

**THE FOLLOWING ITEMS WERE RECEIVED
AFTER THE ORIGINAL MEETING PACKET
WAS POSTED ON AUGUST 7, 2025, AND
ARE INTENDED TO BE INCLUDED AS
PART OF THE PUBLIC RECORD FOR THE
AUGUST 12, 2025, MEETING OF THE
WESTMINSTER PLANNING
COMMISSION**



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

August 11th, 2025

Dear Westminster City Council,

I am writing this letter not only as a resident of Westminster, but also as a Westminster senior and a member of our local chamber of commerce. After meeting Erickson representatives and understanding their proposal for this part of town, I wholeheartedly support their vision, and I hope you will too.

It's not difficult to understand that Westminster needs more senior housing – housing that serves Westminster's ever-growing senior population. Thankfully, Erickson offers to make a significant dent in our already short senior housing stock. This is important because it keeps Westminster seniors in Westminster. It keeps us close to all that we love about Westminster – our parks, churches, libraries, coffee shops, you name it – seniors want to be close to the home they call home.

I also support all the great economic benefits this project will bring to our business community. I can personally attest that we seniors shop, go dining, do banking, and visit stores all across town with our friends and loved ones. With such an incredibly large amount of senior housing options – along with being the city's 5th largest employer - I'm positive our city will see an impressive increase in revenue and sales for our business partners.

I ask that you support this important project for Westminster. It brings so many amazing benefits to so many corners of our local community, and I thank you very much for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Carroll D. Beach". The signature is written in a cursive style with a long, sweeping flourish at the end.

Carroll D. Beach

August 11, 2025

Re: Westminster Erickson Senior Living Support

Dear Members of the Westminster City Council –

It is with great enthusiasm that I ask you to support the Erickson Senior Living project in Westminster. As both a member of the Westminster Chamber of Commerce and a Westminster resident, I had the pleasure of recently touring Erickson's sister campus in Highlands Ranch in person. From that experience, I can personally attest this campus will benefit our city in more ways than one.

First and foremost, our city is facing a drastic shortage of senior housing units of all shapes and sizes. This creates a severe problem for Westminster's seniors who want to stay in the community they've grown to love, but can't find anywhere to downsize to sell their house in the first place. The Erickson model offers an incredibly unique opportunity for these seniors to downsize appropriately – all while freeing up sorely needed housing stock for other Westminster families.

Next are the workforce development opportunities. When I toured Erickson's Wind Crest facility, I met so many great employees and students across varied career paths. This includes nursing students, health care professionals, culinary experts, hospitality workers, management, etc. At more than 700 employees and partnerships with local high schools and colleges, Erickson will be a workforce development engine that keeps our workforce talented and career ready.

Finally, we must not forget what such an incredible investment means to our surrounding businesses, shops, retailers, hoteliers, and everyone else who does business in Westminster. In what will be the city's 5th largest employer and newest residential village, I'm excited to see the absolute boon in customers and businesses for this part of Westminster. Along with our new Westminster Trader Joe's, vibrant Downtown Westminster, and the bustling Westminster Promenade – this proposal is perfectly complementary to keep our local business community thriving and successful in the long term.

Thank you for your consideration of these comments and please vote "yes" on this incredible opportunity before us.


Jenna Swanson

Prosper Mortgage Group

Westminster City Council
4800 W. 92nd Avenue
Westminster, CO 80031

Dear Members of the Westminster City Council,

On behalf of Westminster Public Schools, I am writing to offer my strong support for Erickson Senior Living's proposed continuing care retirement community in Westminster.

At Westminster Public Schools, we are deeply committed to preparing students for successful careers and engaged citizenship. Our Future Center, Career Technical Education (CTE) programs, and the Ranum Innovation Campus provide students across Adams and Jefferson Counties with career-relevant experiences that build both academic and workforce readiness. The Erickson Senior Living project represents a unique and powerful alignment with this mission.

The proposed Erickson campus will generate more than 700 jobs across a wide spectrum of industries and will serve as a career-training hub for students interested in healthcare, skilled trades, hospitality, and more. From nursing and certified nurse aide programs to HVAC, culinary arts, and IT, the opportunities created by Erickson intersect directly with the career pathways offered within WPS. In particular, our Health Science and Skilled Trades pathways will benefit from internships, job shadowing, and mentoring opportunities made possible through a thriving senior living community like Erickson.

Moreover, Erickson's commitment to workforce development—through partnerships with Front Range Community College and local high schools—signals a broader investment in our community's future. The potential for students to earn scholarships, gain paid experience, and build long-term careers without leaving their home community is a game-changer.

Beyond education, the project also provides critical housing solutions for our aging population, allowing senior residents to remain in the communities they helped build, while simultaneously freeing up family housing stock. This benefits WPS families, educators, and staff alike by fostering a healthier and more diverse local housing market.

Erickson Senior Living is more than a senior housing development, it is a catalyst for economic vitality, career readiness, and intergenerational connection. Westminster Public Schools is proud to support this proposal and encourages its approval as a forward-looking investment in the future of our students, our workforce, and our city.

Sincerely,



Dr. Jeni Gotto
Superintendent
Westminster Public Schools



August 8, 2025

To: Westminster City Council

Re: City of Westminster Erickson Senior Living Proposal

We, the undersigned, are the Resident Advisory Council (RAC) at Erickson Senior Living's Wind Crest campus in Highlands Ranch. We are writing to support the development of another beautiful and welcoming Erickson Senior Living facility to serve our neighbors in Westminster and the northern tier of the Denver Metro area.

The RAC plays a vital role in promoting healthy communication between residents and the community managers. We are an important communication conduit between management and the residents, serving as a vehicle to evaluate residents' suggestions and concerns and to discuss them with management.

We attest that Erickson leadership is attentive, responsive, and sincerely cares about the needs and considerations of our residents on a daily basis. Erickson provides a caring, inclusive, and understanding approach to resident care that is incredibly important and appreciated by our residents.

Aside from the beautiful campus and grounds, the Erickson programming and resident activities go above and beyond in nurturing the physical, mental, and social well-being of our seniors. Seniors thrive when they can live in a village with friends, peers, and social networks that best suit their lifestyle and interests. Erickson recognizes this comprehensive approach to senior living and supports our residents so their time at Erickson is served by a high level of care and superior quality of life, including, for example, memory fitness, Parkinson's support, care giver respite (Intermissions), rehabilitation, and home support.

