



COLORADO REAL ESTATE JOURNAL

THE COMMUNICATION CHANNEL OF THE COMMERCIAL REAL ESTATE COMMUNITY

NOVEMBER 6, 2013 – NOVEMBER 19, 2013

Village at Belmar to Allow Residents to Age in Place

GH Phipps Construction Companies' participation in the development and construction of The Village at Belmar in Lakewood is the firm's latest step taken in building communities designed to help comfort and protect people as they enter a new stage of life. The next generation of assisted- and congregate-living communities is similar to college campus residence halls combined with health care services – market sectors in which Phipps has decades of experience. As well, this next generation conveys a touch of the luxury hotel environment, affording senior residents the very best of housing, continuing education, entertainment, elegant dining, and recreation that they will be proud to share with their friends and families.

That's certainly true of The Village at Belmar. Strategically situated within a short distance to the outdoor, pedestrian-friendly Belmar shopping center and an abundance of health care services, this planned senior living community at 7955 W. Alameda Ave. in Lakewood will consist of 144 units on approximately 7.38 acres of the 8.88-acre site. Additionally, the campus-style setting will include a 1.5-acre site that will be developed as retail and/or medical office use per applicable City of Lakewood zoning. This retail and/or medical development will also meet the West Alameda Heights HOA Protective Covenant for compatibility with Senior Living



Phil Shapiro

Development Team/The Village at Belmar, GH Phipps

use.

The Village at Belmar program will be composed of a "higher level of care" congregate-style building and a neighborhood of quadplexes designed to serve more active adult residents. The congregate building will house 60 units of assisted-living residences and 24 units of memory care living spaces in a secured environment, with all 84 units licensed as assisted-living residences under the Colorado Department of Public Health and Environment. The congregate building will be approximately 75,000 square feet and fully self-contained in a three- to four-story structure to be located along West Alameda

Avenue.

The quadplexes will be operated as independent living residences, and will be situated on the middle and northern sections of the site. Each building will feature two units on the ground level and two units on the second level, and include four dedicated private garages, visitor parking, and an elevator to service the second-level units, allowing residents safe and secure access to their homes. The gross square footage total of the 15 quadplexes is expected to be approximately 100,000 square feet. These units will meet the standards set by the practices of "universal design" and programmed to accommodate the increasingly popular concept of "aging in place." The residents will have access to a dedicated clubhouse located within the congregate building, an amenity that includes a dining and activity space.

The senior living component – quadplexes and a congregate building – will be developed and owned by The Village at Belmar, LLC.

The 1.5-acre retail/medical office pad also will be situated along West Alameda Avenue and will accommodate a two-story retail and/or medical office facility as well as the required parking. The retail/medical office component of the site is anticipated to be owned and operated by a yet-to-be-determined third party, and will share a common ingress/egress and maintenance services for the entire Village.

The Village at Belmar, LLC, does not anticipate being the owner of this retail/medical office component, and will not process the design of the project through the City of Lakewood.

It is anticipated that the senior living component of the project will be constructed in a single phase with an expected construction duration of approximately 15 months. The retail/medical office building ideally would be constructed concurrent with the senior living component of the project.

Since GH Phipps Construction Companies was founded more than 60 years ago, the firm has been involved in health care construction for medical providers and developers up and down the Front Range. In that time, Phipps has witnessed sweeping changes in the technology and purpose of healthcare facilities, and the growth of assisted living facilities, senior residential developments, and skilled nursing resources that serve as a place of transition between hospital or surgical center, and home.

Phipps' experience in such facilities dates back more than two decades, ranging from past projects such as Shalom Park in Aurora, the Namaste Alzheimer Facility in Colorado Springs, and the Skilled Nursing Center at Lincoln in Parker, near the Lincoln Medical Center, to a current project, Powers Skilled Nursing Center in Colorado Springs.