

JANUARY 3-JANUARY 16, 2007

GREATER DENVER

MacKenzie adds senior housing

by Jennifer Hayes

Denver-based MacKenzie House will break ground on its latest MorningStar community in March.

The developer recently announced plans for its \$23.5 million, 109-unit assisted-living community in Lakewood, MorningStar Applewood. The 87,110-square foot project, situated on 5.77 acres, will be located at 2800 Youngfield St.

“MorningStar Applewood represents a huge step forward for our assisted-living vision at MacKenzie House,” said MacKenzie House President Don MacKenzie. “Lakewood, with its great amenities, facilities and family friendly community, is a great environment to serve the needs of our elder residents.”

“In this particular part of Lakewood, there is not a lot of newer construction,” added Ron Vaughn, senior vice president-senior housing. “We’re providing a new (senior) community with state-of-the-art amenities and design. It will be welcomed in the community.”

MorningStar Applewood will comprise 85 one- and two-bedroom apartments from approximately 325 to 725 sf, including a neighborhood for high-acuity residents. As well, adjacent to the main building, a 24-apartment “memory care” residential cottage will be built, designed to meet the needs of Alzheimer residents.

“We try to create and design communities that are more residential in character,” said Vaughn. “We like to design in such a way that our projects are more residential, hospitality-oriented, than institutional.”

MorningStar Applewood, like MacKenzie House’s other MorningStar product, will include five-star dining, activity areas, a library with Internet café, four-season porches, beauty and barber salons, a chapel, massage and spa rooms, a country store, theater and bistros.

The project designed by Lantz-Boggio Architects features garden and main levels, providing walk-out access on both levels, as well as an upper level.

MorningStar Assisted Living LLC will operate and manage the Lakewood facility, which will be owned by MacKenzie House. MorningStar Applewood is anticipated to open for residents in June 2008.



MorningStar Applewood will be nearly identical in design to MorningStar Littleton, depicted above, which was MacKenzie House's first MorningStar-branded senior living community in the Denver metro area.

In October, MacKenzie House opened the first MorningStar-branded community in the metro area. The \$20 million MorningStar Littleton is an 85-apartment community that includes 20 Alzheimer units at 5344 S. Kipling Parkway.

As well, MacKenzie House currently has \$145 million in continuing-care lifestyle campuses under way in Colorado, including MacKenzie Place Oakridge in Fort Collins and MacKenzie Place Union in Colorado Springs. MacKenzie Place campuses include for-sale cottage homes as well as rental independent assisted and memory-care apartments. ▲