Office	\$270	\$278	\$286	\$295	\$304	\$313		
Flex	\$150	\$155	\$159	\$164	\$169	\$174		
Office		\$130,734,810	\$134,656,854	\$0	\$0	\$0		\$265,391,664
Flex		\$0	\$0	\$77,053,644	\$79,365,254	\$81,746,211		\$238,165,109
Construction Cost Total		\$130,734,810	\$134,656,854	\$77,053,644	\$79,365,254	\$81,746,211	--	\$503,556,774
EMPLOYMENT - OPERATIONS								
Office (sq.ft. per employee)	<i>BRD Derived</i>						300	
Flex (sq.ft. per employee)	<i>BRD Derived</i>						750	
Vacancy (Office)	<i>BRD Derived</i>						20%	
Vacancy (Flex)	<i>BRD Derived</i>						5%	
Office Employment	<i>BRD Derived</i>	--	--	--	--	--	2,507	2,507
Flex Employment	<i>BRD Derived</i>	--	--	--	--	--	1,786	1,786
ECONOMIC IMPACT								
Employment (Includes one-time construction)	<i>IMPLAN Derived</i>	1,106	1,123	634	644	653	9,239	
Labor Income	<i>IMPLAN Derived</i>	\$83,847,441	\$86,356,962	\$49,412,901	\$50,896,993	\$52,428,181	\$850,722,435	\$1,173,664,914
Value Added (GDP)	<i>IMPLAN Derived</i>	\$135,086,331	\$139,256,483	\$79,754,961	\$82,226,676	\$84,779,773	\$1,387,924,887	\$1,909,029,112
Output	<i>IMPLAN Derived</i>	\$221,657,514	\$228,451,809	\$130,811,355	\$134,838,990	\$138,999,636	\$2,447,209,435	\$3,301,968,739



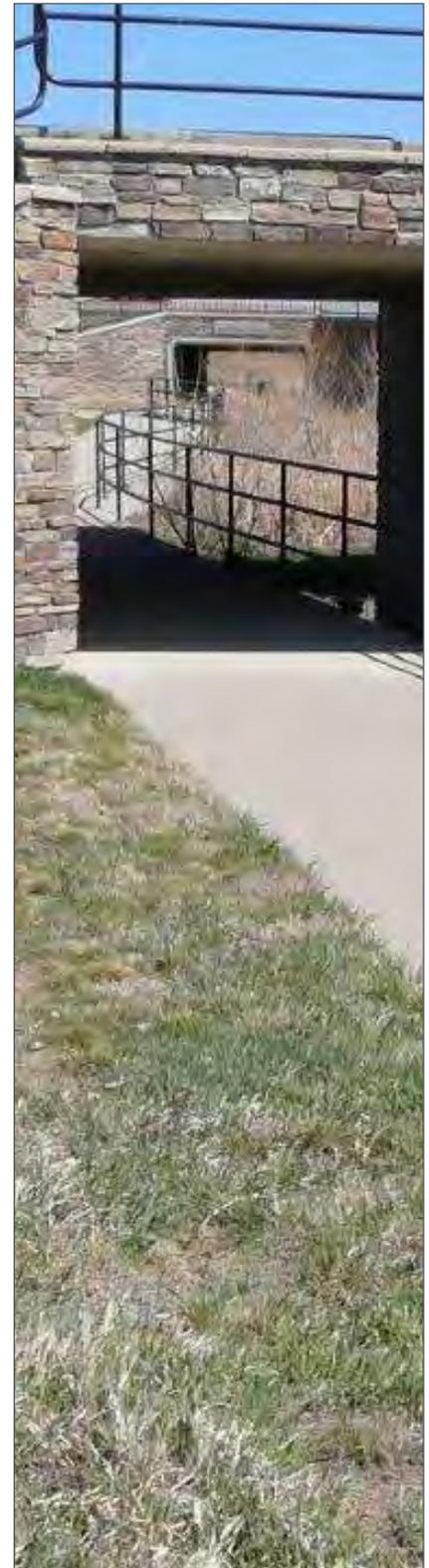
CHURCH RANCH FOCUS AREA

Now: The Church Ranch Focus Area has one of the most strategic locations in Westminster. Straddling US 36 at Church Ranch Boulevard/West 104th Avenue, this area extends over 350 acres, including the Westminster Promenade and Circle Point developments, the vacant 103-acre Hawn property along Westminster Boulevard, and the Walnut Creek Town Center commercial area. The US 36 corridor is the preferred location for office space, regionally, north of I-70 in Metro Denver. Just 12 miles north of Denver's central business district and 13 miles south of Boulder, the area is home to an RTD Park-n-Ride facility and adjacent to a future planned RTD FasTracks commuter rail station. The area is also located adjacent to significant community assets—in particular, the City Park Recreation and Fitness Center within City Park and the Big Dry Creek trail and open space. Additionally, the area is a major hospitality hub, with almost 1,000 hotel rooms in six hotels located on both sides of US 36.

Circle Point is one of the premier office developments in Westminster. The campus is only partially completed, and there is significant land capacity for additional office development as well as opportunities to infill the underutilized parking fields. At the heart of this area is the 77-acre Westminster Promenade district, where major entertainment uses include a theater, restaurants, hotel, and ice center. Access to the Flatiron Flyer bus and potential future access to a commuter rail station make this area particularly attractive for new development.

South of the Westminster Promenade and West 104th Avenue, is the Hawn property, which has extensive visibility from US 36 and is well buffered from existing neighborhoods by virtue of park and open space lands west of the Waverly Acres neighborhood and north of West 98th Avenue.

Vision: The Church Ranch Focus Area will build on its established role as a regional and citywide destination, acting as a gateway into Westminster from US 36 and Broomfield. A mix of land uses will further activate the Church Ranch Focus Area with both day and night populations, supporting a wide range of shopping, dining, and entertainment uses. This area can attract both employers and workers due to the access to transit and amenities, major hotels, and nearby variety of housing types. An economic and market study commissioned by the city indicates that the vicinity of US 36 and Church Ranch Boulevard is one of the best opportunities to support further office and hotel development. Further development within Circle Point should take access and circulation into account—including potential trail routes to the future RTD B rail line Church Ranch station—as well as companion development to the property located west of the BNSF railroad alignment. Employment generating land uses at the Hawn property with a degree of local-serving retail would further support the vision of the Focus Area.



*Huron Street Bridge and
142nd Avenue Circle Bridge
over McKay Creek*



St. Anthony North Health Campus Community Garden



Circle Point

-  Potential Street Connections
-  Potential Bike/Ped Network
-  Existing Bike/Ped Network
-  Primary Gateway
-  Secondary Gateway
-  Catalytic Site
-  Major Destination
-  Park Amenity
-  Major Transit Facility
-  Viewshed Opportunities



Figure 8-4. Church Ranch Focus Area Framework



1101 Bannock Street
Denver, Colorado 80204
303.892.1166



July 28, 2025

City of Westminster
Attn: Nathan Lawrence
4800 W. 92nd Avenue
Westminster, CO 80031

Re: Erickson Continuing Care Retirement Community
Comprehensive Plan Amendment
Rezone to PUD
Preliminary Development Plan

Dear Mr. Lawrence:

Norris Design, on behalf of the applicant, Erickson Senior Living, presents a proposed Continued Care Retirement community in the City of Westminster, Colorado (City or Westminster). The site is approximately 75 acres, generally located east of U.S Highway 36, south of W. 104th Avenue and west of Waverly Acres Park. The majority of the subject property is known as the northern portion of the Hawn Property. The remaining portion of the subject property includes approximately 1.47 acres of City-owned land known as Tract A.

