



SENIOR LIVING SERICKSON SENIOR LIVING CONTINUING CARE RETIREMENT COMMUNITY

AC-REP DEVELOPMENT COUNCIL

APRIL 1, 2025













WHO WE ARE









40+

YEARS

28,000+

RESIDENTS

15,000+

EMPLOYEES

25

CAMPUSES

WHAT IS A CONTINUING CARE RETIREMENT COMMUNITY (CCRC)?

A Continuing Care Retirement Community (CCRC), which is licensed as a Life Care Institution in the state of Colorado, provides residents with access to a range of services and a continuum of care to meet any changing needs as they age.

A resident in a CCRC may require more care as they age and may need to transition from Independent Living to a higher level of care (Assisted Living, Memory Care, or Skilled Nursing) later in life.

The proposed Erickson CCRC will be regulated by the Colorado Division of Financial Services (DFS) as a Life Care Institution under the Life Care Institutions Act (CO Code § 11-49-101)



ERICKSON MISSION

























COMMUNITY FOR LIFE

- + Robust amenities and programming empower residents to live an active and enriched lifestyle
- + **Transitional living** allows residents to age in place without losing quality of life, or losing community
- + Integrated health care offers a sense of security for residents as they age
- + Fulfilling social and recreational opportunities combat the social isolation that seniors often face.
- + Average Resident Age is 80.
- + Many amenities are proposed with Erickson Communities such as Gyms, gardens, dog park(s), amphitheaters, bocce ball, pickleball and many others.
- + Community shuttles offered throughout the community and to local retail centers.







ON-SITE HEALTH SERVICES

- + **Integrated health care** system that minimizes need for hospital and/ or emergency room visits
- + On-site physician practice Erickson Health Medical Group (EHMG)
- + Security & Emergency Services on-site
- + Erickson Emergency Medical Response program can **fully satisfy 87%** of all medical emergency calls without putting burden on local first responders.
- + On-site **pharmacy**
- + Skilled Nursing, Memory Care, Assisted Living.

+ Erickson Advantage Medicare Advantage Health Plan is **5-Star** rated by Centers by for Medicare and Medicaid (CMS) for the 4th year in a row





WORKFORCE DEVELOPMENT AND JOB CREATION

- +The New Community will have a payroll of ~\$19.9M at full build out.
- + ~700 jobs to be created (325 350 Full Time Employment)
- + \$178M disposable income generation
- + **1,457** on-site construction jobs
- + Local **Career** opportunities (900+ at Wind Crest)
- + Workforce development partnerships, including PIMA Medical Institute and Front Range Community College clinical nurse training programs.







ECONOMIC & COMMUNITY IMPACT

- + Contributions to **property tax** base in addition to payroll and sales tax
- + **No enrollment** impact on local school district and **\$688K** annual revenue for JPublic Schools
- + Resident-driven **scholarships**, **volunteering** opportunities, and **giving campaigns** benefiting local communities
- + Estimated Assessment Value = \$15,125,500