In addition, management encourages and supports residents' initiatives in forming groups such as instrumental and choral clubs, water aerobics, outdoor concerts, learners classes, Readers Theater, knitting and crafting groups, libraries, gardens, computer labs, pickleball, woodworking and so much more – over 200 groups altogether.

These outlets provide incredible opportunities for seniors to thoroughly enjoy our time here with friends, loved ones, and other members of the community that we call home.

Wind Crest's residents bring a very wide range of backgrounds, having been successful in a fascinating range of endeavors: business executives and owners; career diplomats and government (including military) leaders; the professional arts of education, academia, medicine and law; artists, writers, musicians. An Erickson Senior Living Community in Westminster would attract similar seniors to make their home in Westminster.

As residents of the Wind Crest campus, we encourage the City of Westminster to welcome a similar Erickson facility into its own community. We are proud to be a party of a truly incredible community.

We would happily meet with you to discuss our experiences in more detail if that would be helpful to you.

Ray Wallace, Chair

ray_wallace@comcast.net

(505) 660-1900

Dan McClean, Vice Chair

Ellen Tawson, Secretary

Dick Avery

Jon Montague-Clouse

Davene Coutts

Larry Donnithorne

Sandra Scott

Spud Van de Water

Dan Welte

July 23, 2025

Front Range Community College
3645 West 112th Avenue
Westminster, CO 80031

Dear City of Westminster Planning Commission and City Council,

Front Range Community College (FRCC) is pleased to offer this letter in support of the proposed rezoning plan for the Erickson Senior Living project. As one of Westminster's largest post-secondary education providers, we appreciate the City's commitment to supporting workforce development strategies through thoughtful land use and economic development planning. This work is especially important for the FRCC students preparing to enter today's workforce, where job training, clinical hours, and internships are essential components of our region's workforce development.

FRCC's support for the proposed Ericson Continuing Care Retirement Community (CCRC) plan reflects the value of a partnership that would provide clinical training opportunities for many of our nursing students. As demand for healthcare professionals continues to grow, it is critical to identify and leverage partnerships that meet training needs and create workforce opportunities. We are particularly excited about the potential for increased access to clinical training just a few miles from our Westminster campus and we encourage the City's adoption of the CCRC designation.

Beyond the valuable nurse training partnership, FRCC also supports the broader employment and job development opportunities this project will bring near our campus. Many FRCC students seek both part-time and full-time employment in the area, and this project would support careers not only healthcare, but also in hospitality, management, dining, security, and other sectors—all within close proximity to our Westminster campus.

Front Range Community College appreciates the City of Westminster's thoughtful approach to planning for future growth and is grateful for the strong partnerships and opportunities the community provides for our students and faculty. Thank you for your consideration of our comments.

Sincerely,



Rebecca Woulfe, PhD
Provost and Vice President for Academic Affairs
Front Range Community College

To The Westminster City Council — I don't know you members of the Council, but I believe you have the well-being and best interests of Westminster and its residents and visitors at your core as you fulfill your duties and make your decisions. I am writing you to relate why I chose to live out my life at Wind Crest, the Erickson Senior Living (ESL) community in Highlands Ranch, and how Wind Crest exceeded my expectations. I hope my experience helps as you consider plans to add an ESL campus in your town.

Before moving to Wind Crest, my wife and I lived Heritage Todd Creek, an active adult community in Thornton. We had a 3,600 square foot house with a beautifully landscaped yard. We lived there for ten years. But, as the house aged, so did we. The upkeep of the house and the yard was becoming harder and less enjoyable.

So, we began considering a continuing care community and the advantages such a community offers for our future. We moved to Wind Crest when I was 71 and my wife was 69. We were and are in good health. But, one never knows. That's why we looked for a community that offered on-site medical support and long-term care, including assisted living, skilled nursing and memory care, should we ever need it.

But, we also wanted a community that was welcoming, a place where we felt we belonged, a community that had activities to engage us, meals that pleased us, employees who cared about us and other residents who would include us. Wow. At Wind Crest we found all this and more.

We learned all Erickson communities provide its residents with what we found at Wind Crest. I want to make sure you know what makes Wind Crest so special. It's more than the maintenance-free apartments, the swimming pools and fitness centers, the 10 dining venues, the medical center and team of emergency responders, the well-maintained landscaping, the nearly 200 resident-led clubs, activities and classes. The very best part of living at Wind Crest is the people. We are a very friendly, caring and compatible group. You will find the residents at an ESL community in Westminster to be the same, and, from what I know of Westminster, new residents will love your town.

Further, the Wind Crest staff is really, really top notch. They actually care about and for us residents. And, the leadership of Erickson provides great advantages by advising and coordinating 20 some communities they manage. I have great confidence in ESL. They will be a terrific partner with your Council and with your city residents.

If there is more you think I can add or questions you have about my experience at Wind Crest, please contact me. >> Jack Lane, 720-645-1725, jaxhog@gmail.com

August 8, 2025

Westminster City Council
4800 West 92nd Avenue
Westminster, CO 80031

RE: Erickson Senior Living

Dear Members of the Westminster City Council,

On behalf of the Jefferson County Economic Development Corporation (Jeffco EDC), I am writing to express support for the Erickson Senior Living project. As the economic development organization serving Jefferson County, our mission is to attract, expand, and retain primary employers—an effort that is directly tied to the availability of diverse and accessible housing options across the region.

A healthy, balanced economy requires a full spectrum of housing to meet the needs of a diverse population. This includes ensuring our aging residents have quality options to remain in the communities where they have lived, worked, and contributed for decades. According to the Colorado State Demography Office, Jefferson County's senior population (age 65+) is projected to exceed 136,000 by 2040—over 22% of our total population. The need to plan for this demographic shift is urgent.

Erickson Senior Living at Westminster directly responds to this need by providing thoughtfully designed housing for seniors. Beyond addressing a critical housing gap, the project will also deliver substantial economic and fiscal benefits. Based on an [IMPLAN economic impact analysis](#) conducted by Jeffco EDC:

- *Construction Phase:* The development is expected to support nearly 1,400 jobs annually during construction, generating hundreds of millions of dollars in income within the construction sector.
- *Operational Phase:* Upon full buildout, Erickson Senior Living is projected to generate a direct annual economic output of \$113.7 million, including \$67.2 million in total labor income for approximately 700 employees.
- *Fiscal Impact:* The project is estimated to contribute over \$22 million in annual local, state, and federal tax revenues, making Erickson one of the region's major employers and economic contributors.