This application for a Comprehensive Plan Amendment, Rezone to PUD, and Preliminary Development Plan packages has been prepared by and for the following parties:

APPLICANT

Erickson Senior Living
701 Maiden Choice Lane
Baltimore, MD 21228
Contact: Marianne Navarro
Marianne.Navarro@erickson.com

ARCHITECT

SmithGroup
899 Logan Street, Ste 508
Denver, CO 80203
Contact: Jigna Hammers
Jigna.Hammers@smithgroup.com

ENTITLEMENTS / LANDSCAPE ARCHITECTURE

Norris Design
1101 Bannock St.
Denver, CO 80204
Contact: Jared Carlon
JCarlon@norris-design.com

WATER CONSULTANT

AquaSan
4100 E. Mississippi Ave, Ste 500
Denver, CO 80246
Contact: Carmine Iadarola
Carmin@aquasan.biz

CIVIL ENGINEER

Harris Kocher Smith
1120 N Lincoln St, Ste 1000
Denver, CO 80203
Contact: Steve Kocher
SKocher@hkseng.com

LEGAL CONSULTANT

Otten Johnson
950 17th St, Ste 1600
Denver, CO 80202
Contact: Andrew Peters
apeters@ottenjohnson.com



INTRODUCTION

Erickson Senior Living (Erickson) is pleased to submit the following applications for: Comprehensive Plan Amendment, Rezone to PUD, and Preliminary Development Plan for a Continuing Care Retirement Community (CCRC), at this 75-acre site located at the site formally known as the northern portion of the Hawn Property. The Comprehensive Plan Amendment and Preliminary Development Plan applications also include the 1.47-acre Tract A, owned by the City. Erickson is requesting a Comprehensive Plan Amendment to designate approximately 65 acres of the 74-acre-Hawn Property as Urban Multi-Family from the current Employment-Flex designation, **and to designate Tract A as Urban Multi-Family from the current Open Space/Creek Corridor designation**, and requesting a Rezone of the 74-acre Hawn Property to a Planned Unit Development (PUD), and finally requesting a Preliminary Plan Development (PDP) for up to **1,350** Independent Living units and up to **135** health care beds including Assisted Living, Memory Care, and Skilled Nursing.

Erickson Senior Living is the 6th largest senior living and continuing care retirement community provider in the United States, currently serving over 27,000 residents on 25 campuses, across the nation including the Wind Crest community in Highlands Ranch, CO. Erickson Senior Living is a national leader in senior housing and related services offering a full continuum of care to residents ranging from Independent Living (IL) to Assisted Living (AL), Memory Care (MC), and Skilled Nursing (SK). Erickson communities provide a maintenance-free, amenity-rich and vibrant lifestyle for seniors 62 years and older.

WHAT IS A CCRC?

A Continuing Care Retirement Community (CCRC), which is licensed as a Life Care Institution by the State of Colorado, provides residents access to a range of services and a continuum of care to meet any changing needs as one ages in place. Residents in a CCRC may require different levels of care as they age and may need to transition from Independent Living (IL) to a higher level of care (Assisted Living (AL), Memory Care (MC), or Skilled Nursing Facility (SNF)) later in life. At an Erickson community, the CCRC resident receives these services and care in exchange for payment of a highly refundable entrance fee and a monthly service agreement.

The Community Operator and its residents will execute a “life care contract” which is defined in Colorado statute as:

“... a written contract to provide life care to a person for the duration of the person's life conditioned upon the transfer of an entrance fee to the provider of services in addition to our in lieu of payment of regular periodic charges for the care and services involved.” (C.R.S. § 11-49-101(7)).

Based on Erickson's extensive experience in operating CCRC's, research has found seniors moving into a CCRC are not making only a housing decision, but also making a health and well-being decision. Erickson Senior Living Residents can expect a vast variety of amenities such as on-site restaurants, bars and dining areas, living and activity rooms, medical center, fitness facilities, pool(s), salons, classrooms, dog parks, and art studios. Erickson is proposing one-bedroom and two-bedroom options for Independent Living units.

Erickson Senior Living is committed to providing a home for life for its residents. The average age of current Erickson residents is 80 years, with a length stay of 11 years, on average throughout all Erickson communities.

WHY WESTMINSTER?

The project site provides an ideal location for a Continuing Care Retirement Community because of the parcel size, adjacency to the Butterfly Pavilion and the Promenade to the north, existing single-family homes to the east, Highway 36 to the west, and central location within Westminster to provide a much needed



location for seniors to age in place while creating housing opportunities for new households as the homes previously occupied by seniors are becoming available in the current market.

Westminster has experienced a growing population of residents of persons aged 65 years and older; in Jefferson County an increase of 60.6% of residents 65 and older from 2010 to 2021 and Adams County saw an increase of residents 65 and older of 55.3% from 2010 to 2021. Westminster projects residents 65 and older to be one of every four people living in the City by the year 2040.

In addition, this Westminster location is ideal for workforce development and job creation because an Erickson community will provide employment opportunities in a range of career paths, including healthcare, security, administration, dining, and general services. Furthermore, many Erickson communities provide private shuttles to and from many retailers on a weekly basis as well as pre-planned outings to locations such as the Promenade for residents to shop as well as dine.

EMERGENCY SERVICES

A key component of Erickson communities is our integrated health care system which is intended to minimize the need for hospital emergency room visits. Each community provides an on-site medical practice, Erickson Health Medical Group (EHMG), with experienced geriatric care providers. In the event that an emergency response is required or requested, each Erickson community has security staffed with trained Emergency Medical Responders (EMR) responsible for responding and providing aid to anyone within the community. Each living unit is equipped with emergency pull cords and monitoring equipment to ensure that residents are mobile throughout the day.

Once an emergency call is dispatched and received, security will deploy resources based on established protocols to respond and/or investigate the situation, report their findings and either address minor or noncritical issues on-site with the assistance of physicians on-site or escalate to requesting 911 assistance. Erickson's typical response time is less than four (4) minutes in an emergency. Residents may be taken directly to the on-site medical center for further evaluation and/or treatment. If further action or evaluation is deemed necessary by Erickson staff, a resident may be either transported to a local hospital or admitted to the on-site skilled nursing care unit for further evaluation.

Across all of Erickson's continuing care retirement communities, approximately 87% of all emergencies that occur on campus are resolved through Erickson's own emergency response protocols, which significantly reduces the impact on local emergency services. In our experience, this equates to an average of 1.5 calls per day, per campus to local emergency responders.

According to the 2022 Westminster Fire Report, in the City 9,630 emergency 911 calls were made, 7,162 of those resulted in hospital transport (74%). In comparison, recent data obtained from our Wind Crest community in Douglas County, shows that in 2023, of all emergency calls received by our security staff, only 16% of those calls resulted in a 911 call, while -84% were able to be handled on-site by Erickson staff.



COMPREHENSIVE PLAN AMENDMENT

Erickson is proposing an amendment to the 2040 Comprehensive Plan, to change the land use designation of the approximately 65-acre portion of the property from Employment-Flex to Urban Multi-Family, **as well as the approximately 1.47-acre Tract A from Open Space/Creek Corridor to Urban Multi-Family**. This amendment is requested to assist in helping to alleviate the current senior housing shortage experienced nationwide as well as locally in the north Denver metro area, while allowing for existing housing stock to become available to new households, as well as providing the necessary access from West 104th Avenue. Additionally, this Tract A amendment is requested to provide the public right-of-way proposed in the 2040 Comprehensive Plan.

