AGENDA

CITY COUNCIL MEETING
CITY OF WHEAT RIDGE, COLORADO
7500 WEST 29TH AVENUE, MUNICIPAL BUILDING

February 12, 2018
7:00 p.m.

Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. Call Sara Spaulding, Public Information Officer, at 303-235-2877 at least one week in advance of a meeting if you are interested in participating and need inclusion assistance.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS

APPROVAL OF Council Minutes of January 8, 2018 and January 22, 2018, Study Session Notes of December 18, 2017 and Special Study Session Notes of January 8, 2018

PROCLAMATIONS AND CEREMONIES

Heart Healthy Week Proclamation

CITIZENS' RIGHT TO SPEAK

a. Citizens, who wish, may speak on any matter not on the Agenda for a maximum of 3 minutes and sign the Public Comment Roster.

b. Citizens who wish to speak on Agenda Items, please sign the GENERAL AGENDA ROSTER or appropriate PUBLIC HEARING ROSTER before the item is called to be heard.

c. Citizens who wish to speak on Study Session Agenda Items, please sign the STUDY SESSION AGENDA ROSTER.

APPROVAL OF AGENDA

1. **CONSENT AGENDA**
   a) Resolution 10-2018 – amending the Fiscal Year 2018 Budget to reflect the approval of a Supplemental Budget Appropriation for the Re-Appropriation and Re-Encumbrance of 2017 Fiscal Year Encumbered Funds in the amount of $3,814,603.10
   b) Motion to approve payment to Kaiser Permanente for January 2018 Membership Billing in the amount of $195,189.45

CONSENT AGENDA cont.

c) Motion to award a contract, and approve subsequent payments, to Daiz Construction Group, Lakewood, CO in the amount of $347,392 with a contingency amount of $34,740 for the 2017 Miscellaneous Street and Drainage Project
d) Resolution 11-2018 – amending the Fiscal Year 2017 General Fund Budget to reflect the approval of a Supplemental Budget Appropriation in the amount of $122,327.90 for on-call Building Permit Inspections, Plan Review and other Support Services and related costs.
e) Motion to make an appointment to fill a vacancy on the Board of Adjustment, District II, term to expire 3/02/20
f) Motion to appoint Wanda Sang and Nancy Snow to the Election Commission

PUBLIC HEARINGS AND ORDINANCES ON SECOND READING

2. Council Bill 01-2018– approving the rezoning of property located on the West of Interstate-70, between approximately 34th Avenue and Clear Creek from Planned Commercial Development (PCD) to Planned Mixed Use Development (PMUD) (Case No. WZ-16-07/Clear Creek Crossing) **CONTINUANCE REQUESTED TO MARCH 26, 2018**

ORDINANCES ON FIRST READING

3. Council Bill 04-2018 – amending Sections 11-291 and 11-401 of the Wheat Ridge Code of Laws, concerning the Authorized Activities of Marijuana Testing Facilities

DECISIONS, RESOLUTIONS AND MOTION

4. Motion to approve a contract in an amount not to exceed $825,000 to Charles Abbott Associates, Inc. for ongoing Building Permit, Plan Review and Inspection Services and authorizing all subsequent payments

CITY MANAGER'S MATTERS

CITY ATTORNEY'S MATTERS

ELECTED OFFICIALS' MATTERS

ADJOURNMENT

CITY COUNCIL MINUTES

CITY OF WHEAT RIDGE, COLORADO
7500 WEST 29TH AVENUE, MUNICIPAL BUILDING

January 8, 2018

Mayor Starker called the Regular City Council Meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

ROLL CALL OF MEMBERS

Monica Duran	Zachary Urban	Janeece Hoppe	George Pond
Kristi Davis	Tim Fitzgerald	Larry Mathews	Leah Dozeman

Also present: City Clerk, Janelle Shaver; City Treasurer, Jerry DiTullio; City Attorney, Jerry Dahl; City Manager, Patrick Goff; Police Chief Daniel Brennan;; Community Development Director, Ken Johnstone; other staff, guests and interested citizens.

APPROVAL OF Minutes of the Council Meetings of November 13, 2017, November 27, 2017 and December 11, 2017 and the Study Session Notes of November 20, 2017 and December 4, 2017

There being no objections, the minutes of the regular meetings of November 13, 2017, November 27, 2017 and December 11, 2017 and the Study Session Notes of November 20, 2017 and December 4, 2017 were approved as published.

PROCLAMATIONS AND CEREMONIES

Wheat Ridge High School Poms 4A State Champions

Mayor Starker welcomed the Wheat Ridge High School Poms team to the dais. Councilmember Hoppe read congratulations to the team for winning the 4A state championship. Coaches Caitlin Orms and Brittany Griffin were present with the team. Ms. Orms spoke about the duties and training for the team. They will be going to Nationals in Florida February 1-5.

CITIZENS RIGHT TO SPEAK

Dorothy Archer (WR) addressed the 35ft height allowance in R1-C. She talked about how Council is not listening to the citizens. A suggested moratorium was ignored. She reported that Edgewater has changed their height limit to 25 ft. She has grave concerns. Council has not addressed Zone 1 or Zone 2 and they have ignored 100 signatures. She pointed out this a small area. To the assertion that we have to change so people will move here, she noted that houses in District 1 have no problem selling; people from north Denver are coming here because they are sad at what's happening to them. Council needs to know this issue isn't going to go away.

Mark Bowman (WR) requested the city address accessory dwelling units at a study session in the near future. Englewood is having this discussion and 88% of the people who have participated in their discussion support ADU's. Our City should look at what other cities are doing.

Bob Brazell donated his time to Michale Illo.
Michael Illo (WR) commented on the study session about height limits for houses. People were well-informed and it was clear what people wanted – to preserve their property values, lifestyle, access to sunlight, etc. He mentioned the 100 signatures in support of a 25 ft limit for houses in their district. He explained that 25 ft is enough to accommodate a 2-story structure, and noted the Planning Director expressed willingness to compromise. He pointed out several flaws with the survey:

- It had not one question specific to R1-C neighborhoods.
- It was not verifiable, i.e. anyone from anywhere could fill out the survey.
- People could take the survey multiple times.

He doesn't believe the legislative process should be based in information that is not verifiable and is irrelevant. He suggested the process needs to continue so that real citizen concerns can be addressed.

APPROVAL OF AGENDA

1. **CONSENT AGENDA**
   a) Motion to approve payment to Faris Machinery Company of Commerce City, CO, for one 2018 Elgin Pelican Mechanical Street Sweeper with options in a total amount not to exceed $199,705 *[funds from 2018 Fleet Replacement account and street sweeper grant ($75K) from Regional Air Quality Council]*

   b) Resolution 07-2018 – a resolution granting approval to the Longs Peak Metropolitan District to include additional parcels within its boundaries and to provide service to those parcels *[parcels from previous Jeffco animal shelter]*

   c) Resolution 05-2018 – a resolution of the Wheat Ridge City Council expressing support for the Dream Act of 2017 *[request from Metro Mayors Caucus]*

   d) Resolution 04-2018 – a resolution approving an Intergovernmental Agreement between the City of Wheat Ridge and the City of Lakewood concerning Forensic Crime Lab and Analyst Services in the amount of $71,200 *[annual renewal; 2018 savings for this arrangement = $34,955]*

   e) Resolution 06-2018 – a resolution approving the 2018 Police Recruit Training Agreement to provide Law Enforcement Academy Training for six Wheat Ridge Police Recruits at the Combined Regional Academy *[$36K; budgeted]*

Councilmember Pond introduced the Consent Agenda.

Motion by Councilmember Pond to approve the Consent Agenda items a) thru e); seconded by Councilmember Hoppe.

Councilmember Mathews asked to pull Items b) and c).

Motion to approve Items a), d) and e) carried 8-0.

Councilmember Pond read a description of Item b) and moved its approval; seconded by Councilmember Duran.

Mr. Mathews asked when staff knew that Clear Creek Crossing was going to be a hospital. Mr. Goff said that was not germane to the Metropolitan District. The ODP will be discussed with a later agenda item.

The motion to approve Item b) carried 8-0.

Councilmember Pond read an explanation of Item c) and moved its approval; seconded by Councilmember Mathews.

Councilmember Mathews voiced that he is opposed to becoming involved in matters of national and international politics. As with the Paris Accords, he doesn't believe it is appropriate for the City Council to speak for the whole City on such issues.

Councilmember Duran said she thinks it's extremely important for the City to show support for the Dream Act. She would like to see resources on the City website and she thinks it's important to show unity and that we stand together as a City and a Council.

The motion to approve Item c) carried 7-1, with Councilmember Mathews voting no.

PUBLIC HEARINGS AND ORDINANCES ON SECOND READING

2. Resolution 01-2018– A resolution approving a sixty-three lot Subdivision Plat for property zoned Mixed Use Neighborhood (MU-N) at 11818 W. 52nd Avenue (Case No. WS-17-01/Hance Ranch)

The applicant is requesting approval of a sixty-three lot subdivision plat for the 3.91 acre parcel for the purpose of building sixty-three townhomes.

Councilmember Mathews introduced Resolution 01-2018

Mayor Starker opened the public hearing and swore in the speakers.

Staff Presentation ~ Meredith Reckert

- Ms. Reckert began with an explanation of what a subdivision does (defines property lines and allows the City to evaluate ROW and civil documents for traffic and drainage) and what it does not do (change zoning or permitted uses, or examine site design or building placement).
- She entered into the record the case file and packet material, the zoning ordinance and subdivision regulations, the Comprehensive Plan and the contents of the digital presentation.

- The purposed subdivision will create 63 town home lots with eight tracts.
- Because more than five lots are proposed City Councilk is the final authority.
- The Planning Commission has heard the case and recommends approval.
- A neighborhood meeting is not required for a subdivision plat.
- The property is bounded by 52nd Avenue (N), Taft Court (W) and Tabor Street (E).
- The property of 3.91 acres was previously an alpaca farm.
- The property was rezoned in 2016. The northern plot (the subject of this application) was zoned Mixed Use Neighborhood to encourage a medium density mixed use development that would allow both commercial and residential.
- The south parcel is now zoned MU-Commercial TOD, but it not under consideration.
- With an aerial map, Ms. Reckert described adjacent land uses and highlighted the various infrastructure upgrades that have been done in anticipation of commuter rail coming to the area (realignment of Tabor to the south, a traffic signal at Tabor & Ridge Road, and construction of Taft Court between Ridge Road and 52nd.
- Slides of the area were presented and described.
- She went through the steps that have already been completed: rezoning from R-1 to MU-N and MU-C TOD in 2016; administrative approval of the Concept Plan in March 2017; and approval of the two-lot subdivision by City Council last June. Following approval of the plat tonight, the next steps will be administrative approval of the Site Development Plan and building permits.
- The purpose of this Plat is not to review specific site details, but rather to confirm property boundaries, access, easements, etc.
- Each townhome will have a separate parcel. Eight tracts are being dedicated:
    - Tract A provides access from Taft Ct and 51st Ave, and interior circulation.
    - Tract B in the middle is for landscaping, including walking paths.
    - Tracts C and D along 51st Avenue are detention ponds.
- Primary access to the development will be from Taft at 51st Ave. There will be no direct access to Tabor Street a condition added by the Planning Commission.
- There are east/west pedestrian connections to public streets.
- There will be public streets on all sides of the development, except for Taft Ct which was built as an RTD improvement.
- All streets will have separated sidewalks, tree lawns and on-street parking.
- All agencies can serve the parcels with improvements installed at the developer's expense.
- Public Works has reviewed the drainage plan. Drainage flows southeast to the detention ponds on 51st Ave., which release into a public storm system in Tabor St.
- Parks Department is asking for a fee of $127,000. It must be paid before the plat is recorded.
- At a public hearing on Dec 7 the Planning Commission made recommendations.
- She reviewed the staff recommendations that are listed in the motion.

<u>Public Comment</u>

Mike Childers (Arvada) was sworn in by the Mayor. He serves on the board of a nearby HOA. He urged the City to seriously review these documents to make sure we are not overpopulating this piece of property. The area already has issues. An auto repair shop was built recently on 52nd Avenue and inadequate parking was provided –

forcing cars to be parked on 52nd Avenue. He has concerns about the safety of people pulling out onto to 52nd Avenue. He suggested this design looks to have fairly narrow streets and doesn't provide parking for anyone other than the owners. He implored the City to take steps to ensure we are not developing something that won't be attractive – when other more spacious and accommodating developments are available.

Council Questions

Councilmember Mathews noted that $127K will be paid to the Parks Department, but wondered what green space would be on site. Ms. Reckert testified the minimum requirement for a mixed use development with a single use is 15% total landscaped area, with 75% usable space. That is being done by providing the walking paths.

Councilmember Davis shared concerns about traffic on 52nd as expressed by the Planning Commission and asked if the City is doing anything proactively to slow traffic? Mark Westberg testified that 2E dollars for this area have already been prioritized by the City. 52nd is at or near the top of the list. It is a collector street with only two lanes now; the plan for the future is to have three lanes from Tabor to Ward Road. Our side will have detached sidewalks. When pressed about slowing traffic, he noted it's a short section of street. They are looking at bike lanes or off-street parking or both that may help slow traffic. There is a signal at Ward Road that people will be coming to. They have consulted with partners of Jefferson County and Arvada to see what they are willing to do on the north side. Arvada has been responsive; the County has not. The concern is safety for foot traffic to the school.

Councilmember Urban asked about parking requirements. Ms. Reckert testified that each unit will have two parking spaces in garages - which exceeds the minimum requirement of one space. There will also be about 50 additional spaces on the adjacent street frontages of Taft, Tabor, 51st, and 52nd. These four streets will be standard width and should not be affected by the on-street parking.

Councilmember Duran inquired about the concern of drainage. Mr. Westberg testified there is a large amount of offsite drainage across 52nd to provide for storm events.

The applicant was invited to speak. **Noah Nemmers** of Baseline Engineering Corporation of Golden was sworn in. His firm represents the applicant. He had nothing to offer and there were no questions for him.

Councilmember Mathews asked about the zoning for the individual units. Ms. Reckert said they will be town homes, they are zoned MU-N and each would be occupied by one family. Councilor Mathews expressed concern that these units may not remain as single-family. Mr. Johnstone said the zoning code defines a household unit and a family; it can be a group related by birth or three unrelated individuals and the same rules will apply here. Enforcement is done on a complaint basis.

Councilmember Urban asked how Tract B will be maintained. Ms. Reckert said that will be done by the homeowners association. The units will face Tract B. Ms. Reckert confirmed that the property had previously been subdivided into multiple residential lots.

Motion by Councilmember Mathews to approve Resolution No. 01-2018, a resolution approving a sixty-three lot Subdivision Plat for property zoned Mixed Use Neighborhood (MU-N) at 11818 W. 52nd Avenue (Case No. WS-17-01/Hance Ranch) for the following reasons:

1. City Council has conducted a proper public hearing meeting all public notice requirements as required by Section 26-109 and 26-407 of the Code of Laws.
2. The requested subdivision has been reviewed by the Planning Commission, which has forwarded its recommendation for approval.
3. All requirements of the subdivision regulations have been met.
4. The proposed plat will facilitate redevelopment of the site consistent with the zone change and Concept Plan.
5. Utility districts can serve the property with improvements installed at the developer's expense.

With the following conditions:

1. A Subdivision Improvement Agreement (SIA) be executed with required security prior to recordation of the subdivision plat.
2. The developer shall pay parks fees at the time of plat recording in the amount of $127,362.
3. The Homeowners' Association covenants shall be reviewed and approved by Staff prior to issuance of a building permit.
4. There shall be no access from Tract A to Tabor Street.

seconded by Councilmember Duran.

Mayor Starker closed the public hearing.

The motion carried 8-0

3. Resolution 02-2018 – A resolution approving a six-lot Subdivision Plat for property zoned Residential-Two (R-2) at 2850 and 2880 Teller Street (Case No. WS-17-02/Teller Street)

The request is for approval of a six-lot subdivision plat that is in accordance with the R-2 zone district regulations; it will create six new single-family home sites.

Councilmember Duran introduced Resolution 02-2018.

Councilmember Hoppe announced that she has personal and extensive knowledge of this project. She has discussed this with the City Attorney and they have decided it would be prudent for her to recuse herself. There being no objection to her recusal, Councilmember Hoppe left the Council Chambers at 8:04pm.

Staff Presentation ~ Meredith Reckert

- Ms. Reckert entered into the record the case file and packet material, the subdivision regulations and the contents of the digital presentation.

Mayor Starker opened the public hearing and swore in the speakers.

- Ms. Reckert testified that all posting and notification requirements had been met.
- She reported that six lots is considered a major subdivision and requires City Council approval. Planning Commission has recommended approval and a neighborhood meeting is not required.
- The property currently has 2 parcels and totals 1.4 acres. The northern parcel is vacant; the southern parcel has a single family home that will be demolished.
- The intent is to accommodate single family houses.
    - All the new lots are at least 9,000 sf in size – required for single family.
    - 12,500 sf is required for a duplex; these lots will not accommodate duplexes.
- The property is surrounded by R-2 zoning, but the area is primarily an established single family neighborhood, with a few duplexes and some horse properties
- The interior lots will use a single private drive accessed from Teller Street.
- An interior hammerhead will accommodate emergency vehicle turnaround; the fire department has approved this design.
- Tract A in the SE corner will include some detention improvements.
- Teller Street is not wide enough to accommodate the required curb, gutter and 5 ft sidewalk, so the City is requesting a 1½ ft dedication for Teller and Public Works is asking for fees in lieu of construction of public improvements since there are no sidewalks to the north or south of this property.
- All agencies can serve the property with improvements installed by the developer.
- Public Works has reviewed and approved the drainage report.
- The Parks Department will require $12K in lieu of parkland dedication.
- She reviewed the Planning Commission recommendations and conditions.
- A previous easement providing rear access to the property adjacent to the NW parcel has been extinguished, so no condition is necessary related to that.

Berin Jacob Wachsmann (WR), the applicant, introduced himself. He had no comments and there were no questions of him.

<u>Council Questions</u>

- Councilmember Fitzgerald had a minor questions about the setback related to the house on 29th. It is fine.
- Councilmember Mathews asked why this isn't being rezoned to R-1. Ms. Reckert explained it wasn't necessary: Single family is allowed in R-2, and these lots are too small to ever build any kind of duplex. Upper stories could not be rented out.
- Councilmember Urban asked about marketing individual lots. Mr. Wachsmann said the lots can't be sold until the platting is approved. They will either sell the subdivision or build it out – whatever makes the most financial sense at the time.
- Councilmember Mathews asked about parking accommodations. Ms. Reckert said if there is street parking, two onsite spaces are required. If there is no street parking they need four spaces, which is often a 2-car garage and two pads in the driveway.
- Councilmember Duran confirmed there are no issue with emergency vehicles.

- Councilmember Duran asked about the value of the homes. Mr. Wachsmann said it would depend on market value. A number of homes in the area have sold recently for $750K; new construction has sold for higher. They envision the end users as families; they didn't do duplexes because they don't want to increase density. It's a low density neighborhood, and they want to keep the country feel.

Mayor Starker closed the public hearing.

Motion by Councilmember Duran to approve Resolution No. 02-2018 – A resolution approving a six-lot Subdivision Plat for property zoned Residential-Two (R-2) at 2850 and 2880 Teller Street (Case No. WS-17-02/Teller Street) for the following reasons:

1. City Council has conducted a proper public hearing meeting all public notice requirements as required by Section 26-109 and 26-407 of the Code of Laws.
2. The requested subdivision has been reviewed by the Planning Commission, which has forwarded its recommendation for approval.
3. The proposed lots meet or exceed the R-2 zone district regulations.
4. All requirements of the subdivision regulations have been met.
5. Utility districts can serve the property with improvements installed at the developer's expense.

With the following conditions:

1. A Subdivision Improvement Agreement be executed whereby all private infrastructure improvements are in place prior to issuance of building permits for individual lots.
2. The developer pay parks fees at the time of plat recording in the amount of $12,486.45.
3. The Homeowners' Association covenants be reviewed and approved by Staff.

seconded by Councilmember Davis.

Councilmember Urban asked if the other conditions suggested by Planning Commission had been addressed. Ms. Reckert said they had, and are not needed for the motion.

The motion carried 7-0.

Councilmember Hoppe returned to the Chambers at 8:21pm.

4. Council Bill 20-2017: (Ordinance 1632) – An ordinance approving a Radio Tower Space License Agreement between the City of Wheat Ridge and DMR Networks, Inc.

At the November 27 regular meeting, Council approved on first reading Council Bill No. 20-2017, an ordinance approving a radio tower space license agreement for the North Table Mountain site. At that meeting, staff indicated that amendments concerning

indemnification and insurance would be drafted for second reading. The public hearing that was originally scheduled for December 11, 2017 was continued until January 8, 2018 to allow the time necessary to craft the required amendments.

Councilmember Hoppe introduced Council Bill 20-2017

Mayor Starker opened the public hearing.

City Clerk Shaver had previously assigned Ordinance 1632 to this bill.

Staff Presentation ~ City Attorney, Jerry Dahl
Mr. Dahl went through the indemnification language and pointed out the changes. Insurance language was also addressed.

Chief Brennan added that this will provide a good radio system for the City.

Mayor Starker closed the public hearing.

Motion by Councilmember Hoppe to approve Council Bill 20-2017 – an ordinance approving a Radio Tower Space License Agreement between the City of Wheat Ridge and DMR Networks, Inc. on second reading and that it take effect 15 days after final publication; seconded by Councilmember Duran; carried 8-0.

5. Resolution 03-2018 – A Resolution approving a Special Use Permit to allow a major automotive repair facility on property zoned Commercial-One (C-1) located at 11072 W. 44th Ave. and 4380 Pierson Street (Case No. Sup-17-04/Subapros)

The applicant is requesting approval of a Special Use Permit (SUP) to open a major automotive repair facility – a use that is not a use by right for property zoned C-1

Councilmember Dozeman introduced Resolution 03-2018.

Mayor Starker opened the public hearing and swore in the speakers.

Staff Presentation ~ Ken Johnstone
Mr. Johnstone explained the SUP would have been granted administratively, but a written objection to the SUP was received, which triggered the public hearing.

- The entire frontage of the property between Pierson and Parfet faces 44th Avenue.
- There are multiple parcels, but have been under one ownership for some time. It has been a commercial pump company since the 1970's. The property is for sale.
- Subapros, a Subaru service business that currently operates in unincorporated Jefferson County, is under contract to purchase the property with the intent to open a major auto repair facility.
- Minor auto repair is a use by right in this district; major auto repair is not.
- The new Fruitdale Lofts are just to the east and Prospect Park is nearby to the west..
- Surrounding properties are also zoned C-1, which allows for office, general business, retail sales and service. There in some R-2 in the area. The 44th ave

corridor has mostly commercial uyses, but areas to the north and south are primarily zoned residential, with some agricultural zones mixed in.

- With an aerial photo he explained how the existing buildings will be used.
    - Some of the uses will be minor auto repair.
    - No new buildings will be added.
    - Some parking lot surface and landscaping improvements are planned.
    - The main shop, with several bay doors, will be close to 44th Avenue.
    - The body shop will be in the middle – not adjacent to any neighbors.
    - The minor uses will be located at the rear of the property next to neighbors.
    - A residential style building in the rear is set up for office space.
- Eye-level photos were explained.
- He went through the differences in the code for major and minor auto repair. Major auto repair requires a Special Use Permit.
- A neighborhood meeting was held; nine neighbors attended; notes are in the packet.
- No outside agencies or city departments expressed concerns.
- Letters of objections(in the packet) were received and had three primary concerns:
  1) Drainage into adjacent properties;
  2) Pollution and environmental waste; and
  3) Lack of adherence to the City's Comprehensive Plan and the Fruitdale Subarea Plan (and compatibility with surrounding uses).

  He explained those issues and how they will be addressed.
  1) Since there will be no new construction a review of drainage is not triggered; it is an historical condition we can't ask them to address.
  2) It is presumed that the property will be managed in accordance with applicable environmental laws. The paint booth and handling of oil are things the City can oversee with the building code. Bigger environmental concerns are not regulated at the local level; it's more state and federal.
  3) Regarding the Comprehensive Plan – it is primarily consulted for rezonings – not Special Use Permits; it is an advisory document only, not a regulatory document.
- He went through the staff recommendations and the list of conditions that are listed in the motion.

<u>Public Comment</u>

Elizabeth Smith (WR) is a resident of Fruitdale. She spoke about it as a protected corridor and listed the recommendations of the Fruitdale Subarea Plan. It is to be an agriculture themed area.

- Per City Code, SUP's are discretionary and should have no detrimental effect on the general health, welfare and convenience of those living in the area. Subapros and the City acknowledge this use will cause more noise, traffic, and odor that they name as "negative externalities", but conclude that because they will be indoor activities, it is not a detriment.
    - The buildings, large metal sheds that aren't insulated, will produce noise.
    - Repair bay door will be open – especially in the summer.
    - The lube, oil and tire facility will be immediately adjacent to three neighboring homes, with only a fence as a buffer.

- Run-off will contain numerous substances that the wholesale pipe/pump supply place did not have.
- An SUP requires that the use will not create impacts greater than what is allowed in the existing zoning. The sheer size of this facility dwarfs other auto uses in the area.
- Staff and the Planning Commission contend that since there are already automotive uses in the area – one more won't matter. The neighbors disagree. If this goes in there will be automotive uses on three of four corners; the neighbors feel they are getting surrounded by an automotive ghetto – when they are in Fruitdale, an historic area near a park and the greenbelt.
- Code states the use must be in harmony and compatible with the character of the surrounding neighborhood. It's not compatible with the park, Fruitdale Lofts, Parkside, and individual homes - or with what the Fruitdale area is supposed to be.
- She asked why the Comprehensive Plan is so important if we aren't going to pay attention to it.
- She read from page 30 of the Comprehensive Plan a description of the small neighborhood businesses recommended for 44th & Parfet.
- She read the City's goals for the Fruitdale area, and submitted that approval of this use furthers none of those goals. Neither does it advance what people want to see in the area.

Julie Rochel (WR) lives behind this property. She said all the questions from the neighborhood meeting were addressed, except for her concern that the entire parking lot of this business drains onto her property. This is detrimental to the animals she has on her land. To now have a variety of automotive fluids draining onto her property is not fair to her. She is opposed to this.

Tom Parchman (WR) told Council the neighbors are thrilled about the Fruitdale Subarea Plan and he hopes the Council, as representatives of the people, will look at these important policies established in the Plan. Although this property is zoned Commercial, the surrounding neighborhood is residential – not industrial, not commercial. Council's approval of this use is discretionary, and he encouraged Council to build Fruitdale into the enclave the important policies said it should be.

Mayor Starker swore in additional speakers.

Bryce Purchase (WR) lives next to where the offices will be. While he is a proud Subaru driver, he is concerned about the body shop. There is already a body shop directly across the street – which will mean double the odor. He asked that the property line labeled 106 feet be reviewed because it is wrong. It come onto his property much further than indicated. He believes the new owners will improve the property, but he is concerned about more odor and property lines.

Peter Kula (Denver), the applicant, addressed the neighbors' concerns.

- He doesn't think his business will cause the impact that is being expressed.
- Their business is currently at 49th & ward Road and is zoned C-3. They want to move from unincorporated Jeffco into Wheat Ridge.

- They want to improve the property with landscaping, fencing, paving and painting.
- The steel buildings will be insulated for sound deadening.
- Most of their business will be on 44th Avenue resulting in minimal impact to the side and rear neighbors. Interior parking with continued fencing will protect the neighbors.
- Aesthetically, the improvements will improve the appearance of the area.
- Regarding anticipated odors and noise, he noted that the Jefferson County Health Dept has very strict standards for noise levels; those have been researched and they will be compliant. Air standards and EPA requirements will also guide their paint operation. The paint booth will be a minimal part of their business.
- They are a god neighbor where they are, and they want to be a good neighbor here.
- They want to stay in Wheat Ridge. Most of their employees live in Wheat Ridge, and theirs is a family owned and operated business.

Melissa Lawrence (WR) moved here 2 ½ years ago. She shared that they have a close, loving neighborhood; they support each other. Her concerns are environmental, and the noise and light pollution that will affect their homes and the park where children play. She read a prepared statement listing negative effects of this land use: added particles of dirt, rubber, metal, oil, grease, transmission fluid and increased exhaust particles in the air; these substances flowing into our storm sewers; negative impact to the nearby park, waterway and classified wetlands which house protected migratory birds and other wildlife; noise, light and environmental pollution; the burning of waste oil by Subapro is not a clean process and will impact the neighbors; the chemicals in an auto body shop are various; neurological pollutants are found in some auto body paint.

Mayor Starker declared a break at 9:07pm.
The meeting resumed at 9:14pm.

<u>Council questions</u>
Councilmember Pond asked if approving this SUP would allow the same use with different buildings. Mr. Johnstone said it would be on a case by case basis because conditions for an SUP's are fairly site-specific. This could be handled administratively, but specific language could be added at this time to prevent that.

Councilmember Davis appreciates getting the property upgraded, but also appreciates the neighbors' concerns about pollutants.

- Mr. Kula explained how sand pits are used to filter automotive drainage, but they have no plans for that at this time. They have a sand pit where they are now, and it doesn't get used.
- Fluids in the main shop will be handled with pigmat or floor-dry.
- Subaru's generally don't leak on the ground.
- The parking along 44th Ave will be the holding/staging area.
- He explained where activities will occur, noting how fluids won't be near the neighbors. Auto parts and auto body parts do not leak.

- Construction of a sand pit for the entire facility would be cost prohibitive, and really not necessary. He noted the oversite by the Fire Department, Jeffco Health and Safety, and lots of rules that have to be followed. Mitigation is chosen by what's feasible, what's economical and what is absolutely required.

Councilmember Duran asked about land uses next to their existing location.

- Mr Kula said west of them is a landscaping contractor; south includes insurance, medical and dental ofices; south of that is Kaiser; the north side is train tracks; the east side is Ward Road. There is residential across the train tracks.
- Waste oil will be collected and burned in the winter in a waste oil burner. Those burners have been EPA approved since 1980; it's a very strict process. There is no odor.
- Recycling would involve a large truck coming in to remove the oil and driving it to another location(s). They chose to burn the waste oil on site and use it to heat the property. It saves energy and never leaves the property, thereby reducing the risk of spillage.
- How will the property to the south be protected? Mr. Johnstone said it's very flat – they haven't looked at what to do so he doesn't know if there are options. City stormwater regulations and the state stormwater discharge permit are not triggered in this case because they are not touching the site improvements. He said if Council thinks this new use is a concern the staff can explore potential conditions for that. He cautioned he is unsure of options, and doesn't want to overpromise at this point.

Councilmember Hoppe received confirmation that the applicant doesn't currently own this property, and that long term storage of cars for restoration will probably be in the northern section of the parking lot on the east side of the main building behind the 6-foot fence.

Councilmember Urban asked if installation and use of the waste oil burner is a use by right in C-1, or is enabled by the SUP. Mr. Johnstone testified it would be an allowed use in the zone as long as it is compliant with the building code. Additionally,

- Mr. Kula informed that the "major auto repair" designation was needed to allow them to rebuild engines, replace transmissions, and have the paint operation.
- Regarding what chemicals would escape this property as a major repair vs minor repair, Mr. Kula explained that the paint booth is a significant trigger for that, however there are strict regulations and the chemicals are very different (more water soluble and less toxic) than even five years ago. Paint booths have a multi-layer filtration systems that is required and regulated by the Fire Dept, the Health Dept and the EPA. He also noted that the business to the north, "Reflections", is a full-time auto body and paint facility that does it every day, whereas their painting would be intermittent and less frequent.

Councilmember Mathews asked about hazmat inspections. Mr. Kula explained that the Fire Dept is the most frequent and main (initial) inspector. They ensure there is an adequate number of fire extinguishers and that there is correct isolation of chemicals in appropriate cabinetry. Unresolved problems would be reported to the Health Dept, the

EPA or OSHA. Mr. Mathews asked what would trigger an inspection by the EPA. Mr. Kula said he wasn't sure – maybe a large spill, but they've never had that experience.

Councilmember Dozeman asked about acquisition and opening. Mr. Kula said acquisition is scheduled for Wednesday and their opening is scheduled for March 1. The power is good, but dated. A number of electrical and other upgrades are needed, along with the installation of insulation. ~ Mr. Johnstone informed her that other automotive businesses in the area are a mix of uses by right and Special Use Permits.

Mayor Starker closed the public hearing.

Motion by Councilmember Dozeman to approve resolution 03-2018 – a resolution approving a Special Use Permit to allow a major automotive repair facility on property zoned Commercial-One (C-1) located at 11072 W. 44th Ave. and 4380 Pierson Street for the following reasons:

1. City Council has conducted a proper public hearing that meets all public notice requirements as required by Section 26-109 of the Code of Laws.
2. The proposed Special Use Permit has been reviewed by the Community Development Department, which has forwarded its recommendation of approval.
3. The proposed Special Use Permit has been found to comply with the "criteria for review" in Section 26-114-D of the Code of Laws.

With the following conditions:

1. Landscaping improvements along the W. 44th Avenue frontage and at the corner with Pierson Street will be required before a certificate of occupancy may be issued, including:
    a. A four-foot fence along the north property line to screen the parking area,
    b. Irrigation and plant material in the existing ±800-square foot bed at the northwest corner, and
    c. Maintenance of the existing ±800-square foot bed at the northeast corner and along the east property line.
2. Pursuant to Section 26-502.E.12.j of the Wheat Ridge Code of Laws, no parking area shall be used for the sale, storage, repair of, dismantling or servicing of any vehicles, equipment materials or supplies; vehicles stored in excess of seventy-two (72) hours for the purpose of being repaired must be screened from view from adjacent streets and properties by a six-foot-high solid fence.
3. The Special Use Permit shall be granted to the applicant, SubaPros, and shall not be transferred or assigned.

seconded by Councilmember Mathews.

Councilmember Fitzgerald announced he would be voting no because this is not compatible with the recommendations of the Fruitdale Subarea Plan, and it doesn't comply with the 2005 NRS recommendations. We have too many automotive

businesses. They do not add class to our city and make it hard for us to attract higher class businesses.

Councilmember Hoppe will vote no because this is not compatible with the guiding and visionary documents for the area. The City has invested quite a bit into this corridor.

Councilmember Duran will vote no because she is looking at the bigger picture for that area and listening to the citizens.

Councilmember Mathews always struggles with property rights vs neighborhood rights, but finds the distinction between major and minor auto repair to be somewhat arbitrary. He noted a business across the street has this exact same use. He will support this.

Councilmember Urban believes that the distinction between major and minor use is also about the amount of investment by the owner. A minor auto repair business would be a use by right, while this applicant has committed to investing a major amount of money and effort into making this a secure and environmentally friendly site. He thinks this applicant will be a better neighbor than what could possibly come as a use by right.

Councilmember Pond believes the vision for Fruitdale is a journey. It's also important to him that this property is zoned C-1 and has a long list of allowed uses by right; he doesn't care what adjacent neighbors are zoned. He believes the fact that this applicant is using existing buildings makes this special use a transitional use in the journey of the Fruitdale area. He will not support this unless there is stronger wording that guarantees continued use of the existing buildings.

Councilmember Dozeman expressed mixed feelings on this. She supports private property rights, but the NRS designates this area as an Orchard District and this use doesn't fit that. She believes the applicant will be a great neighbor and has addressed the neighbors' concerns. She sees the distinction between major and minor auto repair as small. She will support this.

Councilmember Pond suggested the addition of a further condition that would prevent new development on this property under this Special Use Permit. Discussion followed. Mr. Dahl offered potential wording.

Motion by Councilmember Pond to amend the main motion with an additional Condition #4 stating that no new buildings may be constructed on this site, but building renovation of existing structures will be permitted; seconded by Councilmember Mathews.

There was brief discussion clarifying that façade replacement and new signage would be allowed under this amendment.

The motion to amend carried 7-1, with Councilmember Fitzgerald voting no.

The main motion carried 5-3, with Councilmembers Fitzgerald, Hoppe and Duran voting no.

ORDINANCES ON FIRST READING

6. Council Bill 01-2018 – An Ordinance approving the rezoning of property located on the west side of interstate-70, between approximately 34th Avenue and Clear Creek from Planned Commercial Development (PCD) to Planned Mixed Use Development (PMUD) (Case No. WZ-16-07/Clear Creek Crossing)

Evergreen Devco, Inc. purchased 109 acres of undeveloped property on the west side of I-70 and south of Clear Creek in December 2016 with the articulated intent of building a development of mixed-use commercial, entertainment, residential and a major employer.

Evergreen has applied for a rezoning of this property from the current Planned Commercial Development (PCD) to a Planned Mixed Use Development (PMUD) designation. The PCD focused on retail uses. The desire for a PMUD is to allow a development with a much broader mix of residential, employment, retail, hotel, restaurant and entertainment uses, including a hospital campus.

The applicant is also requesting approval of an Outline Development Plan (ODP), supported by a Vision Book that establishes the intended design and architectural themes and materials, as well as a Design Pattern Book that includes the more substantive development regulations.

Councilmember Fitzgerald introduced Council Bill 01-2018.