The Erickson Senior Living development represents a rare opportunity to align housing, workforce, and economic priorities in a way that strengthens both Jefferson County and the City of Westminster. It addresses a growing housing need, supports job creation, stimulates local investment, and enhances overall community vitality.

We thank you for your leadership in guiding Westminster's future and appreciate the opportunity to support this important project.

Sincerely,



Leigh Seeger
Vice President of Economic Development



To: Westminster City Council members

From: Lisa Hough, President/CEO of the Adams County Regional Economic Partnership (AC-REP)

Date: August 6, 2025

Re: Support for Erickson Senior Living retirement campus

The mission of the Adams County Regional Economic Development Partnership (AC-REP) is to champion the businesses of the Greater Adams County Region, giving them a voice by supporting innovation, forging connections with local government, and leading the community towards prosperity with our expertise as a regional chamber of commerce and economic development organization. I am providing this letter of support from our members, including those on our Development Council, who have reviewed Erickson's proposed senior living development.

Since being introduced to the Erickson team in 2023, I have gained a better understanding of what they can offer our community. I've been very impressed. When touring their Wind Crest campus in Highlands Ranch, I saw a vibrant and beautiful development that provided excellent amenities for its residents and terrific career opportunities for various professions. I heard story after story about employees who joined at an entry-level role and were given training and opportunities to progress in their talent journey. Having a corporate partner for additional healthcare, culinary, and operations roles would greatly benefit our citizens and region.



Invested in Greater Adams County

1870 W. 122nd Ave, Suite 300 // Westminster, CO 80234 // info@ac-rep.org

AC-REP.org

In addition, the construction of the Erickson facility would provide terrific opportunities for our local building and associated trades, many of whom work closely with the CTE programs in our school districts. The capital investment in this region would provide many opportunities for our local businesses to get involved and benefit.

We also support the Erickson project, which provides another option in the toolkit to solve our housing dilemma in this region. Many seniors want to stay in the communities they know and love. However, often they don't need the same amount of space or the ongoing burden of maintaining the properties and are looking for options. They are frequently priced out of smaller dwellings due to the limited inventory. Currently, the City of Westminster has a 2% vacancy rate when it comes to independent senior living units. In addition, first-time homebuyers are looking for locations to enter homeownership and purchase a home to perhaps do some improvements or raise their families. If Erickson presents another option for seniors wishing to transition, we'll see more housing inventory listed for sale.

AC-REP focuses on promoting economic vitality for our region, including promoting and supporting projects like the one proposed by Erickson Senior Living. It will provide generational change and opportunities for citizens in our region and positively impact our communities for years to come. I strongly encourage you to approve this application.



[EXTERNAL] Re: Public Comments PLN24-0045, 0047, 0048

From Ashley McKillop <ashley.f.mckillop@gmail.com>
Date Mon 8/11/2025 9:40 PM
To Lawrence, Nathan <nlawrence@westminsterco.gov>
Cc PCPubComm <pcpubcomm@westminsterco.gov>

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.

Hello,

As a resident of Westminster I am writing regarding public comments for the proposed Erickson Senior Living CCRC at Semper Gardens.

This land is home to active Bald Eagles, a couple of which have two young eagles that frequent this area and are currently active. In fact the eagles can be seen daily from our neighborhood using this land to support their babies. Developing this land with massive buildings will encroach on their territory and negatively affect their habitat. Has any thought been put into the wildlife in this area?

In addition, the massive number of proposed living options is obscene. No one wants more traffic in this area, and the area cannot sustain it. This area is already congested with the numerous apartments still being built in the area, let alone now wanting to add 1,700 new residents. There are already new homes being built nearby that will allow for mixed housing use, why on earth does there need to be another 1,700 units just for senior housing?

The buildings will block the beautiful views of the mountains and cause massive traffic delays entering Hwy 36. Has anyone done any research to see if these intersections can sustain this?

This entire development goes against what the City of Westminster is supposed to be about, preserving land and open space.

It's greatly disappointing the City of Westminster is even considering this option. Please do better for the people of Westminster and do not allow this development to proceed.

Sincerely,
Ashley McKillop



[EXTERNAL] Proposed Units near Butterfly Pavilion

From Bob Belden <chrisandbob95@gmail.com>

Date Wed 8/6/2025 10:38 AM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

Will this take away from the open space?

Thanks,
Chris

Hyland Greens Homeowner



[EXTERNAL] Erickson Senior Living

From Carol Fabrizio <Carol.Fabrizio@JeffcoLibrary.org>

Date Mon 8/11/2025 8:39 PM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

I am against this project as written. The amount and size of the buildings don't fit into the area and will block others view to the West.

Carol Fabrizio

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

[EXTERNAL] Development at Church Ranch Rd. and Main ST.

From jim.kiernan@comcast.net <jim.kiernan@comcast.net>

Date Thu 8/7/2025 10:59 AM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

I understand you are considering rezoning the parcel of land by the Butterfly Pavilion for an Erickson Senior Living Development.

My husband and I are DELIGHTED!! We have lived (and aged) in the Westminster area for the last 25 years. Our kids and grandkids live in this area. As we look to the future we know we will probably need to move to a senior center in the next 5-10 years. There is nothing in this northern area that we see meeting our needs. We have looked at Wind Crest in south Highlands and love the design, outdoor space, and concept.

However, we would never move that far away from our life style, support systems, and family which are all here.

That development will not increase traffic in a major way and yet it addresses the needs of many of your senior citizens in the area.

Please vote YES for all of us needing this next accommodation in our lives.

Thanks

Carol Kiernan

11020 Meade CT

720-839-4073

[EXTERNAL] Re: Proposed Units near Butterfly Pavilion

From Bob Belden <chrisandbob95@gmail.com>

Date Sat 8/9/2025 11:50 AM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

I know you have a lot of emails to answer, but I'll ask again. Will this affect the open space and how are you going to direct traffic given the new subdivision going in on Sheridan and 104th?

> On Aug 6, 2025, at 10:38 AM, Bob Belden <chrisandbob95@gmail.com> wrote:

>

> Will this take away from the open space?

