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New place to call home on the horizon for seniors

MacKenzie House LLC has partnered with Morningstar and LBA-Community Development Group to create a continuing care senior campus at Fillmore and Union in Colorado Springs. Construction is set to begin late in 2005 with the first residents moving in mid-2006, said Tim Yeager, vice president of MacKenzie House.

The cost of the project is set at \$55 million, according to a news release. Living on a senior continuing care campus will offer residents the freedom of independent living and the convenience of senior-friendly design and no-hassle maintenance. "Up and down the Front Range we have a rapidly growing senior housing population," said Don MacKenzie, president and CEO of MacKenzie House. "We targeted senior housing because of what we saw in the demographics in Colorado." The campus, MacKenzie said, is designed to allow seniors to age in place, meaning that as their needs change they won't have to move elsewhere to receive greater assistance. "It allows you to stay on campus as changes take place," he said.

The project will encompass 16.8 acres and will include 227 units. There will be a mix of independent living cottages (65), independent living apartments (95) and assisted apartments (67). The cottages are designed to accommodate one or two people and the single-level floor plans range in size from 1,100 square feet to 1,550 square feet. The cottages are only available on a for-sale basis. "The pricing is not at all finalized, but it will be in the mid-200s," Yeager said.

Campus residents will receive medical services "a la carte" to their homes and their apartments, Yeager said. "They want to see modern medical services at their doorstep." Both the independent living apartments and the assisted living apartments are single four-story buildings. What makes this development different, Yeager said, is its list of amenities. The independent living apartments will feature a theater and fitness center and the assisted living apartments will include therapy rooms, a bistro and activity rooms.

"In Colorado Springs you have very few facilities that are campuses. Most of your senior facilities are a single building," MacKenzie said. "We have not chosen a contractor yet," he said. The campus was designed by the architectural firm of Lantz-Boggio.