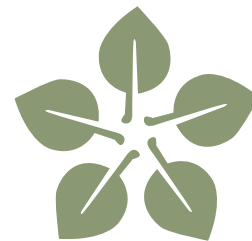




E D G E M A R K



MorningStar

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SENIOR LIVING

*Casting a new light*

# Who are We?

## Operation Team

MorningStar is a developer and operator of high-quality senior living communities with a portfolio of 30+ projects in Nine (9) states. We were founded in Colorado in 2003 with the following foundational principals:

1. Honor God in our business practices and relationships.
2. Value all seniors as gifted and contributing individuals.
3. Invest generously in our employees' ability to serve.

# Development Team



Edgemark Development, established in 2000, acquires, develops, leases and manages commercial real estate and multifamily housing. We pride ourselves on consistently delivering quality projects that are sourced, underwritten, financed and operated with an analytical and systematic approach by our team of talented real estate professionals. Our disciplined approach to investing has allowed us to consistently achieve above market returns year-over-year and throughout various economic cycles.



We believe market knowledge, attention to detail and integrity are the cornerstones to our success. With these traits as our foundation, Edgemark has established a reputation as one of the elite real estate companies in the Denver market, with experience in acquiring or developing over 5.2 million square feet in 22 states. Our projects have spanned numerous asset classes including multi-family, affordable housing, self-storage, retail, office and senior living.

# What Are We Doing?

- Approx. 160-unit Independent Living, Assisted Living and Memory Care community at the corner of Arapahoe Road and Holly Street.
- All rental with no large entrance fees or “buy-ins”.
- Final building expected to be approximately 185,000 total square feet on four floors on approximately 3.4 acres of land.
- The Site is currently zoned for BP50.
  - Allowed uses include: Senior Living, Office, Restaurant, College or University, Hospital or Clinic, Place of Public Assembly.
- Construction scheduled to begin in Spring, 2021.

# MorningStar at Holly Park

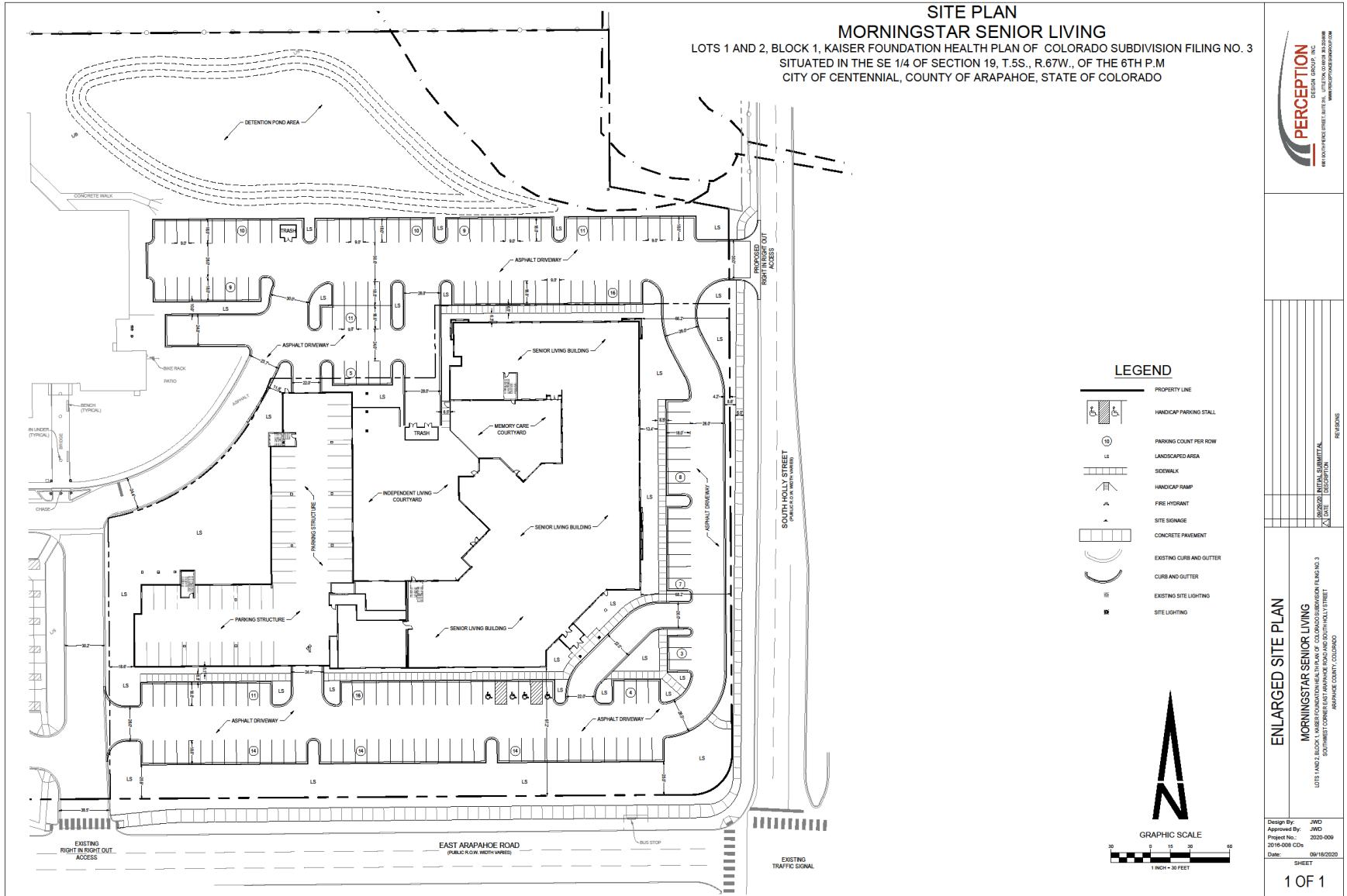
**General Project Goal: Contribute to the Community by Creating Value for our Stakeholders**