Motion by Councilmember Fitzgerald to approve Council Bill 01-2018 an ordinance approving the rezoning of property located on the west side of interstate-70, between approximately 34th Avenue and Clear Creek from Planned Commercial Development (PCD) to Planned Mixed Use Development (PMUD) (Case No. WZ-16-07/Clear Creek Crossing) on first reading, order it published, public hearing set for Monday, February 12, 2018 at 7 p.m. in City Council Chambers, and that it take effect 15 days after final publication, seconded by Councilmember Pond;

Councilmember Urban stated that prior to this meeting he spoke briefly with representatives of Lutheran Medical Center about the moratorium on free standing emergency rooms. As a natural outflow of that conversation the topic of this case about Clear Creek Crossing developed. He informed them of the quasi-judicial nature of this case and that he can only consider material presented at the public hearing. He thought it proper and important to disclose this brief conversation, but does not think it will impact or weigh on his decision making abilities regarding this case.

Councilmember Mathews noted this is a major surprise -- a major change from retail to direct competition with our existing hospital, Lutheran, that has been a major component of our community for at least 100 years. He thinks more study is necessary on the impacts of how this would affect our community. He would like it tabled.

Councilmember Hoppe noted that Council was always told there would be a large employment area in the development, followed by quick service, entertainment and

residential/hotel. This is not a surprise – we just didn't know who the mayor employer was because the developer was under contract to not tell the Council who it was. She doesn't appreciate the assumption that Council is being hoodwinked by our staff.

Councilmember Duran doesn't think fingers are being pointed to anyone on staff. Since it has been revealed that it will be a hospital she thinks more discussion is necessary and she would like it on a study session so questions and concerns can be addressed.

Councilmember Pond appreciates the questions, but doesn't think it's proper to discuss this outside a public hearing. He thinks questions can be answered with that process.

Councilmember Urban asked why this didn't go to the Planning Commission first. Mr. Goff stated that Mr. Johnstone typically prefers to go to Planning Commission first, but because of the nature of the project and its size and the proposed use, staff thought it best to get it before City Council first so they would be aware of this use.

Councilmember Mathews stated he resents the implication that he was trying to use the term "hoodwinked". He asked if a hospital was in the initial use. Mr. Goff said he fully understands the concern and consulted Mr. Dahl about the possibility of a study session first. Because an application was submitted on December 14, 2016 it became quasi-judicial. At that time a hospital was not planned, but this project has evolved for years. At the time of the application Evergreen asked if the City could be as flexible as possible about the uses. The City worked through that – noting that until June of 2017 Walmart was a potential tenant. Following that the City worked with Evergreen on the Vision Book, the Design Book and other allowed uses for the zoning. Not until recently did the City find out that the employment use was a hospital and that the developer had been under a confidentiality agreement. In the past, when it was a Cabella's project, the City met with Councilmember two at a time to inform them of dates that weren't ready for the public. Now, since this is quasi-judicial, that is not available – nor is a study session or an executive session. He wanted to get the information to the Council as soon as possible, so the public hearing process was chosen as the next step.

Councilmember Davis agreed with Councilmember Pond about proceeding with 1st reading, but thinks there is a lot of discussion that needs to happen.

Councilmember Dozeman supports proceeding with the hearing process, but thinks rezoning it as a hospital is a very different conversation than what has been happening with the public. We went to the public and asked for funding for hook ramps under the guise of retail and housing. She suggested that had the public known this project was going to be a major hospital site that could cannibalize from a long standing, high-quality member of our community, she doesn't think the funding would have been approved. She's interested in what this conversation will produce.

Councilmember Mathews stated he supports having this move forward, but wanted to make sure the public is aware of the nuance of what is happening – that Council was not aware a hospital was going to be proposed, and that there be timely and thorough discussion and full disclosure to the citizens. A sign for a rezoning hearing on that property would be seen by no one and he'd support anything the City can do to publicize this issue.

Councilmember Duran said her vote to support 1st reading is only a vote to have the conversation and to foster transparency.

Mr. Dahl reminded Council that approving 1st Reading is only granting the due process that the applicant is entitled to and has no bearing on how a councilmember may vote at the public hearing. He advised that at 2nd reading the public hearing could be continued for additional hearings. He thanked Council for reserving their thoughts about the ultimate project.

Councilmember Urban asked what Council's capacity at the hearing, or prior to the hearing, will be to ask for additional information. Mr. Dahl said that would be appropriate if it is apart from the motion for 1st Reading.

The motion carried 7-1, with Councilmember Urban voting no.

7. Council Bill 02-2018 - An Ordinance extending the Temporary Moratorium of the submission, acceptance, processing, and approval of applications and requests for a permit, license land use approval or other approval for a Freestanding Emergency Room Facility

In April of 2017 the Council adopted a one-year moratorium on the submission, acceptance, processing and approval of applications and requests related to freestanding emergency room facilities. This ordinance extends the moratorium period for an additional 120 days, to and including August 27, 2018.

Councilmember Davis introduced Council Bill 02-2018.

Motion by Councilmember Davis to approve Council Bill 02-2018 - an ordinance extending the Temporary Moratorium of the submission, acceptance, processing, and approval of applications and requests for a permit, license land use approval or other approval for a Freestanding Emergency Room Facility on first reading, order it published, public hearing set for Monday, January 22, 2018 at 7 p.m. in City Council Chambers, and that it take effect 15 days after final publication, seconded by Councilmember Duran; carried 8-0.

8. Council Bill 03-2018 – An ordinance amending Chapter 7 of the Wheat Ridge Code of Laws regarding Elections to ensure consistency and compatibility with the Colorado Municipal Election Laws

This ordinance would delete those sections of the Code which are adequately covered and governed by state law in C.R.S. 31-10-101 et seq., also known as the "Colorado Municipal Election Code," as well as related portions of Title 1, C. R. S. This ensures consistency and compatibility with state law, and also removes the need to amend the City Code every time there is a change in these sections of the state law.

Councilmember Urban introduced Council Bill 03-2018.

Motion by Councilmember Urban to approve Council Bill 03-2018 – an ordinance amending Chapter 7 of the Wheat Ridge Code of Laws regarding Elections to ensure consistency and compatibility with the Colorado Municipal Election Laws, on first reading, order it published, public hearing set for Monday, January 22, 2018 at 7:00 p.m. in City Council Chambers, and that it take effect upon adoption and signature of the Mayor and City Clerk, seconded by Councilmember Mathews; carried 8-0.

CITY MANAGER'S MATTERS

CITY ATTORNEY'S MATTERS

ELECTED OFFICIALS' MATTERS

Treasurer DiTullio noted that ballot issue 2E set a maximum of $3.7M in revenue the City could collect in the first year of 2E. Due to the extra revenue that was taken in because of the hail storm, the 2017 revenue looks to be about $300K over that amount. Council will have to ask the voters what to do with that money. A study session to discuss options is suggested. ~ He reported meeting with representatives of the Department of Local Affairs about their program Colorado Resiliency Framework dealing with way for cities to be sustainable with their budgets. Because Wheat Ridge uses priority based budgeting they would like to use Wheat Ridge as a case study.

Clerk Shaver announced that this year's application process for boards and commissions has begun. It would be helpful if board members who want to reapply and any new applicants could send their applications in as soon as possible. The deadline is January 31. Applications are available on the City website, and information is also available on Channel 8.

Janeece Hoppe reported hearing from a couple citizens who support the tree replacement program. She suggested Council consider this as a free service to citizens to be paid for with extra funds – should the voters approve spending it.

Zachary Urban

Motion by Councilmember Urban to direct the City Treasurer to provide an economic analysis of the sales and use tax for the area from 32nd to 42nd, from Allison to Dudley; seconded by Councilmember Duran.

There was a question about the purpose of this information. Councilmember Urban stated it would provide information about a concentrated existing medical facility that could be compared and contrasted with a new medical facility. Treasurer DiTullio said he would compile three years of data surrounding Lutheran Hospital, adjacent medical facilities and other sales tax generating businesses in that area. Discussion followed.

When the discussion crept into the merits of a scheduled rezoning case Mr. Dahl recommended termination of the conversation.

The motion carried 6-2, with Councilmembers Fitzgerald and Davis voting no.

Mayor Starker thanked citizens for coming to speak on the various issues, congratulated the WRHS Poms for taking state two years in a row, and announced the passing of lifelong Wheat Ridge resident and former City Council member Kent Davis.

The City Council Meeting adjourned at 10:50 pm.

ADJOURN to Special Study Session

_____
Janelle Shaver, City Clerk

APPROVED BY CITY COUNCIL ON February 12, 2018

_____
Tim Fitzgerald, Mayor Pro tem

The preceding Minutes were prepared according to §47 of Robert's Rules of Order, i.e. they contain a record of what was *done* at the meeting, not what was *said* by the members. Recordings and DVD's of the meetings are available for listening or viewing in the City Clerk's Office, as well as copies of Ordinances and Resolutions.

CITY COUNCIL MINUTES

CITY OF WHEAT RIDGE, COLORADO
7500 WEST 29TH AVENUE, MUNICIPAL BUILDING

January 22, 2018

Mayor Starker called the Regular City Council Meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
Boy Scout Troop 329 performed the flag ceremony, posted the colors and recited the pledge.

ROLL CALL OF MEMBERS

Zachary Urban	Janeece Hoppe	George Pond	
Kristi Davis	Tim Fitzgerald	Larry Mathews	Leah Dozeman

Absent: Monica Duran (excused)

Also present: City Clerk, Janelle Shaver; City Treasurer, Jerry DiTullio; City Attorney, Gerald Dahl; City Manager, Patrick Goff; Administrative Services Director, Heather Geyer; Community Development Director, Ken Johnstone; Public Works Director, Scott Brink; Parks & Recreation Director, Joyce Manwaring; other staff, guests and interested citizens.

PROCLAMATIONS AND CEREMONIES none

CITIZENS RIGHT TO SPEAK
Dorothy Archer (WR) distributed a packet of information to the Council containing the ordinance Edgewater passed limiting residential heights to 25 feet. She spoke of Arvada's plans to address this same issue. An Arvada planner, whose contact information she also gave them, told her Arvada realizes that 35 feet is no longer an acceptable height, and he would be glad to speak with anyone. A lady in the Lakewood Planning department told her that Lakewood is not experiencing scraping, but they do have very strict standards that must be followed. ~ She spoke about the new houses at 32nd & Teller. The owner told her the sf house is not quite 30 feet high (with a sloped roof), and the duplex is 27 feet high. Additionally, the garage was kept at one-story out of consideration for the neighbors to the east. ~ She invited Council to drive by a new house that is being built using the 35 ft height/15ft bulk plane rules. Council should see how uncomplimentary it is to the neighbors. ~ She will continue to come every week if necessary until Council addresses this 35 ft/15 ft bulk plane issue in east Wheat Ridge.

Bob Brazell (WR) addressed the issue of ADU's. He thinks if people want to add a second house on their property they should buy a duplex. He believes it isn't fair to the existing neighbors, who bought property in a neighborhood with a specific zoning, to allow people to come in and actually change the zoning to allow for additional rental

units on a single lot. Zoning is zoning. He thinks this is a selfish desire that will deflate property values and crowd the streets with added cars and traffic. He doesn't think we need more people in Wheat Ridge – reminding Council that our property values have remained high because we don't have this kind of nonsense.

Michael Illo (WR) distributed a packet of material to the Council which contained examples of how he thought a public representative used his elected office to represent his personal opinions with numerous derogatory statements and incitements. He understands that everyone has a right to free speech, but he thinks it is a conflict of interest for elected officials to use their publicly funded office to express personal views, say negative things about people in the city and influence people. He hopes there can be a protocol for how elected representatives conduct themselves. This is the only example he has seen of an elected official trying to go behind the scenes and instigate arguments. He thinks this is deceitful and makes the whole city government structure look suspect.

APPROVAL OF AGENDA

CONSENT AGENDA

1. **CONSENT AGENDA**
   a) Motion to approve the purchase of 2018 vehicle replacements and the purchase and installation of lighting, auxiliary and communications equipment in a total amount not to exceed $351,897 *[4 Ford Police Interceptor Utility Vehicles @ $33,425; 2 Ford Fusion hybrid sedans @ $22,430; 1 mid-size 4x2 Chevrolet Colorado ext cab pickup ($22,376); 1 mid-size 4x2 Chevrolet Colorado ext cab pickup ($27,507; 1 Ford F-350 Cab & Chassis w/ dump body ($40,454) = $268,897; lighting, markings and communication equip = $83,000]*

   b) Motion to appoint Jerry DiTullio as a City Director to the Wheat Ridge Business District Board of Directors, term to expire March 31, 2021

   c) Resolution 09-2018 – amending the Fiscal year 2018 General Fund Budget in the amount of $6,698 for the purpose of appropriating Grant Awards for the purchase and installation of a Bike and Pedestrian Counter on the Clear Creek Trail and for a Pergola and Fruit Trees at Happiness Gardens *[unbudgeted; two unanticipated grants from JeffCo Public Health; portable bike/ped counter = $4,048; pergola (shade for gardeners) and fruit trees (to provide healthy foods) = $2,650]*

   d) Motion to approve payment to Colorado Intergovernmental Risk Sharing Agency (CIRSA) for 2018 Workers' Compensation Premium in the amount of $304,536 and 2018 Property/Casualty Premium in the amount of $231,139 *[workers' comp premium down $53,560 from last year; property/casualty premium up $35,497 from last year]*

e) Motion to approve 2018 Payment to Renewal Wheat Ridge in the amount of $300,000 *[budgeted; yearly contribution for RWR operating expenses]*

Councilmember Hoppe introduced the Consent Agenda.

Motion by Councilmember Hoppe to approve the Consent Agenda items a), b) c), d), and e); seconded by Councilmember Urban; carried 7-0.

PUBLIC HEARINGS AND ORDINANCES ON SECOND READING

2. Council Bill 02-2018– An Ordinance extending the Temporary Moratorium of the submission, acceptance, processing, and approval of applications and requests for a permit, license land use approval or other approval for a Freestanding Emergency Room Facility

The one-year moratorium on applications and requests related to freestanding emergency rooms expires in April. This ordinance extends the moratorium period for an additional 120 days, to and including August 27, 2018.

Councilmember Davis introduced Council Bill 02-2018.

Mayor Starker opened the public hearing.

Staff presentation
Mr. Dahl explained the extension. There is some expectation that the legislature will act on this matter during this year's session. He advised that the extension is appropriate.

There was no public comment on the ordinance.

Motion by Councilmember Davis to approve Council Bill 02-2018 an ordinance extending the Temporary Moratorium of the submission, acceptance, processing, and approval of applications and requests for a permit, license, land use approval or other approval for a freestanding emergency room facility, on second reading, and that it take effect 15 days after final publication; seconded by Councilmember Fitzgerald.

Mayor Starker closed the public hearing.

Clerk Shaver assigned Ordinance 1634.

The motion carried 7-0.

3. Council Bill 03-2018 – An Ordinance amending Chapter 7 of the Wheat Ridge Code of Laws regarding Elections to ensure consistency and compatibility with the Colorado Municipal Election Laws

This ordinance will delete certain sections of the City's Election Code which are adequately covered and governed by state law.

Councilmember Urban introduced Council Bill 03-2018.

Mayor Starker opened the public hearing.

Clerk Shaver assigned Ordinance 1635.

Staff presentation
Jerry Dahl explained that this section of our Code grows smaller as state law becomes more specific. Many municipalities defer to state laws on this subject. The City does hold its elections in November and all elections are now coordinated elections with the County. Since the City already subscribes to state municipal election laws, it makes sense to remove sections of our code that are covered by state law so that changes aren't necessary every time state law changes. The sections being deleted deal with reporting requirements, filings, violations, penalties and automatic recounts – all of which are governed by state statues. Sections that are specific to Wheat Ridge will not be removed.

Clerk Shaver explained how the change will affect reporting requirements for candidates. Current Wheat Ridge Code requires candidates and committees to file two campaign finance reports -- 11 days before the election and 30 days after the election. Following adoption of this ordinance we will follow the state requirement of three reports – 21 days before the election, the Friday before the election and 30 days after the election. She added that most cities she knows of, certainly in Jefferson County, all require the three reports; Wheat Ridge has had a unique set of reporting rules. She pointed out that with mail-in ballots this reporting schedule will benefit the voters by providing them with financial information from the candidates and committees earlier in the process.

Councilmember Urban asked if the Election Commission would be affected. No.

Motion by Councilmember Urban to approve Council Bill 03-2018, an ordinance amending Chapter 7 of the Wheat Ridge Code of Laws regarding elections to ensure consistency and compatibility with the Colorado Municipal Election Laws, on second reading to take effect immediately upon passage as provided by Section 5.13 of the Charter; seconded by Councilmember Hoppe; carried 7-0.

DECISIONS, RESOLUTIONS AND MOTIONS

4. Motion to award contract to Design Concepts, Inc. in a not to exceed amount of $175,695 for the purpose of preparing the design and construction documents for Prospect Park Renovation Phase II

This contract includes design development, preparation of construction documents, building, and bid analysis services. It includes services from the vendors DHM Design, JVA Engineering and Ackerman Engineering.

This phase of the renovation includes the addition of lighted pickle ball courts, improved park entrance drive, improved access to the north side of Prospect Lake and the addition of a fishing dock and small shelter, a new picnic pavilion, resurfaced trail, relocation of the playground, and changes to the driveway into the south parking lot.

Councilmember Mathews introduced Item 4.

Staff presentation
Joyce Manwaring reported this phase includes the construction of pickle ball courts on the northwest side of the park, improvements to the lake edge, replacement of the pavilion on the south side of the park, and a new trail and new entry into that area. Depending on grant funding and the market at bidding, it is hoped all of Phase II can be completed.

Council questions
Councilmember Urban had a question about the letter addressing engineering services for map revisions. If we aren't intending to use those services because we don't want to impact he flood plain, why are we setting aside $20K for that? Ms. Manwaring reported that it is specifically worded as "not to exceed". While the intent is not to impact the flood plain, in the event the design requires even a small change funding will be there for that permit so the project can continue. Hope those funds won't be need.

Councilmember Urban hopes that any impact to the flood plain doesn't cause any downstream problems for residential neighbors east and south of the park.

Motion by Councilmember Mathews to award contract to Design Concepts, Inc. in a not to exceed amount of $175,695 for the purpose of preparing the design and construction documents for Prospect Park Renovation Phase II; seconded by Councilmember Dozeman; carried 7-0.

5. Resolution 08-2018 – A Resolution accepting a water color painting by Artist Charlotte Talbert.

The Cultural Commission has received a request to accept the donation of a painting by longtime resident Charlotte Talbert. Council approval is required.

Councilmember Dozeman introduced Item 5.

Staff presentation
Ms. Manwaring and citizen Moe Keller displayed the painting that has been donated to the City.

Citizen comment

Moe Keller (WR) reported that her neighbor of 40 year, Charlotte Talbert, passed away last May at the age of 93. Charlotte founded the Wheat Ridge Art League in 1974 and was president of it many times. She was on the Carnation Festival board for some 20 years and set up the Art League displays for the festival. Her neighbors thought it fitting to honor her by purchasing one of her paintings and donating it to the City. Perhaps it could hang in City Hall or in the Active Adult Center where the Art League still meets. The neighbors are willing to create a plaque to accompany the painting and will be gathering some history on Charlotte.

Motion by Councilmember Dozeman to approve Resolution No. 08-2018, a resolution accepting a water color painting by artist Charlotte Talbert, seconded by Councilmember Mathews; carried 7-0.

CITY MANAGER'S MATTERS

Mr. Goff gave an update on the Ridge Home property as a follow-up to the email he sent to Council several months ago. Jefferson County Human Services is looking at acquiring the property that is located in Wheat Ridge. It is currently owned by the state and is zoned A-1. Structures on the north are vacant. The buildings still under operation continue to house developmentally disabled offenders that don't fit in the corrections system. Legislation is being drafted on the transfer. Nothing is final.

Jeffco plans to use this property for their Jeffco Prosperity Project to help families break the cycle of generational poverty. Since this is in Wheat Ridge he wanted to give Council a heads up. There are no plans or financing in place. Institutional buildings would be razed and the site cleaned up. City may be asked for funding or to be a partner is this effort. He recommended joining the Arvada City Council in a meeting with the County about this.

Councilmember Mathews asked if the buildings would fall under our City's codes. Yes. The County has been told it would have to go through the standard rezoning process.

Councilmember Urban inquired why it is zoned A-1. Mr. Johnstone had no information on that; it is old zoning from prior to incorporation. Councilmember Urban understands that the Jeffco Housing Authority is also interested in this property. Mr. Goff noted the final ownership is undecided, but the Housing Authority is one of the partners. Clerk Shaver noted that when she was a child and Ridge Home was in operation it had barns and cows -- likely a dairy operation and other farm uses for the Home.

CITY ATTORNEY'S MATTERS none

ELECTED OFFICIALS' MATTERS

Treasurer DiTullio reported that on January 17th Localworks had a Pints and Policy discussion. 25 citizens were there, including him, Scott Brink from Public Works and

Guy Nahmiach from the Parks Commission, to talk about the 2E projects. He read information from a flyer he distributed at that meeting and reported on the CSAFE account.

Janeece Hoppe announced that she and Councilmember Dozeman would like to have the topic of a tree removal, trim and replacement grant program be added to a future study session – preferably in the early spring for seasonal reasons.

Kristi Davis asked to add a mulching program to that discussion.

Zach Urban thanked the Boy Scouts of Troop 329 for attending the meeting. He jokingly apologized there were no contentious issues this evening – as he knows one of the elements of the Communications merit badge is to develop two sides to one issue.

Tim Fitzgerald, in response to Mr. Brazell's comment, reported that the city manager is actively involved in discussing the renewal projects. Council will be discussing it at a later date, and probably as a result will also discuss ADUs. It is coming; things don't happen instantly. ~ He announced that Mr. Pond and he will be having a citizen listening session on March 10 at 9:30 at Morningstar (38th & Kipling), in the meeting room upstairs.

Mayor Starker thanked Troop 329 for helping is with the flag ceremony and for coming in to find out about how city government works. ~ He thanked the Parks Department and staff for acquiring the beautiful painting by Charlotte Talbert.

ADJOURNMENT to Special Study Session

The City Council Meeting adjourned at 7:54 pm.

_____
Janelle Shaver, City Clerk

APPROVED BY CITY COUNCIL ON FEBRUARY 12, 2018

_____
Tim Fitzgerald, Mayor Pro tem

The preceding Minutes were prepared according to §47 of Robert's Rules of Order, i.e. they contain a record of what was *done* at the meeting, not what was *said* by the members. Recordings and DVD's of the meetings are available for listening or viewing in the City Clerk's Office, as well as copies of Ordinances and Resolutions.

STUDY SESSION NOTES
CITY OF WHEAT RIDGE, COLORADO
City Council Chambers 7500 W. 29th Avenue

December 18 2017

Mayor Starker called the Study Session to order at 6:30 p.m.

Council members present: Monica Duran, Janeece Hoppe, Zachary Urban, George Pond, Kristi Davis, Tim Fitzgerald, Larry Mathews, Leah Dozeman

Also present: City Clerk, Janelle Shaver; City Manager, Patrick Goff; Community Development Director, Ken Johnstone; other staff, guests and interested citizens

CITIZEN COMMENT ON AGENDA ITEMS

Bob Brazell (WR) talked about how neighbors should look after one another to obtain safety and happiness as a community; there must be give and take by everyone. Unfortunately some of the people moving in just want to take – take their neighbor's view so they can have one, and take their privacy, sunshine, and quality of life so they can have what they want. That's not neighborly; that's selfish. Let them go elsewhere. Our neighbors in Edgewater mirror our R1-C area in lot size and they have responsibly instituted a 28ft height limit on pitched roofs and 25 ft for flat roofs. The only things that can exceed are chimneys and vent pipes to ensure the privacy of others. He hopes the Council will show the same compassion and concern for its residents as the Edgewater Council has for theirs.

John Fielding (WR) thanked Mr. Goff, Mr. Tardiff and Monica Duran for helping with his roof. ~ He believes we all agree we like the small town feel – parks, open space, view of the mountains, sense of community and respect -- that's why we live here. If Council lets people build 35 foot towers we all lose. 25 feet is more than enough. It will start a rush of people behaving badly, building bad houses and popping the tops of existing houses, diminishing the rich historic value of older homes, blocking the breeze, sunlight and views from their neighbors and saying to heck with everyone else. Is this the legacy of disregard and disrespect we want to leave? It will bring more people, noise and traffic and less tranquility, respect and willingness for everyone to get along. We are not Denver. This is Wheat Ridge and that's why we live here. He urged support for 25 feet.

Dorothy Archer (WR) said she is 100% behind the last two people who spoke. She supports R1-C and R-3, believes Council should carry this to R-1 and R-2. She asked Council to please keep us who we are. We don't need 35 feet houses. Our houses sell immediately and people come here because they love it. We should keep it that way.

Victoria Mendoza (WR) lives in SE corner of Wheat Ridge where most houses are R-1C. It is a small corner of the city that makes up 11% of the city. She asked Council to set a height limit of 25ft. for new houses in this area – like Edgewater has. She asked them to keep the integrity of the neighborhood and recognize that a height of 35 ft is excessive. She would like it reduced to 25 ft and 28 ft. She feels this needs to be

decided soon because more of this will permanently change the look and feel of this area and the character people love so much.

Jesse Hill (WR) has spent a lot of time on bulk plane with the City. He feels the pain of the current 15 ft bulk plane; it's been very difficult to work with on design and he wishes that would be revisited and changed to 17 ft or adjust the base plane. ~ He noted the great diagrams from the staff that show the restrictions of the current 15 ft bulk plane. He mentioned that reality may also include sloped lots and smaller lots, and it forces designs to conform to new houses that are already going to be there. You lose certain architectural styles such as the cross gable group; dormers can be difficult to work in. He stated it is tough to get a variance because the general hardship is seen as self-imposed and the variance process is not easy. In looking at the images, he believes adding any more limitations will force taller, blockier, flat roofed structures. If someone wants a back yard it will be tough to do. Also, when porches are included for lot coverage that forces the structure higher. ~ He believes there are a lot of opinions out there -- a lot of fear about people and trash taking over the neighborhood. It's unfortunate some of the comments are so negative. He noted the house built next to him sold for $380/sf —more than any other property out there. This isn't a property value thing; it's the neighbors not wanting to buy the piece of property next to them to control it. There are other options out there. He hopes this can be resolved soon.

Benny Gonzales (WR) spoke to 25 ft height limit in R-1C only. He and his wife moved here from Thornton in 2012 because they like the small town atmosphere, the character of each house being a little different. They didn't like what was happening in Denver with building heights, so they chose Wheat Ridge. Since moving here his nice view of the mountains has been taken away and it seems like the builder just took advantage of the 35 ft allowance and built to the maximum. He wants things to be equal and fair – including fair for the small houses. He believes two stories fits the neighborhood. People can build the design they want, any way they want, build with better materials to increase the value, make it as valuable as they want, and the 15 foot bulk plane gives enough space. He would like to see the 35 ft limit decreased to 25 ft. He asked Council to consider that the over 100 people who signed the petition last year in favor of the bulk plane also wanted a 25 ft height limit. Many are not here tonight, but he's recently spoken to 10 people just on his block that favor the 25 ft limit.

Marina Sarmiento (WR) said she agrees with what the previous speakers have said; she favors keeping the 25 ft bulk plane in R-1C. She thinks if people want to build something new, they should consider that the neighbors have small homes and they're taking away our views. It feels invading and unfair.

Alvaro Lazalde (WR) yielded his time to Michael Epson.

Michael Epson (WR) is a 28-year resident in R-1C. He passed out some graphics to the Council and explained the various diagrams and pictures. He made a special note of one picture of a house up the street from him. The lady who lived there had spent 10 years cultivating a very private garden. As the picture shows, the deck at the back of the house that was built next to her looks directly over her garden. This upset her so much she sold her house and moved out of Wheat Ridge. Her realtor said she lost $20-30K because of the tower house next to her. The handout also included four sheets of the 30 original signatures that were collected last year supporting the 12½ ft bulk plane

and a 25 ft height limit. An additional 70 signatures are on file with the City from people who signed for a 15 ft bulk plane and 25 ft height limit. He made the point that there are only 740 houses in the R1-C and these 100 signatures were gathered in a very short amount of time. He asked Council to consider the 25 ft height limit in R1-C only; it's only 11% of the City – an isolated area of small lots and small houses. He asked them to keep Wheat Ridge, Wheat Ridge. They don't want to be Denver or the Highlands. They want to preserve their bungalow neighborhood. It's the affordable part of Wheat Ridge and they don't want to lose the small town feel they have with small lots that let them know all their neighbors.

Peter Perrone (lives in WR) spoke about Item #2 – marijuana research license.

- His company, Gobi Analytical on Youngfield, is the only marijuana testing lab in Wheat Ridge. They test medical and retail marijuana.
- They do quality control testing for the marijuana industry. They make sure the products that are sold are true to their label, efficacious, and safe from contaminants such as ecoli, salmonella, yeast and mold.
- They have a full microbiology lab that does food-testing for safety, and a full chemistry lab and instrumental analysis lab that does quality control testing similar to what he did for 20 years on pharmaceuticals.
- Since the State now allows a research license, they want to have that here is Wheat Ridge. The first step is to create that type of license.
- As an analytical lab they would do DNA testing on plants for potency and contaminants. Currently very little research like this has been done on these products.
- There are also other cannabinoid substances besides THC they would like to test – such as CBD that is used for epilepsy and PTSD.
- They would not be doing any human testing. They would test the product before it's consumed and after.
- He stated this is a vital component of the state's cannabis system that has been neglected here and throughout the world.
- This is an opportunity to be on the forefront of cannabis research to make sure the products are safe, effective and are being consumed in the proper way for the proper ailments when people take them as medicine.

Edith Weiss (WR) said she agrees with her neighbors on the issues of sunshine, selfishness and privacy. She added that these tower houses leave almost no green, no yard. They are so huge there is so much to heat and cool. For a planet that is warming up, she suggested it isn't very forward thinking or smart to build so huge and leave so little land for bees and insects.

Kim Calomino (WR) believes that bulk plane is a complicated matter not understood by builders or residents. She thinks Council has heard from a select group of people in District 1 who are not well informed. She said Wheat Ridge is one of two cities in the state that has height limits in its charter; it's unique and limits affordable housing. She believes there is no advantage to further limiting height. Mostly she thinks it is a complicated issue that shouldn't be dealt with in a piecemeal manner, isolating bulk plane then height and whatever else, as we address zoning issues that will decide what kind of community we want, what kind of homeowners we want to welcome, and what we want our community to look like. She noted the discussion of ADUs has not been

finished and thinks limiting height will limit the opportunity for carriage houses and ADUs over garages. She advised that these issues are complex and interactive and Council should be considered all together when the NRS and the Comprehensive Plan are reviewed. Council should not act hastily. ~ She added that she thinks research on marijuana is important and encouraged Council to allow that in Wheat Ridge.

1. Residential Height Limitations in R1-C – Ken Johnstone

- Mr. Johnstone touched on the history of the bulk plane process. Regulations were adopted and have been an effective tool in that they do what was intended. Whether that is sufficient is under consideration.
  - We now have bigger setbacks – 8 ft for 2-story and 10-13 ft for 3-story.
  - There are people who want to limit the scale in east Wheat Ridge.
  - A survey was recently on the website for 16 days in November.
  - Council has set an update of the NRS as a policy priority for 2018
  - At Council's direction staff will include these issues in the biannual citizen survey.
- He went through the staff memo and diagrams that describes the impact of 25 ft height limits on small lots. There is a slight impact on the ability to build a 2-story home.
- The website survey showed mixed responses on additional height limits and restrictions on 3-story houses.
- He pointed out the City zoning maps that were included in the packet.
- He referenced Attachment #3 which showed the practical impact of the new bulk plane standards on a 50'x125' lot that is a typical size in R1-C.
- If Council wants to allow second story construction in R1-C, 25 ft might not be enough.
- Any ordinance would go through the Planning Commission.
- He explained the option of having overlay zones with restrictions in certain areas.

Council discussion followed.

Councilmember Mathews favors addressing this in all zones. On the issue of neighbor's right vs property owner's rights he noted we have zoning codes to maintain order in the community; we do lots of regulating. He suggested what folks want is for there to be consistency with the surroundings. Besides property rights there are also neighborhood rights. When people move into a neighborhood they have expectations that it will remain the same.

Councilmember Fitzgerald would rather wait do it with the NRS study. 1) He urged his colleagues to look at what the 2005 NRS says about houses in District 1. He hopes to redo the NRS, align the goals, and finalize them at a retreat. Height restrictions would be contrary to what the 2005 NRS suggests for housing in District 1. 2) The people who did the online poll said they don't want further height restrictions. 3) He doesn't want to restudy something that's already been studied; doing that puts aside discussion of things that could move our city forward. He also doesn't want to discuss bulk plane, ADU's or Air B&Bs until after the NRS is visited.

Councilmember Davis thinks this should be looked at globally in all zones districts, and noted the zones are patchwork. She pointed out there are people who have invested

money in plans and she doesn't think it's fair to change the rules now. Plus, there are people with larger lots who may want to put a mother-in-law suite on their roof. Mr. Johnstone concurred that one of the pictures Mr. Epson handed out was of a house that was built before the bulk plane regulations were put in.

Councilmember Hoppe stated this is the seventh time Council has addressed height, so this is not being swept under the rug. She believes the15 ft bulk plane regulations were well thought out, and 25 feet only allows for a single story – which she thinks is not prudent. She talked about people trying to grow in their homes and had questions about Attachment 3. She believes the 15 ft bulk plane has destroyed the option of a 3-story house going straight up near a property line, and since those houses now can't offer any extra square footage they won't be practical. Mr. Johnstone added the caveat of maximum lot coverage in R1-C which affects square footage. She supports a citizen charter review commission to look at the 35 foot height limit and other issues. She would like to see ADUs addressed with the NRS, but also noted that staff has full plates and recommended that Council prioritize its discussions.

Councilmember Mathews reminded the body that we got to this point because we inherited Jefferson County zoning and a large housing stock that was already built. The forefathers did a good job, but likely didn't envision "scraping" and 35 ft tall houses.

Councilmember Duran reminded Council this discussion was asked for in June/July 2016; this isn't bait and switch because we didn't have this discussion when we should have [with the bulk plane]. She supports the 25 ft limit in R1-C and is worried that while Council takes the time to discuss ADUs and Air B&Bs the neighborhood is being changed dramatically. This is only 740 homes that are unique/special to the area. She doesn't want to lose that while the discussion is delayed because we have concerns about other developers coming in. She also doesn't favor piecemeal action, but reminded Council of all the neighbors who live here that signed in support of 25 feet. Failure to act on this will drive them from their homes.

Councilmember Dozeman thinks the bulk plane was a good compromise, and that it made dramatic restrictions. She appreciates the desire to preserve the neighborhood, but thinks piecemealing this together is requiring people to enter an HOA without having agreed to that. Concerning neighbors' right vs property rights, she thinks the bulk plane restrictions are adequate. She doesn't support government creating restrictions after the fact. Imposing these restrictions will prevent people from growing in the community.

Councilmember Urban noted the NRS recommends deciding who the residents of Wheat Ridge will be. Do we care about the people who live here now, or are we wanting a different kind of resident to move here? He thinks the bulk plane offered some compromise, but believes an overlay area would also be a good compromise for this small area. By not putting any restrictions we are pushing current residents out to make way for new ones; that's not acceptable to him. We should be able to welcome new residents in without an expense to current residents. He thinks 25 feet is a good compromise. While 35 feet may be appropriate for most of the city, in this small R1-C area putting 3-story towers next to 1-story ranch houses becomes onerous.

Councilmember Hoppe disagreed that it's not one or the other. She reported receiving calls and emails from people who live in R1-C in Wheat Ridge that do not support 25 feet, so she doesn't think failure to support 25 feet is failure to support current residents.

She also noted that most of the people who took the survey said the City shouldn't prohibit 2-story houses or lower the height restrictions.

Councilmember Duran reminded Council of the 100 R1-C people who signed a petition for 25 feet. She asked Mr. Johnstone to explain overlay zones. He explained why overlay zones are done and how they can be applied to smaller geographic areas. This could be crafted to apply only to the R1-C lots in District 1. He reported that variances would still be allowed and that the City has a pretty high allowance for administrative variances; up to 50% variance is allowed if most of the criteria are met. Protest would trigger a hearing before the Board of Adjustments.

Councilmember Duran asked for consensus to limit new construction of one and two family houses to 25 ft high in all zones by establishing an overlay zone in a specific area. The consensus failed by a vote of 3-5.

Councilmember Hoppe received consensus to not move forward on the topic of 25 ft height maximum in any district. The vote was 5-3.

2. Marijuana Research & Development Licenses – Carmen Berry

Carmen Beery highlighted her memo explaining that during the 2017 session the state legislature created yet another category of marijuana enterprise – a research and development license and a research and development cultivation license.
Testing facilities that focus primarily on quality control are already allowed, and Wheat Ridge has one of those. This new license is more about research developing new products by conducting clinical trials. Both testing and clinical trials on animals and humans are potentially authorized. The question for Council is do you want to have this type of license in Wheat Ridge, and if so, where can they locate.

Discussion followed.