>

> Thanks,

> Chris

>

> Hyland Greens Homeowner

>

[EXTERNAL] Public Testimony of the Planning Commission Public Hearing on 8/12/2025 at 7pm

From Bambi Markvart <cmarkvart8@gmail.com>

Date Tue 8/12/2025 11:47 AM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

Good morning,

I would like to go on record as **strongly opposing** the proposed development east of Hwy 36 and Westminster Blvd, south of 104th and west of Waverly Acres Park (Erickson Senior Living). Here are the reasons I have, and I truly hope the Planning Commission will take them into consideration.

1. Westminster has made good progress recently in attracting businesses that will in-turn attract young professionals and active people to want to live in the area (Trader Joes, Vatos, Sierra, even Marczyks for a minute there). By moving forward with this senior living space all that is going to do is make Westminster known as the older-generation hub, and this will negate all of the efforts and progress that has been made to better Westminster's reputation for prospective home buyers. In recent years Westminster has progressed to become known as a desirable and relatively affordable area for first-time home buyers and move-up home buyers, which benefits the city and county because it brings families with children who attend the public schools (and therefore helps offset the current enrollment challenges so many schools are facing). It also brings so many working professionals which benefits the city and county as well! FAR less of these aforementioned demographics will desire living in the area if there is a giant senior living center here.

2. Within just the last year the city has approved the loss of MANY nature and/or open space areas within just a 1-1.5 mile radius of this proposed location. It's just terrible, and it is blatantly obvious that they are not listening to the voices of the community. Constituents continue to voice their feelings that these natural habitats, for countless species of wildlife, should be preserved and we continue to be let down by the planning commission's decisions. 100th to 104th along Sheridan, 92nd and Eaton, 92nd and Pierce, and the location for the new water treatment facility on Westminster Blvd, ALL have been turned over to developers recently and enough is enough. I BEG YOU to please oppose more development in this hyperlocal area. More trails will be lost, some of the most attractive and beautiful parts in all of Westminster are being lost, and arguably most importantly, animal's homes are being destroyed and they have almost nowhere to rehome themselves at this point. They were here first! They deserve to be respected and considered. Rabbits, coyotes, eagles, many other species of birds, prairie dogs, snakes, foxes, muskrats, have all been seen in the exact area of this proposed development, and with the water treatment facility going in right next to this space these animals will have nowhere to go. And the list I just wrote is conservative-that's just a list of the animals that predominantly live above ground.

3. This proposed development goes against what has been communicated to the public as far as the priorities of the area. I attend the annual Denver Metro Association of Realtors Economic Summit with Jefferson County every year. Every meeting the presenter for Jefferson County (I do not have his name, but he is from Alabama and is in charge of a lot in the County planning) says that he is focused on attracting jobs. All this proposed development will do is attract the elderly, likely non-working professionals. Yes the senior living center will employ some people, but FAR less than the number of people it will house.

4. There is already an assisted living center 1.1 mile away! There is no reason we need another in the immediate area!

I feel so strongly that the proposed development does NOT get to move forward! Please please stand up for what the community has worked so hard to become and for what the community values! We value nature, open space, trails, and wildlife. We do not value more development in this immediate area!

Thank you for your time reading through my opposition to this proposed development. If I can provide ANY further information or clarification that would be helpful, please do not hesitate to reach out.

Can you please confirm receipt of this email?

With gratitude,

Christie Markvart

720-364-8820

resident/homeowner 1.8 miles away from the proposed development



[EXTERNAL] New building

From Debra <nursedebivy@yahoo.com>

Date Wed 8/6/2025 7:30 PM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

Please STOP allowing more apartments/condos etc. to build high rises that block the very little view we have left of our mountains. It's so sad that everywhere you look the views are disappearing. And, we need another indoor pool facility in the Westminster area!

[Sent from Yahoo Mail for iPhone](#)

[EXTERNAL] Fwd: construction at Butterfly Pavillion

From Doris Weiss <dorisw226@gmail.com>
Date Wed 8/6/2025 8:22 PM
To PCPubComm <pcpubcomm@westminsterco.gov>

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.

Thanks,
Doris Weiss

----- Forwarded message -----
From: **Doris Weiss** <dorisw226@gmail.com>
Date: Wed, Aug 6, 2025 at 5:52 PM
Subject: construction at Butterfly Pavillion
To: <pcpubcomm@cityofwestminster.co>

I am excited about the possibility of having an adult independent/ assisted living facility located near the Butterfly Pavillion. If Erickson is the community to be built I have heard good things about them and I look forward to living there in about 5 years. I want to stay in Westminster. I like and know the area and it would be more convenient for my son and my friends to find me located there.

--
Thanks,
Doris Weiss

[EXTERNAL] No on Erickson Senior Living CCRC Proposal

From Elaine Adair <elaine.adair1@gmail.com>

Date Mon 8/11/2025 11:00 PM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

To Whom It May Concern:

My name is Elaine Adair and I am a homeowner in Westminster.

I am writing to express my opposition to the Erickson Senior Living proposal. The City of Westminster has already approved the re-zoning of a multitude of properties within the last several years, including the giant Uplands development. At a certain point, members of the Planning Commission and City Councilmembers should look to keep undeveloped land as it is. Areas zoned for Open Space/Agricultural should be regarded as incredibly important to preserve, and it is my hope that this time around those with a vote do not allow yet another large parcel of the city to be paved over.

Sincerely,
Elaine Adair

[EXTERNAL] Subject: Opposition to the Rezoning Proposal Between Westminster Blvd and 104th

From Boulder Jam Community <boulderjamcommunity@gmail.com>

Date Mon 8/11/2025 10:39 PM

To PCPubComm <pcpubcomm@westminsterco.gov>; nlawrence@westminster.gov
<nlawrence@westminster.gov>

 1 attachment (64 KB)

Subject_Opposition to the Rezoning Proposal Between Westminster Blvd and 104th.pdf;

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.

PDF ATTACHED

Subject: Opposition to the Rezoning Proposal Between Westminster Blvd and 104th

To the Members of the Westminster Planning Commission,

I am writing to state my unequivocal opposition to the proposed rezoning for a large-scale senior living facility. This is a bad deal for Westminster on multiple fronts: environmentally, fiscally, and for our community's quality of life.