Research from the U.S. Census Bureau, 2017 population estimates, show more than 800,000 senior housing units will be required by 2030, with only 20,000 senior housing units are being forecasted through the end of 2029, leaving more than 700,000 senior housing units needed at the national level.

On the local level, Westminster is expected to have their senior population represent 1 in 4 of the overall Westminster population by 2040.

Additionally, Westminster has over 150 miles of public trails, providing a unique opportunity for this proposal to provide further connectivity for residents and visitors of Semper Gardens, Waverly Acres, the Butterfly Pavilion, and Westminster City Park and a new Erickson community.

As the current designation is described, Employment Flex primary uses are Professional Offices, Research and Development Labs, Flex Office; Incubator Space, which do not provide a smooth transition from the low-density residential homes immediately adjacent to the site, whereas a CCRC will help to bridge the gap between residential to the east and commercial and retail uses to the northeast of the project site by continuing the transition of residential options along the Highway 36 corridor.

Furthermore, Westminster values protected view corridors for their residents, this Erickson community will seek to protect views that Waverly Acres residents currently have where a large warehouse or employment building would not.

Statements of Compliance with Comprehensive Plan Amendment Criteria (Code §11-5-21(AB)):

The proposed amendment satisfies the approval criteria for a Comprehensive Plan amendment set forth in Westminster Municipal Code (Code) Section 11-5-21(B) as follows:

1. The proposed amendment is consistent with the vision, intent and applicable policies of the Comprehensive Plan and other adopted plans, policies and guidelines.

The Comprehensive Plan currently designates the approximately 65-acre subject property as "Employment Flex." Comprehensive Plan p. 29. The Employment-Flex character type "provides and protects land for flexible employment uses including offices, research, and development facilities, and supportive uses." Comprehensive Plan p. 43. The Open Space/Creek Corridor character type "identifies publicly-owned and managed areas preserved for passive recreational use and protection of natural habitat." Comprehensive Plan p. 45. The proposed amendment to the "Urban Multi-Family" character is still consistent with the Comprehensive Plan's vision for the area. The Urban Multi-Family character accommodates a range of housing types and "should be located along arterial streets adjacent to high-capacity transit (commuter rail, express bus), and activity centers, where supportive neighborhood-serving uses, and employment opportunities are available." Comprehensive Plan p. 36. Designating the subject property as Urban Multi-Family will allow the development of diverse senior housing types, attract new employers, and allow the property to take advantage of the vast transit opportunities in the area.

The subject property is also within one of the Comprehensive Plan's five Focus Areas, the Church Ranch Road Focus Area. Focus Areas are "areas that have the greatest potential for growth and change in Westminster over the next 20 years and are near major crossroads and transit stations



where new development can support placemaking and economic vitality.” Comprehensive Plan p. 80. The Comprehensive Plan refers to the Church Ranch Focus area as the “gateway into Westminster from US 36 and Broomfield.” Comprehensive Plan p. 87. Given the area’s access to transit and amenities, the Comprehensive Plan anticipates that the area can attract a mix of uses and employers. Id. The Focus Area specifically refers to the subject property as the “Hawn Property” and states, “[e]mployment generating land uses at the Hawn property with a degree of local-serving retail would further support the vision of the Focus Area.” Id. The Focus Area also notes important viewshed opportunities that redevelopment of the Hawn property should protect. Comprehensive Plan p. 88. The proposed amendment to the “Urban Multi-Family” character is consistent with the Church Ranch Focus Area because it will allow for the development of Erickson’s CCRC, which in turn will generate new employment. Further, the high-quality design and development of the CCRC will contribute to the area’s visual appeal, protect park lands and important viewsheds, and allow compatible development with surrounding areas that will act as a buffer between residential areas to the north and Highway 36 to the south.

The proposed amendment is consistent with and furthers the vision, intent, and applicable policies of the Comprehensive Plan. By designating the property as Urban Multi-Family, the amendment will provide a range of housing types, advance “Westminster’s tradition as a caring community by ensuring housing options for seniors,” and facilitate seniors aging in place. Comprehensive Plan Goals LU-5 and HN-4. It also creates a mix of uses in the Church Ranch Focus Area that will better balance the intensification of uses with available services and infrastructure. Comprehensive Plan Goal ER-2. Further, the proposed amendment will still encourage employment growth, attract skilled labor, and quality employers. Comprehensive Plan Goal ER-5.

The proposed Urban Multi-Family designation will create a thoughtful transition from US Highway 36 to the existing trail and proposed open space, lower density residential to the east, and the park space to the north. This new designation will further promote walkability and multimodal transportation options to existing shops and restaurants in the Promenade, furthering the request for neighborhood units defined in the 2040 Comprehensive Plan. Westminster is nearing full build-out of developable land, while still attracting future residents. This Comprehensive Plan amendment will not only provide homes for seniors to age in place, but will also free up existing house stock, that is so desperately needed within Westminster. Additionally, as you drive north on Highway 36 you will notice the transition from single-family homes to commercial uses at the Promenade and continuing to high density residential homes. The proposed CCRC will seamlessly fit into the transition that you see along Highway 36.

The 2023 Westminster Housing Needs Assessment (Housing Needs Assessment) identified a dire need to expand senior housing options and a “particularly acute need for additional assisted living and memory care units.” Housing Needs Assessment p. 76. The proposed Comprehensive Plan amendment will allow for the development of new senior housing in an appropriate location to serve Westminster’s existing residents.

Tract A is currently designated as Open Space /Creek Corridor. It is necessary to change the designation to Urban Multi-Family to allow for the future Creekside Drive. Approximately 0.55 acres of Tract A will be dedicated back to the City as public Right-of-Way. The Comprehensive Plan Amendment applicable to Tract A only changes the minimally necessary designation to provide Creekside Drive, which will also provide a more direct access for emergency services traveling from south to north, as well as provide additional traffic routes for residents attending City functions at the Westminster City Park.

2. The proposed amendment serves a substantial public purpose and will not be substantially detrimental to the surrounding lands.



The proposed Comprehensive Plan amendment serves a substantial public purpose in that it will allow for the development of up to 1,350 age-restricted Independent Living units and 135 assisted living/skilled nursing and memory care beds on the property, which, as noted above and demonstrated by the Housing Needs Assessment, is desperately needed in Westminster. The proposed amendment will further serve the overall public purpose of Westminster by providing local career opportunities within the community. Erickson estimates that development of the community will result in approximately 700 permanent jobs and approximately 1457 temporary construction jobs. Additionally, the future residents will contribute to the success of the local economy by supporting retailers and restaurants, more specifically the Promenade shops.

The proposed community will not be substantially detrimental to the surrounding lands. Development of the property as a senior living community will be compatible with the surrounding lands (see Table below providing a summary of the zoning, land uses, and Comprehensive Plan designations for adjacent property). The proposed community will better preserve view corridors and open space than uses permitted by the Employment-Flex designation, such as a large warehouse or office complex. As this community will be built for seniors, there will be no impact on the current school system with no new school children being enrolled. However, with the future housing stock opening up to other families, enrollment in schools is foreseeable in the future to help boost enrollment numbers and keep local schools open.

Tract A will serve a substantial purpose to the community as it will provide a direct access for Erickson Senior Living residents via Creekside Drive, as well as provide another access for first responders and community members, as needed.