- Councilmember Pond supports bringing research into the community.
- Councilmember Davis supports looking into this, but would like more clarification about the regulations.
- Councilmember Hoppe supports bringing forward licensing options. If there are clinical trials on humans, she would like to have some boundaries on location.
- Councilmember Duran supports the concept but has questions about protocol.
- Councilmember Mathews thinks R & D is ambiguous. Five categories are listed, but the level of local oversite is unclear to him.
- Councilmember Urban supports and would encourage pharmaceutical and nutraceutical R & D in the city. These would be high-paying jobs. Beyond some questions of where and how this would be done, he would prefer to leave it up to the state's scientific advisory board to determine what is appropriate to be researched and what is not. The City does not have the expertise. He asked if this applies to industrial hemp.

Ms. Beery explained that some of these questions will be answered by the State in the regulations that have already been set up. This goes into effect January 1. She knows hemp testing is not allowed with this license. Mr. Johnstone added that industrial hemp is allowed in industrial districts as a separate activity.

Councilmember Fitzgerald suggested this license would produce no extra traffic for the Gobi firm. He thinks we are fortunate to have them here. He asked if there is a time frame. Mr. Perrone said they will be making proposals (bidding) on research projects to firms in Boulder and Denver, and they do have competitors. From a competitive standpoint, they would like to be first.

Councilmember Pond offered his thoughts on research testing. Mr. Perrone reported that they already are prohibited from growing and selling marijuana; they also cannot have it consumed on their premises or partner with anyone who does. They have no intention of doing clinical trials -- that will be done at hospitals and research institutions that already have cancer and other patients. They would test samples prior to being given to the patients to ensure potency and freedom from contamination. There may also be testing blood and urine following consumption and the effects of nutrients and pesticides on plants.

Councilmember Davis said she is happy to hear this testing is separate from federally regulated testing.

Councilmember Mathews asked how this testing will be different than the testing that is done now. Mr. Perrone explained that right now all they can do is quality control testing for licensed growers and edible manufacturers. Once hospitals and universities get research licenses Gobi will be able to do related testing for them.

Councilmember Mathews asked if this would require a new type of license or if the City could just expand the allowed activities for existing testing licenses. Ms. Berry said that certainly could be an option. The facilities would still need the required state license.

Ms. Berry confirmed for Councilmember Urban that the City has the authority to amend the list of allowed activities.

Councilmember Fitzgerald received consensus to direct staff to create an ordinance, as simple as possible, to allow for marijuana testing associated with research and development.

3. Sign Code Regulations – Zack Wallace Mendez, City Planner II

Mr. Mendez explained that Council previous preferences on the sign code went to Planning Commission. He presented issues that are still unsettled.

Yard signs on residential properties. Council wanted no limits. The Planning Commission has concerns about that, and suggests limiting the number to preserve neighborhood integrity and prevent visual clutter. Following discussion Councilmember Urban received consensus to *not* limit the number of yard signs.

Free standing signs

The previous consensus was to require monument signs with new development; replacements could be monument or free standing. Following discussion Councilmember Urban received consensus to stick with the existing consensus.

Non-conforming signs -- Need to set a time

The Planning Commission proposed a 3-year amortization of non-conforming signs, and a 10-year amortization of all pole signs. Following discussion Councilmember Hoppe received consensus to bring this back at a future date with more information about how

many non-conforming signs there are, including information from the WRBD. There will be no amortization schedule at this time.

Changeable copy signs (LED)

Currently these signs are not allowed in MUN or Mixed Use-Commercial TOD. Previously there was 3-3 vote to keep it the same and Mayor Jay voted to keep it the same. What would Council like to do?

Discussion focused primarily around the possibility of doing a carve-out to allow a changeable copy sign at Sevens Elementary School. Councilmember Pond received consensus to continue prohibition in MUN and MUC TOD. The vote was 5-3.

No decision was reached about whether or not to do a carve-out for Stevens Elementary. Staff will return with information about variances for schools.

A break was taken at 9:35pm.
The study session resumed at 9:37pm.

4. Freestanding Emergency Rooms – Kenneth Johnstone

This is a new use that has emerged in the state. The state has not adopted any regulations. The City currently only allows them in hospital zones or MUC.

We have done moratoriums to buy time until the state does something. There is talk that the state may enact regulations this session. We could extend our moratorium for 90 days and begin drafting regulations now, or we can do nothing and let our current restrictions prevail. Brief discussion followed.

Councilmember Hoppe received consensus to extend the moratorium for 120 days.

5. Staff Report(s)

Mr. Goff relayed a question from Deputy Clerk Robin Eaton asking if the Council wants to continue having the position of Library Liaison. The person appointed to that position has never reported to Council and cannot be reached. There was agreement to continue the position and to advertise for it.

6. Elected Officials Report(s)

Mayor Starker reported the Metro Mayor's Caucus has solicited support of a letter to Senators Bennet and Gardner in support of the Dream Act. There was support. He will bring it back in January.

ADJOURNMENT

The Study Session adjourned at 9:44pm.

APPROVED BY CITY COUNCIL ON February 12, 2018

_____ _____

Janelle Shaver, City Clerk Tim Fitzgerald, Mayor Pro Tem

SPECIAL STUDY SESSION NOTES
CITY OF WHEAT RIDGE, COLORADO

City Council Chambers 7500 W. 29th Avenue

January 8, 2018

Upon adjournment of the Regular City Council Meeting

Mayor Bud Starker called the Special Study Session to order at 10:54 p.m.

Council members present: George Pond, Janeece Hoppe, Monica Duran, Tim Fitzgerald, Zachary Urban, Leah Dozeman, and Larry Mathews

Absent: Kristi Davis (excused)

Also present: City Clerk, Janelle Shaver; City Attorney, Jerry Dahl; City Manager, Patrick Goff; other staff, guests and interested citizens.

CITIZEN COMMENT ON AGENDA ITEMS none

APPROVAL OF AGENDA

1. Clear Creek Crossing I-70 Hook Ramp Construction

Mr. Goff reported that related to the I-70 hook ramps the City has two proposed IGA's – one with CDOT and one with the Long's Peak Metropolitan District. He introduced

- Steve Nguyen, our Engineering Manager,
- Kim Seter of Seter & Vanderwall, LLC, who represents the Metropolitan District, and
- Tyler Carlson of Evergreen Devco if Council would like to ask them questions.

Steve Nguyen summarized.

- The IGA with CDOT sets the terms for modifying/reconstructing the ramps in full compliance with CDOT standards and defines long-term maintenance responsibilities.
- The IGA with Long's Peak sets who is responsible for the construction of the ramps and for compliance with CDOT standards (quality assurance, testing standards, etc.) in dealing with Evergreen.

Mr. Goff informed Council

- The hook ramps will be paid for with 2E funds up to $10M.
- Construction will be by Mortenson Construction, who is Evergreen's contractor.

Mr. Dahl suggested Council think of the IGA with the Metropolitan District as the City being the owner, and Longs Peak being the general contractor. The City is contracting with Long's Peak to produce this improvement. The City's obligation is to pay -- $10M, less money that has already been spent such as money to the Denver Water Board for the changes to the bore tunnel. Costs beyond $10M will be the responsibility of Long's Peak. This arrangement protects the City from the risk of cost over-runs.

Mr. Seter stressed that he, Mr. Goff and Mr. Dahl have been talking about this agreement for a while, but wanted Council to be aware that Long's Peak has not yet

seen this agreement or made commitments to pay for the entire project. Mr. Goff agreed some negotiation is yet to happen, but he wanted to get an update to Council.

Council questions
Mr. Urban suggested there seems to be a traffic jam of players with the City contracting with AECOM and coordinating with the Metro District, who is then contracting with Evergreen, who is contracting with Mortenson. He asked why the City wasn't doing the contracting. Mr. Goff said it is more efficient and cost effective to have Long's Peak build the ramps; the service plan the City approved with them gives them the authority to build these infrastructure improvements. Staff capacity is an issue; the City has several projects going on right now. AECOM is just a staff extension that will help manage the project with billing, invoicing and making sure the CDOT standards are met. Projects with multi-party agreements are common for CDOT.

Councilmember Fitzgerald asked for consensus to suspend the rules and go past 11:00pm. The consensus was approved 6-1.

Councilmember Mathews had two questions:
Was the project put out for public bids and awarded to the lowest responsible bidder?
Should the project be completed for less than $10M, who keeps the left over money?

- Tyler Carlson noted that Evergreen is not a direct party to this contract. It's an IGA between the District and the City. Evergreen is the controlling member of the District with three seats on the Board; Coors has two seats. He stated that Mortenson is only being hired as a construction manager to facilitate the bidding process. Mortenson may bid on the project, but the Metro District will compare the bids and make a recommendation to the City. The City will select their choice for the most qualified bidder.
- Mr. Carlson said it's also important to note is that the District is not being compensated for this work. Third party costs *will* be reimbursed, but there is no fee for this. He agreed with Councilmember Urban and would rather not have the District building the improvements, but it is a staffing issue for the City. There are also other district improvements later in the year that will roll into this – so it does end up being more efficient. The Districts goal is to be good stewards for the City – to be eyes and ears for bidding, contracting, and facilitating – to make sure it's done properly. The District has the staff to do it. It's also not a stipulated sum contract.

Mr. Goff indicated this will come to another study session so there can be more discussion.

ADJOURNMENT The Special Study Session adjourned at 11:08p.m.

APPROVED BY CITY COUNCIL ON February 12, 2018

_____ _____

Janelle Shaver, City Clerk Tim Fitzgerald, Mayor pro tem

PROCLAMATION

Heart Healthy Week
February 19-25, 2018

WHEREAS, February is American Heart Month, a time to increase awareness about heart disease and learn more about preventative measures to reduce the risk; and

WHEREAS, cardiovascular disease is the single leading cause of death for both men and women in the United States, responsible for one in three deaths in the United States each year; and

WHEREAS, every person can take steps to reduce the risk factors associated with heart disease by maintaining a healthy weight, eating healthier foods, increasing physical activity, seeking regular physician checkups and refraining from tobacco use; and

WHEREAS, the City passed a resolution in 2014 confirming the City's commitment to encourage healthy opportunities; and

WHEREAS, the City's Healthy Eating Active Living (HEAL) Committee, consisting of staff from Lutheran Medical Center, Kaiser Permanente, Jefferson County Public Health, Localworks, local businesses and residents, is focused on promoting healthy opportunities for Wheat Ridge residents and businesses.

NOW therefore, I, Bud Starker, Mayor of the City of Wheat Ridge, do hereby declare February 19-25, 2018 as

"CITY OF WHEAT RIDGE HEART HEALTHY WEEK"

and encourage all citizens and businesses of Wheat Ridge to participate in this effort by participating in at least three heart healthy activities, screenings, and/or informational classes during Heart Healthy Week.

Bud Starker, Mayor

Janelle Shaver

Janelle Shaver, City Clerk

City of Wheat Ridge

ITEM NO: 1a)
DATE: February 12, 2018

REQUEST FOR CITY COUNCIL ACTION

TITLE: RESOLUTION NO. 10-2018 – A RESOLUTION AMENDING THE FISCAL YEAR 2018 BUDGET TO REFLECT THE APPROVAL OF A SUPPLEMENTAL BUDGET APPROPRIATION FOR THE RE-APPROPRIATION AND RE-ENCUMBRANCE OF 2017 FISCAL YEAR ENCUMBERED FUNDS IN THE AMOUNT OF $3,814,603.10

☐ PUBLIC HEARING
☐ BIDS/MOTIONS
☒ RESOLUTIONS
☐ ORDINANCES FOR 1ST READING
☐ ORDINANCES FOR 2ND READING

QUASI-JUDICIAL: ☐ YES ☒ NO

Administrative Services Director **City Manager**

ISSUE:
There are 55 open purchase orders from the 2017 budget that need to be carried over to the 2018 budget. Each purchase order is associated with a specific project that was not fully completed in the 2017 fiscal year. The funds which were encumbered for these purchase orders were transferred to the unreserved fund balance of the relevant fund when the purchase orders were closed. To continue or close out these projects in 2018, a supplemental budget appropriation in the amount of $3,814,603.10 is necessary to allow transfer of these funds into specific budget line items in the 2018 Budget.

PRIOR ACTION:
None

FINANCIAL IMPACT:
A supplemental budget appropriation is requested in the amount of $3,814,603.10. When the purchase orders were closed on December 31, 2017, the funds encumbered for those purchase orders are transferred to the unreserved fund balance in each of the funds listed below. Therefore, there are adequate funds in the various unreserved fund balances to meet this request and there will not be a net negative effect to the unreserved fund balances. A detailed list of open purchase orders for 2017 is attached. The funds will be distributed as follows:

General Fund	$ 648,284.71
Police Investigation Fund	$ 24,800.00
Capital Investment Program Fund (CIP)	$ 1,259,258.77
Bond Issue 2E	$ 486,462.49
Open Space Fund	$ 1,084,331.28
Conservation Trust Fund	$ 264,297.25
Equipment Replacement Fund	$ 47,168.60
Total:	$ 3,814,603.10

BACKGROUND:
Swanhorst & Company LLC, the City's independent auditor, included the following note and recommendation in their 2004 Audit Management Letter dated March 25, 2005:

The City currently utilizes encumbrance accounting. State budget law requires the re-appropriation of purchase orders and projects for each new budget year. While the City is a home-rule City and is not required to follow the state law, current practice throughout Colorado does not include the use of encumbrances. We recommend that the City consider utilizing generally accepted accounting principles (GAAP) for its budgeting basis.

City Council adopted the 2004 Comprehensive Annual Financial Report on August 8, 2005, and approved a motion to direct staff to implement this recommendation.

RECOMMENDATIONS:
Staff recommends approval of the supplemental budget appropriations.

RECOMMENDED MOTION:
"I move to approve Resolution No. 10-2018 – A resolution amending the Fiscal Year 2018 Budget to reflect the approval of a supplemental budget appropriation for the re-appropriation and re-encumbrance of the 2017 fiscal year encumbered funds in the amount of $3,814,603.10."

Or,

"I move to postpone indefinitely Resolution No. 10-2018, a resolution amending the Fiscal Year 2018 Budget to reflect the approval of a supplemental budget appropriation for the re-appropriation and re-encumbrance of the 2017 fiscal year encumbered funds in the amount of $3,814,603.10 for the following reason(s) _____."

REPORT PREPARED AND REVIEWED BY:
Jennifer Nellis, Purchasing and Contracting Agent
Heather Geyer, Administrative Services Director
Patrick Goff, City Manager

ATTACHMENTS:
1. Resolution No. 10-2018
2. Open Purchase Order Report for 2017

CITY OF WHEAT RIDGE, COLORADO
RESOLUTION NO. 10
Series of 2018

TITLE: A RESOLUTION AMENDING THE FISCAL YEAR 2018 BUDGET TO REFLECT THE APPROVAL OF A SUPPLEMENTAL BUDGET APPROPRIATION FOR THE RE-APPROPRIATION AND RE-ENCUMBRANCE OF 2017 FISCAL YEAR ENCUMBERED FUNDS IN THE AMOUNT OF $3,814,603.10

WHEREAS, the City's independent auditor has recommended that the City utilize generally accepted accounting principles (GAAP) for its budgeting basis which requires all encumbrances to expire at year end; and

WHEREAS, 55 purchase orders remained open on December 31, 2017; and

WHEREAS, to continue these projects in 2018 a supplemental budget appropriation is necessary to transfer the funds from unreserved fund balances to specific 2018 budget line items:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wheat Ridge, Colorado, as follows:

A. The City of Wheat Ridge fiscal year 2018 Budget be amended accordingly, specifically transferring a total of $3,814,603.10 from the following unreserved fund balances to specific 2018 Budget line items as detailed in the attached spreadsheets:

General Fund	$ 648,284.71
Police Investigation Fund	$ 24,800.00
Capital Investment Program Fund (CIP)	$ 1,259,258.77
Bond Issue 2E	$ 486,462.49
Open Space Fund	$ 1,084,331.28
Conservation Trust Fund	$ 264,297.25
Equipment Replacement Fund	$ 47,168.60
Total:	$ 3,814,603.10

DONE AND RESOLVED this 12th day of February 2018.

_____
Bud Starker, Mayor

ATTEST:

_____
Janelle Shaver, City Clerk

ATTACHMENT 1

OPEN PURCHASE ORDER REPORT
FOR 2017 END OF YEAR

PO/LINE	ORDERED	DESCRIPTION	OPEN QTY	OPEN AMT	ORIG AMT	/ NAME
General Fund						
01-102-700-780		OUTSIDE AGENCY CONTRIBUTIONS				
61999/1	11/09/2017	COMMUNITY OUTREACH FUNDS	1	$ 1,800.00	$ 1,800.00	22233 VARIOUS VENDORS
01-102-700-780		TOTAL		$ 1,800.00		
Description: Mayor Jay encumbered funds on PO 61999 to be carried over to 2018 for a use to be identified by Mayor Starker.						
01-105-700-721		NRS IMPLEMENTATION				
61875/2	01/25/2017	RIDGE AT 38TH STRATEGIC PLAN	1	$ 10,000.00	$ 77,000.00	30132 LOCALWORKS
61875/3	01/25/2017	CORE PROGRAMS - RIDGE AT 38TH	1	$ 8,242.70	$ 249,000.00	30132 LOCALWORKS
01-105-700-721		TOTAL		$ 18,242.70	$ 326,000.00	
Description: The remaining balance of PO 61875 is being used for the purchase of banners for the light poles that are being replaced. The banners were not complete as of December 31, 2017, however have been received in January of 2018. The invoice will be paid and the PO closed once the carryovers are approved and allocated.						
01-106-700-750		PROFESSIONAL SERVICES				
61848/2	12/31/2016	ENCUMBER FUNDS FOR CLEAR CREEK CROSSING CONSULTANT SERVICES	1	$ 6,012.50	$ 15,750.00	31250 ECONOMIC & PLANNING SYSTEMS
01-106-700-750		TOTAL		$ 6,012.50		
Description: PO 61848 is for financial consulting services in support of the City's evaluation of the need for public financing assistance to provide developers with a reasonable rate of return at the Clear Creek Crossing project. Evaluation work will continue in 2018.						
01-107-700-750		PROFESSIONAL SERVICES				
61889/2	02/02/2017	INCREASE FOR VARIOUS LEGAL SERVICES	1	$ 499.54	$ 4,500.00	22233 VARIOUS VENDORS
01-107-700-750		TOTAL		$ 499.54		
Description: Legal services were requested by Human Resources in late December, and the charge for that time was not included in the last invoice for service provided.						

ATTACHMENT 2

PO/LINE	ORDERED	DESCRIPTION	OPEN QTY	OPEN AMT	ORIG AMT	/ NAME
01-113-700-750		PROFESSIONAL SERVICES				
61835/1	12/07/2016	G-LINE GRAND OPENING PARTY	1	$ 20,000.00	$ 20,000.00	22233 VARIOUS VENDORS
01-113-700-750		TOTAL		$ 20,000.00		

Description: RTD was unable to open the G-Line in 2016, nor in 2017 as hoped, and the opening date is yet to be determined. These funds are specific to the G-Line Grand Opening Party for the Ward Rd. TOD Station in Wheat Ridge.

01-117-700-750		PROFESSIONAL SERVICES				
61827/2	10/27/2016	TRAINING AND DEDICATED SUPPORT	1	$ 2,812.50	$ 7,200.00	31427 DATA MANAGEMENT, INC.
01-117-700-750		TOTAL		$ 2,812.50		

Description: The remaining balance of PO 61827 is for TimeClock Plus time and attendance software training and product support, for modules not yet being used. Work continues as staff expands the use of this software product now to part-time employees.

01-117-800-806						
61826/1	10/25/2016	CONVERSION OF RIGHT OF WAY PERMIT INFO	1	$ 4,425.00	$ 8,520.00	740 AMERICAN DATA GROUP, INC.
01-117-800-806		TOTAL		$ 4,425.00		

Description: PO 61826 is for work being done to convert a Right-of-Way access database to the ADG permit module. Completion of the conversion is ongoing.

01-118-700-750		PROFESSIONAL SERVICES				
61948/1	06/05/2017	PLUMBING DESIGN AND CONSTRUCTION DOC	1	$ 674.20	$ 7,054.00	31528 THE BALLARD GROUP, INC.
62000/1	11/09/2017	ELECTRICAL ENGINEERING SERVICES	1	$ 2,980.00	$ 3,700.00	31595 RMH GROUP
62016/1	12/22/2017	SECURITY MANAGEMENT PLAN	1	$ 7,669.00	$ 7,669.00	31529 IPARAMETRICS
01-118-700-750		TOTAL		$ 11,323.20		

Description: PO 61948 is for plumbing renovations needed at City Hall, the remaining balance is for services not yet rendered for construction oversight. Construction is budgeted in 2018. PO 62000 is for replacement of transfer switches at City Hall, the project is not complete and additional design work is needed. PO 62016 is for the development of a security management plan as follow-up to the assessment completed in 2017. Work on the plan is not complete.

OPEN PURCHASE ORDER REPORT
FOR 2017 END OF YEAR

PO/LINE	ORDERED	DESCRIPTION	OPEN QTY	OPEN AMT	ORIG AMT	/ NAME
01-122-700-704		CONTRACTUAL SVCS BUILDING INSPECTION				
61962/3	07/11/2017	ADMINISTRATIVE BUILDING INSPECTION SVC	1	$ 9,850.00	$ 605,000.00	31522 CHARLES ABBOTT ASSOCIATES
61962/	07/11/2017	BUILDING INSPECTION SERVICES		$ 183,298.75	$ 183,298.75	
01-122-700-704		TOTAL		$ 193,148.75		

Description: PO 61962 represents the balance for contracted building inspection services, performed on an on-call basis, and significantly impacted by the May 8, 2017 hail event in the City and region. Following approval of carry-overs and the Resolution for a Supplemental Budget Appropriation approved payments for November and December 2017 will be paid and will close out PO 61962.

01-201-800-802		OFFICE FURNITURE & EQUIPMENT				
61843/1	12/21/2016	POLICE CHIEF CONFERENCE ROOM CHAIRS	1	$ 3,000.00	$ 3,000.00	20103 OFFICESCAPES
01-201-800-802		TOTAL		$ 3,000.00		

Description: PO 61843 encumbers funds for the purchase of chairs for the Chief's conference room. The choice of chairs was not finalized before year-end. Chairs will be ordered in 2018.

01-207-650-657		RANGE SUPPLIES POLICE TRAINING				
62008/2	12/05/2017	1000/CASE SPEER GOLD DOT AMMO	4	$ 1,372.00	$ 1,372.00	22923 ULTRAMAX AMMUNITION
62008/3		1000/CASE SPEER GOLD DOT AMMO	4	$ 1,232.00	$ 1,232.00	
62008/4		1000/CASE SPEER GOLD DOT AMMO	3	$ 1,134.00	$ 1,134.00	
62008/5		1000/CASE SPEER GOLD DOT AMMO	1	$ 326.00	$ 326.00	
01-207-650-657		TOTAL		$ 4,064.00		

Description: PO 62008 represents items ordered, but not received in 2017.

01-303-650-660		OPERATING SUPPLIES STREET MAINTENANCE				
61870/1	01/18/2017	2017 ROAD & SALT DE-ICER	1	$ 18,250.00	$ 175,000.00	22233 VARIOUS VENDORS
01-303-650-660		TOTAL		$ 18,250.00		

Description: PO 61870 balance is needed to pay one last invoice for a 200 Ton salt order requested in 2017, but not delivered until January 2018.

OPEN PURCHASE ORDER REPORT
FOR 2017 END OF YEAR

PO/LINE	ORDERED	DESCRIPTION	OPEN QTY	OPEN AMT	ORIG AMT	/ NAME
01-303-700-704		CONTRACTUAL SERVICES				
61988/1	09/14/2017	REPAIR CLOCKS & MONUMENT SIGNS	1	$ 3,705.72	$ 3,705.72	31572 GREENLINE SIGN SERVICES
61988/2		REPAIR 4 CLOCKS	1	$ 2,655.00	$ 2,655.00	
01-303-700-704		TOTAL		$ 6,360.72		

Description: Work to repair clocks and monument signs at various locations along 38th Avenue was not completed in 2017 as parts are on order for these specialized, and older clocks.

01-303-800-807		FLEET REPLACEMENT				
61963/1	07/12/2017	UPFIT FOR UNIT 245	1	$ 98,708.00	$ 98,708.00	31304 AUTO TRUCK GROUP
01-303-800-807		TOTAL		$ 98,708.00		

Description: PO 61963 is for a hydraulic system truck dump body, lighting ordered for the new cab and chassis sand/snow plow truck, unit 245. The upfit workorder was initiated in mid-summer knowing that lead times for completion were long. The truck upfit is not yet complete, but delivery of the truck and bed is expected by early February, to be followed by decals and some specific auxiliary items.

01-601-700-750		PROFESSIONAL SERVICES				
62013/1	12/19/2017	ANALYSIS OF PFOS DIVISION ORGANIZATION	1	$ 4,800.00	$ 4,800.00	30807 ERIC S. MARBURGER
01-601-700-750		TOTAL		$ 4,800.00		

Description: PO 62013 represents analysis work and reporting that will not be completed by year end.

01-603-700-774		FACILITY REPAIR & MAINTENANCE				
62004/1	11/15/2017	KIOSKS FOR CREEKSIDE & FOUNDER'S PARK	1	$ 16,498.00	$ 16,498.00	30939 ICON SHELTER SYSTEMS INC
62024/1	12/29/2017	MAINTENANCE OF PUBLIC ART FOUNDER's	1	$ 2,775.00	$ 2,775.00	31570 ART MANAGEMENT & PLANNING
01-603-700-774		TOTAL		$ 19,273.00		

Description: PO 62004 for the kiosks is open as the kiosks were not delivered until January 2018, with installation expected in the next few months. PO 62024 is for cleaning of the sculpture in Founder's Park, which will be completed in 2018.

01-603-800-809		OTHER MAJOR EQUIPMENT				
61996/1	10/11/2017	JOHN DEERE UTILITY TRACTOR	1	$ 40,933.35	$ 40,933.35	31111 DEERE & COMPANY
01-603-800-809		TOTAL		$ 40,933.35		

Description: PO 61996 is for the purchase of a new tractor, John Deere is experiencing long lead times, and delivery is not anticipated until May or June, 2018.

PO/LINE	ORDERED	DESCRIPTION	OPEN QTY	OPEN AMT	ORIG AMT	/ NAME
01-604-700-704		CONTRACTUAL SERVICES				
61926/2	04/06/2017	ON-CALL FORESTRY MAINTENANCE SERVICES	1	$ 3,859.45	$ 11,500.00	22233 VARIOUS VENDORS
01-604-700-704		TOTAL		$ 3,859.45		

Description: The remaining balance of this PO 61926 is for stump grinding work not completed in 2017.

01-605-700-704		CONTRACTUAL SERVICES				
62022/1	12/28/2017	STABILIZATION OF SOUTH BANK OF CLR CRK	1	$ 3,500.00	$ 3,500.00	31612 ARROWHEAD LANDSCAPING
01-605-700-704		TOTAL		$ 3,500.00		

Description: PO 61836 represents the City of Wheat Ridge portion of a joint project with Urban Drainage. Due to use of seasonal planting materials, work is scheduled for Spring 2018.

01-610-700-783		HAIL STORM LOSSES				
61989/1	09/15/2017	LED PEDESTRIAN LIGHT POLE REPLACEMENT	1	$ 187,272.00	$ 187,272.00	31068 MOUNTAIN STATES LIGHTING
01-610-700-783		TOTAL		$ 187,272.00		

Description: PO 61989 is for 72 light poles with accessories for replacement along 38th Ave. as a result of the May 8, 2017 hail storm. Poles were received in January 2018.

TOTAL 01 GENERAL FUND $ 648,284.71

Police Investigations Fund

17-202-700-704		CONTRACTUAL SERVICES				
62025/2	12/29/2017	TRAILER MOUNTING FOR READER EQUIPMENT	1	$ 4,800.00	$ 4,800.00	22233 VARIOUS VENDORS
17-202-700-704		TOTAL		$ 4,800.00		

Description: Funds encumbered for crime prevention equipment (Justice Assistance Grant approved for a license plate reader), to be purchased in 2018.

17-202-800-809		OTHER MAJOR EQUIPMENT				
62025/1	12/29/2017	LICENSE PLATE READER EQUIPMENT	1	$ 20,000.00	$ 20,000.00	22233 VARIOUS VENDORS
17-202-800-809		TOTAL		$ 20,000.00		

Description: Funds encumbered for a trailer purchase and for mounting the crime prevention equipment (Justice Assistance Grant approved for a license plate reader), to be purchased in 2C

TOTAL 17 POLICE INVESTIGATIONS FUND $ 24,800.00

PO/LINE	ORDERED	DESCRIPTION	OPEN QTY	OPEN AMT	ORIG AMT	/ NAME
Capital Project Fund						
30-302-800-833		MISC DRAINAGE IMPROVE ENGINEERING				
62021/1	12/28/2017	COMBINE WITH MINOR STREETS PROJECTS	1	$ 60,000.00	$ 60,000.00	22233 VARIOUS VENDORS
62021/3	12/31/2017	STREET PROJECT INCREASED ENCUMBRANCE	1	$ 92,132.00		
30-302-800-833		TOTAL		$ 152,132.00		

Description: PO 62017 design is complete, but construction observation will occur in 2018. PO 62021 line 1 encumbers funds for work that was out to bid at the end of the year and will be awarded in early 2018. Line 3 increases the encumbrance for the combined projects.

30-302-800-840		STREET IMPROVEMENTS & MAINTENANCE				
62021/2	12/28/2017	2017 MINOR STREET PROJECTS	1	$ 230,000.00	$ 230,000.00	22233 VARIOUS VENDORS
30-302-800-840		TOTAL		$ 230,000.00		

Description: PO 62021 line 2 encumbers funds for work that was out to bid at the end of the year and will be awarded in early 2018.

30-303-800-841		CLEAR CREEK CROSSING DEVELOPMENT				
61993/1	09/28/2017	CLEAR CREEK CROSSING TRAFFIC STUDY	1	$ 32,731.59	$ 88,409.05	30978 WSP USA INC.
61993/2	09/28/2017	CLEAR CREEK CROSSING DEVELOPMENT	1	$ 29,183.02	$ 55,100.00	30978 WSP USA INC.
62015/2	12/22/2017	CCC DEVELOPMENT REVIEW	1	$ 50,000.00	$ 50,000.00	31608 AECOM TECHNICAL SERVICES
30-303-800-841		TOTAL		$ 111,914.61		

Description: Regarding PO 61993, the engineering work for a traffic study specific to the Clear Creek Crossing Development is ongoing. Project work was expanded again in 2017, as seen in the line item increases to the PO. Engineering work will continue in 2018. PO 62015 line 2 is specific to development review services, supplementing City staff, for projects other than the hook ramp construction at the Clear Creek Crossing site.

PO/LINE	ORDERED	DESCRIPTION	OPEN QTY	OPEN AMT	ORIG AMT	/ NAME
30-303-800-851		PUBLIC IMPROVEMENT PROJECTS				
61908/1	03/08/2017	SIGNAL DESIGN FOR APPLEWOOD CENTER	1	$ 400.00	$ 31,865.00	31484 KIMLEY-HORN AND ASSOCIATES
61956/1	06/21/2017	TRAFFIC SIGNAL MAST AND POLE	1	$ 10,623.00	$ 11,113.00	31541 MILLERBERND MFG. CO.
61956/2	06/21/2017	LONGER SIGNAL MAST AND POLE	1	$ 16,887.00	$ 17,597.00	31541 MILLERBERND MFG. CO.
62018/1	12/28/2017	APPLEWOOD SIGNAL CONSTRUCTION	1	$ 294,921.00	$ 294,921.00	13170 W.L. CONTRACTORS, INC.
62018/2	12/28/2017	PROJECT CONTINGENCY	1	$ 29,492.00	$ 29,492.00	13170 W.L. CONTRACTORS, INC.
30-303-800-851		TOTAL		$ 352,323.00		

Description: The PO 61908 balance is for construction observation and material acceptance services to be performed in 2018 when the traffic signal poles/masts are received, and when construction at the intersection is underway. PO 61956 is for several sizes of poles and masts for the new Applewood Center signal. PO 62018 was issued following the approved award for construction of the intersection and installation of the traffic signal components. Work is underway in 2018.

30-303-800-861		ADA TRANSITION PLAN				
61806/1	08/10/2016	ADA TRANSITION PLAN CONSULTANT	1	$ 4,820.97	$ 43,247.60	31380 ALFRED BENESCH & COMPANY
61806/2	08/10/2016	ADDITION TO SCOPE	1	$ 2,939.03	$ 2,939.03	31380 ALFRED BENESCH & COMPANY
30-303-800-861		TOTAL		$ 7,760.00		

Description: PO 61806 represents hiring a consultant to assist the City in developing an ADA Transition Plan for curbs/ramps, sidewalks and other improvements needed in the right-of-way; and to begin repairs and corrections based on identified priorities, following a RFP process conducted in 2016. Work continues into 2018.

30-303-800-865		WADSWORTH EA - DESIGN/CONSTRUCTION				
61766/2	05/10/2016	ENVIRONMENTAL ENG. CONSULT. CONTIN.	1	$ 45,328.46	$ 120,000.00	31330 HDR ENGINEERING, INC.
61766/4	05/10/2016	INCREASE FOR GRANT APPLICATION	1	$ 27,075.58	$ 32,000.00	31330 HDR ENGINEERING, INC.
61766/6	05/10/2016	INCREASE FOR HISTORICAL ASSESS AFFECT	1	$ 166,034.68	$ 172,878.36	31330 HDR ENGINEERING, INC.
30-303-800-865		TOTAL		$ 238,438.72		

Description: PO 61766 is for the consultant work being done by HDR Engineering, Inc. on the Environmental Assessment (EA) aspect of reconfiguring Wadsworth Blvd. This step is required following a PEL, and prior to construction. Work on the EA continued through 2017, and was significantly expanded due to concern about historic property determinations. HDR will continue to provide consulting services on this project in 2018, and has yet to invoice the City for 2017 expenses at the end of the year.

PO/LINE	ORDERED	DESCRIPTION	OPEN QTY	OPEN AMT	ORIG AMT	/ NAME
30-303-800-884		PREVENTATIVE MAINT STREET MAINTENANCE				
61663/1	12/23/2015	STRUCTURAL ENGINEERING SERVICES	1	$ 51,475.04	$ 85,750.00	31269 EST, INC.
30-303-800-884		TOTAL		$ 51,475.04		

Description: PO 61663, issued to EST, Inc. in December of 2015, represents program funds intended for engineering services and analysis of deficient bridges in three locations. Work is underway and as funds are approved for bridge repairs, EST will provide project specific structural plans.

30-610-800-811		CITY HALL IMPROVEMENTS GENERAL OPERATION				
61158/1	12/31/2014	ENCUMBER FUNDS FOR COURT AREA REMODEL	1	$ 63,000.00	$ 63,000.00	22233 VARIOUS VENDORS
30-610-800-811		TOTAL		$ 63,000.00		

Description: PO 61158 is to encumber funds for remodeling of the Court facilities and offices. Court staff has been discussing and planning for this project, but due to capacity has been unable to begin working with an architect or GC. The project remains a priority.

30-610-800-872		ARIAL PHOTO/GIS UPDATES				
61974/1	08/17/2017	LAND SURVEYING FOR ROW MAPPING ADJ	1	$ 12,015.00	$ 24,960.00	29613 FLATIRONS, INC.
30-610-800-872		TOTAL		$ 12,015.00		

Description: PO 61974 remains open as the project was put on hold pending approval of the plat for Clear Creek Crossing.

30-610-800-873		PD EVIDENCE CLIMATE CONTROL				
61927/1	42832	A&E FOR EVIDENCE BUILDING ADDITION	1	$ 1,923.40	$ 11,723.00	23164 OZ ARCHITECTURE OF DENVER
62019/1	43097	ENCUMBERED CONSTRUCTION FUNDS	1	$ 38,277.00	$ 38,277.00	22233 VARIOUS VENDORS
30-610-800-873		TOTAL		$ 40,200.40		

Description: PO 61927 remains open as a fire-suppression system must be approved by West Metro Fire, and the architect has not been able to complete the plans, and is under contract to the City to provide construction observation services. Additionally, invoices are being disputed, and will be paid applying a credit memo following approval of carryovers. PO 62019

TOTAL 30	**CAPITAL INVESTMENT PROGRAM FUND (CIP)**	**$ 1,259,258.77**

PO/LINE	ORDERED	DESCRIPTION	OPEN QTY	OPEN AMT	ORIG AMT	/ NAME
Ballot Issue 2E Fund						
31-101-700-750		PROFESSIONAL SERVICES - CCC HOOK RAMPS				
62015/1	12/22/2017	CCC HOOK RAMP ENGINEERING PROF. SERVICES	1	$ 78,378.00	$ 78,378.00	31608 AECOM TECHNICAL SERVICES
62028/1	12/31/2017	TASK A PROGRAM MANAGEMENT PORTION	1	$ 72,933.99	$ 74,806.00	31608 AECOM TECHNICAL SERVICES
31-101-700-750		TOTAL		$ 151,311.99		

Description: PO 62015 represents the funds allocated to Task B of the professional services agreement, and only for what was thought to be needed in 2017. There will not be any invoices to pay from the 2017 budget, as services related to this PO will begin in 2018. PO 62028 is for program management services prorated by the percent of work funded for each project, and will continue through 2018.