Approving this rezoning without due diligence would be a serious planning failure. Here are the core issues with the proposal:

- **Fiscal Irresponsibility:** The city's own analysis shows this is the wrong financial choice.
 - Proposed Senior Living Revenue: \$170,000 annually.
 - Alternative Employment-Flex Revenue: \$250,000 annually.
 - **Net Loss to Westminster: \$80,000 per year.**
 - We would be sacrificing nearly 50% in potential revenue that is desperately needed for city services and infrastructure. This is fiscally negligent.
- **Environmental Negligence:** The targeted land is a known habitat for eagles, hawks, and coyotes, and it serves as a critical buffer for the Big Dry Creek Open Space.
 - No professional environmental impact study has been completed.
 - Building multi-story structures next to our city's beloved bike trail and open space will permanently damage this natural asset and reduce our quality of life.
- **Infrastructure Strain:** The development's demand for an additional 240 acre-feet of water per year is unsustainable.

- Our water infrastructure is already strained, and residents are paying the price with high water rates.
- There has been no independent analysis of our system's capacity to handle this demand or the costs that will be passed on to taxpayers for necessary upgrades.
- **Poor Siting & Lack of Local Benefit:**
 - The location, under an airport flight path and beside a highway, is entirely unsuitable for a peaceful senior living environment.
 - The projected rental costs are far beyond the means of most local seniors, meaning this facility will primarily serve wealthy out-of-towners.
 - Profits will not be reinvested in Westminster; they will go to out-of-state investors (Redwood Capital), while our community is left with the environmental damage and infrastructure burden.

My Request:

I urge you to **reject** this rezoning proposal. Before any development on this land is considered, the Commission must mandate independent, third-party studies on the environmental, water infrastructure, and fiscal impacts.

We are counting on you to prioritize the long-term health of our community over the short-term profits of a Maryland-based developer. Please make the responsible choice for the residents and taxpayers of Westminster.

Sincerely,

George Hosfield
10151 North Eaton St.
Westminster, 80020

[EXTERNAL] Concerns Regarding Erickson Senior Living Proposal

From Gloria Beckel <msgloriabeckel@gmail.com>

Date Mon 8/11/2025 10:49 PM

To PCPubComm <pcpubcomm@westminsterco.gov>; PCPubComm <pcpubcomm@westminsterco.gov>; Lawrence, Nathan <nlawrence@westminsterco.gov>

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.

Hello Mr. Lawrence and the Westminster Planning Commission,

I wanted to submit my concerns regarding the proposed Comprehensive Plan Amendment, Rezoning, and Preliminary Development Plan for Erickson Senior Living:

- 1. Lack of integration with the community.** The current proposal is for an access controlled/gated community, which is inherently disconnected from the larger community. The amenities (pharmacy, restaurants, etc) would exclusively cater to Erickson Senior Living residents. Their choice for cash-in-lieu for the public art requirement also indicates their lack of interest in integrating with Westminster. If the development didn't prohibit public access, it could provide a more equitable positive impact to Westminster.
- 2. Water supply.** The water needs for 2,000 additional residents have not been incorporated into the 2040 Comprehensive Plan that was approved in March 2023.
- 3. Disruption of recreational viewshed.** Currently the Farmers' High Line Canal Trail allows for an expansive view for those walking or biking north to City Park, or using the public playground in Waverly Acres Park. Placing the development as proposed would exclude that view from current residents of Waverly Acres and Hyland Gardens, as well potentially new Semper Gardens residents, and those who access the eastern trail, lakes, and playground.
- 4. Narrowing the wildlife corridor and additional light pollution.** This area is a vibrant habitat for coyotes, prairie dogs, and raptors. The land they are dedicating is on a floodplain, which has ecological value, but as a layman it appears they are dedicating land that would be too costly to build on and insure, opposed to a balance between open space on either side of the property. The additional light pollution would also have negative impacts on the ecosystem.

Thank you so much for your time and consideration,

Gloria Beckel

[EXTERNAL] 1700 unit complex

From Jamie McKillop <jamie.r.mckillop@gmail.com>
Date Mon 8/11/2025 9:45 PM
To PCPubComm <pcpubcomm@westminsterco.gov>

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.

To whom it may concern,

I wanted to voice my concern with the new 1700 unit housing development being proposed east of the Butterfly Pavilion on Church Ranch Blvd. The new facility will cause a marked increase in traffic in an area already congested with traffic. The development is also close to open space and trails which will undoubtedly hinder access. Also, with the sheer size of the development, our beautiful sight lines of the Rockies will be impeded. Lastly, a several-hundred unit housing development is currently under construction a few hundred yards away which also brings with it a myriad of similar issues. I would ask that the project be scaled down substantially to better align with the development currently in the area. Church Ranch is just too busy as it is to sustain two massive developments just a block apart.

Respectfully,

Jamie McKillop

[EXTERNAL] Please vote NO to construction at Westminster Blvd and 104th

From Jon Belaus <jonathon.belaus@gmail.com>
Date Tue 8/12/2025 9:09 AM
To PCPubComm <pcpubcomm@westminsterco.gov>

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.

To Whom It May Concern,

I am writing to express my strong opposition to the proposed Senior Living project near Westminster Blvd and 104th Avenue.

I have lived in this area for three years, and from my very window I can see the open space in question. My wife and I walk there every morning with our dog, Riley. It is a treasured place, home to beautiful views and abundant wildlife.

I'll be honest—prairie dogs, which are plentiful here, are not my favorite animal. But they are a vital part of this ecosystem, providing an essential food source for animals I truly cherish, including the American Bald Eagle.

Between Westminster Blvd and Highway 36, there is a Bald Eagle hunting perch that overlooks this open space. In the summertime, my wife and I are fortunate enough to see these majestic birds almost daily. Watching them brings us tremendous joy. Building a senior living center in the middle of their hunting grounds would disrupt their territory, hinder their ability to hunt, and likely drive them away for good.

The Bald Eagle is not just another bird—it is a powerful national symbol of freedom. Approving construction here would strip away a living embodiment of that freedom from our wildlife community. Do we really want to be the ICE of the sky to America's most valued and treasured national animal?

This open space is also home to many other species—hawks, coyotes, a wide variety of birds, etc.—that depend on this land to survive. Development would force evacuation on a heavy percentage of the population, creating an irreversible loss to our local wildlife community.