Context:

	Zoning	Land Use	2040 Comprehensive Plan
North	O-1	Park / Open Space	Parks / Golf
South	O-1	Vacant / Agriculture	Public/Quasi Public
West	O-1	Open Space / Westminster Boulevard, Highway 36	Open Space / Creek Corridor / Westminster Blvd.
East	PUD	Residential Single-Family Detached / Park	Open Space / Creek Corridor, Residential Low Density

- The proposed amendment shall consider the nature and degree of impacts on neighboring lands. Individual parcels or groups of parcels shall not be subject to a change in land use in such way that the new designation is substantially inconsistent with the uses of the surrounding area.

The proposed Comprehensive Plan amendment is consistent with the existing land uses surrounding the project site, Westminster City Park is to the north of this site, with both existing and future single-family homes to the east and northeast, the future water treatment plant is proposed directly south, and Highway 36 to the west of this subject property.

While the Comprehensive Plan notes that the subject property has “extensive visibility from US 36 and is well buffered from existing neighborhoods by virtue of park and open space lands west of the Waverly Acres neighborhood and north of West 98th Avenue,” the proposed amendment will allow for additional buffering between US 36 and adjacent development and provide for coordinated, high-quality development along US 36. Comprehensive Plan p. 87.

This amendment will provide for the proper transition from surrounding uses such as the Highway, retail centers, and single-family homes. This project site includes and is directly



adjacent to the Big Dry Creek, Big Dry Creek Trail, Hyland Creek Trail, and existing Waverly Acres Park, allowing for a safe and reliable habitat for the species that inhabit the riparian area. Additionally, the Butterfly Pavilion is located directly northeast of the project site, bolstering the opportunity for visitors and volunteers alike.

Through volunteering, Erickson communities have a large impact on the greater surrounding community. Across all Erickson communities, approximately 30% of Independent Living residents volunteer on a regular basis resulting in over 1 million hours of unpaid “communitarian” service. Volunteer services include on-campus study groups on current affairs, support groups for grief and health matters, and service groups like Resident Advisory Council and English as a Second Language for employees as well off-site volunteering in local hospitals, elementary schools, and environmental stewardship.

The new Tract A Urban Multi-Family designation is also consistent with the existing land uses surrounding the project, as the City of Westminster is directly north of the site and the proposed Urban Mixed-Use directly south of the site. This Amendment will provide the necessary right-of-way connection, while still maintaining adequate open space area adjacent to the Big Dry Creek Trail and Hyland Creek.

4. The proposed amendment is necessary in order to address substantially changed conditions in the immediate area of the subject tract since adoption of the Land Use Plan or an error contained in that document.

Westminster adopted the current comprehensive plan in 2023. As the City was in the process of revising and updating that plan, Erickson requested that Westminster include amendments to accommodate the future development of a CCRC within the Employment Flex Comprehensive Plan designation. The City indicated that it would prefer to consider changes related to the subject property in connection with a formal application for a particular development—not the more generic prospect of some development—and therefore directed Erickson to defer any Comprehensive Plan modifications until Erickson was ready to develop the property. Now that Erickson has a vision for the development and accompanying PDP, the time has come for Erickson to revisit its intended Comprehensive Plan modifications and to request that the property be designated as Urban Multi-Family.

Additionally, in a post-Covid market, large retail and office developments are increasingly less successful. Given these market conditions, it is unlikely the property could be developed solely for office or retail uses. Instead, market realities (as evidenced by the Housing Needs Assessment) show a real need for senior housing to permit local seniors to remain in the community. As such, the property is more appropriate for this use, which necessitates the proposed Comprehensive Plan amendment.

Further, as the City has seen a greater need for fire access through the Hawn Property, inclusion of Tract A in the Comprehensive Plan and PDP has become necessary in order for Erickson to construct the Creekside Drive connection.

5. The proposed amendment provides for the orderly physical growth of the city.

This proposed Comprehensive Plan amendment will facilitate the development of one of the last large tracts within Westminster. As evidenced by the PDP accompanying this request, the proposed amendment will allow for thoughtful and orderly growth of the area. It will further provide for the proper transition from the Highway, retail centers to the north, and single-family homes to the east of the site. This project site includes and is directly adjacent to the Big Dry Creek and the Big Dry Creek Trail, providing a safe and reliable habitat for the species that inhabit the riparian area.



The Comprehensive Plan encourages underutilized properties to attract a range of uses, especially those residential developments that support employment, shopping, and dining. The Metro Vision 2035 Plan Revision highlights the needs for older adult housing, which can limit their choices and lead to isolation, specifically, "... the Baby Boomers – prefer to live in more urbanized areas with walkable mixed-use neighborhoods served by transit." This project site is in a prime location to provide housing for seniors, while promoting walkability through the trails and mixed-use hubs that are adjacent.

Tract A provides the necessary vehicular access for City services, fire access, and the growth opportunities mentioned above.

6. The proposed amendment furthers an important public policy, including but not limited to a need for affordable housing, protection of historic resources, preservation of open space, or reduction in water demand by virtue of a different land use category.

This proposed Comprehensive Plan amendment is necessary to help mitigate the need for senior housing in Westminster and in surrounding Colorado counties. Additionally, the applicant intends to dedicate +/- 10 acres of open space along the Big Dry Creek Trail Corridor to the City to further protect the environment and species that require that habitat to maintain survival. The applicant also intends to provide a trail connection to the existing community trail adjacent to the Waverly Acres neighborhood.

The proposed Water Treatment Center project to the south of this project will incorporate a trail on the northern edge of the project property, which the applicant team will work to furnish additional connections for Westminster residents to also have access to east and west trails.

This proposed amendment also supports the water reduction goals outlined in the 2040 Comprehensive Plan, resulting in significant water savings from the property's previous land use designations of "Employment Flex" and "Mixed-Use Activity Center." Through careful water efficiency planning for both domestic and irrigation end-uses, the proposed CCRC and Water Treatment Plant are anticipated to meet or exceed the median water reduction target of 252 acre-feet for the entire property.

Tract A will provide a constructed right-of-way to be dedicated to the City and 0.92 acres is intended to remain as a buffer to the community from West 104th Avenue and the Big Dry Creek Trail.

7. The proposed amendment is appropriate in order to address a uniqueness in the size, shape and character of the parcel in relation to neighboring lands. Proof that a small parcel is unsuitable for use as presently designated or that there have been substantial changes in the immediate area may justify an amendment subject to evidence furnished by the applicant.

As one of the last large, vacant sites in Westminster, the subject property is uniquely situated for development of a CCRC, which will complement neighboring land uses and take advantage of the site's transit opportunities. The unique size of this parcel allows for the development of a retirement community with a range of services and facilities for seniors not achievable at typical senior communities of a smaller scale.

The land is currently used for agriculture and is no longer viable for that use in a suburban/urban environment and commuter corridor. This site has been designated for growth and employment uses by Westminster and this amendment will address the need for housing and employment in the area as a suitable site for development. This parcel is located on a highly visible area off Highway 36 which will maintain views to Longs Peak through use of specific view corridors.



The 74-acre Hawn Property does not have direct access to West 104th Avenue sufficient to accommodate the north/south Creekside Drive desired by the City and contemplated by the Comprehensive Plan. As such, it is necessary to designate Tract A as Urban Mixed-Use to permit the construction of the north/south connection between West 104th Avenue and Westminster Boulevard.

8. The proposed amendment will not negatively impact the transportation system, drainage, water and sewer infrastructure, water supply, fire and police services, the parks and open space system, or the City general fund revenue.

