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Confluent Senior Living, Concord Development Partners and MorningStar Senior Living Break Ground on Resort-Style Senior Living Community in Mission Viejo

Project to Support Growing Senior Housing Demand in Orange County, Establishes “Whole Health Standard” to Prioritize Residents’ Health and Wellness

ORANGE COUNTY, Calif. (MARCH 16, 2021) — Project partners [Confluent Senior Living](#), [Concord Development Partners](#) and [MorningStar Senior Living](#) have broken ground on a 166,000-square-foot senior living community in Mission Viejo, Calif. at the former Avery Plaza business center near the intersection of Marguerite Parkway and Avery Parkway. MorningStar of Mission Viejo will offer 132 licensed senior living units for independent living, assisted living and memory care residents, supporting the growing demand for quality senior housing in Orange County.

The project represents MorningStar’s third community in California and the first in Orange County. Developed intentionally within the specifications of Confluent Senior Living’s recently established Whole Health Standard, the project will deliver quality, holistic designs that incorporate the latest protections for residents’ physical health, promote features essential to mental health and place a strong emphasis on safety, hospitality and comfort. The community is anticipated to open in early 2023.

“Enhancing quality senior living options is a pressing need in California, now more than ever. Our team is committed to protecting seniors, and delivering best-in-class housing options is one way we can contribute to this greater need,” said John Reinsma, managing director at Confluent Development. “This project will help to ensure residents have a lifestyle and home where they can enjoy life to the fullest with convenient amenities, resources and cutting-edge technologies that enhance wellness, safety and comfort. We look forward to introducing MorningStar to Orange County senior residents and their families.”

The co-developers of the Mission Viejo project are Confluent Senior Living, a subsidiary of Denver-based Confluent Development, a fully integrated real estate investment and development firm; MorningStar, a Denver-based senior living developer, owner and operator; and Concord Development Partners, a privately held real estate investment and development company based in Scottsdale, Ariz. Confluent and MorningStar have a strong history of partnering on industry-leading senior living communities with a service-oriented, hospitality-driven approach, with MorningStar of Mission Viejo representing the partnership’s 14th joint venture across six states. Confluent and Concord will serve as the project owners and MorningStar will serve as the operator.

Sitting on three acres, the senior living community will be located at the intersection of Marguerite Parkway and Avery Parkway in Mission Viejo, ideally positioned near The Shops at

Mission Viejo, the Arroyo Trabuco Golf Club, Mission Hospital Mission Viejo and I-5.

"We're pleased to open our first community in Orange County in partnership with Confluent and Concord," said Ken Jaeger, Founder/CEO of MorningStar Senior Living. "We continue to establish the MorningStar brand in fast-growing regions in step with the expanding need for quality senior living. This project will meet the desire of seniors to stay in their neighborhood, close to family and friends and the amenities they've come to enjoy. MorningStar presents state-of-the-art communities in all the new markets we enter, offering first-class amenities and resort-style living to local residents."

The community will offer studio, one- and two-bedroom suites as well as 126 below-grade parking spaces. To further promote the "Whole Health Standard" and encourage time spent outdoors for residents' recreation and enjoyment, the property will feature 13,809 square feet of total outdoor space that includes an outdoor pool, dog park, community garden and outdoor dining area. The property will also offer a spa and wellness center. As their health dictates, assisted living residents will be offered personalized support with the activities of daily living through 24-hour staffing and full-time licensed nurses. Other technical features of the property include a suite of cutting-edge technologies that enhance wellness and safety, such as sanitation stations; touchless faucets and light switches in common spaces; needlepoint bipolar ionization through HVAC systems and electrostatic sprayers; Far-UVC Light Field; a kiosk system for seamless and distanced sign-in and health screening; anti-microbial countertop surfaces; and tele-training on infection control and mobile alert systems. MorningStar also partners with experienced laboratories to provide rapid, accurate test results.

"We are excited to partner with Confluent and MorningStar to deliver a state-of-the-art senior living community in Orange County," said Brad Ahrens, President of Concord Development Partners. "We are committed to creating a positive impact on senior living and continue to uplevel the services, amenities, and care for seniors in Mission Viejo. This project is going to make a difference and serve seniors in an amazing way."

Local firms involved in the project include KTG Architecture + Planning as the architect, Snyder Langston as the general contractor, and David Evans and Associates as the civil engineer.

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](https://www.confluentSeniorLiving.com).

About MorningStar Senior Living:

An integrated developer, owner and operator of premier retirement communities, MorningStar's portfolio encompasses 30 properties under operation or development representing over 4,000 units in ten states across the 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.

About Concord Development Partners:

Concord Development Partners is a privately held real estate investment and development company based in Scottsdale, Arizona. Concord Development Partners' passion for delivering quality development projects and professional investment strategy provides a comprehensive approach to developing much-needed communities in underserved markets. With a track record for effectively managing transactions and developments, Concord Development Partners focuses on investing in and developing quality senior living communities within key markets across the United States. For more information, visit CDPdevco.com

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