SENIORS	NEIGHBORS	CITY
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## **Specific Project Goals:**

1. Provide a high-quality option for aging residents in Centennial regardless of their lifestyle and/or care needs.
2. Enhance and compliment the neighborhood.
3. Create low-impact economic engine:
  1. 70+ new jobs; \$3.7mm+ annual payroll
  2. Development of unused street-front on Arapahoe Road
  3. Low impact – extremely low traffic and noise, minimal use of city resources/infrastructure

# Site Plan



CASE NO.



# MorningStar at Holly Park



SOUTH PERSPECTIVE



EAST PERSPECTIVE

# MorningStar at Holly Park



2 SOUTH ELEVATION - ARAPAHOE AVENUE  
3/32" = 1'-0"



1 EAST WING - EAST ELEVATION - HOLLY STREET  
3/32" = 1'-0"

## BUILDING SUMMARY

AREA: APPROX. 185,00 SF  
(NOT INCLUDING GARAGE)

HEIGHT: PARAPET 49' - 9"  
MECHANICAL SCREEN 53' - 6"



# MorningStar at Holly Park

## STORM WATER POND AREA

Concept in this area will use a combination of deciduous and evergreen plant materials for screening and seasonal interest.

## PARKING LOT PLANTING

Planting within the parking lots will meet the development code for islands and planting within the islands.

## INTERNAL COURTYARDS

## PLANTING AT ENTRY DRIVE & GARAGE FACADE

Planting along entry drive and garage facade will be combination of deciduous and evergreen trees and shrubs.

## MAIN ENTRY DROP-OFF

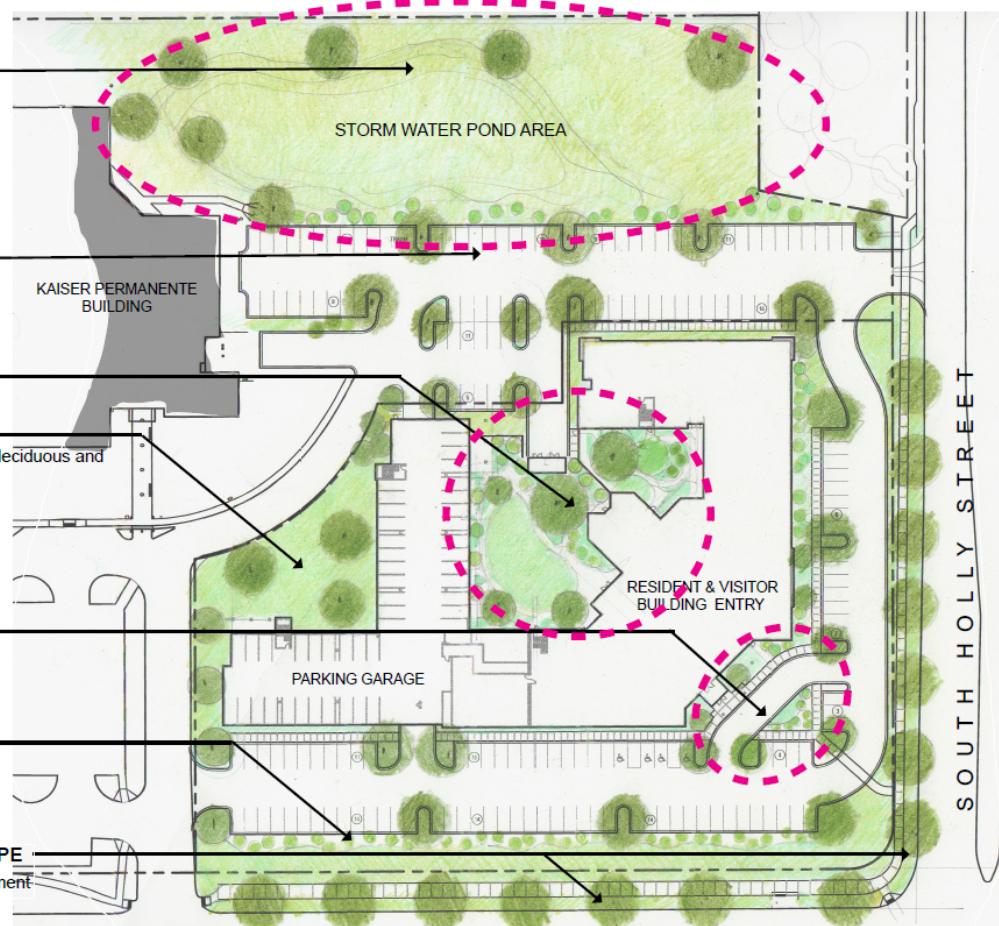
Planting at this location will enhance the arrival experience and include annuals, perennials, flowering small trees for year around interest