The proposed Comprehensive Plan amendment will not negatively impact the transportation system, drainage, water, and sewer infrastructure, rather, as a part of the development of the property, Erickson will improve the current infrastructure to ensure surrounding areas are not negatively impacted. The proposed amendment and eventual development will also preserve open space and park lands along the Big Dry Creek. The applicant is proposing to dedicate +/-10-acres of open space north of the Big Dry Creek and Big Dry Creek Trail to the City (in addition to public land dedication fees-in-lieu and a 1.47-acre open space land swap), to further preserve the open space that is currently situated within the property boundaries. As evidenced by the Sustainability Report submitted in connection with this application, Erickson will also take substantial sustainability measures to further ensure the development does not impact surrounding properties or existing infrastructure.

The proposed amendment will not negatively impact the transportation system. Erickson anticipates many employees and visitors will take advantage of the transit opportunities near the site. Many residents do not drive, and those that do typically do not drive during peak travel hours. Erickson also operates a shuttle service for residents to accommodate local and regional shopping and destination visits.

Furthermore, Erickson does not anticipate the proposed amendment will negatively impact fire and police services. Erickson's dedicated internal response team is historically able to satisfy ~87% of emergency calls within the community without requiring first responders.

Development of the property as a CCRC will generate an estimated \$688,000 in annual property tax revenue for Jefferson County Schools as there is no enrollment impact on local schools. Development of the property will generate a payroll and sales tax in Westminster, in addition to property tax contributions made by Erickson.

The Tract A Comprehensive Plan amendment designation to Urban Multi-Family will permit a right-of-way connection from Westminster Boulevard directly to West 104th Avenue. Erickson anticipates this connection will benefit the City's transportation system and fire and police services by providing a direct access route from Westminster Boulevard to West 104th Avenue. Additionally, Erickson and the City anticipate effectuating a land swap of 1.47 acres of open space within the Hawn Property in exchange for Tract A, so the City's open space fund will not be negatively impacted by this Comprehensive Plan amendment.

9. The proposed amendment will not negatively impact referral agencies such as the Colorado Department of Transportation, local school districts, the Rocky Mountain Metropolitan Airport, or other agencies pertinent to the location and nature of the requested amendment.

There will be no school-age children residing in the proposed community, so there will be no impact on the school district. Erickson residents are in retirement and typically do not drive during peak travel hours, so little to no impact on the Department of Transportation or surrounding street infrastructure is anticipated. Erickson communities offer shuttles that take the residents to both different locations within the community as well as outings to the nearby retail,



commercial and grocery stores on a daily basis. The proposed Comprehensive Plan amendment will not otherwise negatively impact referral agencies.

Tract A will not have any negative impact on the typical referral agencies.

10. The proposed amendment establishes minimal environmental impacts or has sufficiently mitigated any identified impacts.

As demonstrated by the Sustainability Report submitted in connection with this application, the proposed amendment will establish minimal environmental impacts and sufficiently mitigate any identified impacts. Erickson's developments throughout the country incorporate sustainable standards such as: limited water use, energy efficient windows, low volatile organic compound products, LED lighting, recycling programs, and water-saving fixtures. Erickson is committed to progressing towards a greener future by continuing to grow its green fleet, grow native species and design sustainable landscape. In addition to the standard practices implemented by Erickson, many residents within communities will create clubs that are favorable to the existing environment such as garden clubs, pollinator clubs and gardens, trail clean up committees, etc. The Sustainability Report included with this application more explicitly details Erickson's sustainability mission and supplies specific data showing past contributions.

Tract A will provide a constructed right-of-way to be dedicated to the City and 0.92 acres of open space to buffer the community from West 104th Avenue as well as an additional buffer to the Big Dry Creek Trail. Only the minimum amount of area needed will be developed as a right-of-way.



REZONE TO PUD

This rezoning application seeks to rezone the entire 74-acre Hawn Property site to Planned Unit Development (PUD) to allow for flexibility to create a unified, innovated approach to Urban Multi-Family design for this Erickson community. Specific standards are required to create the most thoughtful design standards throughout this community, while maintaining and weaving into the existing Westminster character. The PUD rezoning does not include Tract A, as Tract A is currently zoned within the PUD district.

Statement of Compliance with PUD and PDP Criteria (Code § 11-5-14(A)):

The proposed PUD rezoning satisfies the approval criteria for a PUD rezoning and Preliminary Development Plan (PDP) set forth in Code Section 11-5-14(A) as follows:

1. The Planned Unit Development (PUD) zoning and the proposed land uses in the associated Preliminary Development Plan are in conformance with the City's Comprehensive Plan and all City Codes, ordinances, and policies.

The proposed PUD zoning standards are in conformance with the Urban Multi-Family designation for the approximately 1.47-acre Tract A and the 65-acre portion of the subject property (which designation is proposed in the accompanying Comprehensive Plan amendment) and the remaining approximately 10-acre portion of the subject property, which are designated as Open Space/Creek Corridor and Commercial. The approximately 10-acre portion of the property within the Open Space/Creek Corridor and Commercial designations will be preserved as open space. The 65-acre portion of the property that will be within the Urban Multi-Family designation will be the location of the CCRC. The PUD zoning standards incorporate Erickson's senior housing standards to further Westminster's vision of high-quality design and senior housing.

2. The Preliminary Development Plan exhibits the application of sound, creative, innovative, and efficient planning principles.

This PDP creates planning and design specifications and guidelines to promote healthy and independent living for local seniors, in addition to the guidelines outlined in the Code. The proposed PDP brings visually appealing, sustainable, and positive Erickson Senior Living standards to the property location. Additionally, this PDP guides the future development design to include future multi-modal connections to existing trail systems, local retailers, and parks, as well as including dedication for the Big Dry Creek Trail and Big Dry Creek Open Space.

3. Any exceptions from standard Code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the preliminary Development Plan (PDP).

Where we do not meet multi-family standards, written standards specific to a CCRC are included in the PDP.

4. The PDP is compatible and harmonious with existing public and private development in the surrounding area.

The proposed PDP is extremely compatible and harmonious with the existing public and private development in the surrounding area. This location provides the perfect transition between adjacent single-family residential homes to the east and north, commercial retail and restaurants to the northwest, and Westminster City Park and recreation space to the north.



5. The PDP provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.

This application protects the development from potentially adverse surrounding influences by appropriately scaling and orienting buildings to provide a buffer from adjacent streets, preserving open space areas within the property, and creating new trail connections. In connection with this application, Erickson anticipates dedicating +/- 10-acres to Westminster to further the protection of the Big Dry Creek and Big Dry Creek Trail, as well as maintaining the riparian area where many local species reside.

The PDP also protects adjacent properties from potential adverse influences from within this development by providing an appropriately scaled buffer between uses and carefully preserving adjacent properties' view corridors. See Sheet 11 of the PDP for the viewsheds and view corridor contemplated. Traffic improvements will also ensure that adjacent properties are not negatively impacted by the proposed development.

6. The PDP has no significant adverse impacts upon existing or future land uses nor upon the future development of the immediate area.

This application does not have significant adverse impacts on existing or future land uses nor upon future development of the immediate area. Instead, this application allows for the development of the under-utilized property in a manner that will contribute to the surrounding land uses and provide much-needed senior housing. This application's anticipated right-of-way dedication along Westminster Boulevard and the construction of a traffic signal at the intersection of West 104th Avenue and Creekside Drive will improve traffic flow in surrounding areas. This application will benefit the existing land uses in the immediate area by providing additional open space and park dedications, as well as providing trail connections to the large network of Westminster regional trails.