31-102-700-750		PROFESSIONAL SERVICES - WARD ROAD				
62023/1	12/28/2017	WARD ROAD ENGINEERING PROF. SERVICES	1	$ 29,487.82	$ 34,650.00	31608 AECOM TECHNICAL SERVICES
62028/3	12/31/2017	TASK A PROGRAM MANAGEMENT PORTION	1	$ 27,627.90	$ 28,337.00	31608 AECOM TECHNICAL SERVICES
31-102-700-750		TOTAL		$ 57,115.72		

Description: PO 62023 represents funds allocated to Task E of the professional services agreement, 2017 portion only. As seen, a small percentage of work has been complete, with services continuing in 2018. PO 62028 is for program management services prorated by the percent of work funded for each project, and will continue through 2018.

31-102-800-801		VISIONING				
61942/1	05/25/2017	WARD RD. STORM WATER ASSESSMENT	1	$ 3,213.12	$ 24,850.00	31520 OLSSON ASSOCIATES
61997/1	10/27/2017	WARD RD. BRIDGE VISIONING	1	$ 12,025.20	$ 40,500.00	30978 WSP USA INC.
31-102-800-801		TOTAL		$ 15,238.32		

Description: PO 61942 represents ongoing assessment services, as development of the Ward Rd. Station is considered. PO 61997 is for a bridge visioning assessment report , and remains open in the event that further analysis is needed.

31-103-700-750		PROFESSIONAL SERVICES - WADSWORTH BLVD				
61766/5	05/10/2016	INCREASE FOR GRANT PREPARATION	1	$ 6,768.89	$ 8,000.00	31330 HDR ENGINEERING, INC.
61766/7	05/10/2016	INCREASE FOR HISTORICAL ASSESSMENT	1	$ 95,332.84	$ 97,043.76	31330 HDR ENGINEERING, INC.
62028/2	12/31/2017	TASK A PROGRAM MANAGEMENT PORTION	1	$ 9,944.73	$ 10,200.00	31608 AECOM TECHNICAL SERVICES
31-103-700-750		TOTAL		$ 112,046.46		

Description: This portion of PO 61766, line items 5 and 7, are specific to the 2E bond fund account identified as Fund 31. Work on the EA continued through 2017, and was significantly expanded due to concern about historic property determinations. HDR will continue to provide consulting services on this project in 2018, and has yet to invoice the City for 2017 expenses at the end of the year. PO 62028 is for program management services prorated by the percent of work funded for each project, and will continue through 2018.

PO/LINE	ORDERED	DESCRIPTION	OPEN QTY	OPEN AMT	ORIG AMT	/ NAME
31-104-800-801		WATERLINE - ANDERSON PARK				
62003/1	11/14/2017	RNR WATERLINE - ANDERSON PARK CONST.	1	$ 150,750.00	$ 150,750.00	31270 DIAZ CONSTRUCTION GROUP
31-104-800-801		TOTAL		$ 150,750.00		

Description: PO 62003 represents award of the reconstruction of the waterline at Anderson Park. A Notice to Proceed has been issued, with work to be completed in 2018.

TOTAL 31	**BALLOT ISSUE - 2E**		**$ 486,462.49**	

Open Space Fund

32-601-800-865		PW/PARKS OPERATIONS FACILITY				
61785/2	07/05/2016	PHASE II - CONSTRUCTION ADMIN	1	$ 950.81	$ 3,000.00	31364 INTERGROUP ARCHITECTS
61949/1	06/06/2017	CONSTRUCT EQUIPMENT STORAGE BLDG	1	$ 167,137.02	$ 317,000.00	31530 DSRW ENT dba CALLAHAN CONST.
61950/1	06/07/2017	EQUIPMENT STORAGE BLDG CONTINGENCY	1	$ 27,668.00	$ 28,667.00	22233 VARIOUS VENDORS
32-601-800-865		TOTAL		$ 195,755.83		

Description: PO 61785 line 2 includes construction administration which will be needed in 2018. PO 61949 is for construction of the new storage facility for Parks equipment. Delays were encountered in 2017 due to steel shortages and wet weather. The projected completion date is targeted for mid March, 2018. PO 61950 represents contingency funds approved for the construction of the equipment storage building.

32-601-800-871		PARKS MAINTENANCE PROJECTS				
61939/1	05/11/2017	IRRIGATION SYSTEM CONTINGENCY	1	$ 7,288.00	$ 7,628.00	22233 VARIOUS VENDORS
32-601-800-871		TOTAL		$ 7,288.00		

Description: PO 61939 represents contingency funds for the Panorama Park Irrigation replacement project. Work continues on the project into 2018, therefore contingency needs may still

32-601-800-872		TRAIL REPLACEMENT/REPAIR				
62027/1	12/29/2017	JOHNSON PARK TRAIL REPLACEMENT PROJECT	1	$ 198,294.00	$ 198,294.00	22233 VARIOUS VENDORS
32-601-800-872		TOTAL		$ 198,294.00		

Description: PO 62027 is for the construction of a replacement portion of the Clear Creek Trail near Johnson Park, replacing asphalt with concrete. The project was bid in 2017, but all bids were over budget. The City has applied for a grant for a portion of this project, and execution of the award is anticipated in early 2018. The project will be divided and bid as two projects in

PO/LINE	ORDERED	DESCRIPTION	OPEN QTY	OPEN AMT	ORIG AMT	/ NAME
32-601-800-873		PROSPECT PARK IMPROVEMENTS				
61818/2	09/27/2016	INCREASE PO FOR CLOMR/LOMR WORK	1	$ 2,079.80	$ 17,265.00	29985 DESIGN CONCEPTS INC
61958/1	06/29/2017	PROSPECT PARK PHASE I CONSTRUCTION	1	$ 680,913.65	$ 1,998,690.00	22611 COLORADO DESIGNSCAPES
32-601-800-873		TOTAL		$ 682,993.45		

Description: PO 61818 line 2 is for CLOMR/LOMR assessment needed for Phase I renovations at Prospect Park. This is a phased project with park construction beginning in 2017, and continuing in 2018. PO 61958 is for construction of the Phase I work. Construction work was delayed in 2017 due to a sewer line issue and then to wet weather conditions. Phase 1 completion is anticipated by the end of May, 2018.

TOTAL 32 OPEN SPACE FUND $ 1,084,331.28

Conservation Trust Fund

54-601-800-860		FACILITY IMPROVEMENTS				
61778/1	06/17/2016	INDOOR POOL IMPROVEMENTS	1	$ 5,800.00	$ 56,085.00	31355 AQUATIC CHEMICAL SOLUTIONS
54-601-800-860		TOTAL		$ 5,800.00		

Description: PO 61778 was for replacement of the indoor slide, and replacement of grates surrounding the indoor pool. Warranty work is still needed on the grates, to be replaced with factory molded corners.

54-601-800-866		PROSPECT PARK RENOVATION				
61955/1	06/20/2017	MATERIAL TESTING DURING CONSTRUCTION	1	$ 6,478.00	$ 7,543.00	30564 TERRACON CONSULTANTS INC.
61958/2	06/29/2017	PHASE I CONSTRUCTION PROJECT	1	$ 166,025.70	$ 210,310.00	22611 COLORADO DESIGNSCAPES
62026/1	12/29/2017	ENCUMBER FOR PHASE II CONSTRUCTION	1	$ 47,697.00	$ 47,697.00	22233 VARIOUS VENDORS
54-601-800-866		TOTAL		$ 220,200.70		

Description: PO 61955 remains open for material testing as may be needed for Phase 1 construction at Prospect Park. PO 61958 representsPhase 1 construction not yet complete at Prospect Park. Issues with a sewer line delayed work in 2017, as sod cannot be laid until Spring. PO 62026 encumbers funds intended for Phase II construction, which will be bid out in

PO/LINE	ORDERED	DESCRIPTION	OPEN QTY	OPEN AMT	ORIG AMT	/ NAME
54-601-800-870		RECREATION CENTER				
62014/1	12/19/2017	OCTANE FITNESS EQUIPMENT	1	$ 4,795.00	$ 4,795.00	31607 FOUNDATION FITNESS
62014/2	12/19/2017	OCTANE FITNESS EQUIPMENT ACCESSORIES	1	$ 200.00	$ 200.00	31607 FOUNDATION FITNESS
62014/3	12/19/2017	INSTALLATION AND SHIPPING	1	$ 375.00	$ 375.00	31607 FOUNDATION FITNESS
54-601-800-870		TOTAL		$ 5,370.00		

Description: PO 62014 for fitness equipment replacement at the recreation center, is open as the equipment was not received until January 3, 2018. Following approval of the carry overs, this PO will be paid and closed out.

54-601-800-873		RESURFACE TENNIS/BASKETBALL COURTS				
61965/1	07/13/2017	TENNIS/SPORT COURT MAINTENANCE	1	$ 5,844.00	$ 20,154.00	23254 COATINGS, INC.
54-601-800-873		TOTAL		$ 5,844.00		

Description: The balance of PO 61965 represents work needed on the courts at the Apel Baker facility. This work requires warm weather, and will be scheduled for May 2018.

54-601-800-879		PANORAMA PARK IRRIGATION				
61938/2	05/11/2017	IRRIGATION SYSTEM CONSTRUCTION	1	$ 27,082.55	$ 40,197.00	31510 SABELL'S ENTERPRISES LLC
54-601-800-879		TOTAL		$ 27,082.55		

Description: PO 61938 line 2 remains open as the irrigation system requires warranty repairs, and sod replacement in the Spring of 2018.

TOTAL 54 CONSERVATION TRUST FUND $ 264,297.25

Equipment Replacement

57-204-800-805		COMMUNICATIONS EQUIPMENT				
62020/1	12/28/2017	FUNDS FOR INSTALLING PD MOBILE RADIOS	1	$ 47,168.60	$ 47,168.60	22233 VARIOUS VENDORS
57-204-800-805		TOTAL		$ 47,168.60		

Description: PO 62020 represents funds encumbered to install new mobile radio equipment in police vehicles. The person working on the purchase and installation of equipment is no longer an employee of the City. The next phase for bidding and scheduling installation has been reassigned effective January 30, 2018.

TOTAL 57 EQUIPMENT REPLACEMENT FUND $ 47,168.60

FUND TOTALS

TOTAL 01	**GENERAL FUND**	**$ 648,284.71**
TOTAL 17	**POLICE INVESTIGATION FUND**	**$ 24,800.00**
TOTAL 30	**CAPITAL INVESTMENT PROGRAM FUND (CIP)**	**$ 1,259,258.77**
TOTAL 31	**BOND ISSUE 2E**	**$ 486,462.49**
TOTAL 32	**OPEN SPACE FUND**	**$ 1,084,331.28**
TOTAL 54	**CONSERVATION TRUST FUND**	**$ 264,297.25**
TOTAL 57	**EQUIPMENT REPLACEMENT FUND**	**$ 47,168.60**
GRAND TOTAL		**$ 3,814,603.10**

City of Wheat Ridge

ITEM NO: 1b)
DATE: February 12, 2018

REQUEST FOR CITY COUNCIL ACTION

TITLE: MOTION TO APPROVE PAYMENT TO KAISER PERMANENTE FOR JANUARY 2018 MEMBERSHIP BILLING IN THE AMOUNT OF $195,189.45

☐ PUBLIC HEARING
☒ BIDS/MOTIONS
☐ RESOLUTIONS
☐ ORDINANCES FOR 1ST READING
☐ ORDINANCES FOR 2ND READING

QUASI-JUDICIAL: ☐ YES ☒ NO

Administrative Services Director

City Manager

ISSUE:
For 2018, the City offers employees two medical plans through Kaiser Permanente; a High Deductible plan and Deductible HMO Plan. Both plans are also offered as COBRA protection for former employees who choose to enroll. January monthly billing is in the amount of $195,189.45 which requires City Council approval.

PRIOR ACTION:
None.

FINANCIAL IMPACT:
While monthly costs vary depending on the number of employees and dependents enrolled, for 2018 these costs will average around $195,000 per month. The January 2018 bill is for active and COBRA membership billing. Monthly bills over $75,000 will be brought to City Council for approval.

BACKGROUND:
Kaiser Permanente has been the City of Wheat Ridge's medical plan provider for several years. Based on the City's shift to two deductible plans and a robust wellness program, Kaiser plan renewals have been minimal compared to the market the past two years.

RECOMMENDATIONS:
It is our recommendation to pay the January 2018 Kaiser bill.

RECOMMENDED MOTION:
"I move to pay the January 2018 Kaiser bill in the total amount of $195,189.45.

Or,

"I move to deny the payment of the January 2018 Kaiser bill in the amount of $195,189.45 for the following reason(s) _____."

REPORT PREPARED/REVIEWED BY:
Tamara Dixon, Human Resources Manager
Heather Geyer, Administrative Services Director
Patrick Goff, City Manager

ATTACHMENTS:
1. 2018 January Kaiser Bill

KAISER PERMANENTE®

Kaiser Permanente
Membership Administration
P.O. Box 203009
Denver, CO 80220-9009

SP 03 000001 21715 G 1 ASNGLP

CITY OF WHEAT RIDGE
CITY OF WHEAT RIDGE ACTIVES
ATTN: CHRISTINE JONES
7500 W 29TH AVE
WHEAT RIDGE, CO 80033-8001

GROUP-BILLGROUP-REGION: 00181-01-16

Invoice Creation Date: December 04, 2017

Bill Period Dates: 01/01/2018-01/31/2018
Invoice Number: 0020722873
Bill Date: 12/04/2017
Amount Due: $195,081.27
PLEASE PAY BY: 12/31/2017

000001 1/11

Please send payments only to the following address:
Kaiser Permanente
Membership Administration
Kaiser Permanente
PO BOX 711697
Denver, CO 80271-1697

For Billing Inquiry:
TABITHA MARIE LEE - CSCC
Phone: 8668687220

Please mail all membership changes to:
Kaiser Permanente
Membership Administration
P.O. Box 203009
Denver, CO 80220-9009

Or, send membership changes to either:
Fax: 866-311-5974
Email: csc-den-roc-group@kp.org

Did you know you could process your membership changes online at kaiserpermanente.org?

GROUP-BILLGROUP-REGION: 00181-01-16 (RETURN THIS PORTION WITH YOUR PAYMENT)

CITY OF WHEAT RIDGE
ATTN: CHRISTINE JONES
7500 W 29TH AVE
WHEAT RIDGE, CO 80033-8001

Invoice Number:	0020722873
Bill Period Date:	01/01/2018
Please pay this amount:	$195,081.27
	Credit 2436.53
Payment must be received by:	12/31/2017

Provide Billing Unit number(s) on check and make it payable to:
Kaiser Permanente
PO BOX 711697
Denver, CO 80271-1697

Amount Paid: 192,650.74

1600181000001000000000002072287301012018121710000000195081270000000000000005

ATTACHMENT 1

KAISER PERMANENTE®

Kaiser Permanente
Membership Administration
P.O. Box 203009
Denver, CO 80220-9009

SP 02 000002 30709 G 2 ASNGLP

CITY OF WHEAT RIDGE
CITY OF WHEAT RIDGE - COBRA
ATTN: CHRISTINE JONES
7500 W 29TH AVE
WHEAT RIDGE, CO 80033-8001

GROUP-BILLGROUP-REGION: 00181-02-16

Invoice Creation Date: December 14, 2017

Bill Period Dates: 01/01/2018-01/31/2018
Invoice Number: 0020824508
Bill Date: 12/14/2017
Amount Due: $2,538.71
PLEASE PAY BY: 12/31/2017

000002 1/6

Please send payments only to the following address:
Kaiser Permanente
Membership Administration
Kaiser Permanente
PO BOX 711697
Denver, CO 80271-1697

For Billing Inquiry:
TABITHA MARIE LEE - CSCC
Phone: 8668687220

Please mail all membership changes to:
Kaiser Permanente
Membership Administration
P.O. Box 203009
Denver, CO 80220-9009

Or, send membership changes to either:
Fax: 866-311-5974
Email: csc-den-roc-group@kp.org

Did you know you could process your membership changes online at kaiserpermanente.org?

GROUP-BILLGROUP-REGION: 00181-02-16 (RETURN THIS PORTION WITH YOUR PAYMENT)

CITY OF WHEAT RIDGE
ATTN: CHRISTINE JONES
7500 W 29TH AVE
WHEAT RIDGE, CO 80033-8001

Invoice Number:	0020824508
Bill Period Date:	01/01/2018
Please pay this amount:	$2,538.71
Payment must be received by:	12/31/2017

Provide Billing Unit number(s) on check and make it payable to:
Kaiser Permanente
PO BOX 711697
Denver, CO 80271-1697

Amount Paid: 2,538.71

1600181000002000000000002082450801012018121710000000002538710000000000000002

City of Wheat Ridge

ITEM NO: 1c)
DATE: February 12, 2018

REQUEST FOR CITY COUNCIL ACTION

TITLE: MOTION TO AWARD A CONTRACT, AND APPROVE SUBSEQUENT PAYMENTS, TO DIAZ CONSTRUCTION GROUP, LAKEWOOD, CO IN THE AMOUNT OF $347,392, WITH A CONTINGENCY AMOUNT OF $34,740 FOR THE 2017 MISCELLANEOUS STREET AND DRAINAGE PROJECT

☐ PUBLIC HEARING
☒ BIDS/MOTIONS
☐ RESOLUTIONS
☐ ORDINANCES FOR 1ST READING
☐ ORDINANCES FOR 2ND READING

QUASI-JUDICIAL: ☐ YES ☒ NO

Public Works Director **City Manager**

ISSUE:
The bid package for the 2017 Miscellaneous Street and Drainage Project included proposed improvements at four locations across the City. Since this project included work at multiple locations, the individual projects were packaged separately as follows:

Base bid - reconstruct Union Street south of 34th Place
Alternate 1 - construct a drainage channel within Union Street right-of-way north of 32nd Drive
Alternate 2 - replace an irrigation crossing under Miller Street at W 50th Avenue
Alternate 3 - construct curb/gutter along the west side of Ames Street north of W 26th Avenue.

Bids were opened on January 23, 2018, and came in substantially higher than the engineer's estimate. Staff evaluated the bids along with the company's references and experience as a basis for recommendation. Staff is recommending that the lowest responsive bidder, Diaz Construction Group, be awarded a contract for the Base Bid and Alternates 1 and 2 in the amount of $347,392, with a contingency of $34,740, for a total of $382,132.

PRIOR ACTION:
None

FINANCIAL IMPACT:
Funding for this program was approved in the 2017 Capital Improvement Program budget in two different line items. Some of the budgeted funds were used to pay consultants to design the projects and to prepare the construction drawings. The Minor Street Improvement Projects line item 30-303-800-840 has an available budget of $241,396 and the Miscellaneous Drainage Improvement Projects line item 30-302-800-833 has an available budget of $183,824 for a total available budget of $425,220.

BACKGROUND:
The various locations included in the 2017 Miscellaneous Street and Drainage Project were assembled to combine street reconstruction and drainage improvements to take advantage of similar construction aspects. The project consists of:

Union Street improvements – a project was developed to improve Union Street south of West 34th Place. Currently, Union Street is a dirt road heading south from W 34th Place that serves four residential properties. The road is approximately 320 feet in length and ends at a turn around. This project will help reduce street maintenance and improve drainage for the adjacent properties by paving the street and installing curb/gutter. At the residents' request, the on-street parking was reduced at the south end to save several large oak trees.

W 32nd Drive and Union Street Drainage improvements – Runoff from the neighborhood south and west of the intersection at W 32nd Drive and Union Street converges at this intersection. The runoff flows north along some existing curb/gutter but also overtops the trail entrance to Lewis Meadows Park, frequently washing out the trail surface at this location. This project regrades the trail entrance and replaces the curb/gutter with a drainage channel to prevent the overtopping of the trail entrance.

Irrigation Culvert replacement on Miller Street at W 50th Avenue – This project replaces a badly deteriorated irrigation pipe crossing under Miller Street. An existing corrugated metal pipe that carries flow from the Bayou Ditch has deteriorated to the point where a replacement is necessary. This irrigation crossing has been in operation for many years and will be replaced with a reinforced concrete pipe for better longevity.

26th Avenue and Ames Street curb and gutter installation improvements – In 2014, the City completed a major drainage project in the southeast part of the City that had previously experienced drainage problems for many years due to the lack of a storm sewer system to capture the flows that crossed W 29th Avenue. That project discharged the captured flow onto Sheridan Boulevard and a new detention basin at the Richards-Hart Estate. That project also included installing curb/gutter along Ames Street from W 28th Avenue to the first driveway south of the Richards-Hart Estate to prevent ongoing erosion problems along the Richards-Hart Estate property. The installation of curb/gutter under this project extends the curb/gutter to W 26th

Avenue. At the time of the original project, the property owner to the south of the Richards-Hart Estate was not interested in extending the curb/gutter due to several trees that would be impacted.

Bids for the ITB-18-02 2017 Miscellaneous Street Projects were opened on January 23, 2018. Four bids were received. All bids met the initial bid requirements and all four were substantially above the engineering estimate. Staff has analyzed the bids and believe the high prices are largely due to the scattered locations, relatively small size of the individual projects, and the increasingly competitive construction market we continue to experience.

After the bids were opened, staff realized that two of the quantities were wrong in bid alternates 1 and 2. The Corrected Bid Tab, Attachment 1, shows the corrected amounts for the bidders.

The 2017 Miscellaneous Street Project is comprised of the following:

Base Bid – Union Street, south of 34th Place, street reconstruction.
Alternate 1 – 32nd Place and Union Street drainage improvement
Alternate 2 – Irrigation pipe replacement at Miller Street south of 50th Avenue.
Alternate 3 – Ames Street curb/gutter installation from Richard Hart Estates to 26th Avenue.

	Bid Ranges	**Engineer's Estimate**
Base Bid:	$242,690.00 - $285,358.00	$167,707.00
Bid Alternates:		
1	$58,377.00 - $88,293.75	$41,626.00
2	$43,068.00 - $106,604.30	$20,484.00
3	$57,095.00 - $115,569.50	$32,329.00

Recognizing that the high total cost of base bid and all bid alternates exceeds the budget amount, staff recommends that the base bid and bid alternates 1 and 2 be awarded, as these are the highest priority projects. Bid alternate 3 will be included in a future drainage improvement project at W 26th and Fenton Street in 2019.

The lowest responsible and responsive bidder, including the base bid and bid alternates 1 and 2, Diaz Construction, Lakewood, CO, has met the bid and qualification requirements. A contingency amount of $34,740 is requested to allow for the cost of other potential unanticipated items related to the project that can sometimes occur after the commencement of construction.

RECOMMENDATIONS:

Based upon the contractor's demonstrated capabilities and performance on previous projects and due to available budget, Staff recommends that a contract be awarded to Diaz Construction Group that includes the Base Bid and Bid Alternates 1 and 2 as outlined above. Staff also recommends that the Director of Public Works be authorized to issue change orders up to a total contract and contingency amount of $382,132.00.

RECOMMENDED MOTION:
"I move to award a contract, and approve subsequent payments, to Diaz Construction Group, Lakewood, CO, in the amount of $347,392, with a contingency amount of $34,740 for the 2017 Miscellaneous Street and Drainage Project Base Bid and Bid Alternates 1 and 2."

Or,

"I move to deny the award to Diaz Construction Group, Lakewood, CO for the 2017 Miscellaneous Street and Drainage Project Base Bid and Bid Alternates 1 and 2, for the following reason(s)
_____."

REPORT PREPARED/REVIEWED BY:
Steve Nguyen, Engineering Manager
Mark Westberg, Projects Supervisor
Jennifer Nellis, Purchasing Agent
Scott Brink, Director of Public Works
Patrick Goff, City Manager

ATTACHMENTS:
1. Corrected Bid Tab
2. Project Map

Subject to review for completeness and accuracy.

CORRECTED

Quantity error - Bid Alts 1 and 2

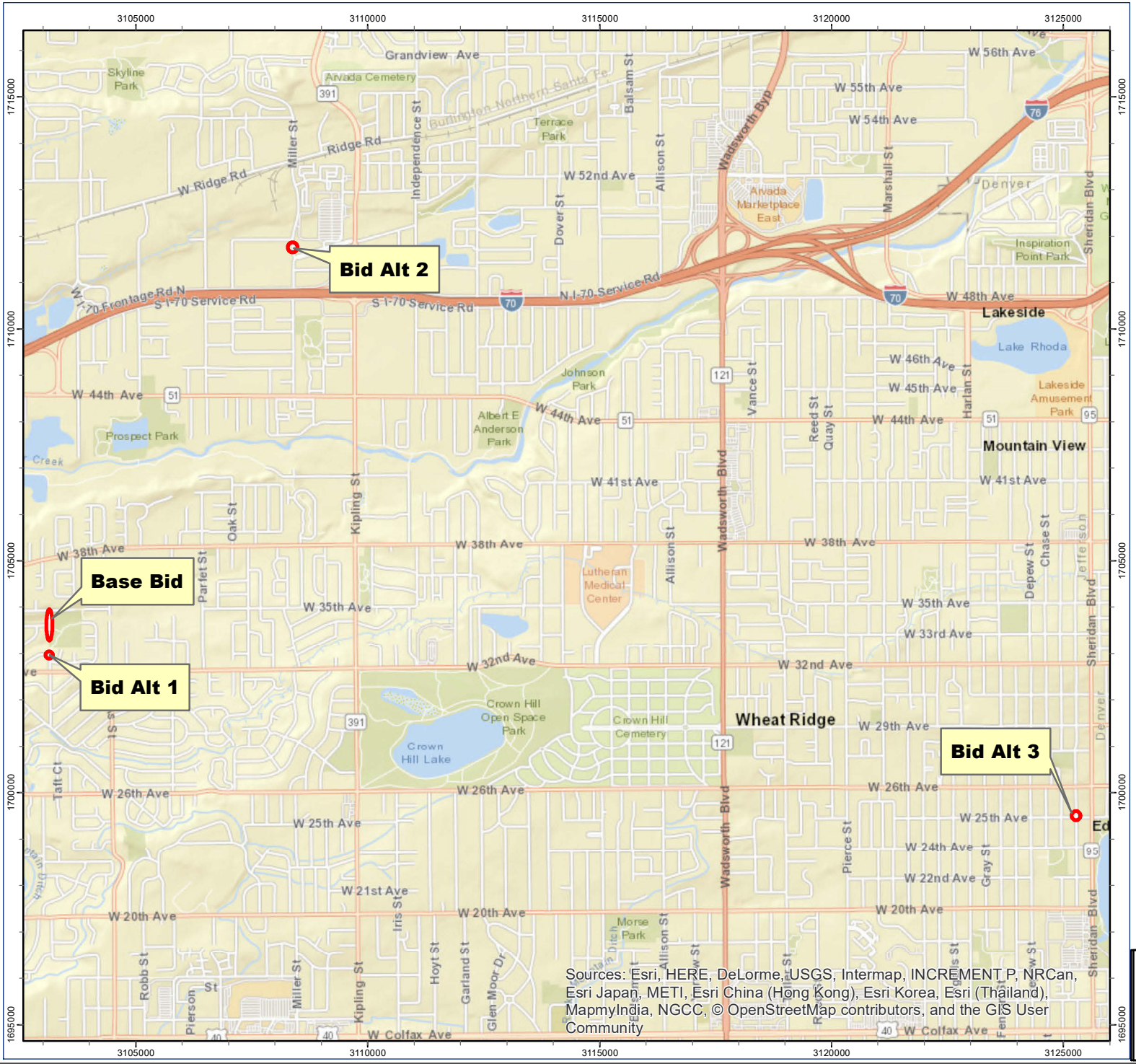
PROJECT: ITB-18-02
2017 MISC STREET PROJECTS
DUE DATE/TIME: TUESDAY, JANUARY 23, 2018 BY 1 P.M. LOCAL TIME

REQUESTED BY: MARK WESTBERG, PUBLIC WORKS PROJECT SUPERVISOR
OPENED BY: JENNIFER NELLIS, PURCHASING AGENT
WITNESSED BY: JODI BAROS

ALLOWED VENDOR (PRIME)	Diaz Construction Group	KECI Colorado, Inc.	PLM Asphalt & Concrete, Inc	Technology Constructors, Inc.	
LOCATION	Lakewood, CO	Sedalia, CO	Aurora, CO	Arvada, CO	
PROPOSAL FORM	Yes	Yes	Yes	Yes	
ACKNOWLEDGE ADDENDUM (0)	Yes	Yes	Yes	Yes	
CONTRACTOR'S QUALIFICATION FORM	Yes	Yes	Yes	Yes	
NON-DISCRIMINATION ASSURANCE FORM	Yes	Yes	Yes	Yes	
ILLEGAL ALIEN COMPLIANCE	Yes	Yes	Yes	Yes	
LIST OF SUB-CONTRACTORS	Yes	Yes	Yes	Yes	
NON-COLLUSION AFFADAVIT	Yes	Yes	Yes	Yes	
BID BOND	Yes	Yes	Yes	Yes	
KEEP JOBS IN COLORADO	Yes	Yes	Yes	Yes	
PAGE 27 BASE BID Sub-Total	$ 48,375.00	$ 107,241.00	$ 115,237.40	$ 80,530.00	
PAGE 28 BASE BID Sub-Total	$ 197,572.00	$ 162,437.00	$ 170,120.70	$ 162,160.00	
TOTAL AMOUNT OF BASE BID:	$ 245,947.00	$ 269,678.00	$ 285,358.10	$ 242,690.00	$ -
PAGE 29-30 BID-ALT #1 TOTAL	~~$ 75,645.00~~	~~$ 86,457.00~~	~~$ 92,107.10~~	~~$ 72,761.00~~	
CORRECTED BID-ALT #1 TOTAL	$ 58,377.00	$ 85,018.00	$ 88,293.75	$ 71,322.00	
PAGE 30 BID-ALT #2 TOTAL	~~$ 43,268.00~~	~~$ 70,385.00~~	~~$ 107,610.30~~	~~$ 50,986.00~~	
CORRECTED BID-ALT #2 TOTAL	$ 43,068.00	$ 70,135.00	$ 106,604.30	$ 50,746.00	
PAGE 31 BID-ALT #3 TOTAL	$ 57,095.00	$ 99,555.00	$ 115,569.50	$ 77,565.00	

ATTACHMENT 1

ATTACHMENT 2



2017 Misc Street Projects

LEGEND

Base Bid
(Union St South of W 34th Pl.)
Bid Alt 1
(Union St north of W 32nd Ave)
Bid Alt 2
(Miller St north of W 50th Ave)
Bid Alt 3
(Ames St north of W 26th Ave)

N

1,300 0 1,300 2,600 Feet

State Plane Coordinate Projection
Colorado Central Zone
Datum: NAD83

PATH: D:\GISData\GIS\MXDs\Templates\A-size.mxd

City of Wheat Ridge, Colorado
7500 West 29th Avenue
Wheat Ridge, CO 80033-8001
303.234.5900

DATE: 12/12/2008

ITEM NO: 1d)
DATE: February 12, 2018

REQUEST FOR CITY COUNCIL ACTION

TITLE: **RESOLUTION NO. 11-2018 – A RESOLUTION AMENDING THE FISCAL YEAR 2017 GENERAL FUND BUDGET TO REFLECT THE APPROVAL OF A SUPPLEMENTAL BUDGET APPROPRIATION IN THE AMOUNT OF $122,327.90 FOR ON-CALL BUILDING PERMIT INSPECTIONS, PLAN REVIEW AND OTHER SUPPORT SERVICES AND RELATED COSTS**

☐ PUBLIC HEARING ☐ ORDINANCES FOR 1ST READING
☐ BIDS/MOTIONS ☐ ORDINANCES FOR 2ND READING
☒ RESOLUTIONS

QUASI-JUDICIAL: ☐ YES ☒ NO

Community Development Director **City Manager**

ISSUE:
On May 8, 2017, the City of Wheat Ridge experienced an extremely damaging hailstorm, and as a result, the workload for the City's building division increased exponentially for all of 2017. In 2017, the City processed approximately 7000 residential roof permits and conducted nearly 16,000 roof-related inspections. This was in addition to it being a busy year in general in processing a diverse range of residential and commercial building permits. At our peak, we had as many as 8-9 inspectors and 4-5 permit technicians working on a daily basis. The bulk of this work has been performed by our contract building inspection firm, Charles Abbott Associates, Inc. (CAA).

On August 14, 2017, City Council approved Resolution 27-2017, authorizing an additional $841,330 in a budget supplemental for "on-call building inspections, plan review and other support services and related costs." That approval was based on our estimate of expenses that would be incurred based on the volume of work that had been experienced at that time. Our actual work volume peaked in September and October and as a result, our preliminary expense estimates were slightly lower than actual costs incurred. By way of example, our cost estimate for August was $150,000 and actual costs for CAA were $163,710. For November, we had estimated a weather

slowdown resulting in a $50,000 estimate for CAA. The mild weather resulted in higher than estimated inspection volume and actual costs of $110,765. Costs have also been incurred for temporary help to assist in scanning files for our permanent electronic records and for additional credit card processing fees. The year-end "Roofing Permit and Inspections Report" is attached for further reference.

PRIOR ACTION:
During the annual budget adoption process for 2017, City Council approved $34,000 in the budget for building division contract services. As noted, On August 14, 2017, City Council approved an initial budget supplemental of $841,330.

FINANCIAL IMPACT:
The Building Division's contract services account had a balance of $74,491.21 prior to paying CAA bills for November and December and credit card processing fees for December. CAA costs for November were $110,765 and for December were $82,383.75. Credit card fees for December were $3,670.36, for a grand total of $196,819.11. After expending the existing funds, an additional budget supplemental is needed in the amount of $122,327.90. Permit fees associated with residential and commercial roofs have exceeded $1,750,000. Total permit fees for 2017 exceeded $2,270,000.

BACKGROUND:
The City of Wheat Ridge was at the center of the damaging May 8 hailstorm. This storm is on track to be one of the costliest weather-related storm event in Colorado's history, exceeding $1 billion in claims. Staff had initially estimated 7,000 residential re-roof permits would be issued in 2017, with an additional smaller surge potentially in 2018. At year-end, 6,662 residential roof permits had been issued, plus an additional 323 commercial roofs and 94 homeowner roof permits.

To respond to the permit application and inspection volume, staff has brought on between 4 and 8 additional inspectors, between 2 and 4 additional building permit technicians, and plan reviewers as needed, through our contract inspection firm, Charles Abbott Associates. The City has continued to offer next day inspections throughout the storm and introduced an on-line roof permit application process to ease the administrative burden on our contractor customers.

RECOMMENDATIONS:
Staff recommends approval of the resolution in order to provide for a supplemental budget appropriation of $122,327.90 for the purpose of amending the fiscal year 2017 budget to reflect the need for additional building division staff resources to respond to the permit and inspection volume associated with the May 8 hailstorm.

RECOMMENDED MOTION:
"I move to approve Resolution No. 11-2018, a resolution amending the fiscal year 2017 General Fund budget to reflect the approval of a supplemental budget appropriation in the amount of $122,327.90 for on-call building permit inspections, plan review and other support services and related costs."

Or,

"I move to table indefinitely Resolution No. 11-2018, a resolution amending the fiscal year 2017 General Fund budget to reflect the approval of a supplemental budget appropriation in the amount of $122,327.90 for on-call building permit inspections, plan review and other support services and related costs for the following reason(s) _____."

REPORT PREPARED/REVIEWED BY:
Kenneth Johnstone, Community Development Director
Patrick Goff, City Manager

ATTACHMENTS:
1. Resolution No. 11-2018
2. Roofing Permits and Inspections Report – 2017 Year-End

CITY OF WHEAT RIDGE, COLORADO
RESOLUTION NO. 11
Series of 2018

TITLE: A RESOLUTION AMENDING THE FISCAL YEAR 2017 GENERAL FUND BUDGET TO REFLECT THE APPROVAL OF A SUPPLEMENTAL BUDGET APPROPRIATION IN THE AMOUNT OF $122,327.90 FOR ON-CALL BUILDING PERMIT INSPECTIONS, PLAN REVIEW AND OTHER SUPPORT SERVICES AND RELATED COSTS

WHEREAS, the City regularly contracts with an outside firm to provide intermittent building inspections, plan review and other building division related services; and

WHEREAS, Charles Abbott Associates was selected through a competitive bidding process as the top firm to provide said services through RFQ-17-09 in the spring of 2017; and

WHEREAS, a hailstorm on May 8, 2017, has resulted in a significant increase in the amount of contract building permit-related services required by the City to address the associated building permit and inspection volume; and

WHEREAS, said storm has also resulted in increases in credit card processing fees, temporary labor and other office supply expenses; and

WHEREAS, the requested funding is available in the General Fund undesignated reserves.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wheat Ridge, Colorado as follows:

Section 1. A transfer of $122,327.90 from General Fund undesignated reserves for on-call building permit inspections, plan reviews and other support services to account 01-122-700-704

DONE AND RESOLVED this 12th day of February 2018.