## PARKING LOT SCREENING

Concept in this area will use a combination of deciduous and evergreen shrubs.

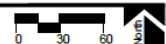
## EAST ARAPAHOE RD AND SOUTH HOLLY STREETSCAPE

Planting will include deciduous shade trees meeting the code requirement

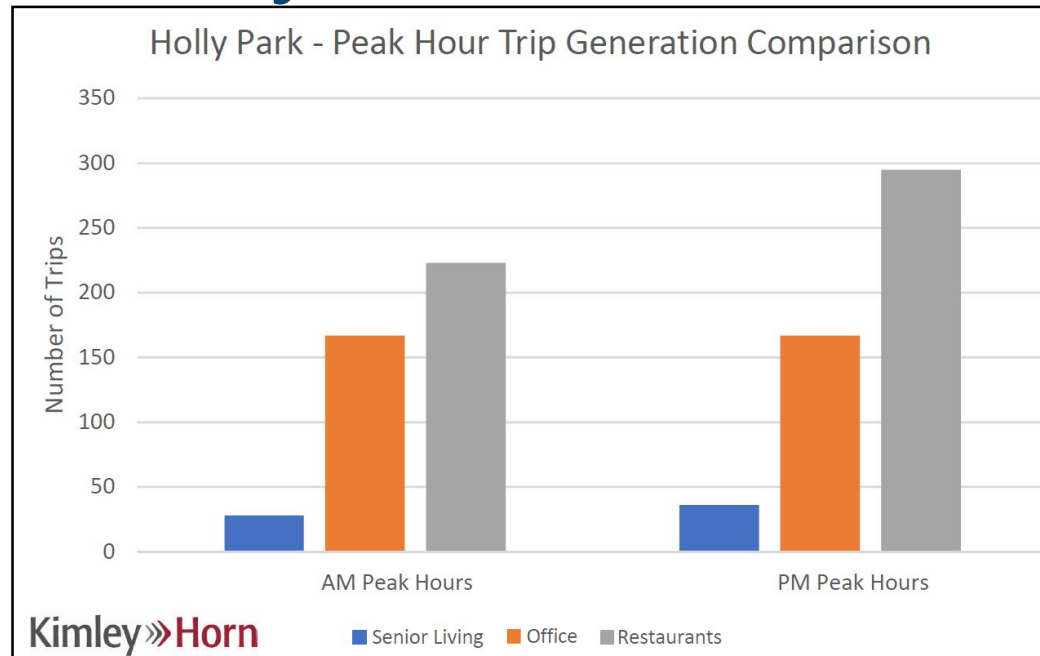


MorningStar Holly Park

EAST ARAPAHOE ROAD



# Traffic Study Results



Land Use and Quantity	Weekday Vehicle Trips						
	Daily	AM Peak Hour		PM Peak Hour			
	Total	In	Out	Total	In	Out	Total
Senior Living							
Assisted Living/Memory Care (83 Beds)							
Independent Senior Living (85 Units)	420	18	10	28	13	23	36
Office							
One Three-Story Building (150,000 sf)	1,572	144	23	167	27	140	167
Restaurant Park							
Two Sit-Down & One Quality (32,400 sf)	3,330	122	101	223	187	108	295

# Past Projects



# MorningStar of Fountain Hills





# MorningStar at RidgeGate





# MorningStar of Arvada





# MorningStar of Beaverton