Beyond the environmental cost, this project would also rob us of panoramic mountain views that make Westminster such a special place to live. We have already lost one of my favorite views to the large complexes being built at Sheridan Blvd and 104th. Must we continue to sacrifice the natural beauty we should be working to preserve for financial gain?

Building on this land would be a significant loss. I urge you to vote **NO** on this proposal, and to stand for the protection of the open spaces that define Westminster, not just for us and the wildlife that reside there now, but for future generations to come.

Sincerely,
Jonathon Belaus

[EXTERNAL] Re: Please vote NO to construction at Westminster Blvd and 104th

From Jon Belaus <jonathon.belaus@gmail.com>
Date Tue 8/12/2025 10:06 AM
To PCPubComm <pcpubcomm@westminsterco.gov>

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.

Hello,

For the record my address is 5623 W 97th Ave, Westminster, CO 80020.

Thank you,
Jon

On Tue, Aug 12, 2025 at 9:09 AM Jon Belaus <jonathon.belaus@gmail.com> wrote:

To Whom It May Concern,

I am writing to express my strong opposition to the proposed Senior Living project near Westminster Blvd and 104th Avenue.

I have lived in this area for three years, and from my very window I can see the open space in question. My wife and I walk there every morning with our dog, Riley. It is a treasured place, home to beautiful views and abundant wildlife.

I'll be honest—prairie dogs, which are plentiful here, are not my favorite animal. But they are a vital part of this ecosystem, providing an essential food source for animals I truly cherish, including the American Bald Eagle.

Between Westminster Blvd and Highway 36, there is a Bald Eagle hunting perch that overlooks this open space. In the summertime, my wife and I are fortunate enough to see these majestic birds almost daily. Watching them brings us tremendous joy. Building a senior living center in the middle of their hunting grounds would disrupt their territory, hinder their ability to hunt, and likely drive them away for good.

The Bald Eagle is not just another bird—it is a powerful national symbol of freedom. Approving construction here would strip away a living embodiment of that freedom from our wildlife community. Do we really want to be the ICE of the sky to America's most valued and treasured national animal?

This open space is also home to many other species—hawks, coyotes, a wide variety of birds, etc.—that depend on this land to survive. Development would force evacuation on a heavy percentage of the population, creating an irreversible loss to our local wildlife community.

Beyond the environmental cost, this project would also rob us of panoramic mountain views that make Westminster such a special place to live. We have already lost one of my favorite

views to the large complexes being built at Sheridan Blvd and 104th. Must we continue to sacrifice the natural beauty we should be working to preserve for financial gain?

Building on this land would be a significant loss. I urge you to vote **NO** on this proposal, and to stand for the protection of the open spaces that define Westminster, not just for us and the wildlife that reside there now, but for future generations to come.

Sincerely,
Jonathon Belaus

[EXTERNAL] Erickson senior living

From LADONNA Bonney <labonn8806@gmail.com>

Date Fri 8/8/2025 11:37 AM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

I have 3 questions/ coments:

The fire department says they need more stations to handle calls. Won't this increase calls?

How can you give out 1300 more water taps? You say you are struggling to keep up now?

Traffic at 104th and Westminster Parkway/ Halen . This would increase greatly.

I believe this complex needs to be looked at for the long term impact of all aspects of the community. If the tax revenue is going to be so great then let the complex/builder provide the additional infrastructure needed. For example additional fire station and equipment needed for the future of this facility.

Thank you

LaDonna Bonney 720 280 9546 Labonn8806@gmail.com

[EXTERNAL] New project

From Laura Green <lauragreen57@gmail.com>

Date Tue 8/12/2025 10:36 AM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

Please, please, please! STOP with the huge building projects! This latest one by the Butterfly Pavillion is way too big and will probably be ugly like all the others I see going up in every spare spot of land. Where is the water going to come from? Traffic is already out of control, More isn't better. My quality of life in Westminster declines year over year due to high density housing, increased traffic and higher costs. Please say no to this project.

The debacle that is the "new downtown" where the mall used to be has all the appeal of a gulag, Take a look at that mess before you consider what to build next. The new development between Lowell and Federal at 84 is bad enough. We don't need more of that. Open space is important, filling every corner of land with apartments isn't the answer to whatever problem you are trying to solve.

Laura Green

35+ year resident of Westminster and considering moving

[EXTERNAL] Public Comment: Opposition to Proposed Rezoning of Land Between Westminster Boulevard and 104th

From Lee Oberg <lee.oberg.802@gmail.com>

Date Mon 8/11/2025 10:31 PM

To PCPubComm <pcpubcomm@westminsterco.gov>; Lawrence, Nathan <nlawrence@westminsterco.gov>

 1 attachment (77 KB)

Public Comment - Opposition to Proposed Rezoning.pdf;

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.

Dear Westminster Planning Commission Members,

I am writing as a concerned Westminster resident to submit formal public comment regarding tomorrow evening's hearing on the proposed rezoning for senior living community development.

After careful review of the proposal and its potential impacts on our community, I have significant concerns about this project's effects on Westminster's environment, infrastructure, fiscal health, and community character. My detailed comments are attached for your review and consideration.

The attached letter addresses critical issues including environmental impact, infrastructure strain, fiscal responsibility, and community integration that I believe warrant thorough independent study before any rezoning decision is made.

I respectfully request that this public comment be entered into the official record for tomorrow's hearing and shared with all Planning Commission members for their review prior to the meeting.

Thank you for your service to our community and for your careful consideration of these important concerns.

Respectfully,

Lee Oberg
10151 Eaton Street
Westminster, CO 80020
802-274-9231

[EXTERNAL] Erickson Senior living development

From Lucy <edandlucy@thesiebers.com>

Date Tue 8/12/2025 9:06 AM

To Planning <planning@westminsterco.gov>

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.

Good evening – my name is Lucy Sieber and I have resided in Waverly acres for 48 years. I want to speak in opposition to the proposed development for the Erickson Senior living complex.

First of all, it seems that the city has somewhere abandoned the idea of listening to its citizens. Residents in Waverly Acres and Hyland Greens opposed the development which was originally proposed by Berkeley homes and now has been taken over by Toll Brothers. Now labeled Wilder Ranch. Hundreds of voices in opposition were drowned out by the developers need for upzoning. What was R3.5 is now R5 and R8. So much for citizen input.

Next, the city has addressed the needs of those clamoring for “affordable housing” and the “missing middle “. The neighborhood surrounding Uplands will now have 5500 new best friends residing on a flood plain. So much for citizen input.