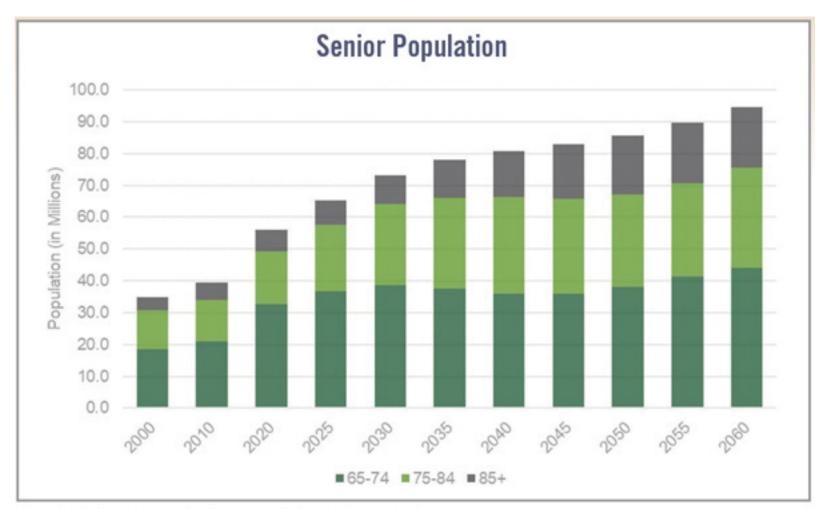






NATIONAL SENIOR HOUSING CHALLENGES

- National senior housing currently has an overall occupancy rate of 80%, with year over year growth nationwide. Erickson has an overall occupancy rate at 90%.
- National 65+ population is expected to increase by 69% from 2020 2060.
- More than **800,000** senior housing units will be required by 2030.
- 20,000 senior living units are forecasted to be added to supply per year through 2029.



LOCAL HOUSING DEMAND

LOCAL NEEDS

- ADAMS COUNTY
- In 2040 Adams County 65+ population is expected to be 15% of total Adams County population.
- JEFFERSON COUNTY

60.6% population increase of 65+ from 2010 - 2021.

FUTURE

65+ population is expected to represent up to 1 in 4 residents in the Westminster area by 2040

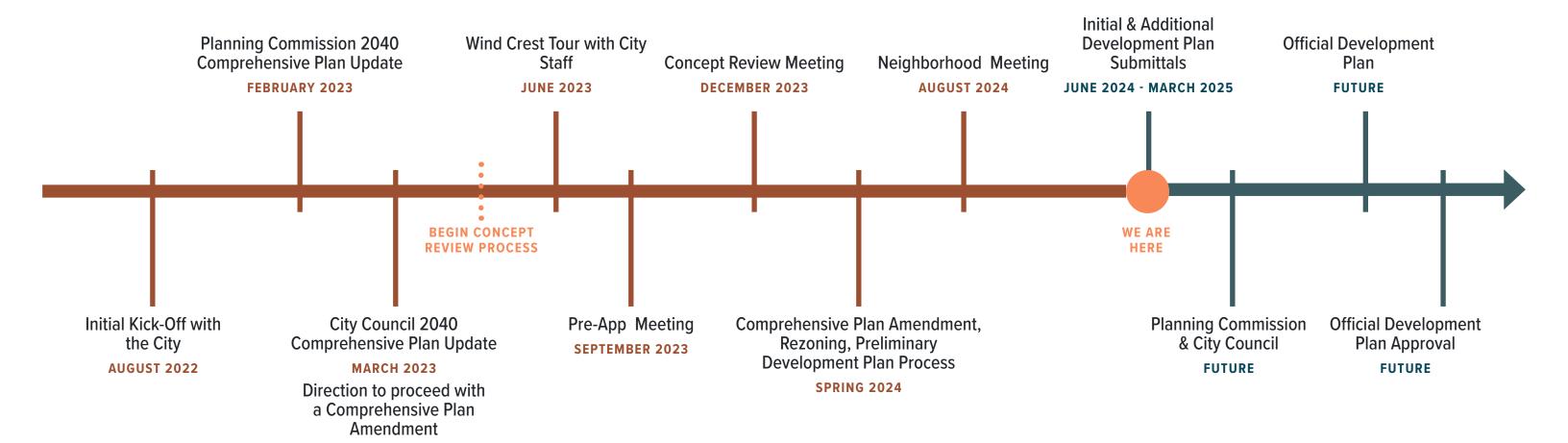
WHY WESTMINSTER?

TRUE CCRC IN NORTH METRO

Site offers a great central location in Westminster in proximity to open spaces and shopping opportunities at the Promenade.

- Close to existing open space and Westminster's expansive public trail system
- Aging population **provides opportunity** for new families to move into Westminster Existing Housing Stock.