7. Streets, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.

All public roadways and accesses to public roads are designed per Westminster, AASHTO, and State Highway Access Code guidelines. The public access and road designs include appropriately sized intersections, sight triangles, accessible sidewalks, accessible curb ramps, appropriately sized curb radii, appropriately sized turn storage and deceleration lengths, and appropriately sized lane widths. All on site roadways will be designed to accommodate emergency vehicle access, efficient and accessible pedestrian routes, accessible curb ramps, efficient routing through internal roads, loading docks that will be sized to accommodate all required vehicles without negatively impacting on site circulation, and appropriate sight distance. The roadway design elements used will provide safe, convenient, and free flow of traffic for all proposed roadway and access improvements.

8. The City may require rights-of-way adjacent to existing or proposed arterial or collector streets, any easements for public utilities and any other public lands to be dedicated to the City as a condition to approving the PDP. Nothing herein shall preclude further public land dedications as a condition to ODP or plat approvals by the City.

Comment acknowledged. Right-of-way dedications are proposed along Westminster Boulevard frontage and the Creekside Drive connection; Right-of-way dedication will be required to accommodate the proposed Westminster Boulevard improvements. It is understood that further



right-of-way dedications, easements for public utilities, or other public land dedications may be required for approval of the PDP, ODP, or Plat.

9. Performance standards are included that ensure reasonable expectations of future Official Development Plans being able to meet the Standards for Approval of an Official Development Plan contained in Section 11-5-15, W.M.C.

The PDP includes sufficient performance standards that will ensure all future Official Development Plan submittals associated with this property will meet the Standards for Approval of an Official Development Plan combined in Code Section 11-5-15.

10. The applicant is not in default or does not have any outstanding obligations to the City.

The applicant is not in default, nor does it have outstanding obligations to the City of Westminster.



PRELIMINARY DEVELOPMENT PLAN

The proposed Erickson community will consist of a maximum of 1,350 apartment-style independent units, within loosely arranged neighborhoods, which will include amenity hubs, in addition to a maximum of 135 assisted living, skilled nursing and memory care units. The proposed independent living units will range in size from one-bedroom to two-bedroom, two and a half bath apartments with dens with an open floor plan design. These living units are designed and provide access to services necessary for a resident to maintain their independence for as long as possible. The amenity hubs are the main activity areas for independent living, strategically located throughout the communities to promote Erickson's mission of providing a vibrant lifestyle to residents. Varying mid-rise building heights will be provided throughout the community to respect the views corridors of the existing neighbors of Waverly Acres, while integrated into the surrounding neighborhood fabric.

Community-wide amenities will include a fitness/well-being center, indoor pool, medical center, pharmacy, and life enrichment center. Multiple themed restaurants and cafes with shared kitchens will be in each of the neighborhoods, these restaurants serve as social gathering places and promote interaction between neighborhoods. Finally, movie theatres, classrooms, games room, media centers, creative arts, hobby shops and satellite fitness centers will be located throughout the community. The primary design objective is to promote activity and socialization for our residents throughout the entire community.

Outdoor living is extremely important to Erickson as it enriches residents' health and overall wellbeing. Outdoor dining, fitness, walking, relaxation, and games areas are provided throughout the campus. Programming includes resident gardens, pickleball, dog parks, bocce courts, putting greens, fire pits, and amphitheaters.

UTILITIES AND DRAINAGE

Based on information provided by city staff, the applicant has confirmed there are existing utilities adjacent to the site suitable to serve the proposed development. For water, the project will connect to an existing water main in W. 104th Ave. and will extend a water main south down Westminster Boulevard to a point of connection to serve the subject property. From these connection points, a new water main will be looped through the site to service fire protection, irrigation, and domestic water. For sanitary sewer, the project will connect to an existing sanitary sewer main located north of the site in W. 104th Ave. The applicant is currently working with City staff to model and confirm there is adequate capacity within both the city's sanitary sewer and water system. The project will also include construction of private on-site storm sewer to capture and convey runoff to an on-site full spectrum detention facility located near the northwest corner of the property. This full spectrum detention facility will then outfall into Big Dry Creek located west of the site.

ARCHITECTURE

This community has a unique and desired location adjacent to Big Dry Creek, calling for an architectural style that takes advantage of the sweeping views of the open space and Rocky Mountains. The architecture reflects the local and regional vernacular by employing robust materiality: ledge stone with rough texturing to create a rugged, mountainous appeal, wood-like cementitious siding in a variety of tones to provide a collection of types rather than a singular tone that might appear monotonous, contrasting siding that provides moments of relief across the façade, and large windows and openings to allow the maximum breadth of views to the outdoor areas.

The buildings provide a variety of roof types that diminish the scale and allow for buildings to hold unique character in different areas of the site, creating moments of individual expression and recognition from the surrounding areas. The hardware and lighting selections complement the style and materiality and play a key role in providing contrast on the façade, and special interest at entries and key outdoor amenities. The



outdoor areas are programmed to strategically activate different areas of the campus and, again, take advantage of the climate, surrounding views, and access to the adjacent open space at Big Dry Creek.

LANDSCAPE ARCHITECTURE

The landscape at Erickson Westminster will be designed with the following themes in mind: focusing on wellness and connection, implementing waterwise practices throughout the community, integrating into the Westminster open space fabric, respecting natural habitats, and incorporating educational opportunities for users to experience. From intimate gathering spaces to larger wellness and activity areas, every will corner offers opportunities to promote an active lifestyle, to connect with nature, to activate senior's sensory experiences, and create a sense of community. Walkability will be promoted on site by incorporating pathways for walking or leisurely lounging, along with a provision of connections to and from the greater Westminster regional trail networks.

Sustainable planting and stormwater strategies that blend the proposed site into the existing conditions will be utilized. Design should capitalize on a water-wise planting approach and implementation of Low Impact Development (LID) stormwater practices. Water conservation will be emphasized through minimal use of high-water turf and plantings, and wise use of native grass seed, xeric, and low water planting. Vegetated swales will also be incorporated to improve infiltration, reduce impact on the detention pond, and recharge ground water.

The site will be broken down into three different landscape zones: High visibility enhanced landscape areas around entrances, pedestrian nodes, and other focal points; transition zones between high visibility areas to existing, naturalized landscapes; and larger perimeter naturalized zones consisting of native grass dominated vegetation that integrates our proposed site into the Westminster open space fabric. Pollinator gardens in naturalized landscape areas can provide seasonal planting interest, raise awareness, and boost pollinator habitat. Educational signage will be provided near pollinator gardens and local trail connections that inform the public about the benefits that naturalized plantings and pollinator habitats have on the ecosystem, similar the Pollinator Garden that residents constructed and maintain at Wind Crest in Highlands Ranch, CO. This interpretive element will tie into the educational experience currently provided by the Butterfly Pavilion and the future educational experience provided by the Water Treatment Plant.

TRACT A

Tract A, formally known as the "pie piece" is included with this PDP application in anticipation of a land swap with the City in which Erickson will convey 1.47 acres of open space land adjacent to the Big Dry Creek open space area. Tract A will provide the necessary vehicular access required by the City (and contemplated in the 2040 Comprehensive Plan) to connect West 104th Avenue and Westminster Boulevard, via the proposed Creekside Drive. The applicant intends to dedicate approximately .55-acres of Tract A to the City of Creekside Drive, after construction by the applicant is completed.