In my opinion, I see no community need for the Erickson Senior living complex. It will burden an already pitiful infrastructure – especially in terms of roads and traffic.

Additionally, it will serve only a small sliver of the elderly population. It is very, very expensive, and highly doubtful that most local seniors could afford this. Please don't label this as addressing the “silver tsunami “.

For Waverly Acres residents , it will most certainly have an adverse effect on our viewscape. Granted, we all have to live with change and can't always have a bucolic setting. However, this is a visual affront to this community with its five story buildings.

In surveying the various community chat groups, I find that residents opinions are overwhelmingly negative regarding this development. Please listen to citizen input and deny this application.

Many thanks for the opportunity to voice my opinion.

Sincerely,
Lucy Sieber
5408 W. 100th Court

Sent from my iPhone



[EXTERNAL]

From Mary Lou Backens <backensml@gmail.com>

Date Wed 8/6/2025 1:39 PM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

Dear Committee

Please do not build a 5 story 1,700 people holder. We are too crowded noe

[EXTERNAL] New Development/Butterfly Pavilion

From Mi Ard <micheleard@gmail.com>

Date Tue 8/12/2025 12:22 PM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

I'm a longtime resident of Westminster, Colorado. Twenty years ago I fell in love with this City. Decisions for development took the current residents into consideration.

The city has approved multiple, multiple projects for apartments, condos and houses. Our water system is being revamped at the residents expense because of all these new developments. Sheridan Blvd is a nightmare with all the new traffic and it is only going to get worse when the 104th and Sheridan project is complete. It would appear that the city didn't take that into account or just didn't care.

I cannot believe that the city is now considering changing the zoning at 104th and Main Street so that a developer can build multiple 5 story buildings that will house 1700 or more people. When is enough enough? And in the midst of all that you're looking for the residents to approve an increase in the sales tax to pay for more emergency services and build an additional building for the Fire Department. Next step is the City raising the water rates because there is such a strain on the system already.

I do not feel that the City of Westminster looks into the future to see what the finished and current projects will reap on residents.

I oppose this new project that will replace the Butterfly Pavilion. It's very sad that Westminster lost the contract with the Butterfly Pavilion, but it's not surprising.

Michele Ard

THE WESTIN
WESTMINSTER

July 31, 2025

Re: Erickson Senior Living Campus

Dear Westminster Leaders –

Please accept this letter in support of the Erickson Senior Living proposal in the City of Westminster. As one of Westminster's largest and most iconic hotels, the Westin Westminster supports this incredible opportunity to not only bring much-needed senior housing options to our city, but to also generate significant economic activity and benefits for surrounding businesses and establishments.

As an example, Erickson is estimated to be the city's 5th largest employer at full build out with nearly 700 employees. This opportunity will benefit the surrounding businesses in more ways than one – including patronage at local restaurants, shopping at nearby retail, and partnering with local hotels such as ours for events, trainings, conferences, and hospitality venues. On top of this, we are eager to support the families, visitors, and guests of Erickson residents when visiting their loved ones at what will surely be a beautiful and welcoming campus in our neighborhood.

The Westin Westminster is excited about the prospect of such an incredible investment in our local business community, and we are eager to see this project move forward. We cannot think of a more perfect location for our new neighbors, and we encourage you to support their proposal.

Sincerely,


David Brinkey
General Manager



Re: [EXTERNAL] Still time to provide comments on CCRC development near Semper Gardens?

From Ryan Yates <ryanlyates1@gmail.com>
Date Mon 8/11/2025 11:36 PM
To Lawrence, Nathan <nlawrence@westminsterco.gov>

Hi Nathan,

Thanks for taking my comments. First, I'd like to recommend that the current zoning for this plot of land Mixed Use/Open Space was, and is, the correct city planning decision. As the last major land area near our city's genuinely great park and recreation center, new development should prioritize providing the most benefits to the city and its residents. A mixed-use development with housing, retail, employment, and services, provides a dense core of benefits that would directly play off of the existing retail, hotel, convention center, park space, and interconnected bike trails that converge at this location. Making zoning changes to benefit a single corporate developer, to create an isolated monofunctional compound, serving a single demographic, does not seem to align with the city's long term goals, and feels like a significant waste of opportunity for such a prime location.

The current development concept plan also has issues that further highlight why this plan is a bad fit for this location. This compound is not designed to interact with the city or its' residents. With its' "moat" of roadways around the apartments, the development is physically separated from the park, bike paths, and nearby neighborhoods. The plan focuses heavily on maximizing parking and vehicle access, with a huge excess of parking spots and lots, and no access to the city's great park/bike paths without crossing multiple lanes of traffic. Earlier plans included nearly 3000 parking spaces for this development, despite walkable access to the park, our city's great bike paths, a Flatiron Flyer stop, and retail and entertainment nearby. My family loves the bike paths that run along US 36 and the Big Dry Creek; we were looking forward to something new coming into this space that we could access easily without needing a car. However, this development offers us nothing that we can use and also guarantees thousands of additional cars on our neighborhood road because of its suburban sprawl-style design.

I don't think this development is a good fit for our city, but if it is allowed to be built, the developers should be responsible for upgrading the road infrastructure around the development. The huge influx of car traffic to this site, specifically onto Westminster Blvd, will quickly overwhelm the existing infrastructure and cause additional traffic flow onto nearby neighborhood streets in Westcliff and along W 98th. These nearby neighborhood streets already have car traffic that moves too fast, lacking bike lanes, safe crosswalks, or traffic calming features to reduce dangers for pedestrians and bikers. More cars will exacerbate these problems unless mitigations are implemented.

I would honestly love a dense, mixed-use, non-car focused development to go into this location. Something that offers everyone in the city something that they can use and access from the park, or the bike way, or the Westin, or the Butterfly Pavilion that is nearby. The purpose of zoning is to drive the change we want to see in the city and to utilize the limited space we have to its best possible use.

The current zoning is right - we don't need to give away the opportunity of this location to a developer that doesn't match what is right for the long-term near our city park.

Thank you,
Ryan Yates
Westcliff & Westminster Resident

On Mon, Aug 4, 2025 at 9:50 AM Lawrence, Nathan <nlawrence@westminsterco.gov> wrote:

Hi Ryan,

Still plenty of time for public comment. You can email me your comments make them at the planning commission hearing on 8/12. Thanks.

