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# In the Pipeline: Work Starts for Atria Community Near Denver; Koelsch Plans Memory Care Property

October 18, 2018 by [Tim Regan](#)



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## Construction: Planned

### Koelsch Plans Washington State Memory Care Community

Koelsch Communities is currently in the planning and development phase for a new memory care community in Puyallup, Washington.

The 70-bed community, Deer Ridge, will cost approximately \$15 million and employ licensed nurses around the clock for residents living with dementia.

The project will be managed by Koelsch Communities and developed by Koelsch in partnership with RJ Development, with Koelsch Construction acting as general contractor. Judy Koelsch and David Goularte of JSK Design will handle the project’s interior design work.

Koelsch plans to break ground on the community next April, and open it in 2020.

### Maryland CCRC Plans Independent Living Expansion

The Village at Rockville, a National Lutheran Community in Rockville, Maryland, is moving forward with plans for a \$95 million expansion project.

The continuing care retirement community’s (CCRC) plans include a 130-unit independent living apartment building with underground parking, an indoor aquatic center, fitness areas, and dining venues.

The Village at Rockville recently selected Howard Shockey & Sons, Inc. to build the expansion. Work is set to start later this fall, pending a final approval by the Maryland Department of Aging, and the community is expected to open in the fall of 2020.

BCT Architects designed the community, and ARCH Consultants is managing the project.

### WoodBine Senior Living Advances Plans for New H

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	Seniors Housing		Nursing Care	
	2Q18	3Q18	2Q18	3Q18
Occupancy	87.9%	87.9%	86.2%	85.9%
Annual Rent Growth	2.7%	2.9%	2.4%	2.4%
Annual Absorption	2.5%	2.4%	-0.8%	-0.7%
Annual Inventory Growth	3.4%	3.4%	-0.4%	-0.3%
Construction vs. Inventory	6.5%	6.0%	0.9%	0.8%



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WoodBine Senior Living held a ribbon-cutting ceremony for Spring Village at Dover, a new senior living community in Dover, New Hampshire.

Spring Village Dover is a senior living community that specializes in memory care. Spring Village at Dover is located in Pointe Place, one of the city’s newest developments. The community is under construction, and is schedule to open in the spring of 2019.

Construction: In progress

Work Starts for Atria Community Near Denver

CA Senior Living, the senior housing investment and development arm of Chicago’s CA Ventures, has broken ground on Atria Westminster (pictured above), a 137-unit community in Westminster, Colorado.

The community’s residences will have finished such as as stainless steel appliances and fixtures, quartz countertops, tile backsplashes, decorative sconces and recessed lighting. Amenities include a formal dining room, bistro-style pub, fitness center, theater, activity rooms, landscaped courtyards, a walking garden and a community sculpture.

The community was designed by OZ Architects and is being built by Brinkmann Constructors. If all goes according to plan, Atria Westminster will open in early 2020.

Sodalis to Hold Groundbreaking for Texas Community

Sodalis Senior Living is set to celebrate the groundbreaking of a new assisted living and memory care community in College Station, Texas, on Oct. 24.

Sodalis College Station will span 73,777 square feet and have one-bedroom and studio apartment floor plans for residents. Amenities include a spa-like salon, wine bar and pet-friendly environment.

Multicultural Senior Housing Coming Together Near Chicago

Aman Living is set to hold a milestone event on Oct. 28 for its Verandah retirement community in Hanover Park, Illinois.

The \$43 million community will have 55 townhomes, 75 condominiums, and an 80-bed assisted living and memory care wing. The community is designed to offer multiple kinds of cuisine, activities, entertainment and traditions for seniors of all backgrounds.

The community also will have a 20,000-square-foot clubhouse at its center, with a dining venue that slings vegetarian cuisine every day. Oher amenities include a recreation room, gym and activity studio, computer and library room, beauty shop and theater.

Workers are expected to finish construction for the community’s townhomes next year, with first move-ins slated to occur in the spring. Construction is set to start for the condominium building in the fall of 2019.

Construction: Complete

Work Wraps Up for Senior Lifestyle Project in Illinois

Workers with general contractor Walsh Construction recently put the finishing touches on the Sheridan at Park Ridge, a senior living and memory care community developed by Kaufman Jacobs and Senior Lifestyle Corporation.

The community has 64 assisted living units and 36 memory care units along with amenities such as a fitness and therapy center, multimedia room, beauty salon, library and an outdoor tranquility garden.

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TheSheridan at Park Ridge was designed by OKW Architects.

**Wolff Sets Grand Opening Colorado Community**

The Wolff Company on Oct. 24 hold a grand opening for Province Springs, a new community located in Colorado Springs, Colorado.

Province Springs has 160 studio, one-, and two-bedroom independent living residences, along with two guest suites. Amenities include a salon and spa, fitness center, movie theater and a modern-American restaurant and pub created by Chef Beau MacMillan.

Province Springs first welcomed residents in February.

**Five Star Finishes Renovations at Dallas Community**

Five Star Senior Living (Nasdaq: FVE) has completed renovations of The Forum at Park Lane, a 195-unit retirement community in Dallas.

The renovations included new luxury assisted living apartments, full kitchens with granite countertops, a hair salon, spa, multiple fireplaces, a grand piano and a theater.

The community offers independent living, assisted living and skilled nursing.

**Primrose Opens Wisconsin Property**

Primrose Retirement Communities has opened a 110-unit community in Appleton, Wisconsin.

The community offers independent living, assisted living and memory care services for residents. Hoffman Planning, Design and Construction build the community, and it was financed by Great Western Bank. Primrose will hold a formal grand opening for the community on Nov. 1.

Primrose Retirement Communities has 36 locations in 17 states.

**Affordable Independent Living Community Opens in Virginia**

Wesley Housing, officials from Fairfax County and other project partners celebrated on Oct. 18 the grand opening of The Fallstead at Lewinsville Center.

The community has 82 one- and two-bedroom independent living rental units for seniors who are 62 years of age and older, and whose household income is at or below 50% of the area median income.

The community will be managed by Wesley Property Management Company.

**Other noteworthy projects:**

**Planned**

- A former library is [slated to be demolished](#) for the construction of a 67-unit senior living community in Ithaca, New York.
- Developers [are again seeking approval](#) for an age-restricted community in Des Plaines, Illinois.
- Ryan Companies [has tweaked its plans](#) for The Point at Six Corners, a 248-unit senior living community slated for Chicago.
- A 48-unit senior living project [is moving ahead](#) in Sioux Falls, South Dakota.
- Local officials in Kensington, Maryland, [have approved plans](#) for a 94-unit senior living project there.
- Legend Senior Living [plans to develop](#) a 137-unit cc



— Senior Lifestyle [is moving ahead](#) with a 125-unit senior living community in River Forest, Illinois.

— Resort Lifestyle Communities [has won approval](#) from local officials in Greensboro, North Carolina, to develop a 130-unit independent living community there.

**In progress**

— [Work has officially started](#) for a 140-unit assisted living and memory support community in Streator, Illinois.

**Complete**

— A new 179-unit senior living community has opened its doors in Morgantown, West Virginia.

**Written by** [Tim Regan](#)

PHOTO CREDIT: *Atria Westminster: CA Senior Living*

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[Tim Regan](#)



Reporter at **Aging Media Network**  
Tim is a lover of bad jokes and good beer. When he's not hunched over his work computer, Tim can usually be found hunched over his personal computer.



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