TRAFFIC AND SITE CONNECTIVITY

The proposed development will have two vehicular access points, both from Creekside Drive. The primary vehicular entrance will stem from Creekside Drive onto Erickson Way, with a vehicle turnaround for riders who did not intend to enter the Erickson Community, this entrance is located just south of West 104th Avenue. The secondary, emergency access is located off the southern end of Creekside Drive, adjacent to Westminster Boulevard. This access will be gated with a Knox box, accessible to Westminster first responders. As a part of this development, the project will be improving Westminster Boulevard along the project frontage in accordance with the City's standard for minor arterials. The project is also preparing a



Traffic Impact Study that will analyze the trips generated by the proposed development, the impact those trips have on traffic patterns at intersections surrounding the site, and recommended improvements to mitigate said impacts.

Pedestrian connectivity is a focus of this project, both within the site's confines as well as expansion to the vast trail system of Westminster. A minimum of 2 connections are proposed to directly access the Big Dry Creek Trail as well as a soft surface path along the eastern edge of the property.

CREEKSIDE DRIVE

This project anticipates dedicating 2.15-acres of land for the City of Westminster right-of-way, along the eastern side of the Big Dry Creek Trail and the proposed Erickson community, to serve as a connection between the existing West 104th Avenue and Westminster Boulevard. 1.60 acres to be dedicated from the Hawn Property Parcel and .55-acres from Tract A. The applicant intends to both design and construct this right-of-way and install a traffic signal at Creekside Drive and West 104th Avenue. Post construction, the applicant will dedicate this full right-of-way to the City to be owned and maintained.

ERICKSON WAY

Erickson Way is intended to be a private right-of-way, adjacent to Creekside Drive. This additional right-of-way is proposed to include a vehicular turnaround ahead of the Erickson Senior Living campus, for visitors that did not intend to enter the community. This right-of-way is proposed to be the spine roadway throughout the site, providing a northwest connection, and terminating at the southern end of Creekside Drive, just before access to Westminster Boulevard. The applicant intends to design, construct, and own and maintain Erickson Way.

WESTMINSTER BOULEVARD IMPROVEMENTS

This project anticipates dedicating approximately 1-acre of land for the City of Westminster right-of-way to accommodate the required frontage improvements along Westminster Boulevard.

SUSTAINABILITY

As both the developer and long-term manager and occupant of the proposed community, sustainability is an important component for every Erickson community. The proposed preliminary development plan and future overall development plans will advance the goals of reducing water usage, reducing energy consumption, and waste diversion by building energy efficient buildings, incorporating low impact site design, and implementing recycling programs. Erickson Senior Living communities include sustainable elements such as LED lighting, utility management systems, energy efficient appliances, energy saving mechanical systems, accommodations for composting of waste, electric vehicle charging stations, electric and energy efficient fleets, low-use irrigation systems and native plantings. A copy of Erickson's Sustainability Report is included within this application for reference.



WATER DEMAND

The project site will align with the objectives outlined in the City's 2040 Comprehensive Plan, specifically targeting a reduction in overall water allocation.

This project is significant as it aims to provide essential senior care and living spaces while minimizing water consumption. This is supported by data collected from numerous Erickson senior campuses across the country, including Colorado. Two primary factors contribute to the reduced water impact of our facilities: A) Erickson campuses boast a significantly lower average occupancy rate (1.3 persons per unit) compared to typical multi-family (2.2 persons per unit) or single-family (2.7 persons per unit) residential units, where lower occupancy correlates with lower water usage per unit; and B) water resource efficiency is a fundamental strategy implemented in all Erickson communities, leading to reduced long-term operating costs for the buildings and lower utility expenses for the residents. The Erickson Wind Crest campus in Douglas County provides a recent example of the significant water savings achieved by utilizing water-wise landscaping, resulting in a reduction of over 15 million gallons of water usage (source: Highlands Ranch Herald).

Given the common challenge of water scarcity in Colorado, Erickson is committed to implementing various conservation measures, including high-efficiency appliances, low-flow fixtures, water-wise landscaping, and management techniques intended to reduce water use. These efforts underscore our dedication to being responsible stewards of the City's water resources and we continue to engage with the City regarding methods to promote conservation and reduce impacts on the utility system. We firmly believe that these measures will help preserve the existing water supply and alleviate strain on the utility system.

Statements of Compliance with PDP Criteria (Code § 11-5-14(A) and Comprehensive Plan § 9.2):

Discussion of the PDP's compliance with the approval criteria set forth in Code Section 11-5-14(A) is addressed above. The PDP satisfies the approval criteria for proposed development set forth in Comprehensive Plan § 9.2 as follows:

1. Does the proposed development generally advance the four Plan Cornerstones contained in the Comprehensive Plan?

The PDP advances the four Comprehensive Plan Cornerstones as follows:

Cornerstone 1: Thriving City. The PDP's proposed development will allow for the coordinated development of one of the last large, vacant areas in Westminster. The thoughtful layout, protection of open space, and well-designed infrastructure proposed by the PDP will contribute to Westminster's thriving environment. Development of the property will also provide additional employment opportunities, attract skilled labor, and allow Westminster seniors the much-needed opportunity to "age in place."

Cornerstone 2: Healthy Places. The PDP will protect and improve existing open space along the Big Dry Creek, network of trails, and view corridors. The proposed development will also incorporate many of the efforts outlined in the Sustainability Report submitted in connection with this application, which will further the Comprehensive Plan's sustainability goals.

Cornerstone 3: Great Neighborhoods. The proposed development provides high-quality senior housing options and skilled nursing care, which are desperately needed in Westminster. The range of housing opportunities, services and levels of care will allow local seniors to remain in Westminster and receive the level of care they need as they age.

Cornerstone 4: Managed Growth. The proposed development provides for thoughtful, high-quality growth that will attract new employers and skilled employees. The location of the property along Highway 36 and transit hubs will encourage public transit use by the proposed



development's employees, residents, and guests. The proposed development incorporates sustainable practices that will result in efficient use of land and resources.

2. Is the proposed development supportive of the form and use requirement established for the applicable land use character type?

The PDP's development is supportive of the form and use requirements for the applicable land use character types. The portions of the Hawn Property parcel designated Open Space/Creek Corridor and Commercial will remain as open space land. The CCRC development and right-of-way improvements will occur on the portion of the property designated as Urban Multi-Family. The Urban Multi-Family designation includes senior housing as primary use and non-commercial recreational uses as a secondary use. Comprehensive Plan p. 36. The PDP incorporates these uses, as well as additional secondary uses characteristic of a high-quality senior living community. The PDP includes access to community trails and open space, building orientation, heights, and design that are all consistent with and further the development characteristics of the Urban Multi-Family designation.

3. Will the proposed development strengthen the character of the area by:

- a. Providing appropriate infill development and, if applicable, removing obsolete development that does not contribute to the quality of the surrounding area;

The PDP will strengthen the character of the surrounding area by providing high-quality development of one of the last large, vacant sites in Westminster. The development of the property as a CCRC is appropriate for the size of the property and its close proximity to transit options.

- b. Adding to the mix of uses to support a neighborhood unit and/or contribute to the vitality of an activity center;

The PDP will strengthen the character of Westminster by providing a range of much-needed housing options for local seniors. In turn, the range of housing options and levels of care will stimulate new job opportunities for Westminster residents.