Nathan Lawrence (he/him)

Senior Planner

City of Westminster | Community Services Department

nlawrence@westminsterco.gov | 303.658.2099

4800 West 92nd Avenue, Westminster, CO 80031

My Office Hours are Monday-Thursday, 7AM-6PM

City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.



WESTMINSTER | WWW.WESTMINSTERCO.GOV

Useful Links:

[Develop in Westminster](#) - Detailed overview of the development process and submittal requirements

[eTRAKiT](#) - Apply for projects and permits, submit plans, make payments and schedule inspections

From: Ryan Yates <ryanlyates1@gmail.com>

Sent: Friday, August 1, 2025 7:30 PM

To: Lawrence, Nathan <nlawrence@westminsterco.gov>

Subject: [EXTERNAL] Still time to provide comments on CCRC development near Semper Gardens?

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.

Hi Nathan,

I was just wondering if there was still time to provide comments for the CCRC development trying to change the zoning or if the public comment period has passed. I saw the public hearing signs go up, but wasn't sure where to go to find more information, as I was driving by.

Thanks,

Ryan Yates

[EXTERNAL] new building

From Sandra Ginther <nardo2@msn.com>

Date Wed 8/6/2025 1:45 PM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

Why do you have to make it 5 stories, us seniors don't want to climb stairs, and take elevators...

We need more ranch style complexes to make life easier.

Sandra



[EXTERNAL] We need to stop

From Shelly Huffman <huffandpuff@comcast.net>

Date Tue 8/5/2025 8:43 PM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

There is no infrastructure to support growth. That road is a disaster!
Sent from my iPhone

[EXTERNAL] Erickson Senior Living Public Hearing

From Story Ferguson <storyferguson@gmail.com>

Date Mon 8/11/2025 9:38 AM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

Good morning,

I am unable to attend tomorrows meeting but I am deeply concerned about the wonderful marmot colony that is living on the space in question.

Can you help answer why their habitat should be destroyed, and what happens to them when their ground is torn up and built on? We have open spaces, but it's important to me and our environment that we leave the animals alone and keep the environment intact. I love Westminster because of all the wonderful critters that occupy the land.

Please consider keeping their homes intact. I fear they are helpless and voiceless and will have their land bulldozed over for more and more buildings as we lose more of our green and unoccupied (by humans) spaces that are so important to our air and land quality.

The animals and our untouched lands are paramount.

Keep Colorado wild!
Story Ferguson

[EXTERNAL] Zoning change at 104th & Westminster blvd

From Sue Cardenas <gocardenas19@gmail.com>

Date Wed 8/6/2025 8:51 AM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

Hello.. I was just made aware of a request to change zoning on this property to allow 13 new 5 story buildings.

It's obvious that the City will not stop the constant building & over growth of our communities but this is much more than single family homes being built. Please do not approve this zoning request. That area cannot support the amount of people, traffic, water & energy use, etc.

Thank you

Sue Cardenas



[EXTERNAL] Planned Development at 104th & Sheridan, Westminster

From Tanya Callesen <callesentanya@gmail.com>

Date Tue 8/12/2025 8:53 AM

To PCPubComm <pcpubcomm@westminsterco.gov>

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.

We are writing to express our strong objection to having more public land purchased by private entities that will reap huge financial benefits and further scar our beautiful landscape. Do not sell this parcel for private use!

Tanya & Barry Callesen
5650 W 118th Ave, Westminster, CO 80020

[EXTERNAL] Opposition to Proposed Project at 104th between Westminster Blvd and Sheridan near Butterfly Pavilion

From Terri Lay <tlay4homes@gmail.com>
Date Mon 8/11/2025 9:32 PM
To PCPubComm <pcpubcomm@westminsterco.gov>

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.

To the City Planners, Mayor and City Council,

I am writing to oppose the building of the senior living center near the Butterfly Pavilion. Multiple five-story buildings in this area will both disturb the wildlife and interfere with the Westminster trail system which is enjoyed by countless Westminster residents.

Please do not change the zoning and do not allow this project to proceed.

Respectfully,
Terri Lay
Westminster Resident
Sent from my phone

8/11/25

Re: Erickson Continuing Care Retirement Community

To Whom it May Concern,

Please accept this letter of support for the Erickson Continuing Care Retirement Community. In times like these, businesses of all kinds in Westminster need investment and opportunities for growth. As a Westminster small business owner myself, I'm excited about the opportunity Erickson can bring to our area, and I'm thankful for their committed partnership to seeing our community thrive.

We should support Erickson as they will bring a huge influx of jobs, employees, and increased customer base to our existing and future businesses. With more than 700 employees on site, along with a bustling and vibrant residential neighborhood for seniors, more dollars will go into surrounding businesses and establishments that keep our business community strong.

For restaurants and other retailers surrounding the area, our businesses rely on families, guests, employees, residents, travelers, and other customer activity that keeps our small businesses afloat. This proposal is more than just senior living – it's an investment into Westminster's small and large business community that is so important to a healthy and vibrant city. I hope you will approve the proposal before you with the support and partnership of our local businesses.

Sincerely,

Parker Brown

Carrabbas Italian Grill/Resident of the City of Westminster

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



3001 BRIGHTON BLVD. SUITE 303
DENVER, CO 80216
SNOOZEEATERY.COM
EGGME@SNOOZEEATERY.COM

August 11, 2025

Re: Support for Erickson Senior Living Proposal

Members of Westminster Planning Commission and City Council,

Snooze, an A.M. Eatery is a local, Colorado-based restaurant group that runs and operates two bustling and successful restaurants in Westminster. We have been proud to be part of this community for nearly __ years, and our restaurant within Westminster Promenade continues to be successful because of economic investments this city has made for businesses such as ours.

It is for this reason and more that we hope you will support the Erickson Senior Living proposal, which will bring new and exciting economic investment opportunities to our local business community. Businesses such as ours thrive with projects that bring added employees, visitors, residents, and increased activity near our established business corridors. With 700 employees across multiple professions and careers, we are positive Erickson will bring an added customer base to local restaurants such as ours, and we are excited to see more economic vibrancy that will benefit Westminster's local businesses.

We encourage you to support Erickson Senior Living's proposal to bring this much-needed campus to Westminster, and we are thankful for your time and consideration of our comments.

Best,

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