_____
William "Bud" Starker, Mayor

ATTEST:

_____
Janelle Shaver, City Clerk

ATTACHMENT 1

Roofing Permits and Inspections - 2017 Year-end Report

Resulting from hail storm on May 8, 2017

RESIDENTIAL ROOFING PERMITS PROCESSED

RRF = Residential roof

Date	All Permits Processed	RRF Permits Processed	All Permits Fees	All Permits Use Tax	All Permits Total	RRF Permit Fees	RRF Permit Use Tax	RRF Permit Total
May 8 - May 28, 2017 (3 wks)	265	211	$ 60,791.50	$ 62,519.08	$ 123,310.58	$ 43,701.90	$ 37,189.33	$ 80,891.23
May 29 - June 11, 2017 (2 wks)	717	673	$ 158,076.00	$ 169,052.75	$ 327,128.75	$ 144,062.30	$ 144,672.33	$ 288,734.63
June 12 - June 25, 2017 (2 wks)	540	452	$ 127,207.80	$ 152,697.47	$ 279,905.27	$ 97,639.50	$ 99,443.93	$ 197,083.43
June 26 - July 9 (2 wks)	976	888	$ 230,117.77	$ 258,922.61	$ 489,040.38	$ 198,771.67	$ 203,227.30	$ 401,998.97
July 10 - July 23 (2 wks)	1063	973	$ 260,681.30	$ 317,151.34	$ 577,832.64	$ 215,690.13	$ 220,732.00	$ 436,422.13
July 24 - August 6 (2 wks)	882	771	$ 231,927.95	$ 316,974.46	$ 548,902.41	$ 172,812.75	$ 177,565.46	$ 350,378.21
August 7 - August 20 (2wks)	776	654	$ 216,285.30	$ 337,503.13	$ 553,788.43	$ 152,426.25	$ 157,706.27	$ 310,132.52
August 21 - Sept 3 (2 wks)	519	413	$ 114,472.35	$ 128,698.42	$ 243,170.77	$ 94,596.10	$ 97,211.59	$ 191,807.69
Sept 4 - Sept 18 (2 wks)	413	288	$ 96,850.80	$ 112,399.52	$ 209,250.32	$ 68,478.50	$ 70,947.14	$ 139,425.64
Sept 19 - Oct 1 (2 wks)	515	359	$ 159,761.50	$ 273,079.88	$ 432,841.38	$ 87,866.85	$ 91,415.39	$ 179,282.24
Oct 2 - Oct 15 (2 wks)	388	285	$ 86,265.00	$ 99,699.87	$ 185,964.87	$ 64,936.74	$ 67,083.10	$ 132,019.84
Oct 16 - Oct 29 (2 wks)	337	219	$ 96,906.15	$ 156,144.31	$ 253,050.46	$ 49,469.00	$ 50,490.06	$ 99,959.06
Oct 30 - Nov 12 (2 wks)	280	165	$ 68,503.90	$ 91,352.22	$ 159,856.12	$ 36,906.30	$ 37,399.32	$ 74,305.62
Nov 13 - Nov 26 (2 wks)	224	137	$ 76,648.45	$ 170,859.01	$ 247,507.46	$ 24,637.70	$ 32,107.85	$ 56,745.55
Nov 27 - Dec 10 (2 wks)	211	106	$ 82,939.75	$ 179,079.05	$ 262,018.80	$ 32,028.00	$ 32,955.00	$ 64,983.00
Dec 11 - Dec 24 (2 wks)	133	61	$ 38,899.93	$ 61,454.46	$ 100,354.39	$ 13,405.48	$ 13,115.18	$ 26,520.66
Dec 25 - Dec 31 (1 wk)	29	7	$ 7,101.10	$ 12,031.73	$ 19,132.83	$ 1,398.40	$ 1,327.87	$ 2,726.27
Totals since storm	**8268**	**6662**	**$ 2,113,436.55**	**$ 2,899,619.31**	**$ 5,013,055.86**	**$ 1,498,827.57**	**$ 1,534,589.12**	**$ 3,033,416.69**
2017	8764	6723	$ 2,270,183.75	$ 3,237,553.03	$ 5,507,736.78	$ 1,511,385.62	$ 1,544,488.71	$ 3,055,874.33
2016	1597	231	$ 464,848.76	$ 806,358.14	$ 1,271,206.90	$ 45,749.70	$ 39,455.48	$ 85,205.18

ATTACHMENT 2

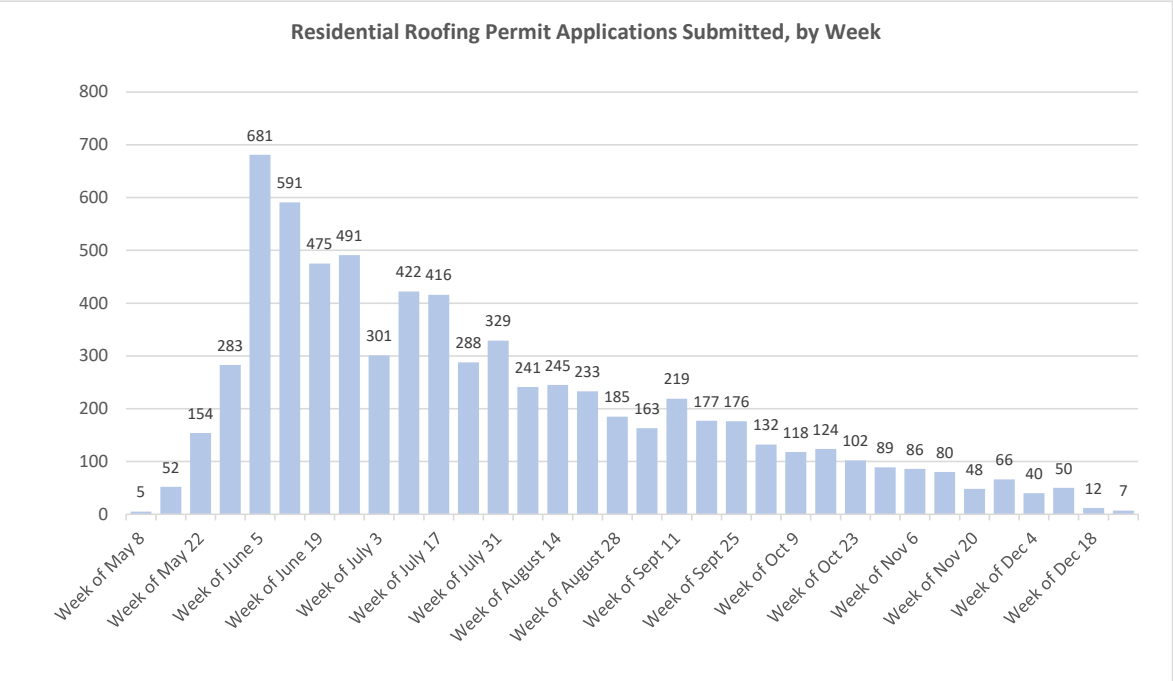
Roofing Permits and Inspections - 2017 Year-end Report

RRF PERMIT APPLICATIONS SUBMITTED

Including in person (May 8 to June 8) and online (June 8 to Dec 31)

RRF = Residential Roofing Permit

Date	Weekly Total
Week of May 8	5
Week of May 15	52
Week of May 22	154
Week of May 29	283
Week of June 5	681
Week of June 12	591
Week of June 19	475
Week of June 26	491
Week of July 3	301
Week of July 10	422
Week of July 17	416
Week of July 24	288
Week of July 31	329
Week of August 7	241
Week of August 14	245
Week of August 21	233
Week of August 28	185
Week of Sept 4	163
Week of Sept 11	219
Week of Sept 18	177
Week of Sept 25	176
Week of Oct 2	132
Week of Oct 9	118
Week of Oct 16	124
Week of Oct 23	102
Week of Oct 30	89
Week of Nov 6	86
Week of Nov 13	80
Week of Nov 20	48
Week of Nov 27	66
Week of Dec 4	40
Week of Dec 11	50
Week of Dec 18	12
Week of Dec 25	7
Total applications submitted	**7081**
2017	7142
2016	231

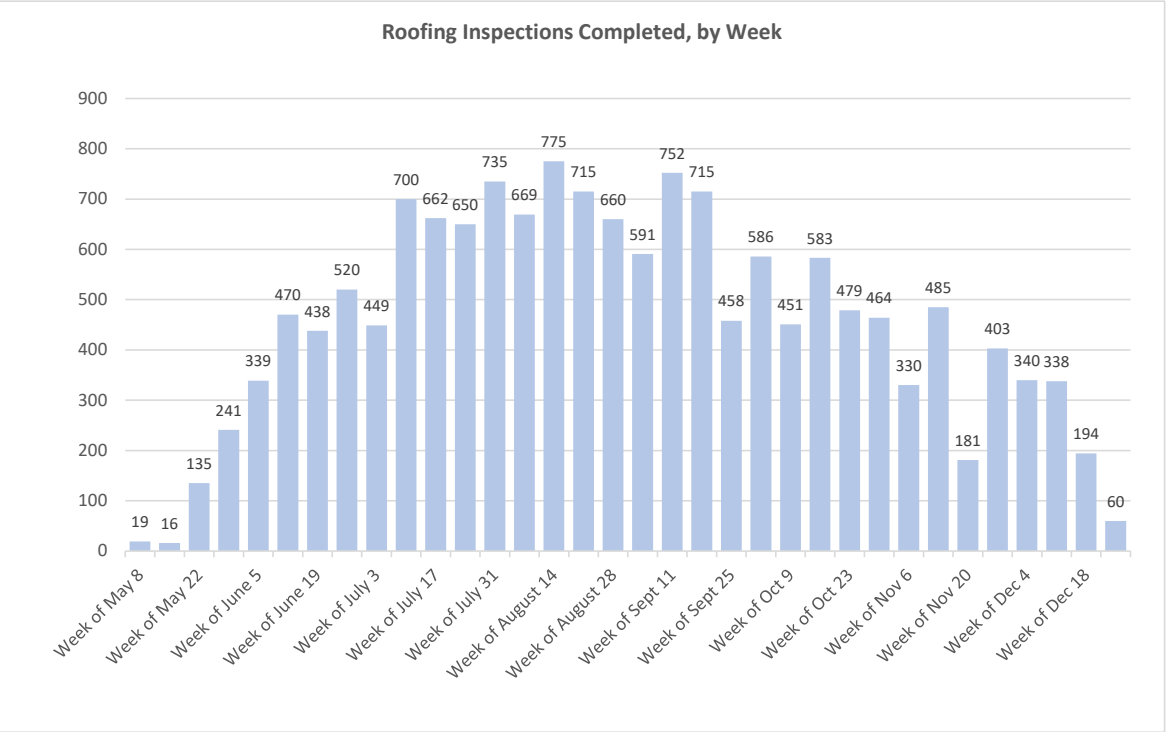


Roofing Permits and Inspections - 2017 Year-end Report

ROOFING INSPECTIONS COMPLETED

Includes sheathing, midroof, and final inspections completed from May 8 to Dec 31

Date	Roof-Related Inspections
Week of May 8	19
Week of May 15	16
Week of May 22	135
Week of May 29	241
Week of June 5	339
Week of June 12	470
Week of June 19	438
Week of June 26	520
Week of July 3	449
Week of July 10	700
Week of July 17	662
Week of July 24	650
Week of July 31	735
Week of August 7	669
Week of August 14	775
Week of August 21	715
Week of August 28	660
Week of Sept 4	591
Week of Sept 11	752
Week of Sept 18	715
Week of Sept 25	458
Week of Oct 2	586
Week of Oct 9	451
Week of Oct 16	583
Week of Oct 23	479
Week of Oct 30	464
Week of Nov 6	330
Week of Nov 13	485
Week of Nov 20	181
Week of Nov 27	403
Week of Dec 4	340
Week of Dec 11	338
Week of Dec 18	194
Week of Dec 25	60
Total roofing inspections	**15,603**
2017	15,869
2016	1029



Roofing Permits and Inspections - 2017 Year-end Report

CONTRACT LABOR - ACTUAL AND ESTIMATED COSTS

Charles Abbott Associates, Inc. (CAA)

Actual and estimated invoice amounts from CAA - invoices are received monthly, estimates are based on hourly rate

Date	Permit Technicians	Hours Billed	Permit Tech Cost ($65/hr)	Inspectors	Hours Billed	Inspector Cost ($95/hr)	Total Cost
Month of June - Actual	2			6			$ 94,780.00
Month of July - Actual	3-4			6-7			$ 122,591.25
Month of August - Actual	3-4			7-8			$ 163,710.00
Month of September - Actual	3			8-9			$ 146,596.25
Month of October - Actual	3			8-9			$ 162,472.50
Month of November - Actual	1.5 FTE			5.5 FTE			$ 110,765.00
Month of December - Actual	1.5 FTE			4 FTE			$ 82,383.75
CAA Total							**$ 883,298.75**

Kelly Services

Based on weekly invoice amounts - no additional services expected in 2017

Date	No. of Staff	Total Cost
Week of August 21	1	$ 480.00
Week of August 28	1	$ 1,020.00
Week of Sept 4	1	$ 600.00
Week of Sept 11	1	$ 870.00
Week of Sept 18	1	$ 1,020.00
Week of Sept 25	1	$ 960.00
Week of Oct 2	1	$ 870.00
Week of Oct 9	1	$ 900.00
Week of Oct 16	1	$ 990.00
Week of Oct 23	1	$ 982.50
Week of Oct 30	1	$ 825.00
Week of Nov 6	1	$ 1,200.00
Week of Nov 13	1	$ 960.00
Week of Nov 20	1	$ 1,050.00
Kelly Services Total		**$ 12,727.50**

Roofing Permits and Inspections - 2017 Year-end Report

ROOFING PERMITS BY TYPE

Comparison of residential (RRF), commercial (CRF), and homeowner (HRP) roofing permits from May 8 to Dec 31.
All RRF totals are from page 1 of this report.

Roof Permit Type	Permits Processed		Permit Fees		Use Tax		Total Revenue (Fees + Use Tax)	
	#	%	$	%	$	%	$	%
Residential (RRF)	6662	94.1	$ 1,498,827.57	85.5	$ 1,534,589.12	76.0	$ 3,033,416.69	80.4
Commercial (CRF)	323	4.6	$ 237,758.45	13.6	$ 468,272.82	23.2	$ 706,031.27	18.7
Homeowner (HRP)	94	1.3	$ 17,109.50	1.0	$ 16,279.20	0.8	$ 33,388.70	0.9
Totals	**7079**	**100.0**	**$ 1,753,695.52**	**100.0**	**$ 2,019,141.14**	**100.0**	**$ 3,772,836.66**	**100.0**

City of Wheat Ridge

ITEM NO: 1e)
DATE: February 12, 2018

REQUEST FOR CITY COUNCIL ACTION

TITLE: MOTION TO MAKE AN APPOINTMENT TO FILL A VACANCY ON THE BOARD OF ADJUSTMENTS, DISTRICT II, TERM TO EXPIRE 3/02/20

☐ PUBLIC HEARING
☒ BIDS/MOTIONS
☐ RESOLUTIONS
☐ ORDINANCES FOR 1ST READING
☐ ORDINANCES FOR 2ND READING

QUASI-JUDICIAL: ☐ YES ☒ NO

Janelle Shaver
City Clerk

City Manager

ISSUE:
Due to the recent resignation of Lily Griego, one of the District II positions on the Board of Adjustments is vacant. The term of this position ends March 2, 2020.

FINANCIAL IMPACT:
None.

BACKGROUND:
Following the resignation of Lily Griego from the Board of Adjustments, the City Clerk's office advertised the position. Applications for the position have been received from Larry Richmond, 4455 Carr Street (a resident of District II), and Robert DeVries, 3405 Harlan Street (a resident of District I).

Section. 2-53 (c) of the City Code states in part: "……All appointments to all boards and commissions shall be made to achieve equal representation from each council district to each board or commission. If, after reasonable advertisement, no applications are received from residents within the relevant council district for a vacancy on any board or commission, the council may appoint any otherwise qualified resident…… "

Larry Richmond is currently on the Board of Adjustment as an At-Large Alternate.

RECOMMENDED MOTION:
"I move to appoint _____ to the Board of Adjustment for District II to fill a vacancy, term ending March 2, 2020."

or

"I move to deny the appointment of _____to the Board of Adjustment for the following reason(s) _____.

REPORT PREPARED BY:
Robin Eaton, Deputy City Clerk
Janelle Shaver, City Clerk
Patrick Goff, City Manager

ATTACHMENTS:
1. Application Larry Richmond
2. Application Robert DeVries

Board & Commission Application
City of Wheat Ridge

PLEASE APPLY ONLY FOR ONE BOARD OR COMMISSION

APPLICATION FOR APPOINTMENT TO THE:

BOARD ADJUSTMENT
(BOARD/COMMISSION/COMMITTEE)

DATE: JAN. 4, 2018 DISTRICT 2

HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE: 38 YEARS

ARE YOU A REGISTERED VOTER? YES

WHY ARE YOU SEEKING THIS APPOINTMENT? HELP CITY BUILDING DEPARTMENT IMPROVE NEIGHBORHOODS

DO YOU HAVE EXPERIENCE IN THIS AREA? YES
CITY OF DENVER WATER BOARD BUILDING
STATE OF COLORADO: BUREAN OF INVESTIGATION BUILDINGS

HAVE YOU EVER SERVED, OR ARE YOU CURRENTLY ON A BOARD/COMMISSION/COMMITTEE AND IF SO, WHICH ONE? HOW LONG?
BOARD OF ADJUSTMENT, 2 YEARS

ARE YOU EMPLOYED BY THE CITY OF WHEAT RIDGE? NO

ARE THERE ANY CONFLICTS WHICH WOULD INTERFERE WITH REGULAR ATTENDANCE OR DUTIES? NO

SIGNATURE Larry Richmond

PLEASE PRINT OR TYPE NAME:

ADDRESS: 4455 CARR ST ZIP: 80033

HOME PHONE: 303 423 8245

BUSINESS PHONE: —

E-MAIL ADDRESS: LARRY5598R@GMAIL.COM

APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

ATTACHMENT 1

RECEIVED
2017 NOV 20 P 4:45
CITY OF WHEAT RIDGE

Board & Commission Application
City of Wheat Ridge

PLEASE APPLY ONLY FOR ONE BOARD OR COMMISSION

APPLICATION FOR APPOINTMENT TO THE:

BOARD OF ADJUSTMENT

(BOARD/COMMISSION/COMMITTEE)

DATE: 11/17/17 DISTRICT 1 (will also serve on any)

HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE: 10 yrs

ARE YOU A REGISTERED VOTER? NA

WHY ARE YOU SEEKING THIS APPOINTMENT? To assist and in-power business devlopment in the city of Wheat Ridge while maintaining history, development and architecture for a city with no city center. To enable qualified commercial development with long term strategy

DO YOU HAVE EXPERIENCE IN THIS AREA? 25 years + in business development, manufacturing planning, working with Architects/Design on large scale projects.

HAVE YOU EVER SERVED, OR ARE YOU CURRENTLY ON A BOARD/COMMISSION/COMMITTEE AND IF SO, WHICH ONE? HOW LONG? yes
Have worked on many start-up company boards and associations. Not presently on any boards

ARE YOU EMPLOYED BY THE CITY OF WHEAT RIDGE? No

ARE THERE ANY CONFLICTS WHICH WOULD INTERFERE WITH REGULAR ATTENDANCE OR DUTIES? No

SIGNATURE

PLEASE PRINT OR TYPE NAME: Robert DeVries

ADDRESS: 3405 Harlan St. ZIP: 80033

HOME PHONE: 303 994 4599

BUSINESS PHONE: same

E-MAIL ADDRESS: robert@dev-cor.com

APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

ATTACHMENT 2

City of Wheat Ridge

ITEM NO: 1f)
DATE: February 12, 2018

REQUEST FOR CITY COUNCIL ACTION

TITLE: MOTION TO APPOINT WANDA SANG AND NANCY SNOW TO THE ELECTION COMMISSION

- ☐ PUBLIC HEARING
- ☒ BIDS/MOTIONS
- ☐ RESOLUTIONS
- ☐ ORDINANCES FOR 1ST READING
- ☐ ORDINANCES FOR 2ND READING

QUASI-JUDICIAL: ☐ YES ☒ NO

Janelle Shaver
City Clerk

City Manager

ISSUE:
The two positions on the Election Commission are due for appointment. The positions were properly advertised. Only two applications were received. Wanda Sang and Nancy Snow currently serve on the Election Commission and both have reapplied. Both individuals meet the qualifications to serve and both have extensive knowledge and experience with elections.

FINANCIAL IMPACT:
None.

BACKGROUND:
The Election Commission consists of the City Clerk and two (2) registered electors of the City. The Election Commission assists the Office of the City Clerk in election procedures and process, establishes proof of residency qualification where residency is in question, and provides the appropriate procedure to be used when an election procedure is in doubt. By Charter, Election Commission members are appointed by the City Council and serve for a term of two (2) years.

RECOMMENDATIONS:
It is recommended that the City Council appoint Wanda Sang and Nancy Snow to serve on the Election Commission.

RECOMMENDED MOTION:
"I move to appoint Wanda Sang and Nancy Snow to the Election Commission, terms to expire December 9, 2019."

or

"I move to deny the appointment of Wanda Sang and Nancy Snow to the Election Commission for the following reason(s)_____.

REPORT PREPARED BY:
Janelle Shaver, City Clerk
Patrick Goff, City Manager

ATTACHMENTS:
1. Application from Wanda Sang
2. Application from Nancy Snow

City of Wheat Ridge

City of Wheat Ridge
Board & Commission
Application for Reappointment

Please circle one of the following:

Yes, I would like to reapply for another Three-year term (Go to Section A)

No, I do not wish to serve another term (Go to Section B)

A. APPLICATION FOR REAPPOINTMENT TO THE:

ELECTION COMMISSION
(BOARD/COMMISSION/COMMITTEE)

DATE: 12/18/17 DISTRICT II

ARE THERE ANY CONFLICTS WHICH WOULD INTERFERE WITH REGULAR ATTENDANCE OR DUTIES? NO

B. INFORMATION – PLEASE COMPLETE TO UPDATE RECORDS

NAME: WANDA SANG

ADDRESS: 3865 PIERCE ST WHEAT RIDGE CO 80033

HOME PHONE: 303-431-8390

BUSINESS PHONE:

E-MAIL ADDRESS: SangWI@COMCAST.NET

SIGNATURE Wanda Sang

APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

ATTACHMENT 1

City of Wheat Ridge

RECEIVED
2018 JAN 12 P 2:43

City of Wheat Ridge
Board & Commission
Application for Reappointment

Please circle one of the following:

Yes, I would like to reapply for another Three-year term (Go to Section A)

No, I do not wish to serve another term (Go to Section B)

A. APPLICATION FOR REAPPOINTMENT TO THE:

Election Commission
(BOARD/COMMISSION/COMMITTEE)

DATE: 1/12/2018 DISTRICT III (but election Commission is city-wide)

ARE THERE ANY CONFLICTS WHICH WOULD INTERFERE WITH REGULAR ATTENDANCE OR DUTIES? No

B. INFORMATION – PLEASE COMPLETE TO UPDATE RECORDS

NAME: NANCY R. SNOW

ADDRESS: 4155 W 40th Avenue

HOME PHONE: 303-422-2059

Cell
BUSINESS PHONE: 720-840-1242

E-MAIL ADDRESS: NSNOW@TOTALSPEED.NET

SIGNATURE Nancy R. Snow

APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR

ATTACHMENT 2

City of Wheat Ridge
OFFICE OF THE CITY MANAGER

Memorandum

TO: Mayor and City Council

FROM: Patrick Goff, City Manager
Jerry Dahl, City Attorney

DATE: February 8, 2018

SUBJECT: Continuance of Clear Creek Crossing Public Hearing

On February 8, 2018, the City received a request from Evergreen Devco LLC (Evergreen) for a continuance of Council Bill No. 01-2018, which was originally scheduled for February 12, 2018.

Section 26-109.E.1. of the Wheat Ridge City Code of Laws allows that "one (1) postponement by the applicant may be allowed by the planning commission, board of adjustments or city council. Upon the second request for postponement, the planning commission, board of adjustments or city council shall have the authority, which they may exercise at their discretion, to dismiss the application."

The City Attorney and I have conferred and it is the City's practice to grant an applicant a continuance on an applicant's first request. Mr. Dahl strongly requests that City Council grant this continuance. If you have any concerns please contact Mr. Dahl.

Recommended Motion:

"I move to postpone Council Bill No. 01-2018 – an ordinance approving the rezoning of property located on the west side of Interstate-70, between approximately 34th Avenue and Clear Creek from Planned Commercial Development (PCD) to Planned Mixed Use Development (PMUD) (Case No. WZ-16-07/Clear Creek Crossing) until March 26, 2018"

Attachment:

1. Evergreen Continuance Request, dated February 8, 2018

Brownstein Hyatt Farber Schreck

February 8, 2018

Gerald Dahl, City Attorney
Murray Dahl Keuchenmeister Renaud LLP
710 Kipling Street
Suite 300
Lakewood, CO 80215

Patrick Goff, City Manager
City of Wheat Ridge
7500 W. 29th Avenue
1st Floor
Wheat Ridge, CO 80033

City Council Members
City of Wheat Ridge
7500 W. 29th Avenue
1st Floor
Wheat Ridge, CO 80033

Re: Request to Continue Council Bill 01-2018 (an ordinance approving the rezoning of property located on the west side of interstate-70, between approximately 34th Avenue and Clear Creek from Planned Commercial Development (PCD) to Planned Mixed Use Development (PMUD) (Case No. WZ-16-07/Clear Creek Crossing))

Ladies and Gentlemen:

We represent Evergreen Devco LLC ("Evergreen") with respect to its application, submitted to the City of Wheat Ridge (the "City") on or around December 15, 2016 (the "Application"), for approval of an Outline Development Plan ("ODP") Amendment for the project known as Clear Creek Crossing. Currently the public hearing to further consider the Application has been scheduled for February 12, 2018.

However, we have received concerns expressed by members of the community, and therefore Evergreen requests additional time in order to investigate alternatives and address the concerns that have been raised. Specifically, the undersigned, on behalf of Evergreen, respectfully requests that the public hearing concerning the Application be continued to the regular meeting date on March 26, 2018.

Please let me know as soon as possible if the Council intends to grant this Request for Continuance. Please feel free to contact me with any questions or concerns.

Sincerely,
Brownstein Hyatt Farber Schreck, LLP

Carolynne C. White, Esq.
Attorney

cc: Monica Duran, District I
Janeece Hoppe, District I
Kristi Davis, District II
Zachary Urban, District II
Tim Fitzgerald, District III
George Pond, District III
Larry Mathews, District IV
Leah Dozeman, District IV
Ken Johnstone, Planning Director

16498840

City of Wheat Ridge

ITEM NO: _____
DATE: February 12, 2018

REQUEST FOR CITY COUNCIL ACTION

TITLE: COUNCIL BILL NO. 01-2018 – AN ORDINANCE APPROVING THE REZONING OF PROPERTY LOCATED ON THE WEST SIDE OF INTERSTATE-70, BETWEEN APPROXIMATELY 34TH AVENUE AND CLEAR CREEK FROM PLANNED COMMERCIAL DEVELOPMENT (PCD) TO PLANNED MIXED USE DEVELOPMENT (PMUD) (CASE NO. WZ-16-07/CLEAR CREEK CROSSING)

☒ PUBLIC HEARING
☐ BIDS/MOTIONS
☐ RESOLUTIONS

☐ ORDINANCES FOR 1ST READING (1/8/18)
☒ ORDINANCES FOR 2ND READING (2/12/18)
Continuance requested to March 26, 2018

QUASI-JUDICIAL: ☒ YES ☐ NO

Community Development Director **City Manager**

ISSUE:
Evergreen Devco, Inc. acquired 109 acres of undeveloped property on the west side of I-70 and south of Clear Creek in December 2016 with the intent of developing a mixed-use commercial and residential development.

Evergreen has applied for a rezoning of this property from the current Planned Commercial Development (PCD) to a Planned Mixed Use Development (PMUD) designation. In contrast to the previous zoning on the property, which was focused on retail uses, the intent is to create a development with a much broader mix of residential, employment, retail, hotels, restaurants and entertainment.

The applicant is requesting approval of an Outline Development Plan (ODP), supported by a Vision Book that establishes the intended design and architectural themes and materials, as well as a Design Pattern Book that includes the more substantive development regulations.

PRIOR ACTION:

This zone change request was heard by the Planning Commission at a public hearing held on January 18, 2018. The Planning Commission voted 5-1 to recommend approval of this project with two conditions:

1. There be an addition of maximum residential height of 65 feet in Planning Area 1.
2. At least 50% of the proposed total square footage at the ground floor level shall contain nonresidential uses across all Planning Areas.

The Planning Commission staff report, draft minutes of the meetings are provided as attachments.

Prior to this application, the property was annexed into the City in 2005, and two different Planned Commercial Development proposals were approved by the City in 2006 and 2011. The City has worked with the Colorado Department of Transportation and Federal Highway Administration on an Environment Assessment (EA) to determine the improvements necessary to the surrounding local street network and adjacent Interstate-70. The first EA was completed in 2006, with the City initiating an update to this document in 2014 to propose a phased approach to development of the site and infrastructure.

FINANCIAL IMPACT:

Fees in the amount of $27,175 were collected for the processing of Case No. WZ-16-07. If this zone change request is approved, the subsequent development will support the City's economic development goals. It is anticipated the City will enter into a public/private joint development agreement with the developer, Evergreen Devco, to fund portions of the necessary public infrastructure over a period of time through a share back of a portion of City tax revenues that are generated from this site. The terms have not been negotiated, and will not be initiated until a zoning document is approved.

BACKGROUND:

Existing Conditions

The property is undeveloped, with the exception of a portion of the local road network having been built (40th Avenue underpass and short extension). There is an active grading and fill permit that authorizes the import of fill material and overlot grading. Denver Water is under construction for a new 80-inch water line, which replaces two existing water lines that traverse the property and have existed for many years.

Surrounding Land Uses

Properties to the west are located in unincorporated Jefferson County, and are generally water storage facilities for Coors and the Applewood Golf Course. Clear Creek is located to the north, along with additional vacant properties owned by Coors and zoned for low intensity office/industrial uses as part of the original Coors/Cabela's ODP. Properties directly to the south are generally highway oriented commercial uses, including a gas station, hotel and restaurants, all part of the 70 West Business Center Planned Commercial Development. Properties adjacent to the southwest include larger lot single-family homes located in unincorporated Jefferson County.

Across I-70 to the east is the Applewood Village shopping center with various retail/restaurant uses.

Zone Change Request

The applicant is requesting approval of an Outline Development Plan (ODP), supported by a Vision Book that establishes the intended design and architectural themes and materials, as well as a Design Pattern Book that includes the more substantive development regulations.

Much like the previous zoning document for the project, the current Outline Development Plan divides the 109-acre site into Planning Areas (PAs) and creates a slightly different list of permitted uses in each of those PAs. The application seeks to ensure a fair amount of flexibility in the land use mix, as the developer is negotiating with numerous potential end users and tenants. Further, based on the highway adjacent location, a wide variety of land uses may be appropriate in each of the planning areas and help to achieve the vision of a dynamic mixed-use development concept.

Following is a brief summary of the new land use concept by Planning Area. Refer to the Planning Commission staff report for a more detailed discussion of the proposed zoning and an analysis of the zone change criteria.

PA-1 – 25.43 acres – Located east of Clear Creek Drive and immediately adjacent to I-70 and therefore appropriate for a large variety of commercial retail, office, multi-family, entertainment and employment uses including hospitals, and research and development. The developer is negotiating with a potential major employer to anchor this planning area and provide a daytime population that would benefit the retail and restaurant components of the project.

PA-2 – 13.84 acres – This area is also east of Clear Creek Drive, but further removed from I-70. It could have strong potential for multi-family, with the adjacency to Clear Creek and the associated greenbelt and the potential for attractive west facing views. It also has commercial potential and it too has a great deal of flexibility in uses, not knowing specifically how the development program for the project will evolve over time.

PA-3 – 11.04 acres – This area is adjacent to I-70, Clear Creek Drive and 40th Avenue, offering prime commercial retail, restaurant, and entertainment potential. Residential uses and more automobile-oriented uses are not allowed in this planning area. It is the intent in this planning area to achieve a high degree of walkability and high quality urban design and architecture at the heart of the project.

PA-4 – 6.10 acres in total – This area is adjacent on either side of the new on and off ramps from I-70, as such a greater amount of auto oriented uses are allowed, including car washes and restaurant drive-throughs and motor vehicle fueling. Residential uses are not allowed in this more auto-oriented district.

PA-5 – 4.19 acres – This area borders existing single-family residential to the southwest, and as such, intensive uses such as light industrial are not allowed. With proximity to the I-70 ramps, this district is appropriate for commercial uses, including some auto-oriented uses.

PA-6 – 18.75 acres – This area was previously planned as the Walmart site and is a large site that can accommodate larger format users, including possibly larger retail users and possibly larger entertainment uses. However, with its western views and adjacency to water it could also have potential for multi-family uses, particularly if PA-2 does not become a multi-family site.

PA-7 – 3.43 acres – This is a small planning area located at a signalized intersection along Clear Creek Drive, so likely has good potential for smaller format retail, restaurant, office, etc.

PA-8 – 11.72 acres – This area straddles Clear Creek and was previously acquired from Jefferson County after Foothills (Table Mountain) Animal Shelter was decommissioned and moved. A large portion of PA-8 is in the floodplain and this district will function as privately owned/maintained open space.

Review Process
Approval of this ODP is the first step in a Planned Development process. The ODP approves permitted uses, access configuration for cars, bikes and pedestrians. The Vision Book establishes the architectural design themes, and the Design Pattern Book establishes all of the development regulations for site planning, landscaping, architectural details, etc. These regulatory documents will be used during the Planning Commission's subsequent review of Specific Development Plans for each phase of the project. These regulatory documents will also be utilized by an Architectural Control Committee proposed to be created by the developer, which will perform schematic design review prior to SDP application submittal to ensure that projects are achieving high quality design and site configuration that in conformance with the regulatory documents from the outset.

The applicant will also be submitting a revised subdivision plat for the development, which will be reviewed and approved by both the Planning Commission and City Council.

RECOMMENDED MOTION:
"I move to approve Council Bill No. 01-2018 an ordinance approving the rezoning of property located on the west side of Interstate-70 between approximately 34th Avenue and Clear Creek from Planned Commercial Development to Planned Mixed Use Development with an Outline Development Plan, Design Pattern Book, and Vision book on second reading and that it take effect 15 days after final publication, for the following reasons:

1. The proposed zone change will promote the public health, safety, or welfare of the community and does not result in an adverse effect on the surrounding area.
2. The proposed zone change is consistent with the goals and objectives of the City's Comprehensive Plan, which calls for a Regional Commercial Center on the site.
3. The proposed rezoning is necessary in order to provide for a community need that was not anticipated at the time of adoption of the City's Comprehensive Plan, namely a more

diverse mix of uses, which responds to market demands, mitigates transportation impacts, and yields a more robust development.

4. The proposed zoning includes a circulation network that supports the City's goals related to bicycle and pedestrian connectivity,
5. The proposed zoning establishes enhanced design controls related to site design, building design, materials, and landscaping that will result in a high-quality development.
6. The criteria used to evaluate a zone change support the request."

With the following conditions:

1. There be an addition of maximum residential height of 65 feet in PA 1.
2. At least 50% of the proposed total square footage at the ground floor level shall contain nonresidential uses across all Planning Areas, and
3. _____."

Or,

"I move to deny Council Bill No. 01-2018 an ordinance approving the rezoning of property located on the west side of Interstate-70 between approximately 34th Avenue and Clear Creek from Planned Commercial Development to Planned Mixed Use Development with an Outline Development Plan, Design Pattern Book, and Vision book on second reading and that it take effect 15 days after final publication, for the following reasons:

1.
2.
3.

REPORT PREPARED/REVIEWED BY:

Zack Wallace Mendez, Planner II
Kenneth Johnstone, Community Development Director
Patrick Goff, City Manager

ATTACHMENTS:

1. Council Bill No. 01-2018
2. Planning Commission Staff Report
3. Planning Commission draft meeting minutes

CITY OF WHEAT RIDGE
INTRODUCED BY COUNCIL MEMBER FITZGERALD
COUNCIL BILL NO. 01
ORDINANCE NO. _____
Series of 2018

TITLE: AN ORDINANCE APPROVING THE REZONING OF PROPERTY LOCATED ON THE WEST SIDE OF INTERSTATE-70, BETWEEN APPROXIMATELY 34TH AVENUE AND CLEAR CREEK FROM PLANNED COMMERCIAL DEVELOPMENT (PCD) TO PLANNED MIXED USE DEVELOPENT (PMUD) (CASE NO. WZ-16-07 / CLEAR CREEK CROSSING)

WHEREAS, Chapter 26 of the Wheat Ridge Code of Laws establishes procedures for the City's review and approval of requests for land use cases; and,

WHEREAS, Evergreen Devco, Inc. has submitted a land use application for approval of a zone change to the Planned Mixed Use Development (PMUD) zone district with an Outline Development Plan (ODP), Design Pattern Book, and Vision Book for property located west of Interstate-70, between approximately 34th Avenue and Clear Creek; and,

WHEREAS, the City of Wheat Ridge has adopted a comprehensive plan—*Envision Wheat Ridge*—which calls for a Regional Commercial Center west of Interstate 70 and south of Clear Creek; and,

WHEREAS, the proposed planned development will permit a well-designed, innovative development with greater control and specificity of intended development character, use, operations, and maintenance that is not feasible under a standard zone district; and

WHEREAS, the proposed planned development will further promote the public health, safety and general welfare by permitting greater flexibility and innovation in land development based upon this comprehensive, integrated plan.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO:

Section 1. Upon application by Evergreen Devco, Inc. for approval of a zone change ordinance from Planned Commercial Development (PCD) to Planned Mixed Use Development (PMUD) with an Outline Development Plan (ODP), Design Pattern Book, and Vision Book for property located west of Interstate-70, between approximately 34th Avenue and Clear Creek , and pursuant to the findings made based on testimony and evidence presented at a public hearing before the Wheat Ridge City Council, a zone change is approved for the following described land:

ATTACHMENT 1

LOTS 1, 2 AND 3, BLOCK 1;
LOT 1, BLOCK 2;
LOT 1, BLOCK 3;
LOT 1, BLOCK 4;
THAT PORTION OF LOT 1, BLOCK 5 AS CONTAINED IN DEED RECORDED DECEMBER 23, 2004 UNDER
RECEPTION NO. F2149072;
LOTS 3 THROUGH 6, BLOCK 5;
AND TRACTS A, B, C AND D;
CLEAR CREEK CROSSING SUBDIVISION FILING NO. 1,
COUNTY OF JEFFERSON, STATE OF COLORADO

Section 2. Vested Property Rights. Approval of this zone change does not create a vested property right. Vested property rights may only arise and accrue pursuant to the provisions of Section 26-121 of the Code of Laws of the City of Wheat Ridge.

