



FOR IMMEDIATE RELEASE

May 9, 2023

**Confluent Senior Living and MorningStar Senior Living Celebrate Grand Opening of
Observatory Park Community in Denver**

DENVER — Project partners [Confluent Senior Living](#) and [MorningStar Senior Living](#) have completed MorningStar at Observatory Park, one of the newest senior living communities designed to establish a unique “Whole Health Standard” in the industry.

Located in Denver’s historic Observatory Park neighborhood at 2100 South Josephine Street, the 89,900-square-foot senior living community represents the development partners’ 13th joint venture across five states.

To celebrate the grand opening, the project partners will host an inaugural reception at the property on Thursday, May 25, 2023, from 4pm-6pm MST.

“When this project broke ground in early 2021, many senior living projects had recently ground to a halt as credit tightened and investors expressed concern about viability. Today, as the industry experiences uncertainty in delivery, the successful completion of MorningStar at Observatory Park underscores the quality of the community, our collective team’s strong, proven track record, and commitment to collaboration and mutual trust,” said Matt Derrick, vice president of development at Confluent Senior Living.

The five-story, urban infill community offers 58 assisted living and 23 memory care suites as well as 47 underground parking spaces. The entire property was developed under the “Whole Health Standard,” the partnership’s comprehensive, holistic approach to the latest in healthy building technologies while enhancing resident physical and mental wellness, safety, comfort and quality of life.

Amenities at the MorningStar at Observatory Park include an elevated courtyard, outdoor dining area, spa, wellness center and rooftop terrace with striking city and mountain views. As their health dictates, assisted living residents are offered with personalized support of activities for daily living through 24-hour staffing and full-time licensed nurses.

Located minutes from the downtown core and proximity to the freeway, the property is well positioned to fulfill the senior living needs within a metropolitan market.

“The Observatory Park property is in the heart of one of Denver’s most central, tight-knit and vibrant neighborhoods where residents will benefit from convenient access to local parks, golf courses, the University of Denver, shopping and dining, medical centers, Washington Park, Platt Park, Cherry Hills, Cherry Creek and more,” said Ken Jaeger, MorningStar Founder/CEO,

presiding. “The project offers an incomparable opportunity for local residents who wish to age in place or draw closer to family, to remain tied to the fabric of their community.”

Co-developers of the Observatory Park project are Confluent Senior Living, a subsidiary of Denver-based Confluent Development, a fully integrated real estate investment and development firm and MorningStar, a Denver-based senior living developer, owner and operator. Firms involved in the project included Hord Coplan Macht as the architect, Shaw Construction as the general contractor, and Thoma-Holec Design as the interior designer.

About Confluent Senior Living:

Confluent Senior Living is a national developer and investor of senior projects. Confluent Senior Living partners with a variety of industry-renowned senior living operators across the U.S. An expert in developing, buying, and selling senior living communities, Confluent Senior Living has a national senior housing portfolio of award-winning communities. Confluent Senior Living is a subsidiary of Confluent Development, a Denver-based, full-service real estate investment and development firm that owns and develops ground-up commercial real estate throughout the United States. For more information, visit ConfluentSeniorLiving.com.

About MorningStar Senior Living:

An integrated developer, owner, and operator of premier retirement communities, MorningStar’s portfolio encompasses over 40 properties under operation or development representing 5,000+ units under management or in development in 11 states in the Midwest and Western United States. Offering independent living, assisted living and memory care, MorningStar is privileged to elevate life for those who taught the rest of us how to live. For more information, visit MorningStarSeniorLiving.com.

Media Contacts:

Jillian Headrick | dovetail solutions for Confluent Senior Living
jheadrick@dovetailsolutions.com

Lorna Lee | Vice President of Marketing & Communications, MorningStar Senior Living
llee@mstarliving.com