- c. Improving the streetscape and connectivity within and adjacent to the area; and

The PDP includes the extension of Creekside Drive to provide direct access from Westminster Boulevard to West 10th Avenue. The PDP contains design guidelines and standards that will facilitate safe vehicular and pedestrian circulation within the development. The PDP will also incorporate improvements to Westminster Boulevard that will enhance the streetscape and connectivity to the adjacent area. Additionally, the access points will provide efficient entrance/exit locations to ensure adjacent properties are not negatively impacted by the proposed development.

- d. Meeting or exceeding the development quality of the surrounding area?

The PDP includes extensive design guidelines and standards that will ensure high-quality design of the proposed development.

4. Does the proposed development provide appropriate transitions between uses? In more urban locations these transitions should generally be accomplished by design elements that allow adjacent buildings to be in close proximity to one another. In suburban locations these transitions should be addressed through separation of uses and/or buffering, such as decreased heights, increased setbacks, and landscape screening.



The PDP provides appropriate transitions between adjacent uses. Buildings adjacent to residential uses will be appropriately scaled. The PDP also incorporates view shed protections to protect views of neighboring properties.

Thank you for your time in considering these applications to allow for this vital use that is very needed within the City of Westminster. We look forward to your feedback on the Comprehensive Plan Amendment, Rezone, and Preliminary Development Plan applications. Please let me know if you have any questions or if you need anything further to complete your review. I can be reached at 303-892-1166 or by email, jcarlon@norris-design.com.

Sincerely,
Norris Design

A handwritten signature in black ink, appearing to read 'JMC', written in a cursive style.

Jared Carlon
Principal



P O Box 102662
Denver, Co. 80250

August 1, 2025

Re: Overwhelming Need for More Senior Housing in Westminster

Dear Nathan,

Age Wise Colorado is a local non-profit organization whose mission is focused on helping older Coloradans and their families find reliable information, education, and vetted resources/service providers they need to age well, age wisely, in Colorado.

One of the major challenges we see facing today's older adults is the overwhelming demand for housing and a full continuum of care as they age in place. This is especially the case as many older adults and their caregiving adult children look for housing options close to the community they've lived in, but also seek to downsize to smaller living units in their later years. CCRCs provide an excellent option for those older adults to stay in the community they love, while concurrently benefiting from the many other critical services that older adults need throughout their remaining years.

One topic we see people looking for the most on our site is HOUSING. Hence, this letter of support for Erickson Senior Living's bid to be approved to start planning/building their excellent Senior Living housing facility in Westminster. (I can say excellent because I have seen Wind Crest and quickly recognize its quality—of staff, facility, care.)

Already, Westminster's own Housing Needs Assessment indicates how badly more senior housing stock is needed. The current 2% vacancy rate for independent senior housing is, in reality, zero. For every vacancy, there is a wait list. People are obviously clamoring for alternatives, and I am sure they would prefer to stay in Westminster rather than moving to location with more availability.

Through our work at AgeWise Colorado, it's also clear that many older people will need memory care units, which Erickson will provide. The shortage of services that Erickson offers is staggering in most areas of the state. Most places have a wait list. Especially true for those offering medical and healthcare on campus.

CCRC's are not for everyone, but we see them as an important tool in our overall housing and senior resource toolbox, and their use should be considered as an effective strategy in providing valuable housing and service needs for our aging population in Westminster and the larger Front Range. Further, providing much-needed housing options for seniors in our community today can also help free up more of the supply and housing choices for other younger families seeking local housing opportunities.

AgeWise *colorado*

P O Box 102662
Denver, Co. 80250

As an organization who works with older Coloradans *and* their adult children every day, we encourage you to leverage strategies that help older Coloradans age with grace in their communities. The older adult population in Westminster and the surrounding region—and the entire state—is steadily growing every day. Colorado’s 65+ population is growing significantly faster than the demographic under age 18.

Allowing important housing and support service opportunities for Westminster’s ever increasing aging population is critical, and we ask that you support the inclusion of Erickson as a key player in your city. And it brings significant employment increases, spending at local businesses, and of course, taxes.

We have been working in the field of aging in Colorado for many years and have only seen increasing need for senior services, with no end in sight.

Sincerely,

Bob Brocker
Founder and Board President, AgeWise Colorado
303 881 5050 cell ; rjbrocker@agewisecolorado.org

www.agewisecolorado.org



a 501c3 non-profit

Westminster Erickson Senior Living development proposal

Westminster city planner

Nathan Lawrence

NLawrence@westminsterco.gov

Westminster City Counsel

My wife and I have been very interested in the Westminster Erickson Senior Living development proposal since we first learned about the possibility of this happening. We are 70 and 72 years old and have both had parents who have lived long lives and have been in independent senior living and assisted living communities. We have no children to rely on to take care of us or help us as we age, so we have been looking into what kinds of senior living arrangements might work for us for awhile. We have looked at many facilities up and down the front range including, in and around Longmont, Loveland, Fort Collins and even Cheyenne, WY, but no place compares to what Erickson Senior Living can provide. The closest we have found is Covenant Living of Colorado in Westminster, but they have, and have had a waiting list to get in. We feel that there is definitely a demand for more senior living options in this area and it would be nice to have some choices. We are on the priority list for the Wind Crest development in Highlands Ranch because we are so impressed with the facilities and people there.

But we have lived in Arvada, CO for the last 40 years and have friends and activities that we are comfortable with on the north side of town so are very interested in the possibility of staying in the area we are used to. We have shopped at the Westminster Costco since it opened and do much of our shopping in Westminster and would love to continue to. We also have health care providers that we rely on in this area. And of course many friends.

I took an Emergency Medical Technician course at Front Range community college many years ago and got my EMT Certificate with the Colorado Department of Health and understand that Front Range community college has offered their support for the Erickson development as it could/would be a great opportunity for their students in health care jobs and provide experience and internships and possibly other areas of study such as culinary or administrative. I can speak from experience that Front Range Community college is a good school and this partnership could be a real win/win situation.

And after visiting with the people at Erickson Senior Living's Wind Crest and seeing the facilities we think the City of Westminster would/should be so happy and blessed with an Erickson Senior Living facility in their town. Just seems like such a no brainer!

This is our personal story, but we have many friends and acquaintances who are in similar circumstances where we have lived in single family homes in this area of Westminster/Arvada who would like to be able to move out of our homes into smaller units but continue to live in this great part of town. This would allow us to continue to shop, recreate and receive health care without having to move somewhere else. So we really hope this happens and if it takes several years for this to happen that could work out just fine for us . . .

Richard and Margie Slaght

Arvada, CO

8/5/2025

From: [Michael Tolley](#)
To: [Lawrence, Nathan](#)
Subject: [EXTERNAL] Continuing care retirement community (CCRC)
Date: Sunday, August 3, 2025 1:24:42 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Do not re-zone the 75 acres of agricultural/open space for 1,700 units of assisted living on 104th Ave.

It's folks like you who are ruining Colorado by building large compounds instead of re-purposing empty real estate. The open space, if you haven't spent much time in the area is home to beautiful bald eagles including their nests, coyotes, prairie dogs and even occasional deer. The open space feels like a natural extension of Westminster City Park and keeps noise and congestion down around the three surrounding neighborhoods and sports fields. Do not make the mistake of constructing large/cheap facilities in Westminster. Our neighborhoods have great potential and appeal for their proximity to Denver yet remaining open and nature driven. Continuous urban development will kill the appeal and repeat the same mistakes as before (i.e 1st Bank Center, Downtown Westminster)

Michael Tolley