TIMELINE & NEXT STEPS





A SUSTAINABLE COMMUNITY

GREEN FUTURE

- +Growing green fleet
- +Solar powered speed signs on campus
- + Native species planting plans
- +Energy efficient heating & cooling systems
- +Sustainable landscape design

ANNUAL RECYCLING PER COMMUNITY

34 TONS

PLASTIC

45 TONS

PAPER

21 TONS

ALUMINUM

113 TONS

CARDBOARD

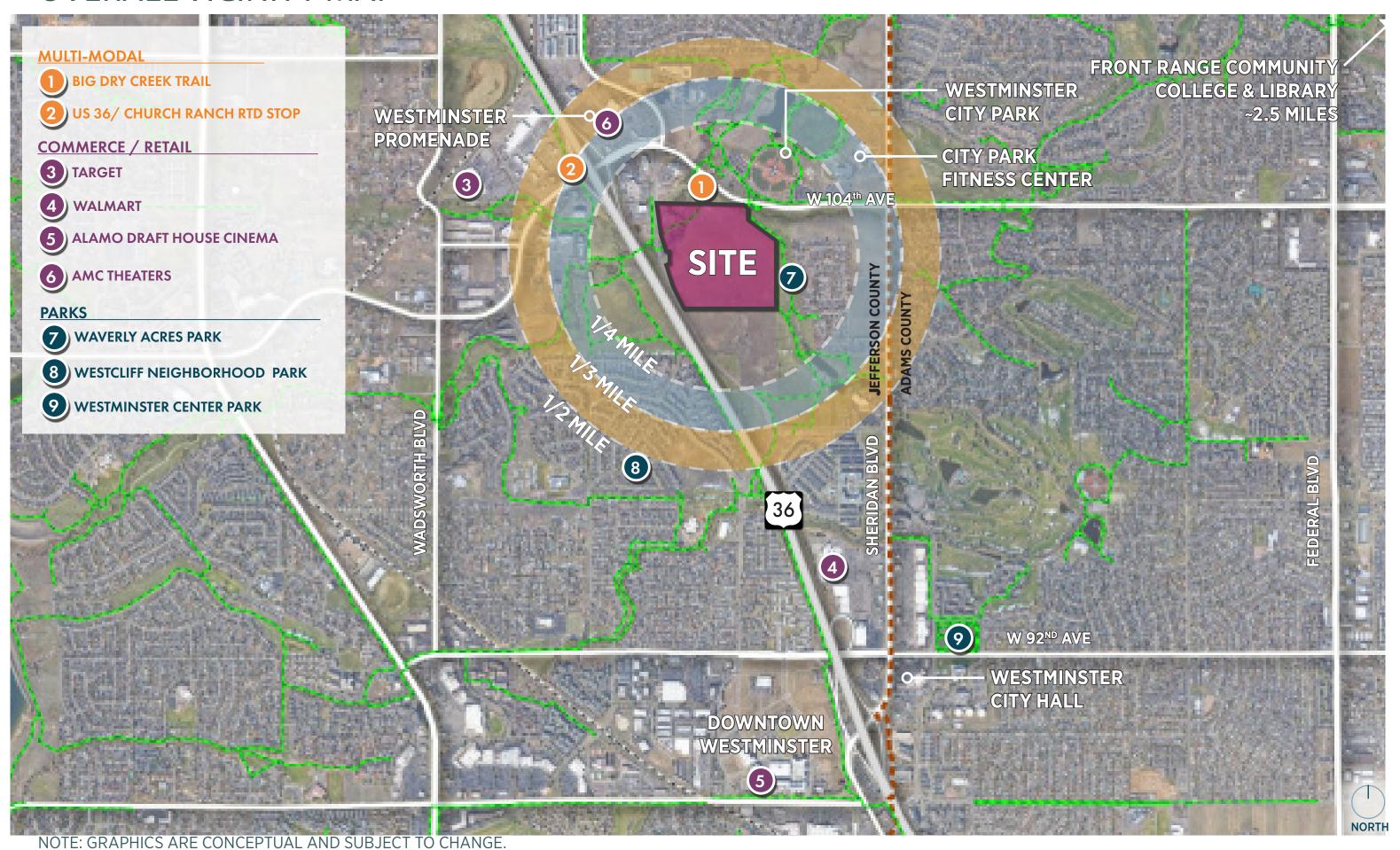
1,500 TONS

ELECTRONICS

ERICKSON STANDARD PRACTICES

- +Limiting water use
- +Energy efficient windows
- +Low volatile organic compound products
- **+**LED lighting
- +Recycling programs
- +Ultra water-saving irrigation
- +Water-saving fixtures & appliances

OVERALL VICINITY MAP



BUBBLE PLAN