Section 3. Safety Clause. The City of Wheat Ridge hereby finds, determines, and declares that this ordinance is promulgated under the general police power of the City of Wheat Ridge, that it is promulgated for the health, safety, and welfare of the public and that this ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 4. Severability; Conflicting Ordinance Repealed. If any section, subsection or clause of the ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall take effect 15 days after final publication, as provided by Section 5.11 of the Charter.

INTRODUCED, READ, AND ADOPTED on first reading by a vote of 7 to 1 on this 8th day of January, 2018, ordered it published with Public Hearing and consideration on final passage set for **Monday, February 12, 2018 at 7:00 o'clock p.m**., in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado, and that it takes effect 15 days after final publication.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of _____ to _____, this _____ day of _____, 2018.

SIGNED by the Mayor on this _____ day of _____, 2018.

_____
Bud Starker, Mayor

ATTEST:

_____
Janelle Shaver, City Clerk

Approved as to Form

_____
Gerald Dahl, City Attorney

1st publication: January 11, 2018
2nd publication:
Wheat Ridge Transcript:
Effective Date:

CITY OF WHEAT RIDGE
COMMUNITY DEVELOPMENT STAFF REPORT

TO: Planning Commission

CASE MANAGER: Zack Wallace Mendez and Kenneth Johnstone

DATE OF MEETING: January 18, 2018

CASE NO. & NAME: WZ-16-07 / Clear Creek Crossing

ACTION REQUESTED: Approval of a zone change from Planned Commercial Development (PCD) to Planned Mixed Use Development (PMUD)

LOCATION OF REQUEST: West of I-70 between Clear Creek and 34th Ave (approximately)

PROPERTY OWNER: Evergreen Clear Creek Crossing LLC and Broken Arrow 3 LLC

APPROXIMATE AREA: Approximately 109 acres

PRESENT ZONING: Planned Commercial Development (PCD)

COMPREHENSIVE PLAN: Mixed-Use Commercial, Regional Commercial Center

---

ENTER INTO RECORD:

COMPREHENSIVE PLAN
ZONING ORDINANCE
CASE FILE & PACKET MATERIALS
DIGITAL PRESENTATION

VICINITY MAP

ATTACHMENT 2

All notification and posting requirements have been met; therefore, there is jurisdiction to hear this case.

I. REQUEST

Case No. WZ-16-07 is an application for approval of a zone change from Planned Commercial Development (PCD) to Planned Mixed Use Development (PMUD) with an Outline Development Plan (ODP), supported by a Vision Book that establishes the intended design and architectural themes and materials, as well as a Design Pattern Book that includes the more substantive development regulations. The purpose of the request is to permit the development of a 109-acre mixed-use development west of Interstate 70, south of Clear Creek, and north of 34th Avenue (approximately) (Exhibit 4, Applicant Letter).

Rezoning to a planned development in the City of Wheat Ridge involves a two-step process. The first step is the Outline Development Plan, which, if approved, changes the zoning designation on the land, establishes allowed uses and development standards for the property, and establishes access configurations for vehicles, pedestrians, and bicycles. The second step in the process is the Specific Development Plan (SDP), which focuses on specific details of a development such as final drainage, architecture, lot layouts, and specific building location and orientation. The SDP must be found to be compliant with the ODP in order to be approved. For this development, if the ODP is approved, there are likely to be numerous SDP applications for the different phases or "Planning Areas" identified by the applicant (Exhibit 7, Outline Development Plan).

The applicant is requesting a two-step approval, which is permitted pursuant to Section 26-302 of the Municipal Code. The ODP document requires public hearings before the Planning Commission and the City Council, with the City Council being the final deciding body. If the ODP is approved, the applicant can apply for SDP approval(s). Each application must be heard at a public hearing before the Planning Commission, who is the final deciding body for SDP approval. A subdivision plat will also be required with this development. The applicant recently submitted the subdivision plat application for its first review at the end of December, and it is currently being reviewed by Staff and referral agencies. The plat will be reviewed by Planning Commission and City Council.

II. EXISTING CONDITIONS/PROPERTY HISTORY

Annexation/Zoning

Approximately 178 acres of land was annexed in 2005 west of I-70 and south of Highway 58 (Exhibit 3, Annexation History Map). The annexation was known as the Coors/Cabela's annexation and Cabela's subsequently purchased portions of the Coors properties with the intent of building a new retail store. City Council approved a rezoning of the properties to Planned Commercial Development with approval of an ODP in 2006 and a Final Development Plan for an 185,000 square foot store in August 2006. Many things changed in the corporate structure of Cabela's shortly after those approvals. Notably, Cabela's became a publicly traded company and their Board of Directors made a decision that they would no longer "self-develop" their properties/stores but would rather seek a developer partner. Not long after, the economy entered the Great Recession.

In 2011, an additional 33 acres (approximately) of land along Clear Creek west of I-70 was annexed (Exhibit 3, Annexation History Map). The Cabela's property was rezoned a second time, to accommodate a somewhat smaller Cabela's store as well as a 177,000 square foot Walmart. In all,

nearly 1,000,000 square feet of retail/office was proposed in that rezoning, which was an aggressive amount of commercial space to get fully filled.

In 2012, Cabela's made the corporate decision to locate two stores in Colorado along the I-25 corridor at the north and south ends of the Denver metropolitan area, both of which opened in 2013. Until recently, Walmart continued to be a part of the proposed Clear Creek Crossing project, seeking to locate a Super Walmart in this location, which was part of the 2011 approval. In the summer of 2017, Walmart made the decision not to build in this location.

Environmental Assessment for Road Improvements

When the property was going through the annexation and rezoning process in 2005/2006, there was a parallel process being coordinated through the Colorado Department of Transportation (CDOT) and the Federal Highway Administration (FHWA) to determine what improvements would be needed to the adjacent street and highway network to serve the 100-acre site. At that time, the final state- and federally-approved Environmental Assessment (EA) required the construction of the following improvements:

- New underpass at 40th (complete) – (Exhibit 5, Site Photos)
- Widening 32nd near Youngfield and I-70 (complete) – (Exhibit 5, Site Photos)
- New on/off ramps from I-70 into the project (under design, funded through 2E bond)
- Construction of Clear Creek Drive from 32nd, north through the project, over Clear Creek and up to SH58
- Construction of an entirely new interchange at SH58 and Clear Creek Drive

The original EA required that all of these infrastructure upgrades be fully completed prior to any certificates of occupancy being approved for any portion of the Clear Creek Crossing development. This is an expensive list of public infrastructure projects to design and build, and the scope of these costs has always been a challenging aspect of getting the Clear Creek Crossing project completed.

For that reason, in 2014, the City initiated an update to the Environmental Assessment (EA) to determine whether the construction of road infrastructure could be phased, and thus reduce the initial cost for the project. The City hired a transportation consultant to determine whether the requirement to build Clear Creek Drive over the creek and up to SH58, including a new interchange, could become a second phase that gets built when properties north of the creek develop in the future.

Alongside a traffic consultant, the City has been working with CDOT and FHWA through that analysis. Phasing the project does appear to be a feasible alternative to constructing all of the originally required EA improvements at this time. Staff anticipates approval of an update to the EA in early 2018 to reflect this phased approach. The first phase includes the proposed rezoning before you today, which involves development located only south of Clear Creek. This will allow Clear Creek Drive to end prior to crossing Clear Creek as a first phase, and a new interchange at SH58 will not be required at this time. It is important to note that the new mix of uses proposed as part of this PMUD application, including employment, multi-family, retail and entertainment often have varied peak hours of activity, helping to spread the traffic out over the course of a day, reducing congestion at certain intersections and helping to make the phasing of required improvements possible.

Existing Conditions/Site Constraints

The subject property of today's rezoning application consists of a portion of the 2005 annexed property and all of the 2011 annexed property (Exhibit 3, Annexation History Map). This property is undeveloped, with the exception of a portion of the local road network having been built (40th Avenue underpass and short extension) (Exhibit 1, Aerial Photo). The subject property was previously used as a gravel mine, and Coors at one point anticipated using the property for additional water storage facilities.

Based on physical aspects of the site, the project includes significant site development costs relative to grading, the import of significant amounts of fill materials, and the construction of a regional stormwater detention facility. There is an active grading and fill permit that authorizes the import of fill material and overlot grading. The site features steep slopes, especially near Clear Creek, Interstate 70, and upon entering the site from the south (See Page 12 of the Design Pattern book, Exhibit 8)

Denver Water is actively under construction for a new 80-inch water line, which replaces two existing water lines that traverse the property and have existed for many decades. This will result in a substantial easement across the property and dictates the alignment of some roads and buildings in the site. This multi-year Denver Water project includes boring under I-70 and the Applewood Shopping Center and terminates at the Moffat Treatment Center off of 20th Avenue in Lakewood. Page 12 of the Design Pattern Book (Exhibit 8) shows the alignment of the Denver Water easement on the site.

Surrounding Land Uses and Zoning

Properties to the west are generally water storage facilities for Coors and the Applewood Golf Course, some are located within the City of Wheat Ridge and zoned Planned Commercial Development (PCD) with very limited uses while others further west are located in unincorporated Jefferson County. Clear Creek is located to the north, along with additional vacant properties owned by Coors and zoned PCD for low intensity office/industrial uses as part of the original Coors/Cabela's ODP. Properties directly to the south are generally highway oriented commercial uses, including a gas station, hotel and restaurants, all zoned PCD per the 70 West Business Center development plans and amendments. Properties adjacent to the southwest include larger lot single-family homes located in unincorporated Jefferson County. Across I-70 to the east is the Applewood Village shopping center with various retail/restaurant uses (Exhibit 2, Zoning Map).

III. PROPOSED ZONING

Much has happened since this property was first approved for a development project in 2006. The country and region have endured the Great Recession and much has changed in the world of retail commercial development.

Similar to the previous zoning document for the project, the proposed Outline Development Plan divides the 109-acre site into multiple Planning Areas (PAs) but the proposed PMUD creates a slightly different list of permitted uses and development standards in each of those PAs. The application seeks to ensure a fair amount of flexibility in the land use mix, as the developer is negotiating with numerous potential end users and tenants. Further, based on the highway-adjacent

location, a wide variety of land uses may be appropriate in each of the planning areas and help to achieve the vision of a dynamic mixed-use development concept.

As noted previously, this application is comprised of three central components: the Outline Development Plan, the Vision Book, and the Design Pattern Book. While it is rare for a project in Wheat Ridge to include these two supplementary books, it is not uncommon for a development of this size to utilize these more graphic-heavy documents. The Design Pattern Book is akin to the City's own Architectural and Site Design Manual (ASDM), the formatting of which lends itself to more photographs and graphics to explain required development standards. The content and purpose of each of these documents is noted below:

- Outline Development Plan: This four-page document will be recorded with the Jefferson County Clerk and Recorder and is the document that officially changes the zoning on the property from PCD to PMUD. The first sheet includes standard declarations, signature blocks, the legal description, and a statement on the character of the development. The second sheet includes a general graphic layout of the Planning Areas and proposed circulation concepts, which is a required component of an ODP. The third and fourth pages establish the land uses for each Planning Area, which are permitted uses, special uses, and not permitted uses.
- Vision Book: The Vision Book expands upon the statement of the development's character. It was developed in the early stages of planning by the applicant, and while it is not a regulatory document (eg it lacks details regarding specific quantitative development standards) it is helpful in establishing the overall design intent and will certainly be used as a point of reference during the SDP review process and by the Design Review Committee (explained further later in this report). The Vision Book establishes five themed districts (mill, vineyard, harvest, homestead, and wagon) which reflect the mix of functions and uses proposed for the site.
- Design Pattern Book: This nearly 100-page document is a regulatory document and includes the design standards for the site as a whole and each planning area. Similar to the City's ASDM, it is organized into different chapters addressing site design, building design, building materials, landscape design, lighting, and signage. Where standards differ by Planning Area, they are differentiated in this book. The Design Pattern Book also references the themed districts established by the Vision Book. Again, similar to the ASDM, the pattern book includes design standards and guidelines, and it is against this document that future development and SDP applications will be assessed for compliance.

Architectural Control Committee

An Architectural Design Committee (ACC) will be established to ensure compliance with the Design Pattern Book, and conduct schematic design review prior to the City's planning review. The City has not seen this review model utilized on other developments, but is not uncommon for a development of this size. This will help to facilitate a clear, consistent, and predictable process for development within the project. The ACC will be comprised of 6 members: 3 appointed by mutual agreement between the Developer and the City of Wheat Ridge Community Development Director, 2 seats held by the Developer, and 1 seat held by a City of Wheat Ridge Planning Division staff member.

Prior to submittal of a Specific Development Plan (SDP) application to the City, the ACC will review an applicant's schematic designs and provide comments to the City regarding the design and its compliance with the Design Pattern Book. An applicant would then submit a SDP application to the City. The City will refer the SDP application to the ACC to ensure consistency with the approved schematic design, and to garner any additional comments on the SDP. As previously noted, the Planning Commission is the final authority for approval of a SDP.

Planning Areas

Following is a brief summary of the proposed development by Planning Area. Permitted uses for each Planning Area are identified on sheets 3 and 4 of the ODP, and development standards are included in the Design Pattern Book as noted below.

PA-1 – This area is east of Clear Creek Drive and immediately adjacent to I-70 and therefore appropriate for a large variety of commercial retail, office, entertainment and employment uses. Multi-family residential would also be allowed, as would various employment based uses, notably offices, hospitals and research and development. The developer is negotiating with a potential major employer to anchor this planning area and provide a daytime population that would benefit the retail and restaurant components of the project. Refer to pages 24-27 of the Design Pattern Book (Exhibit 8) for Planning Area 1 site development standards.

PA-2 – This area is also east of Clear Creek Drive, but further removed from I-70. It could have strong potential for multi-family, with the adjacency to Clear Creek and the potential for attractive west-facing views. It also has commercial potential and it too has a great deal of flexibility in uses, not knowing specifically how the development program for the project will evolve over time. Refer to pages 28-31 of the Design Pattern Book for Planning Area 2 site development standards.

PA-3 This area is adjacent to I-70, Clear Creek Drive and 40th Avenue, offering prime commercial retail, restaurant, and entertainment potential. As a result, residential uses are excluded from this planning area. Motor fueling stations are not allowed in this planning area, as is also the case in PA-1 and PA-2. It is the intent in this planning area to achieve a high degree of walkability and high-quality urban design and architecture at the heart of the project. Refer to pages 32-35 of the Design Pattern Book for Planning Areas 3 and 4 site development standards.

PA-4 – This area is adjacent on either side of the new on and off ramps from I-70, and as such a greater amount of auto-oriented uses are allowed, including car washes, restaurant drive-throughs, and motor vehicle fueling stations. Residential uses are not allowed in this more auto-oriented district. Refer to pages 32-35 of the Design Pattern Book for Planning Areas 3 and 4 site development standards.

PA-5 – This area is adjacent to PA-6 to the north, a vacant commercial lot to the south, and a portion of an existing single-family residential neighborhood further to the southwest. The physical grade of the property in this planning area is such that it sits somewhat below those adjacent properties. Multi-family is allowed, but more intensive uses such as light industrial are not allowed. With proximity to the I-70 ramps, this district is appropriate for commercial uses, including some auto-oriented uses. A 20-foot landscaped setback is required as a buffer between this development site and adjacent single-

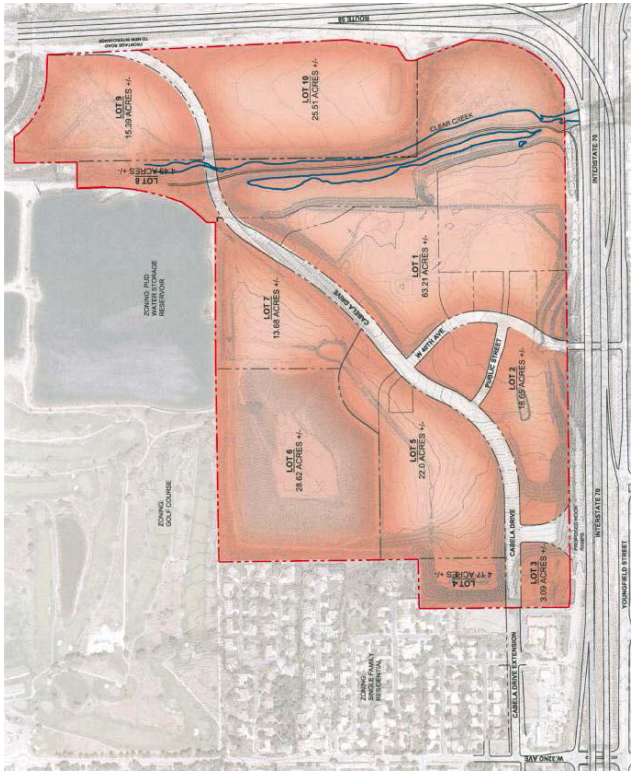
family neighborhood. Refer to pages 36-37 of the Design Pattern Book for Planning Areas 5, 6, and 7 site development standards.

PA-6 – This area was previously planned as the Walmart site and is a large site that can accommodate larger format users, including possibly larger retail users and possibly larger entertainment uses. However, with its western views and adjacency to water it could also have potential for multi-family uses, particularly if PA-2 does not become a multi-family site. A 20-foot landscaped setback is required as a buffer between this development site and adjacent single-family neighborhood. Refer to pages 36-37 of the Design Pattern Book for Planning Areas 5, 6, and 7 site development standards.

PA-7 – This is a small planning area located at a signalized intersection along Clear Creek Drive, so likely has good potential for smaller format retail, restaurant, office, etc. Refer to pages 36-37 of the Design Pattern Book for Planning Areas 5, 6, and 7 site development standards.

PA-8 – This area straddles Clear Creek and was previously acquired from Jefferson County after Foothills (Table Mountain) Animal Shelter was decommissioned and moved. A large portion of PA-8 is in the floodplain and this district will function as privately owned/maintained open space. Refer to pages 38-39 of the Design Pattern Book for Planning Area 8 site development standards.

Key differences between the approved 2011 PCD and the proposed PMUD can be found on the following page:



2011 Approval

Current Proposal

Larger development area including the areas north of Clear Creek, including Clear Creek Drive extending north of the Creek and connecting a new interchange with Highway 58.	The development area is limited to areas south of Clear Creek, limiting the need for public improvements along Highway 58 and north of the Creek. PA 8 extends North of the Creek but is restricted to open space and park uses.
Development centered around Super Walmart and Cablea's with a very suburban development pattern featuring large setbacks filled with parking.	Development not centered around one or two particular tenants. Development pattern is a mix of suburban and urban, with a strong emphasis on placemaking. Build-to requirements are present in many of the Planning Areas (PAs)
Permitted uses were almost exclusively retail and commercial.	Mix of permitted uses, including residential, retail, office, employment, hospitality, and entertainment.
Maximum building height reflective of retail entitlement, ranging from 35' – 50' depending on the lot.	Maximum building height reflective of mixed-use proposal, ranging from 50' – 90' depending on the Planning Area and use.

Sign Package

Both the proposed and previously approved sign packages include allowances for Landmark ID signage for development visibility along the Interstate, project ID signage for development identification upon entering the site, primary monument signage which identifies multiple tenants, and major tenant ID signage which identifes one primary business. Both sign packages allow for tenant wall signage at approximately 1 square foot per linear eligible frontage. Additionally, the previous approval and proposed package allow a total of 26 freestanding signs related to tenants. The proposed sign package includes four additional sign types:

- Other tenant signs – similar to major tenant ID signs, but provide more flexibility in terms of design (more user oriented), but still must be associated with the Clear Creek Crossing brand. Secondary monuments will be encouaged in leiu of multiple 'other tenant' signs.
- Secondary monument – simiar to primary monument but shorter, small sign area, meant for smaller tenants than the primary monument advertises.
- Interpretative/trailhead – related to the Clear Creek trailheads and trails through the site.
- Wayfinding signage – directional signage within the development.

Circulation Concepts

Among the purposes of an Outline Development plan is to establish general circulation concepts, and these are reflected in both the ODP and Design Pattern Book. As shown in the graphic on the previous page, the primary street grid is similar to the previous design with Clear Creek Drive bisecting the site on a diagonal and W. 40th Avenue connecting to I-70. Page 2 of the ODP and page 41 of the Design Pattern Book (Exhibit 8) show conceptual locations for the secondary street network which includes a series of signalized and full movement intersections as well as internal loop road. Both public and private streets will include upgraded streetscape standards including detached sidewalks and tree lawns.

Pedestrian and bicycle connectivity is critical in a site of this size and with proximity to the Clear Creek Trail. Page 49 of the Design Pattern Book (Exhibit 8) demonstrates the pedestrian connectivity to and through the site. In addition to the standard 6-foot detached sidewalk, a multi-use trail will be created on the west side of the site adjacent to the Coors Pond connecting existing and proposed Prospect Recreation and Park District facilities and trails to Clear Creek. The multi-use trail will have a portion that runs along Clear Creek Drive. This area will include a 10-foot wide sidewalk and connect directly with the Clear Creek Trail. A secondary trail will be established on the east side of the property adjacent to I-70. Currently the Youngfield Service Road provides access to a parking lot and trailhead, this access will remain, though in a different form than what is currently found at the site. Finally, in Planning Area 3, a public gathering space will be established.

IV. ZONE CHANGE CRITERIA

Staff has provided an analysis of the zone change criteria outlined in Section 26-112.E. The Planning Commission shall base its recommendation in consideration of the extent to which the following criteria have been met:

1. **The change of zone promotes the health, safety, and general welfare of the community and will not result in a significant adverse effect on the surrounding area.**

The change of zone will promote the health, safety and general welfare of the community by providing multi-use trails (Page 49 of Exhibit 8, Design Pattern Book) into and through the site and by formally connecting the Clear Creek Trail, the development site, and existing residential neighborhoods. The proposed PMUD zoning will add value to the property and surrounding community by enabling a more robust, economically sustainable, and vibrant regional center. The ODP, Vision Book, and specifically the Design Pattern Book, working in tandem with the Design Review Committee, establish enhanced design controls, which should benefit the community.

The Wheat Ridge Police Department and West Metro Fire Protection District have received copies of these proposed development plans and have not noted any safety concerns.

Adverse effects to surrounding neighborhoods are mitigated by buffering. The proposed Planning Areas nearest the existing low-density residential neighborhoods will be buffered by a minimum 20' wide landscaped setback.

Staff concludes that this criterion has been met.

2. **Adequate infrastructure/facilities are available to serve the types of uses allowed by the change of zone, or the applicant will upgrade and provide such where they do not exist or are under capacity.**

This parcel is undeveloped, and has sat vacant for many years. Previously it served as a gravel mine, and was at one time anticipated to be a water storage site for Coors. As such, there is currently a lack of infrastructure serving the site. The Youngfield Service Road and 40th Avenue underpass currently allow access to the perimeter of the site, but access to the interior portions of the site is non-existent. The same situation holds true for water and sanitary service to the site, as well as telecommunications, gas, and electricity.

As was previously noted, one of the chief obstacles in developing this site has been paying for the vast amount of new road infrastructure that is required. Reevaluation of the EA by the City, CDOT, and FHWA determined that the proposed development is possible without extending Clear Creek Crossing Drive across Clear Creek and without constructing a new interchange along State Highway 58. This determination was based on the mixed use nature of the proposed development. Employment, multi-family, retail and entertainment uses, have different peak hours of activity, helping to disperse the traffic throughout the course of the day and reduce congestion at certain intersections.

That said the developer, will still be responsible for significant infrastructure investments to serve the development. In 2006, the City executed a redevelopment agreement with the developer at the time to formalize a public private partnership to fund the public infrastructure. In 2011, terms of an agreement could not be reached with the Cabela's developers. It is anticipated that the City will enter into a joint development agreement with the new developer, Evergreen Devco, to fund portions of the necessary public infrastructure over a period of time through a share back of a portion of the City tax revenues that are generated from this project. The terms of that agreement

have not yet been negotiated with the Urban Renewal Authority or City Council, pending first the approval of these zoning documents.

In 2016 voters approved Ballot Measure 2E, which funded several projects across the City. One key project included in the bond was the construction of new on- and off-ramps from Interstate 70 into the Clear Creek Crossing site.

The developer is aware that beyond roadway improvements, there is also a need for water, sanitary sewer, and other utility services to the site as well as significant drainage and storm sewer infrastructure. The specific phasing of infrastructure installment will be established in the future by a subdivision improvement agreement with requirements for adequate infrastructure prior to Certificates of Occupancy and with consideration for the EA approval and emergency response requirements.

Staff concludes that this criterion has been met.

3. **The Planning Commission shall also find that at least one (1) of the following conditions exists:**

   a. **The change of zone is in conformance, or will bring the property into conformance, with the City of Wheat Ridge comprehensive plan goals, objectives and policies, and other related policies or plans for the area.**

   The proposed PMUD zoning is consistent with the City's adopted plans, which have long called for a mixed used regional development on the site. The Comprehensive Plan designates this area as "mixed-use commercial" with a "regional commercial center." The Comprehensive Plan specifically calls out the "Crossing at Clear Creek" site in the Mixed-Use Commerical area designation:

   > *The future Crossing at Clear Creek development area (also designated as a Regional Retail Center) will develop with a mix of uses including large anchor retail, smaller complementary retail, and additional secondary uses (including employment)* (Page 22).

   The Regional Commercial Center designation is a designation that is not found anywhere else in the City other than the Clear Creek Crossing site, and states:

   > *A 100-acre+ commercial center is located at the I-70 interchange and will serve a 5-mile+ trade area. The center will feature several anchor stores and other retail tenants, in addition to secondary uses such as employment, restaurants, or a hotel. Buildings could be higher intensity (possibly 5 or more stories) than other parts of the community east and south of I-70, so long as they are designed with landscaping, high quality urban design and architecture, preserve significant views to the extent possible, and incorporate green space* (Page 29).

   The Comprehensive Plan was adopted in October 2009, and the designations for the subject property were very clearly influenced by the Cabela's development plans approved in the 2005/2006 timeframe, which called for Cabela's to be the main anchor tenant with secondary

retail and restaurants to be located on the site. Even the 2011 approvals were in line with this 2009 vision, and called for a large Cabela's store, Super Walmart, and several smaller tenants.

Additionally, the northeast portion of the subject property is designated as "Parks and Open Space." This portion is entirely encompassed by Planning Area 8, which permits only parks and open space.

While the proposed development falls in line with much of the Comprehensive Plan designations, there are a few elements that were not contemplated in 2009 that are proposed for the Clear Creek Crossing site: multi-family housing, a mix of smaller junior box restaurants, smaller retailers, office-type employment, and entertainment uses potentially serving as anchors (as opposed to a Super Walmart or Cabelas). See subsection c below.

Staff concludes that this criterion has been met.

b. The existing zone classification currently recorded on the official zoning maps of the City of Wheat Ridge is in error.

Staff has not found any evidence of an error with the current Planned Commercial Development (PCD) zoning designation as it appears on the City zoning maps.

Staff concludes that this criterion is not applicable.

c. A change of character in the area has occurred or is occurring to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changing character of the area.

Since the first development plans were approved in 2006, and the subsequent adoption of the Comprehensive Plan in 2009, the region and country have endured the Great Recession, and the world of retail commercial development has changed dramatically. Additionally, the housing market is currently experiencing a lack of supply, and the contemporary expectation of regional developments is that they accommodate a desire to "live, work, and play."

The current development plan differs slightly from the Comprehensive Plan designation, with the inclusion of a residential component and smaller tenants anchoring the site (rather than Walmart and Cabela's). These components are indicative of changes in the retail market, as well as changes in housing demand, employment locations, and smaller (though still regionally significant) retailers in the Denver metropolitan area marketplace. The Comprehensive Plan is nearly 10 years old, and it is in the public interest to approve a zone change that responds to these changes and delivers a contemporary incarnation of a "regional commercial center."

Staff concludes that this criterion has been met.

d. The proposed rezoning is necessary in order to provide for a community need that was not anticipated at the time of the adoption of the City of Wheat Ridge comprehensive plan.

Subsection c above also addresses this criterion. The need for a wider diversity of residential, employment, and retail spaces was likely not anticipated at the time the Comprehensive Plan was adopted.

Staff concludes that this criterion has been met.

Staff concludes that the criteria used to evaluate zone change support this request.

V. NEIGHBORHOOD MEETING

Prior to submittal of an application for a zone change, the applicant is required to hold a neighborhood input meeting in accordance with the requirements of section 26-109.

A meeting for neighborhood input was held on December 6, 2016. Approximately 60 residents and property owners from the neighborhood attended the meeting. General questions were asked about the potential tenants, 2E funds, on- and off- ramps at Highway 58, and general concerns over the amount of children who will attend local schools and the amount of traffic that could be generated impacting 32nd Avenue. A complete summary of the meeting is included in Exhibit 6, Neighborhood Meeting Notes.

VI. AGENCY REFERRAL

All affected service agencies were contacted for comment on the zone change request and regarding the ability to serve the property. Specific referral responses follow:

Applewood Sanitation District: In January 2017, the district responded that the site could be served contingent upon review and approval of associated district forms, construction plans and a utility report. During a second referral in May 2017, the District expressed the need for the applicant to provide a Funding Agreement and/or Agreement for Extension of Sanitary Sewer Mains. The applicant has been working through designs with Applewood Sanitation and Consolidated Mutual in the months since, and is making forward progress.

Century Link: No comments or objections.

Jefferson County Planning: Provided list of 46 comments on the development plan, many of which ensured thoughtful consideration of the residential neighborhoods to the southwest of the development site, which are located in unincorporated Jefferson County. Comments were addressed in subsequent ODP reviews.

Urban Drainage: Wishes to incorporate Clear Creek as a true amenity to the development and City, and would like to be part of helping shape improvements along the creek front. Also noted there is floodplain on the site.

Jeffco Schools: Provided standard comment letter indicating local schools and the potential number of students the project would yield.

Jeffco Public Health: Provided standard comments on air quality, environmental site assessment, types of uses that are regulated by the County health department, active living, noise, and radon.

West Metro Fire Protection District: No comments or concerns.

Xcel Energy: No concerns, but asked for utility easements to be placed on the subdivision plat (which is currently being reviewed and is out on referral through January 19).

VII. STAFF CONCLUSIONS AND RECOMMENDATION

Staff concludes that the proposed zone change promotes the health, safety and general welfare of the community and will not result in a significant adverse effect on the surrounding area. Staff further concludes that the public infrastructure and utilities will adequately serve the property. Finally, Staff concludes that the zone change is consistent with the goals and objectives of the Comprehensive Plan by promoting a mix of uses along a neighborhood commercial corridor, and also responds to changing conditions that were not considered by the 2009 Comprehensive Plan.

Because the zone change evaluation criteria support the zone change request, staff recommends approval of Case No. WZ-16-07.

VIII. SUGGESTED MOTIONS

Option A:
"I move to recommend APPROVAL of Case No. WZ-16-07, a request for approval of a zone change from Planned Commercial Development (PCD) to Planned Mixed Use Development (PMUD) for property located west of Interstate 70 between Clear Creek and 34th Avenue, approximately, for the following reasons:

1. The proposed zone change will promote the public health, safety, or welfare of the community and does not result in an adverse effect on the surrounding area.
2. The proposed zone change is consistent with the goals and objectives of the City's Comprehensive Plan, which calls for a Regional Commercial Center on the site.
3. The proposed rezoning is necessary in order to provide for a community need that was not anticipated at the time of adoption of the City's Comprehensive Plan, namely a more diverse mix of uses which responds to market demands, mitigates transportation impacts, and yields a more robust development.
4. The proposed zoning includes a circulation network that supports the City's goals related to bicycle and pedestrian connectivity,
5. The proposed zoning establishes enhanced design controls related to site design, building design, materials, and landscaping that will result in a high-quality development.
6. The criteria used to evaluate a zone change support the request."

Option B:
"I move to recommend DENIAL of Case No. WZ-16-07, a request for approval of a zone change from Planned Commercial Development (PCD) to Planned Mixed Use Development (PMUD) for property located west of Interstate 70 between Clear Creek and 34th Avenue, approximately, for the following reasons:

1.

2. …"

EXHIBIT 1: AERIAL

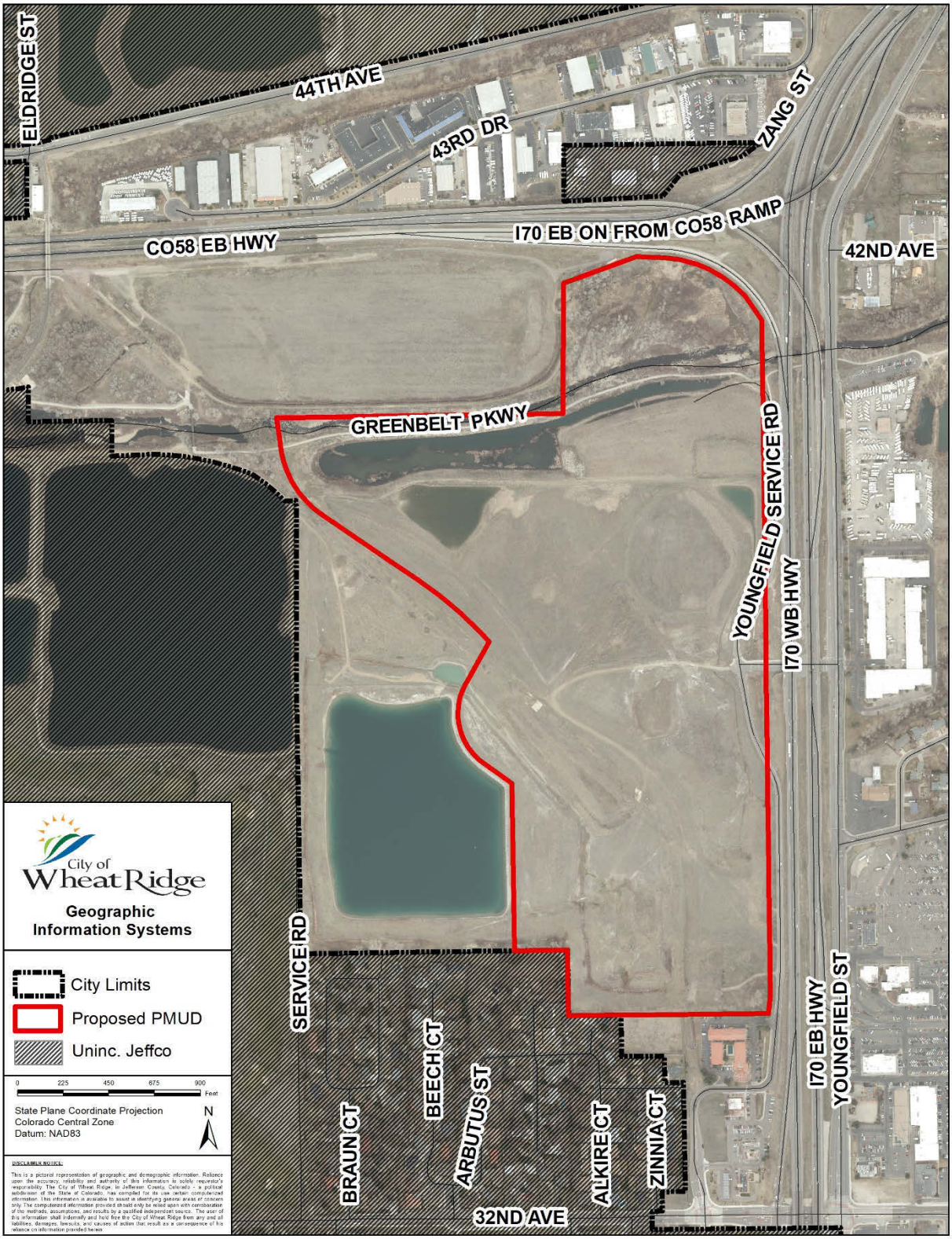


EXHIBIT 2: ZONING MAP

EXHIBIT 3: ANNEXATION HISTORY MAP

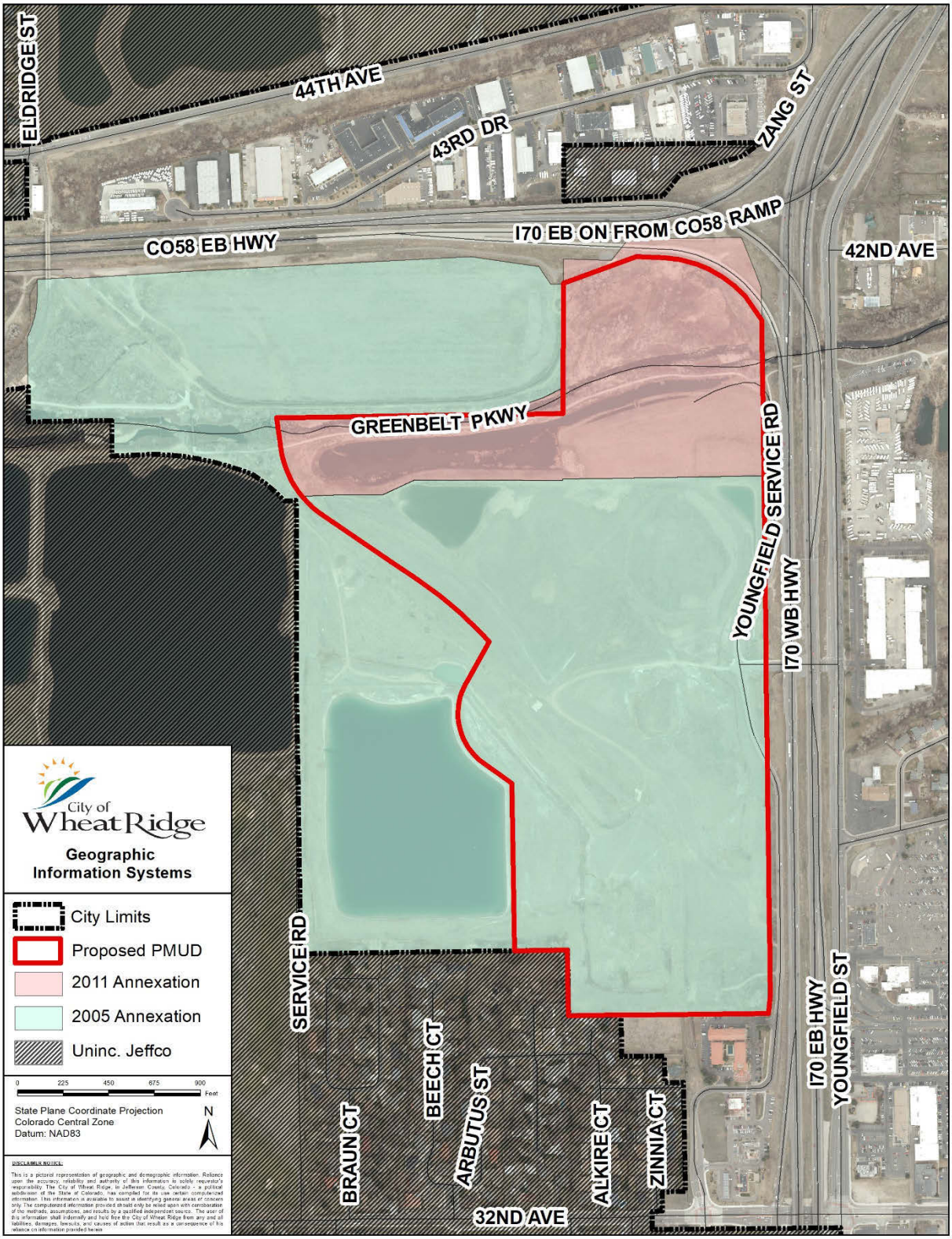


EXHIBIT 4: APPLICANT LETTER

[see next page]

December 15, 2017

City of Wheat Ridge
Ms. Lisa Ritchie, Planner II
7500 W. 29th Avenue
Wheat Ridge, Colorado 80033

Re: Clear Creek Crossing – Outline Development Plan (ODP) Amendment

Dear Ms. Ritchie,

On behalf of the applicant, Clear Creek Crossing, L.L.C., it is our pleasure to submit this application for an Outline Development Plan (ODP) Amendment for the project known as Clear Creek Crossing within the City of Wheat Ridge. The Clear Creek Crossing project is one of the largest undeveloped properties in the western part of the City of Wheat Ridge. Located along I-70, between 32nd Street and Highway 58, the property is at a high visibility location that is perfectly suited for the proposed mixed-use development. This application is proposing to amend a portion of the Clear Creek Crossing (formerly Cabelas) ODP, originally approved in 2006 and amended in 2011, to expand the list of allowable uses to include higher density residential and employment. These changes generally only affect the permitted uses within the Planning Area (PA-1) south of future 40th Avenue. Outside of small adjustments to the alignment of Clear Creek Drive and 40th Avenue, the permitted uses within the other planning areas are mostly unchanged with this application. The following further describes the proposal and addresses specific items as required by the City of Wheat Ridge land development code when amending PD zoning:

- Zone change review criteria
  1. The change of zone promotes the health, safety, and general welfare of the community and will not result in a significant adverse effect on the surrounding area; and
     Response: This application is proposing to amend a previously approved development plan. The Clear Creek Crossing project was previously found to be in compliance with these criteria, and this amendment does not change that fact that this development will not have an adverse impact on the community. This Amendment will allow for the development of a property that has sat stagnant for many years, which is will promote new business in the community, provide additional commercial and employment options for residents, and generate tax revenue for the City.

  2. The development proposed on the subject property is not feasible under any other zone district, and would require an unreasonable number of variances or waivers and conditions; and
     Response: The property is currently zoned PD, this amendment is proposing to make adjustments to permitted uses in only a certain area of the property. Maintaining the PD zoning ensures consistency with the vision and standards for Clear Creek Crossing, and doesn't diminish what has been previously approved for other areas that are not proposed to be amended with this application.

  3. Adequate infrastructure/facilities are available to serve the types of uses allowed by the change of

1101 Bannock Street | Denver, CO 80204 www.norris-design.com

zone, or the applicant will upgrade and provide such where they do not exist or are under capacity; and
Response: Adequate facilities and infrastructure are in place or will be in place in order to serve this property. Prior discussions with Staff have not identified any issues to-date.

4. At least one (1) of the following conditions exists:
   a. The change of zone is in conformance, or will bring the property into conformance with, the City of Wheat Ridge comprehensive plan goals, objectives and policies, and other city-approved policies or plans for the area.
   b. The existing zone classification currently recorded on the official zoning maps of the City of Wheat Ridge is in error.
   c. A change of character in the area has occurred or is occurring to such a degree that it is in the public interest to encourage redevelopment of the area or to recognize the changing character of the area.
   d. The proposed rezoning is necessary in order to provide for a community need that was not anticipated at the time of the adoption of the City of Wheat Ridge comprehensive plan.
   Response: Condition "c." as identified above is the condition that exists that requires this amendment to the ODP. The original Clear Creek Crossing and subsequent amendment proposed a large Cabela's store on the parcel known as Planning Area 1 of this ODP amendment. During the economic downturn in 2011, Cabela's decided not to pursue the development of this store. With Cabelas no longer planned to be a large anchor tenant for the development and no other similar user interested in the site, new uses need to be contemplated for the property that would spur development. This amendment takes advantage of the change of conditions and permits more flexibility in the potential users for this Planning Area.

- Justification:
  - Need for Zone Change
    Response: As noted above, when a large single-user, Cabelas, decided to no longer be a part of the Clear Creek Crossing project other options needed to be explored. With the current market, no other large format retailer was interested in area formerly slated for the Cabelas store so other potential users needed to be identified. In doing their market due diligence and research the Applicant has determined that adding additional permitted uses, including employment and residential, makes the project more attractive to developers in this market, at this location.

  - Present and future effect on the existing zone districts, development and physical character of the area.
    Response: The existing zoning will remain unchanged, with only a few additions to the permitted uses, shifts to the internal circulation, and an updating of the design guidelines being a part of the request. The overall layout is generally the same and no impacts, not already considered under the current PD zoning should be encountered with this approval.

  - Access to the area, traffic patterns and impact of the requested zone on these factors
    Response: In conjunction with the future development of this project are traffic

1101 Bannock Street | Denver, CO 80204 www.norris-design.com

improvements that will better serve Clear Creek Crossing and the surrounding community. These include the addition of new access points from I-70, intersection improvements at 32nd & I-70, and a connection from 40th Ave to Youngfield under I-70. These improvements are occurring independent of this project but are planned to occur in conjunction with the development of Clear Creek Crossing.

- Availability of utilities
  Response: Through previous approvals it has been determined that there are adequate utilities already in place, or planned to be put in place as part of this development. The applicant is committed to working with City Staff and Utility providers to ensure all requirements are met to the extent necessary.

- Present and future effect on facilities and services, such as fire, police, water, sanitation, roadways, parks, schools, etc.
  Response: Through previous approvals it has been determined that there is adequate infrastructure already in place, or planned to be put in place as part of this development. The applicant is committed to working with City Staff to ensure all requirements are met to the extent necessary for development to occur.

- A discussion of the relationship between the proposal and adopted land and/or policies of the City
  Response: As previously discussed, Clear Creek Crossing is approved for extensive retail and commercial development. This amendment is further expanding the list of potential uses to further diversify and increase the opportunities for success at this location. The City of Wheat Ridge Comprehensive Plan identifies this area as a regional commercial area, which with this proposed amendment will continue to be, while also further providing opportunity to create employment and residential opportunities. This amendment will allow for a large mixed-use development to occur at a key gateway location for the City.

As described above, it is clear that this ODP Amendment request is consistent with City of Wheat Ridge requirements and standards and meets their goals for this part of the City. We appreciate your careful review of this application and look forward to working with you and City Staff through its review and, eventual, approval. Please don't hesitate to call (303.892.1166) or e-mail (rmcbreen@norris-design.com) with any questions, comments or needs.

Sincerely,
Norris Design

Ryan F. McBreen
Principal

EXHIBIT 5: SITE PHOTOS

View of the property looking north from the bend in Youngfield Service Road north of 32nd Avenue. The future Clear Creek Crossing will be located here and enter the development to the north. The existing Ramada can be seen to the left.

Looking south along Youngfield Service Road. Interstate 70 can be seen to the right, and the proposed development area is located to the left.

View looking northwest from Youngfield Service Road into the proposed development site. Construction crews can be seen to the right working on the Denver Water line that traverses the site. The bodies of water seen in the photo are owned by Coors and are beyond the proposed development area.

Looking west from Youngfield Service Road into the proposed development site. Highway 58 can be seen to the left of the photo.

Looking south into the proposed development area from the parking area near the Clear Creek trailhead. This was the location of the Jefferson County Animal Shelter before it was demolished in the early 2010s.

View looking south along Youngfield Service Road and I-70. To the left is a pathway that provides access to the Clear Creek Trail. The developer has been very conscientious in ensuring trail access remains, as well as providing new connections through the site between Clear Creek and 32nd Avenue.

View of the intersection of 32nd Avenue and Youngfield Street, with Interstate 70 in the background. The City completed the necessary improvements to this intersection and underpass, per the Environmental Assessment associated with the prior Clear Creek Crossing plans.

View looking south along Youngfield Service Road. The 40th Avenue underpass, completed by the Metropolitan District/Developer per the Environmental Assessment associated with the prior Clear Creek Crossing, can be seen to the left.

EXHIBIT 6: NEIGHBORHOOD MEETING NOTES

Meeting Date:	December 6, 2016
Attending Staff:	Meredith Reckert, Senior Planner Lauren Mikulak, Senior Planner Lisa Ritchie, Planner II Patrick Goff, City Manager Ken Johnstone, Community Development Director Scott Brink, Public Works Director Sara Spaulding, Public Information Officer
Property Address:	SW Corner SH 58 and I-70
Applicant:	Tyler Carlson, Evergreen Development Company Christine McRight, Evergreen Development Company Lyle DeVries, Felsburg Holt & Ullevig (FHU) Jared Carlon, Norris Allison Wenlund, Norris
Applicant Present?:	Yes
Existing Zoning:	Planned Commercial Development
Existing Comp. Plan:	Regional Commercial Center Mixed Use Employment

Existing Site Conditions:
The site is located at the southwest corner of State Highway 58 and Interstate 70. The majority of the 211- acre property was annexed into the City in 2005, and an Outline Development Plan and Final Development Plan were approved shortly thereafter. The remainder of the site was annexed in 2011, the ODP was amended, and the Design Pattern Book was included to serve as design guidelines for the project. An Environmental Assessment was completed in 2006 which outlined the necessary transportation related improvements that were needed prior to retail site development.

In spite of the previous approvals, the site remains primarily vacant undeveloped land. The southwest corner contains a water storage pond owned by Coors Brewing Company. Clear Creek and the adjacent Clear Creek regional trail traverses the northern portion of the site. The site is currently undergoing fill operations under separate permit, but no permanent improvements are in place.

Applicant/Owner Preliminary Proposal:
The applicant is proposing to rezone to Planned Mixed Use Development (PMUD) to expand the allowed uses to include residential and employment. Generally, the southern portion of the site

would have minor modifications to existing Outline Development Plan, with the majority of the changes occurring on the central portion. At this time, no changes are proposed to the northern portion on property owned by Coors Brewing Company.

In 2016, the City of Wheat Ridge contracted with FHU to reevaluate the approved Environmental Assessment to determine the amount of phased development that may occur without constructing the transportation improvements north of Clear Creek, including the bridge for Clear Creek Drive to cross Clear Creek and a new interchange at SH 58 near Holman Street.

Attendance from the neighborhood:
Approximately 60 residents and property owners from the neighborhood attended the meeting; see attached sign-up sheets.

The following is a summary of the neighborhood meeting:

- Staff explained the purpose of this neighborhood meeting, and briefly described the process for rezoning to Planned Mixed Use Development.
- The applicant gave an overview of the history of the site, and explained the development concept that likely includes a large format retailer (potentially a Super Walmart), smaller format retail, restaurant and entertainment, a new employment use, and multi-family residential development.
- The meeting then transitioned to an "open house" format, with staff and the applicant taking questions in smaller group settings, with the following focus areas: Planning and Trails, Transportation and Engineering, and Leasing.

The following general issues and questions were discussed regarding the application:

How many dwelling units are planned?

- *The applicant is still determining the final number of proposed units. The multi-family is proposed to be located in the central portion of the site, or Planning Areas 1 and/or 5.*

What is the reason for not constructing the improvements to State Highway 58 at this time? Can the phasing for the I-70 Hook Ramps and the State Highway 58 improvements be switched?

- *At this time, it is cost prohibitive to require that all adjacent transportation improvements be constructed up front. The City of Wheat Ridge has been working with Colorado Department of Transportation (CDOT) and the Federal Highway Administration (FHWA) to allow a phased approach to improvements. Because the property north of Clear Creek is owned by Coors Brewing Company, who is not interested in developing that area of the site at this time, the adjacent SH 58 improvements are not currently warranted. The I-70 hooks would be adjacent to the development proposed by Evergreen and would be necessary as the first phase.*

Why is Walmart a potential tenant and what is the proposed size?

- *The Super Walmart is proposed to be roughly 190,000 square feet. Walmart has been located to the east of the site in the Applewood Village Shopping Center for approximately 40 years. Walmart was previously approved to expand into a larger facility in early Clear Creek*

Crossing approvals. Walmart and Evergreen are currently still negotiating as to whether or not they will move into Clear Creek Crossing. A large format retailer is important in this type of development for the success of the smaller tenants.

Will overnight camping in RVs be allowed on a potential Walmart site?

- *The applicant does not intend to permit this, and will be determining the appropriate means to prohibit overnight camping within the development.*

What is the amount of the public investment that will be provided by the City?

- *Wheat Ridge voters recently passed ballot question 2E, which approved a 12-year, ½ cent sales tax increase to fund certain improvements within the City. As part of that measure, approximately $10 million was allocated to the Clear Creek Crossing development to fund to construction of the I-70 hook ramps. Any additional public investment has not been determined, and will need to be approved by City Council and/or the Urban Renewal Authority.*

Will there be additional opportunity to comment on the development plans?

- *Yes, the applicant intends to hold additional community meetings to hear feedback on desired tenants and on the development plans as they proceed. In addition, the application will require public hearings before Planning Commission and City Council with opportunities for public comment.*

What will the future trail network look like?

- *A new trail is planned that will connect the Applewood Golf Course with the Clear Creek Trail. It will be located along the south and east sides of the existing water storage pond, and then likely align near Clear Creek Drive to connect to the Clear Creek Trail.*

In addition, general concern was expressed over the amount of children who will attend local schools, and the additional traffic that could be generated impacting 32nd Avenue.

EXHIBIT 7: ODP DOCUMENT

[see attached document]

CLEAR CREEK CROSSING

AN OFFICIAL PLANNED MIXED USE OUTLINE DEVELOPMENT PLAN
CITY OF WHEAT RIDGE, COLORADO

A PARCEL OF LAND, LOCATED IN THE SE ¼ OF SECTION 19, THE SW ¼ OF SECTION 20,
THE NE ¼ OF SECTION 29, T 3 S, R 69 W, OF THE SIXTH P.M.,
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 1;
LOTS 1 AND 2, BLOCK 2;
LOT 1, BLOCK 3;
LOTS 1, 2 AND 3, BLOCK 4;
AND TRACTS A AND B;
CLEAR CREEK CROSSING SUBDIVISION FILING NO. 2,
COUNTY OF JEFFERSON, STATE OF COLORADO

TOTAL AREA OF ALL PARCELS = 4,791,287 SQ. FT. (109.993 ACRES) MORE OR LESS

NOTE: THE PROPOSED PLANNING AREA LAND VALUES HEREIN HAVE BEEN ADJUSTED TO ACCOUNT FOR THE REVISED ROW DEDICATION.

CHARACTER OF DEVELOPMENT

THE CLEAR CREEK CROSSING MIXED USE DEVELOPMENT IS INTENDED TO PROVIDE THE CITY OF WHEAT RIDGE WITH A DESTINATION DEVELOPMENT THAT PROVIDES A WIDE RANGE OF USES TO HELP GROW THE CITY'S COMMERCIAL, RESIDENTIAL, AND EMPLOYMENT BASES. THROUGH THE USE OF UNIFYING DESIGN ELEMENTS, INCLUDING ARCHITECTURAL STYLE, LANDSCAPE DESIGN, URBAN DESIGN WITH SPECIAL ATTENTION PAID TO ITS PUBLIC SPACES, THIS PROJECT IS ENVISIONED TO BE UNIQUE AND AUTHENTIC IN ITS USES AND ARCHITECTURAL STYLE, WHILE STILL PROVIDING A COHESIVE EXPERIENCE FOR THE USER.

THE OVERALL PROJECT WILL FOCUS ON CREATING STRONG SENSE OF PLACE THAT PROTECTS THE CULTURAL HERITAGE AND PROMOTE CULTURAL AWARENESS AND STRONG KINSHIP TIES. CLEAR CREEK CROSSING WILL CELEBRATE THE INTRINSIC VALUES THAT DEFINE THE CITY OF WHEAT RIDGE AND WILL EMBRACE THE SIMPLE BEAUTIES OF THE LANDSCAPE IN AN AUTHENTIC GESTURE. THE OVERALL DESIGN THEME FOR THE PROJECT IS A MODERN AGRARIAN DESIGN AESTHETIC THAT BLENDS TRADITIONAL AGRARIAN FORMS AND MATERIALS WITH MODERN ARCHETYPES AND USERS. TO ACCOMPLISH THIS THEMING WITHIN THE DISTINCT LAND USES WITHIN THE PROJECT, A GROUP OF DISTRICTS HAVE BEEN ESTABLISHED TO ALLOW A UNIQUE TREATMENT FOR EACH LAND USE WHILE MAINTAINING COHESIVE DESIGN ELEMENTS THROUGHOUT ALL DISTRICTS. THE PROJECT IS ENVISIONED TO BE ONE GROWN FROM THE EARTH WITH A STRONG EMPHASIS ON THE BASE PLANE AND THE BUILDINGS INTEGRATION WITH THE SITE AND SURROUNDING CONTEXT.

WITH THE SITE'S PROXIMITY TO CLEAR CREEK, ALONG WITH THE RICH HISTORY OF THE AREA, THE OVERALL CHARACTER OF THIS DEVELOPMENT WILL FOCUS ON A STRONG CONNECTION TO THE CREEK THROUGH THE USE OF TRAIL NETWORKS, SIGNAGE, WAYFINDING GRAPHICS, AND OTHER SITE AMENITIES.

THIS DEVELOPMENT WILL FOCUS ON A COMMUNITY DRIVEN APPROACH, ACCOMPLISHED BY CREATING CONNECTIONS TO THE SURROUNDING NEIGHBORHOODS FOR EASY ACCESS INTO THE SITE, UNIFYING DESIGN ELEMENTS, AND PROVIDING NUMEROUS OPPORTUNITIES TO SHOP, LIVE, WORK, AND PLAY WITHIN THIS DEVELOPMENT.

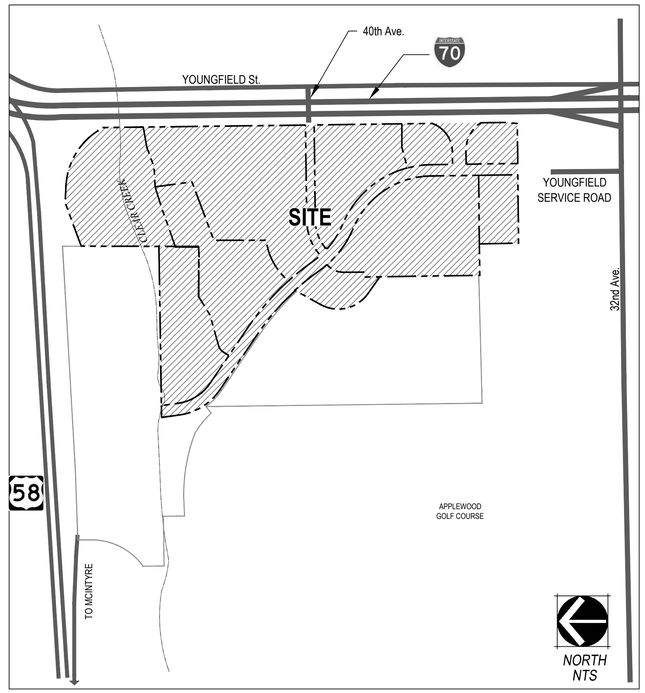
GENERAL NOTE

THIS OUTLINE DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE. SPECIFIC DEVELOPMENT ELEMENTS SUCH AS SITE LAYOUT AND BUILDING ARCHITECTURE HAVE NOT BEEN ADDRESSED ON THIS DOCUMENT. AS A RESULT, A SPECIFIC DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED BY THE CITY OF WHEAT RIDGE PRIOR TO THE SUBMITTAL OF BUILDING PERMIT APPLICATION AND ANY SUBSEQUENT SITE DEVELOPMENT.

CASE HISTORY

ANX-05-01, SUP-05-01, WZ-05-01, WZ-05-02, SUP-05-04, SUP-06-05, WZ-06-03, WS-06-01, MS-06-09, MS-06-10, SUP-10-01, ANX-11-01, WZ-11-01, WZ-11-02, WS-11-01, WZ-16-07

VICINITY MAP



SHEET INDEX

01	COVER SHEET
02	LAND USE MAP
03	PERMITTED USES
04	PERMITTED USES CONTINUED

PROJECT TEAM

PREPARED FOR:
CLEAR CREEK CROSSING, L.L.C.
1873 S. BELLAIRE STREET
SUITE 1106
DENVER, CO 80222

PLANNING & LANDSCAPE ARCHITECTURE:
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204

ENGINEER:
MARTIN/MARTIN
12499 WEST COLFAX AVENUE
LAKEWOOD, CO 80215

SITE PLANNING:
GALLOWAY
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111

OWNER'S CERTIFICATE UNIFIED CONTROL STATEMENT

THE BELOW-SIGNED OWNER(S), OR LEGALLY DESIGNATED AGENT(S) THEREOF, DO HEREBY AGREE THAT THE PROPERTY LEGALLY DESCRIBED HEREON WILL BE DEVELOPED AS A PLANNED DEVELOPMENT IN ACCORDANCE WITH THE USES, RESTRICTIONS AND CONDITIONS CONTAINED IN THIS PLAN, AND AS MAY OTHERWISE BE REQUIRED BY LAW. I (WE) FURTHER RECOGNIZE THAT THE APPROVAL OF REZONING TO PLANNED DEVELOPMENT, AND APPROVAL OF THIS OUTLINE DEVELOPMENT PLAN, DOES NOT CREATE A VESTED PROPERTY RIGHT. VESTED PROPERTY RIGHTS MAY ONLY ARISE AND ACCRUE PURSUANT TO THE PROVISIONS OF SECTION 26-121 OF THE WHEAT RIDGE CODE OF LAWS.

_____
CLEAR CREEK CROSSING, L.L.C.

STATE OF COLORADO)
) SS
COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2018
BY _____.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

_____
BROKEN HILL 3, L.L.C.

STATE OF COLORADO)
) SS
COUNTY OF JEFFERSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2018
BY _____.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I,_____ DO HEREBY CERTIFY THAT THE SURVEY OF THE BOUNDARY OF THE CLEAR CREEK CROSSING DEVELOPMENT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, IN ACCORDANCE WITH ALL APPLICABLE COLORADO STATUTES, CURRENT REVISED EDITION AS AMENDED, THE ACCOMPANYING PLAN ACCURATELY REPRESENTS SAID SURVEY.

_____ SURVEYOR'S SEAL
SURVEYOR'S SIGNATURE

PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20__ BY THE WHEAT RIDGE PLANNING COMMISSION.

_____
CHAIRPERSON

CITY CERTIFICATION

APPROVED THIS _____ DAY OF _____, _____ BY THE WHEAT RIDGE CITY COUNCIL.

ATTEST

_____ _____
CITY CLERK **MAYOR**

_____
COMMUNITY DEVELOPMENT DIRECTOR

JEFFERSON COUNTY CLERK & RECORDER

STATE OF COLORADO)
) SS
COUNTY OF JEFERSON)

I HEREBY CERTIFY THIS PLAN WAS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDED OF JEFFERSON COUNTY AT GOLDEN, COLORADO, AT _____ O' CLOCK _____ .M. ON THE _____ DAY OF _____ , _____ , A.D., IN BOOK _____ , PAGE _____ , RECEPTION NO. _____.

JEFFERSON COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

CLEAR CREEK CROSSING
OFFICIAL PLANNED MIXED USE OUTLINE DEVELOPMENT PLAN
CITY OF WHEAT RIDGE, COLORADO

APPLICANT:
Evergreen
Development | Services | Investments
CLEAR CREEK CROSSING, L.L.C.
1873 S. BELLAIRE STREET
SUITE 1200
DENVER, CO 80222

NOT FOR CONSTRUCTION

DATE:
DECEMBER 14, 2016
MAY 10, 2017
JULY 21, 2017
AUGUST 30, 2017
NOVEMBER 20, 2017
JANUARY 02, 2017

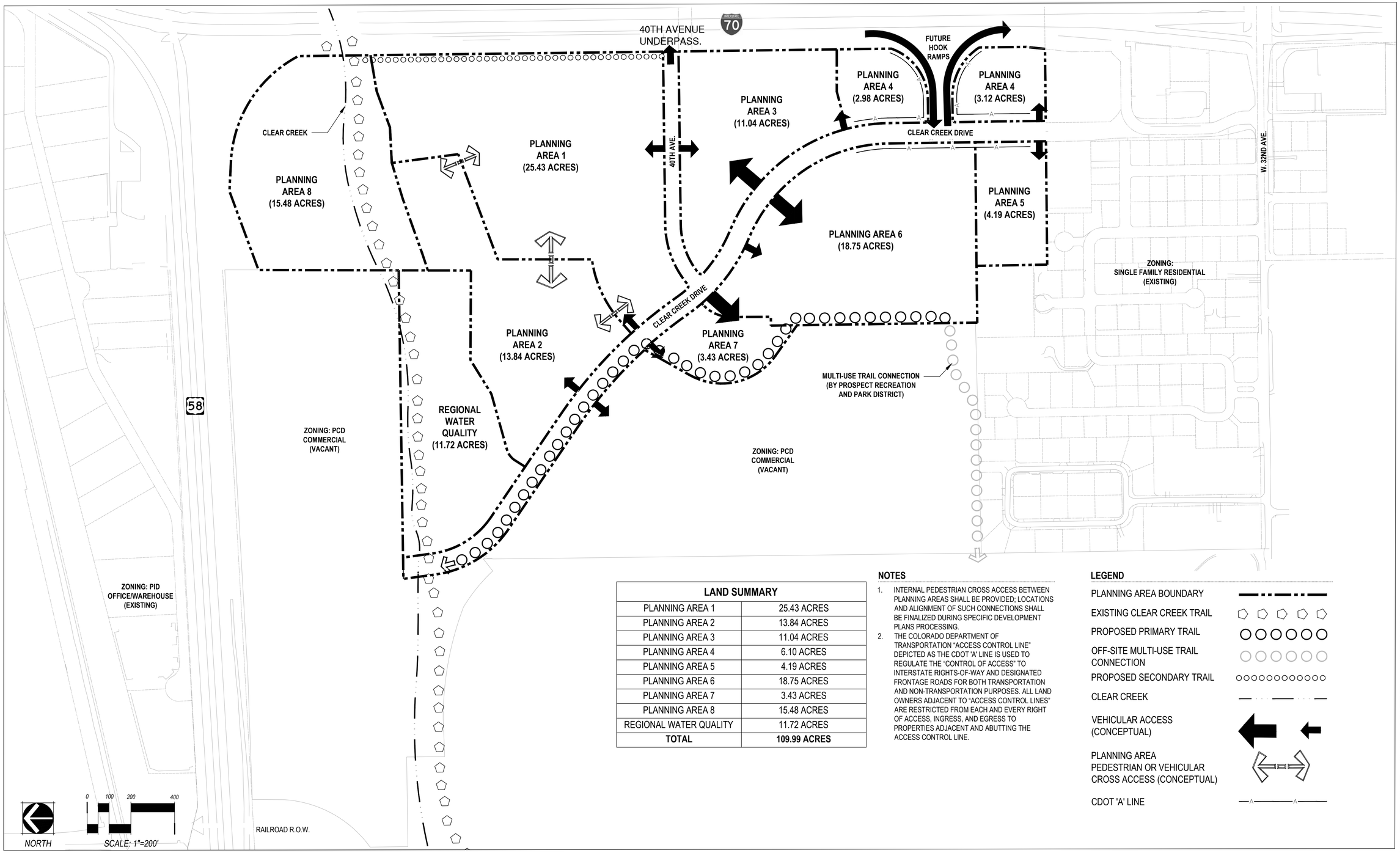
SHEET TITLE:
COVER SHEET

CHECKED BY:
DRAWN BY:

CLEAR CREEK CROSSING

AN OFFICIAL PLANNED MIXED USE OUTLINE DEVELOPMENT PLAN
CITY OF WHEAT RIDGE, COLORADO

A PARCEL OF LAND, LOCATED IN THE SE ¼ OF SECTION 19, THE SW ¼ OF SECTION 20,
THE NE ¼ OF SECTION 29, T 3 S, R 69 W, OF THE SIXTH P.M.,
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



LAND SUMMARY	
PLANNING AREA 1	25.43 ACRES
PLANNING AREA 2	13.84 ACRES
PLANNING AREA 3	11.04 ACRES
PLANNING AREA 4	6.10 ACRES
PLANNING AREA 5	4.19 ACRES
PLANNING AREA 6	18.75 ACRES
PLANNING AREA 7	3.43 ACRES
PLANNING AREA 8	15.48 ACRES
REGIONAL WATER QUALITY	11.72 ACRES
TOTAL	**109.99 ACRES**

NOTES

1. INTERNAL PEDESTRIAN CROSS ACCESS BETWEEN PLANNING AREAS SHALL BE PROVIDED; LOCATIONS AND ALIGNMENT OF SUCH CONNECTIONS SHALL BE FINALIZED DURING SPECIFIC DEVELOPMENT PLANS PROCESSING.
2. THE COLORADO DEPARTMENT OF TRANSPORTATION "ACCESS CONTROL LINE" DEPICTED AS THE CDOT 'A' LINE IS USED TO REGULATE THE "CONTROL OF ACCESS" TO INTERSTATE RIGHTS-OF-WAY AND DESIGNATED FRONTAGE ROADS FOR BOTH TRANSPORTATION AND NON-TRANSPORTATION PURPOSES. ALL LAND OWNERS ADJACENT TO "ACCESS CONTROL LINES" ARE RESTRICTED FROM EACH AND EVERY RIGHT OF ACCESS, INGRESS, AND EGRESS TO PROPERTIES ADJACENT AND ABUTTING THE ACCESS CONTROL LINE.

LEGEND

- PLANNING AREA BOUNDARY
- EXISTING CLEAR CREEK TRAIL
- PROPOSED PRIMARY TRAIL
- OFF-SITE MULTI-USE TRAIL CONNECTION
- PROPOSED SECONDARY TRAIL
- CLEAR CREEK
- VEHICULAR ACCESS (CONCEPTUAL)
- PLANNING AREA PEDESTRIAN OR VEHICULAR CROSS ACCESS (CONCEPTUAL)
- CDOT 'A' LINE

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

CLEAR CREEK CROSSING
OFFICIAL PLANNED MIXED USE OUTLINE DEVELOPMENT PLAN
CITY OF WHEAT RIDGE, COLORADO

APPLICANT:

Evergreen
Development | Services | Investments

CLEAR CREEK CROSSING, L.L.C.

1873 S. BELLAIRE STREET
SUITE 1200
DENVER, CO 80222

NOT FOR CONSTRUCTION

DATE:
DECEMBER 14, 2016
MAY 10, 2017
JULY 21, 2017
AUGUST 30, 2017
NOVEMBER 20, 2017
JANUARY 02, 2017

SHEET TITLE:
LAND USE

CHECKED BY:
DRAWN BY:

CLEAR CREEK CROSSING

AN OFFICIAL PLANNED MIXED USE OUTLINE DEVELOPMENT PLAN
CITY OF WHEAT RIDGE, COLORADO

A PARCEL OF LAND, LOCATED IN THE SE ¼ OF SECTION 19, THE SW ¼ OF SECTION 20,
THE NE ¼ OF SECTION 29, T 3 S, R 69 W, OF THE SIXTH P.M.,
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

LEGEND:
P: PERMITTED USE
NP: NOT PERMITTED USE
SU: SPECIAL USE

ALLOWED USES	PA-1	PA-2	PA-3	PA-4	PA-5	PA-6	PA-7	PA-8
RESIDENTIAL INCLUDING:								
ASSISTED LIVING FACILITY	P	P	NP	NP	P	P	NP	NP
DWELLING, SINGLE ATTACHED	NP	P	NP	NP	P	P	NP	NP
DWELLING, DUPLEX	NP	P	NP	NP	P	P	NP	NP
DWELLING, MULTIPLE	P	P	NP	NP	P	P	NP	NP
DWELLING, LIVE/WORK	P	P	NP	NP	P	P	NP	NP
PUBLIC, CIVIC AND INSTITUTIONAL INCLUDING:								
COMMUNITY BUILDINGS INCLUDING LIBRARIES, AND MUSEUMS	P	P	P	P	P	P	P	NP
GOVERNMENT AND QUASI-GOVERNMENTAL BUILDINGS AND OFFICES	P	P	P	P	P	P	P	NP
HOSPITAL	P	NP	NP	NP	NP	NP	NP	NP
PARKS, OPEN SPACE, PLAYGROUNDS AND PLAZAS	P	P	P	P	P	P	P	P
PUBLIC USES AND BUILDINGS	P	P	NP	NP	NP	NP	NP	NP
INDOOR AMUSEMENT AND RECREATIONAL ENTERPRISES	P	P	P	P	P	P	P	NP
OUTDOOR AMUSEMENT FACILITIES	P	P	P	P	P	P	P	NP
SCHOOLS, PUBLIC AND PRIVATE, COLLEGES, UNIVERSITIES, TRADE SCHOOLS	P	P	NP	NP	NP	NP	NP	NP
UTILITIES, MAJOR	NP	NP	NP	NP	NP	NP	NP	P
UTILITIES, MINOR	P	P	P	P	P	P	P	P
URBAN GARDENS (SEE 26-637)	P	P	NP	NP	NP	NP	NP	NP
TRANSIT STATIONS, PUBLIC OR PRIVATE	P	P	P	P	P	P	P	NP
WATER STORAGE	NP	NP	NP	NP	NP	NP	NP	P
COMMERCIAL SERVICES AND RETAIL INCLUDING:								
ADULT ENTERTAINMENT	NP	NP	NP	NP	NP	NP	NP	NP
AMUSEMENT FACILITIES OR OUTDOOR RECREATION	P	P	P	P	P	P	P	NP
ANIMAL DAYCARE, INDOOR WITH NO OUTDOOR RUNS OR PENS	P	P	P	NP	P	P	P	NP
APPLIANCE, HOME IMPROVEMENT AND HOME FURNISHING STORES	P	P	P	P	P	P	P	NP
AUTO SERVICE AS AN ACCESSORY TO PRIMARY	P	NP	NP	P	P	P	P	NP
BANKS AND FINANCIAL INSTITUTIONS, NO DRIVE -THROUGH OR DRIVE-UP	P	NP	P	P	P	P	P	NP
BANKS AND FINANCIAL INSTITUTIONS, DRIVE-THROUGH OR DRIVE-UP	P	NP	P*	P	P	P	P	NP
BARS, TAVERNS AND NIGHT CLUBS	P	P	P	P	P	P	P	NP
CAR WASHES, AS ACCESSORY TO RETAIL	NP	NP	NP	P	P	P	P	NP
DAY CARE CENTER, CHILD AND ADULT	P	P	P	P	P	P	P	NP
DRIVE-UP OR DRIVE-THROUGH USES (SEE 26-1106E WHEAT RIDGE MUNI. CODE)	P	NP	P*	P	P	P	NP	NP
DRUG STORES, DRIVE-THROUGH OR DRIVE-UP	P	P	P	P	P	P	P	NP
EATING ESTABLISHMENT, SIT DOWN	P	P	P	P	P	P	P	NP
EATING ESTABLISHMENT, DRIVE-THROUGH OR DRIVE-UP	P	NP	P*	P	P	P	P	NP
GROCERY & SPECIALTY FOOD STORES	P	P	P	P	P	P	P	NP
HAIR, NAIL AND COSMETIC SERVICES	P	P	P	P	P	P	P	NP

* DRIVE-UP OR DRIVE-THRU USES PERMITTED ONLY AS PART OF A MULTI-TENANT BUILDING

NOTES:
1. OUTDOOR DISPLAY ALLOWED AS SHOWN ON THE SPECIFIC DEVELOPMENT PLAN AND IS SUBJECT TO SECTION 26-631 OF THE WHEAT RIDGE CODE OF LAWS. TEMPORARY SALES ARE ALLOWED PURSUANT TO SECTION 26-630 OF THE WHEAT RIDGE CODE OF LAWS.
2. ARCHITECTURAL DESIGN, SITE DESIGN, STREETSCAPE, SIGNAGE, FENCING, LIGHTING AND LANDSCAPING SHALL BE IN CONFORMANCE WITH THE CLEAR CREEK CROSSING DESIGN PATTERN BOOK, KEPT ON FILE WITH THE CITY OF WHEAT RIDGE COMMUNITY DEVELOPMENT DEPARTMENT.

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

CLEAR CREEK CROSSING
OFFICIAL PLANNED MIXED USE OUTLINE DEVELOPMENT PLAN
CITY OF WHEAT RIDGE, COLORADO

APPLICANT:
Evergreen
Development | Services | Investments
CLEAR CREEK CROSSING, L.L.C.
1873 S. BELLAIRE STREET
SUITE 1200
DENVER, CO 80222

NOT FOR CONSTRUCTION

DATE:
DECEMBER 14, 2016
MAY 10, 2017
JULY 21, 2017
AUGUST 30, 2017
NOVEMBER 20, 2017
JANUARY 02, 2017

SHEET TITLE:
USE TABLE

CHECKED BY:
DRAWN BY:

CLEAR CREEK CROSSING

AN OFFICIAL PLANNED MIXED USE OUTLINE DEVELOPMENT PLAN
CITY OF WHEAT RIDGE, COLORADO

A PARCEL OF LAND, LOCATED IN THE SE ¼ OF SECTION 19, THE SW ¼ OF SECTION 20,
THE NE ¼ OF SECTION 29, T 3 S, R 69 W, OF THE SIXTH P.M.,
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

LEGEND:
P: PERMITTED USE
NP: NOT PERMITTED USE
SU: SPECIAL USE

ALLOWED USES, CONTINUED	PA-1	PA-2	PA-3	PA-4	PA-5	PA-6	PA-7	PA-8
COMMERCIAL SERVICES AND RETAIL INCLUDING (CONTINUED):								
HARDWARE STORES	P	P	P	P	P	P	P	NP
LIQUOR STORES	NP	NP	P	P	P	P	P	NP
MOTOR FUELING STATIONS	NP	NP	NP	P	P	P	P	NP
MOTOR VEHICLE SALES, OUTDOOR DISPLAY	NP	NP	NP	NP	NP	NP	NP	NP
MOTOR VEHICLE SALES, INDOOR DISPLAY	P	P	P	P	P	P	P	NP
OPTICAL STORES	P	P	P	P	P	P	P	NP
OUTDOOR STORAGE AS ACCESSORY USE	P	NP	NP	NP	NP	NP	NP	NP
PAWN BROKERS	NP	NP	NP	NP	NP	NP	NP	NP
PERSONAL SERVICES	P	P	P	P	P	P	P	NP
PHOTOCOPYING AND PRINTING	P	P	P	P	P	P	P	NP
PRODUCE STANDS (SEE 26-636 AND 26-613 FOR HOME OCCUPATION	P	P	P	P	P	P	P	NP
RECREATIONAL FACILITIES, COMMERCIAL	P	P	P	P	P	P	P	NP
REPAIR, RENTAL AND SERVICING OF AUTOMOBILES, NO OUTDOOR STORAGE	P	NP	NP	P	P	P	P	NP
RETAIL	P	P	P	P	P	P	P	NP
SPORTING GOODS STORE	P	P	P	P	P	P	P	NP
VETERINARY CLINICS AND HOSPITALS, NO OUTDOOR RUNS OR PENS	P	P	P	P	P	P	P	NP
HOSPITALITY AND ENTERTAINMENT INCLUDING:								
ART STUDIOS AND GALLERIES	P	P	P	P	P	P	P	NP
HOTELS, MOTELS AND EXTENDED STAY LODGING	P	P	P	P	P	P	P	NP
PRIVATE CLUBS AND SOCIAL CLUBS	NP	NP	NP	NP	NP	NP	NP	NP
STUDIOS INCLUDING ART, MUSIC, DANCE,TV AND RADIO BROADCASTING STATIONS	P	P	P	P	P	P	P	NP
TEMPORARY OUTDOOR THEATER / PERFORMANCE	P	P	P	P	P	P	P	NP
THEATERS	P	P	P	P	P	P	P	NP
OFFICE AND INDUSTRIAL INCLUDING:								
MEDICAL AND DENTAL CLINICS	P	P	P	P	P	P	P	NP
OFFICES	P	P	P	P	P	P	P	NP
OFFICE - WAREHOUSE, NO OUTDOOR STORAGE	P	NP	NP	NP	NP	NP	NP	NP
PROCESSING, ASSEMBLY OR LIGHT INDUSTRIAL OPERATIONS	SU	NP	NP	NP	NP	NP	NP	NP
RESEARCH LABORATORIES AND OFFICES	P	P	NP	NP	NP	NP	NP	NP
WAREHOUSE	NP	NP	NP	NP	NP	P	NP	NP
WHOLESALE	NP	NP	NP	NP	NP	P	NP	NP
ANCILLARY USES INCLUDING:								
PARKING FACILITIES (INCLUDING STRUCTURES)	P	P	P	P	P	P	P	NP
TEMPORARY USES INCLUDING:								
SPECIAL EVENTS, INCLUDING FESTIVAL AND FARMERS MARKETS (SEE 26-635)	P	P	P	P	P	P	P	NP
OTHER								
SIMILAR USES PER SECTION 26-309 OF THE WHEAT RIDGE CODE OF LAWS	P	P	P	P	P	P	P	NP

NOTES:
1. OUTDOOR DISPLAY ALLOWED AS SHOWN ON THE SPECIFIC DEVELOPMENT PLAN AND IS SUBJECT TO SECTION 26-631 OF THE WHEAT RIDGE CODE OF LAWS. TEMPORARY SALES ARE ALLOWED PURSUANT TO SECTION 26-630 OF THE WHEAT RIDGE CODE OF LAWS.
2. ARCHITECTURAL DESIGN, SITE DESIGN, STREETSCAPE, SIGNAGE, FENCING, LIGHTING AND LANDSCAPING SHALL BE IN CONFORMANCE WITH THE CLEAR CREEK CROSSING DESIGN PATTERN BOOK, KEPT ON FILE WITH THE CITY OF WHEAT RIDGE COMMUNITY DEVELOPMENT DEPARTMENT.

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

CLEAR CREEK CROSSING
OFFICIAL PLANNED MIXED USE OUTLINE DEVELOPMENT PLAN
CITY OF WHEAT RIDGE, COLORADO

APPLICANT:
Evergreen
Development | Services | Investments
CLEAR CREEK CROSSING, L.L.C.
1873 S. BELLAIRE STREET
SUITE 1200
DENVER, CO 80222

NOT FOR CONSTRUCTION

DATE:
DECEMBER 14, 2016
MAY 10, 2017
JULY 21, 2017
AUGUST 30, 2017
NOVEMBER 20, 2017
JANUARY 02, 2017

SHEET TITLE:
USE TABLE
CONTINUED

CHECKED BY:
DRAWN BY:

EXHIBIT 8: DESIGN PATTERN BOOK

[see attached document]

CLEAR CREEK CROSSING

WHEAT RIDGE, CO

Design Pattern Book

January, 2018

Evergreen
Development | Services | Investments

Galloway
Planning. Architecture. Engineering.

NORRIS DESIGN
Planning | Landscape Architecture | Branding

TABLE OF CONTENTS

0.0 DESIGN REVIEW PROCESS 5
0.1 Design Development Review

1.0 OVERVIEW 9
1.1 Property Description & Vicinity Map
1.2 Purpose & Guidelines
1.3 Planning Goals
1.4 Document Organization
1.5 Site Planning Approach
1.5.1 Site Analysis and Constraints
1.6 Concept Description and Site Plan
1.6.1 Concept Site Plan

2.0 SITE 21
2.1 Development Standards
2.2 Districts
2.2.1 District Diagram
2.2.2 Planning Area 1: Mill District Development Standards
2.2.3 Planning Area 2: Homestead District Development Standards
2.2.4 Planning Areas 3-4: Vineyard District Development Standards
2.2.5 Planning Areas 5-7: Harvest District Development Standards
2.2.6 Planning Area 8: Wagon District Development Standards
2.3 Streets
2.3.1 Public Street Design and Circulation
2.3.2 Private Street Design and Circulation
2.3.3 Public Street Sections
2.3.4 Conceptual Private Street Sections
2.4 Pedestrian Connectivity
2.4.1 Pedestrian Connectivity Map
2.4.2 Public Trails, Sidewalks & Bike Lanes
2.4.3 Pedestrian Access & Circulation
2.5 Parking & Service
2.6 Bicycle Parking
2.7 Service & Loading Areas
2.8 Fencing & Screening
2.9 Walls
2.10 Plaza & Gathering Areas
2.11 Open Space & Views
2.12 Public Art

3.0 BUILDING DESIGN 61
3.1 Building Form, Height & Massing
3.2 Pedestrian Oriented Design
3.3 Variety and Scale
3.4 Building Facades
3.5 Building Transparency
3.6 Building Entries
3.7 Awnings and Canopies
3.8 Parking Structures
3.9 Roof Top Design
3.10.1 Multifamily - Site Planning
3.10.2 Multifamily - Architecture

TABLE OF CONTENTS

4.0 MATERIALS 75
- 4.1 Building Materials
- 4.2 Material Types

5.0 LANDSCAPE 79
- 5.1 General Landscape Design
- 5.2 Landscape Design within Districts
- 5.3 Trees, Shrubs & Plants
- 5.4 Streetscapes
- 5.5 Site Furnishings
- 5.6 Trail Furnishings

6.0 LIGHTING 87
- 6.1 Street & Parking Area Lighting
- 6.2 Pedestrian Lighting
- 6.3 Accent Lighting
- 6.4 General Light Standards and Intensity

7.0 SIGNAGE 93
- 7.1 Conceptual Signage
- 7.2 Signage Family
- 7.3 Signage Map
- 7.4 Freestanding Signs
- 7.5 Building Signs

APPENDIX A: GLOSSARY
APPENDIX B: MASTER MATERIAL PALETTE
APPENDIX C: PLANT LIST

0.0 - DESIGN REVIEW PROCESS

0.0 Schematic Design Review Process

GENERAL COMPLIANCE

Clear Creek Crossing ODP must comply with all applicable statutes, ordinances, rules and regulations promulgated by the City and other governmental entities which have jurisdiction over the Project, including revocable permits in the right-of-way (ROW), Americans with Disabilities Act, building permits, and permits for other public works matters.

APPLICABILITY

All development within Clear Creek Crossing is subject to the Clear Creek Crossing Design Pattern Book. Design review shall be conducted by the Architectural Control Committee (ACC) as established by the Master Developer and the City of Wheat Ridge.

OBJECTIVE

The objective of the design review process is to create a clear, consistent, and predictable process for development at the Project. The ACC shall perform schematic design review prior to the planning review process required and conducted by the City of Wheat Ridge.

SUBMITTAL REQUIREMENTS

The Applicant team shall meet with or submit approved design documents to the ACC at the following four key Project phases: Pre-Application Conference, Schematic Design, Design Development, and Final Recordation Phase. Informal design review meetings may be requested by the Applicant at any point in the development process as necessary to identify solutions on specif c issues.

PRE-APPLICATION MEETING

A pre-application meeting shall be held between the Applicant and with both the ACC as well as City of Wheat Ridge to review the scope of the Project, the design review process, and identify all requirements, presumptions and considerations. The Applicant shall submit at the pre-application meeting the following:

- Intent Statement
- Development scope, Project uses and adjacent uses, and Project description
- Context Photos
- Conceptual Site Plan
- Conceptual Elevations, are encouraged
- Any special considerations

SCHEMATIC DESIGN

The Applicant team shall submit a Schematic Design Development Plan to the ACC. The ACC will request a meeting to discuss the application within 14 days from the receipt of the Schematic Design Plan. At this meeting, the Schematic Plan will be reviewed for compliance with the ODP and Design Pattern Book. In addition, the Application will be reviewed for its overall compatibility with the Project Vision Book. The applicant shall submit the following:

- Narrative describing elements of Project design and their compliance with the ODP and DPB.
- Site Plan
- Floor Plans
- Elevations

APPROVAL

The Schematic Design Development Plan shall be reviewed and comments shall be provided by ACC to Applicant within 14 business days after receipt of such submittal. ACC shall approve, recommend revision and re-submittal for subsequent Schematic Design Review or deny the submittal.

0.1 Design Development Review Process

DESIGN DEVELOPMENT

City Staff shall include the Clear Creek Crossing ACC in its referral process as it relates to documents and plans submitted to City of Wheat Ridge within the requirements of Specif c Development Plan review and approval processes. The ACC will provide comments on these documents and plans to Wheat Ridge planning staff as requested in referral correspondence. Schematic Design review comments and approval correspondence will be provided to Wheat Ridge planning staff as an attachment to the referral comments. The City of Wheat Ridge Planning Commission has the ability to grant waivers to the standards set forth in this Design Pattern Book through a Specif c Development Plan public hearing.

MODIFICATION OF DESIGN STANDARDS

These Design Standards are intended to have some f exibility. The ACC, with Wheat Ridge Community Development Director review and approval, may grant an alternative to a design standard if it f nds the Applicant has satisf ed the following:

- Alternative is consistent with the stated intent of the design standard.
- Alternative achieves or implements the stated intent to the same degree or better than strict compliance to the design standard would have achieved otherwise.
- Alternative will not create adverse impacts on adjacent developments.

AMENDMENT OF DESIGN PATTERN BOOK

The ACC shall be permitted to recommend amendment of the text of the Design Pattern Book at any time. However, if the ACC elects to amend the text of any of the provisions, such amendment shall not be effective until the ACC obtains written approval of the consent of the Wheat Ridge Community Development Director.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Committee:

- 3 seats, appointed by mutual agreement between the Developer and City of Wheat Ridge Community Development Director:
- 2 seats held by the Developer
- 1 seat held by City of Wheat Ridge Planning Staff member

Summary of Schematic Review Procedure and Architectural Control Committee's Role:

- Submittal to ACC for Schematic Design Review and Approval
- ACC provides letter to City regarding required schematic design review indicating plans are consistent with the intent of the overall development including any conditions or stipulations of approval.
- City of Wheat Ridge referral to ACC during SDP review and approval processes.
- ACC provides letter from to City regarding SDP document referrals, describing any signif cant differences from approved schematic design and including any additional comments relative to the design intent of the proposed site plan.

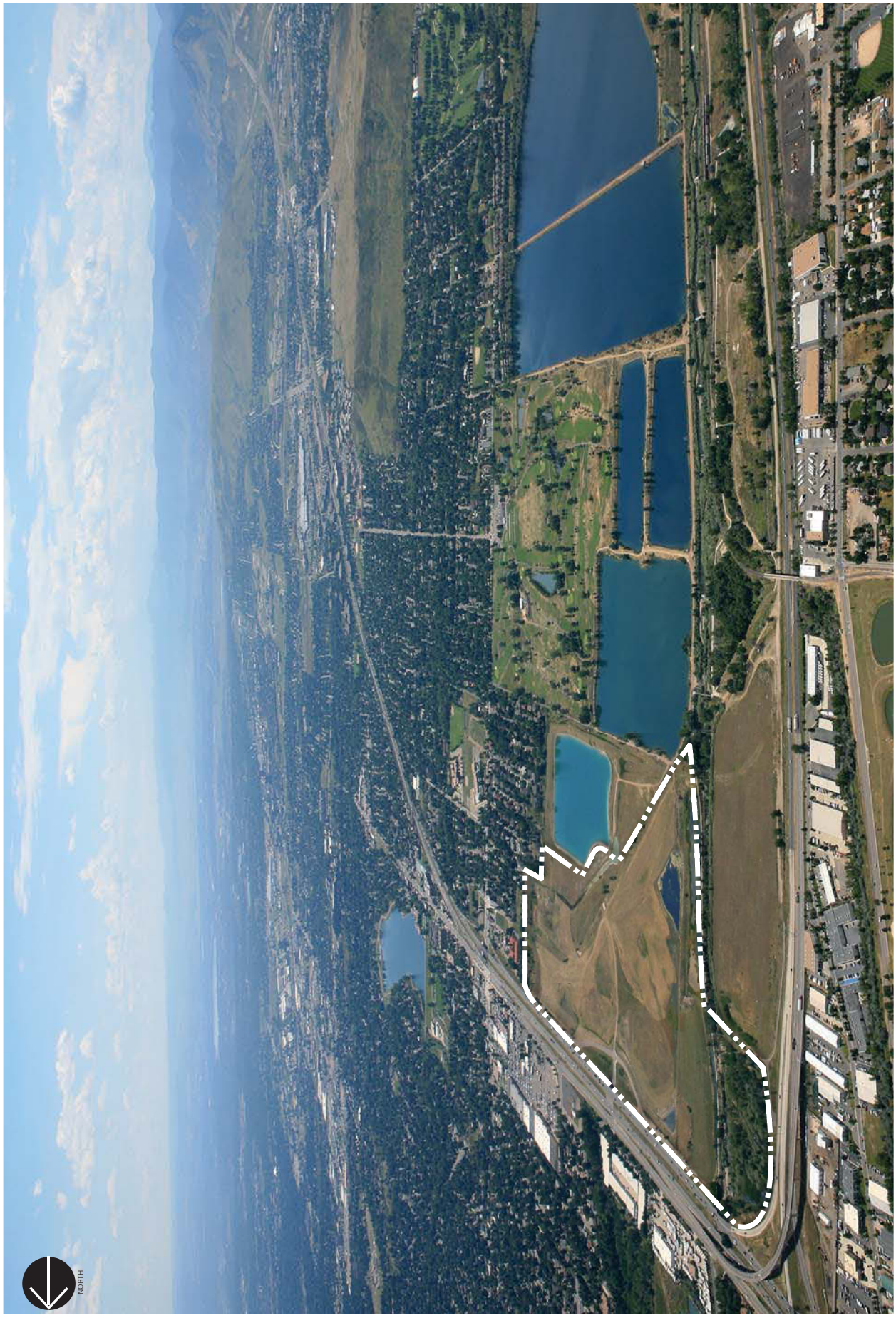
1.0 - PROJECT OVERVIEW

1.1 Property Description

Located at the southwest quadrant of Hwy 58 and I-70 in Wheat Ridge, Clear Creek Crossing is an 100-acre Planned Mixed-Use development, including retail, entertainment, hotel, multifamily residential and employment land uses. With the site's proximity to Clear Creek, the Project will include a strong connection to the creek with its trail networks to and through the planned development. Clear Creek Crossing's community-driven approach will embrace simplicity in its design, taking cues from the natural beauty and history of the location while taking advantage of visibility and direct accessibility to a major freeway corridor, providing the community with exciting new opportunities to live, work, shop, dine, stay and play.

Clear Creek Crossing Outline Development Plan (ODP) includes eight (8) planning areas, each with unique development standards. The site's location at the junction of I-70 and Hwy 58 offers an opportunity for a wide mix of uses within the planned development, given its superb visibility and accessibility, via planned ramps directly into Clear Creek Crossing. The site envelopes a signif cant portion of Clear Creek and its associated trail, providing existing connections to regional trails and surrounding communities. Refer to the Clear Creek Crossing ODP for the allowable use chart and a depiction of the individual planning areas. Specif c Project guidelines and land development standards are detailed in the Clear Creek Crossing Design Pattern Book, intended to provide clear and consistent direction for the future development of the Project.

1.1 Vicinity Map



1.2 Purpose and Guidelines

The Clear Creek Crossing Design Pattern Book, (the “CCC-DPB”) serves as a complementary document to the Clear Creek Crossing Planned Mixed Use Outline Development Plan, (the “CCC-ODP”) approved pursuant to Case No. WZ-16-07. The purpose of the CCC-DPB is to establish design and regulatory guidelines adopted by City of Wheat Ridge, intended as a guiding document that works with the CCC-ODP. Included with the CCC-ODP submittal, the Clear Creek Crossing Vision Book articulates the conceptual design direction of the planned mixed use development, whereas the CCC-DPB and ODP provide the framework for guiding the development requirements and design direction through the various Specif c Development Plan approvals that will be processed throughout the duration of Project’s development.

The CCC-DPB establishes guidelines as well as standards for Clear Creek Crossing, through the application of rules and regulations with the intention of creating a unique mixed-use environment optimally suited to its location at the conf uence of a state highway and interstate freeway. These guidelines will establish a framework to guide developers, users, tenants and their respective design teams through the process of creating a clear and consistent design aesthetic that will work in unity with each of the Project’s Planning Areas, while contributing to the greater whole that is the City of Wheat Ridge. While the goals established in the CCC-DPB are meant to provide a clear and consistent direction for the initial and future development, they are also intended to be reasonably f exible. As market conditions change and building uses and types evolve over time, these guidelines are intended to encourage a level of design creativity that contributes to the uniqueness and sense of place envisioned for Clear Creek Crossing. The guidelines and standards set forth must strike a balance between f exibility and predictability as follows:

1. Recognize that the Project will be developed over time;
2. Create and maintain a standard of quality that will sustain value;
3. Promote a cohesive development pattern, while allowing for diversity and variety in the design and construction of individual Projects; and
4. Guide city planners, designers, developers and users/owners in making consistent choices that reinforce the Project goals.

1.3 Planning Goals

PROJECT GOAL:

The overall goal for Clear Creek Crossing is to create a thriving mixed use environment that creates a strong sense of place and provides the community with a gathering place in an environment that is safe, comfortable, casual and enjoyable to visitors of all ages. The development plan will guide the combination of a variety of uses such as retail, restaurant, hospitality, entertainment, multifamily residential, off ce and/or employment into a cohesive Project with strong patterns that are walkable and easily identif able, with well-balanced groupings of buildings that work together to enhance not only the overall character of the Project, but its surroundings as well. The character of Clear Creek Crossing will be def ned by its unique architectural style, pedestrian plazas, multi-use trail connections and cohesive unifying elements that integrate its varied land uses into one Project that enhances the community with its unique identity.

CORE DESIGN OBJECTIVES:

The core architectural and urban design values in the Clear Creek Crossing Development Plan should be implemented through the following objectives:

- Create a diverse, mixed use context that creates a strong sense of place and a destination for the surrounding communities.
- Develop a master site plan that encourages connectivity of uses through vehicular and pedestrian circulation where possible given the constraints present within the site.
- Provide a rich and diverse network of streets and pedestrian walks and bike ways that connect the Project both internally and externally to surrounding neighborhoods, in a meaningful way providing the user with a unique experience not found elsewhere.
- Create a walkable outdoor experience that extends the hours of activities and provides the community with a central gathering space that offers a variety of activities for everyone to enjoy.
- Establish an architectural theme that connects to the history of the site and community, while encouraging progressive design with high quality and eff cient materials.

1.4 Document Organization

The Clear Creek Crossing Design Guidelines are organized into six categories:

- Site Design
- Building Design / Architectural Elevations
- Product Standards
- Landscape
- Lighting
- Signage

Each of the topics are then comprised of three major components that shall provide a guide for developers and designers through the process.

- Design Intent
- Design Standards
- Design Guidelines

DESIGN INTENT

The Intent Statement serves as a big picture goal with objectives establishing principles for the design topic. In areas where there may not be a specif c Standard or Guideline, the Intent Statements are used to provide the design team with direction in resolving any questions or lack of clarity that the Outline Development Plan does not address. These Intent Statements should not be used, in and of themselves, as Standards or Guidelines.

DESIGN STANDARDS

Design Standards are prescriptive criteria that provide specif c directions based on the Intent Statements. These Design Standards denote issues that are considered essential and will use the term “shall” to indicate that compliance is required.

DESIGN GUIDELINES

Design Guidelines provide the designers with additional considerations and alternative ways to accomplish the Intent Statements. The Design Guidelines are not mandatory criteria but will be considered a strong desire of the development. Design Guidelines use the term “should” or “may” to denote direction considered appropriate rather than mandatory in accomplishing the Intent Statement.

1.5 Site Planning Approach

When developing the Clear Creek Crossing site plan, consider physical characteristics and surrounding interests.

1. First and foremost, recognize the impacts of traff c to and through the site, outside of any site design, but given the uses being requested based on relevant market demand. Limit allowable development based on what "Phase Two I-70 Improvements" can support.
2. Consider the relative peripheral location of the site, and how it connects to surrounding established neighborhoods as well as to the region/ city.
3. Consider physical characteristics of the site including topography as well as set public street and freeway ramp connections and their related constraints such as A-line, the Colorado Department of Transportation "access control line" is used to regulate the "control of access" to interstate rights-of-way and designated frontage roads for both transportation and non-transportation purposes. All land owners adjacent to "access control lines" are restricted from each and every right of access, from or to any part of Clear Creek Crossing Drive and the west-bound Interstate 70 off and on ramps, including the ability to ingress and egress properties adjacent and abutting the access control. Recognize that there are two streets in the Project, connecting offsite to the east and south and terminating in the Project where they connect to create a signalized intersection within the Project.
4. Ensure that site planning efforts on this phase of CCC will not constrain future phases, including Molson Coors land as well as proposed extension/connection of Clear Creek Dr to Hwy 58, neither of which are included in this ODP.

Set site planning priorities to guide successful Project outcomes.

1. Create marketable parcels to support the feasibility of CCC:
   a. Parcels, especially retail and hotel, should maximize opportunities of an interstate location, focusing on accessibility as well as visibility to broaden market as much as possible, capitalizing on "drive-by I-70" traff c, whether as commute or mountain trip.
   b. Multifamily residential and hotel parcels should capitalize on view corridors as well as connections to other parcels for working and shopping.
   c. Employment parcel should respond to a user's likely site design requirements to maximize marketability, including:
      i. Multiple buildings with varying functions and required interconnectivity,
      ii. Large parking f elds to accommodate parking-ratio requirements and optimize access to buildings from parking lots,
      iii. Ring road providing access to parking f elds as well as building entrances,
      iv. Allow walls, fencing, security gate, etc. depending upon Employer's operational needs.
2. Recognize that retail sales tax revenues from future users/tenants support the overall feasibility of this Project.
3. Meet parking requirements of users as a peripheral location is vehicle-oriented.

Design circulation networks (vehicular.pedestrian/bicycle) to be effective onsite as well as offsite

1. Consider 'who' will be visiting CCC and facilitate where they need to go, both with the Project and in terms of access to/from CCC:
   a. Employees and Employment Campus Visitors
   b. Apartment residents
   c. Hotel guests
   d. Retail shoppers
   e. Local and "Regional Traff c" Diners
   f. Drive-through customers, whether to bank(s), fuel, restaurants or "other" such as pharmacy, car wash, package pick-up, etc.
   g. Traff c with no intentions of stopping at CCC, including local traff c as well as "bypass" traff c avoiding I-70 issues.
   h. Visitors to Clear Creek Trail, whether driving, walking or cycling to and through the site, potentially with an intention of shopping or dining.
2. Maintain pedestrian/cyclist connectivity. Safety should be a high priority in design.

1.5 Site Planning Approach (cont.)

Determine the overall approach to site planning for the Project, from which development standards will be established.

1. Walkability and connectivity are high priorities for this mixed-use development.
2. Interstate visibility corridors are signif cant factors in marketability of parcels and drive value for many parcels. Given this consideration, view corridors must be maintained and in many locations along both Clear Creek Dr. and 40th Avenue, the street-oriented building placement is not the best approach to developing an effective master site plan.
3. Natural amenities def ne the uniqueness of the site and should be embraced whether through view corridors to the mountains and creek, or through a circulation plan that integrates on the on-site multi-use trail and sidewalk system with existing sidewalks and regional trails.

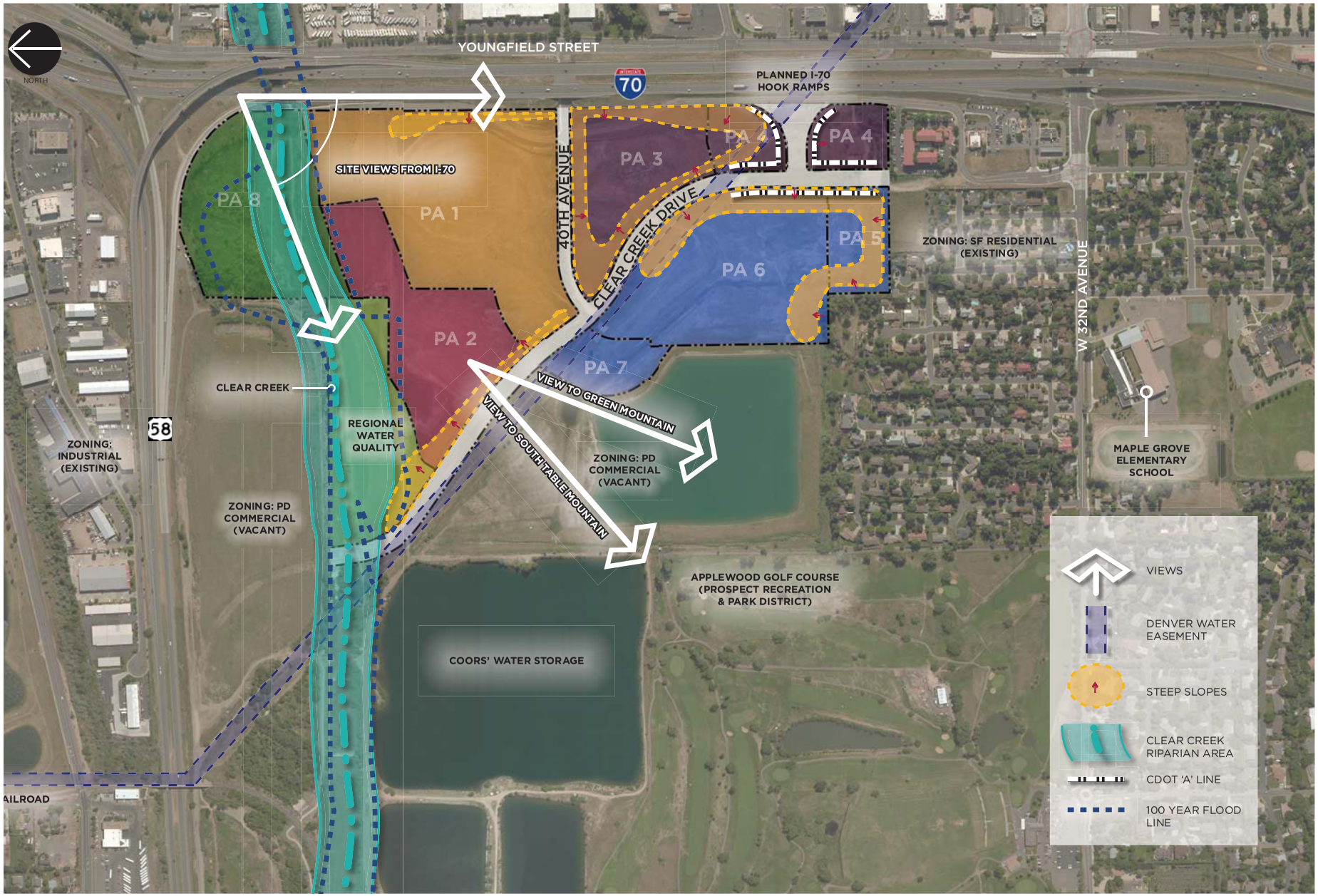
Planning Area (PA) access points should respond to Circulation Plan as well as likely uses within each PA and adjacent PAs.

1. PA site design should respond to street and pedestrian circulation system (see Sections 2.2 Streets & 2.3 Pedestrian Connectivity) as well as future users' site requirements in a way that supports parcel marketability but also promotes the Project vision, connecting the proposed land uses within the Master Plan as well as to the community.
2. PA site design should consider requirements and constraints of physical characteristics of each respective area.
3. PA site design should facilitate connections between planning areas as well as throughout the Project in order to encourage an optimally functioning mixed-use development.

1.5.1 Site Analysis and Constraints

The site planning approach for Clear Creek Crossing is inf uenced by several key opportunities as well as constraints presented by the existing site conditions that drive the development plan. The proximity to Clear Creek as well as its regional trail, and spectacular views of Green Mountain and South Table Mountain are signif cant to the site as a whole and especially to Planning Area 2's multi-family residential use; its location directly adjacent to this corridor aims to embrace the Creek and associated views and to provide convenient access for the residents to the Clear Creek Trail. The I-70 visibility corridor drives the location of all the site uses, especially as it pertains to visibility of retail and commercial uses. The CDOT "access line" or "A-Line" which restricts any access drives in this def ned area associated with the freeway ramps, limits access point f exibility to several parcels also directing the overall traff c patterns in the development. Also, the steep slopes throughout the site drive where access points can be placed along public roadways and inf uence opportunities for cross access between planning areas. The Denver Water easement that runs through the site constrains land use options given the restrictions on various elements within that easement. Lastly, the 100-year and 500-year f ood plains further constrain the site overall.

1.5.1 Site Analysis and Constraints Diagram



1.6 Concept Description & Site Plan

Clear Creek Crossing will focus on creating a strong sense of place, protecting the area's heritage while introducing a wide array of land uses to a site located at a key conf uence of a major traff c corridor. The planned development will celebrate the intrinsic values that def ne the City of Wheat Ridge, embracing the simple beauties of the landscape in an authentic gesture. Through a community-driven approach, Clear Creek Crossing has been planned around the priority of connecting the surrounding neighborhoods and the Clear Creek Trail. The unif ed design elements will connect the various uses within the planned mixed use development particularly at the ground plane, with site signage. Pedestrian circulation, and landscape elements providing common visual cues across the development.

Through the use of unifying design elements, including architectural style, landscape design, urban design with special attention paid to its public spaces, this Project is envisioned to be unique and authentic in its uses and architectural style, while still providing a cohesive experience for the user. The overall design theme for the Project is a modern agrarian design aesthetic that blends traditional agrarian forms and materials with modern architypes and users. The Project is envisioned to be one grown from the earth with a strong emphasis on the base plane and the buildings integration with the site and surrounding context. With the site's proximity to Clear Creek, along with the rich history of the area, the overall character of the Project will focus on a strong connection to the creek through the trail networks, signage, wayf nding graphics, and other site amenities.

1.6.1 Concept Site Plan

2.0 - SITE DESIGN

2.1 Development Standards

The CCC-ODP includes eight (8) Planning Areas. Each Planning Area has a distinct set of development standards, providing an overall foundation upon which all future development shall be built. In the CCC-ODP, employment uses abut the interstate within PA-1, providing maximum visibility and access from high traff c corridors, specif cally I-70 to the east and Hwy. 58 to the north. Residential uses are thoughtfully placed to the south of Clear Creek and west of the employment uses in PA-2, providing opportunities for beautiful, unobstructed mountain and creek views, as well as excellent trail access. The balance of the planned development allows various commercial uses including retail, off ce and hotel uses. Refer to the CCC-ODP map for the permitted uses chart by Planning Area.

2.2 Districts

The Districts have been created to def ne groupings of the eight (8) Planning Areas in the Project. The Districts are intended to provide design direction unique to the use and character of these def ned areas, while still maintaining cohesive theming through the use of architecture, landscape, urban design and signage within the Project. There are f ve unique District types within the Project:

MILL - Employment uses, encouraging medium to high density development, with uses including corporate campus-type uses such as off ce, research & development, hospital, and university/education uses. Parking is likely to be a combination of surface and structure. Building height, density and setbacks ref ect the site's location at the junction of a State highway and on an interstate freeway.

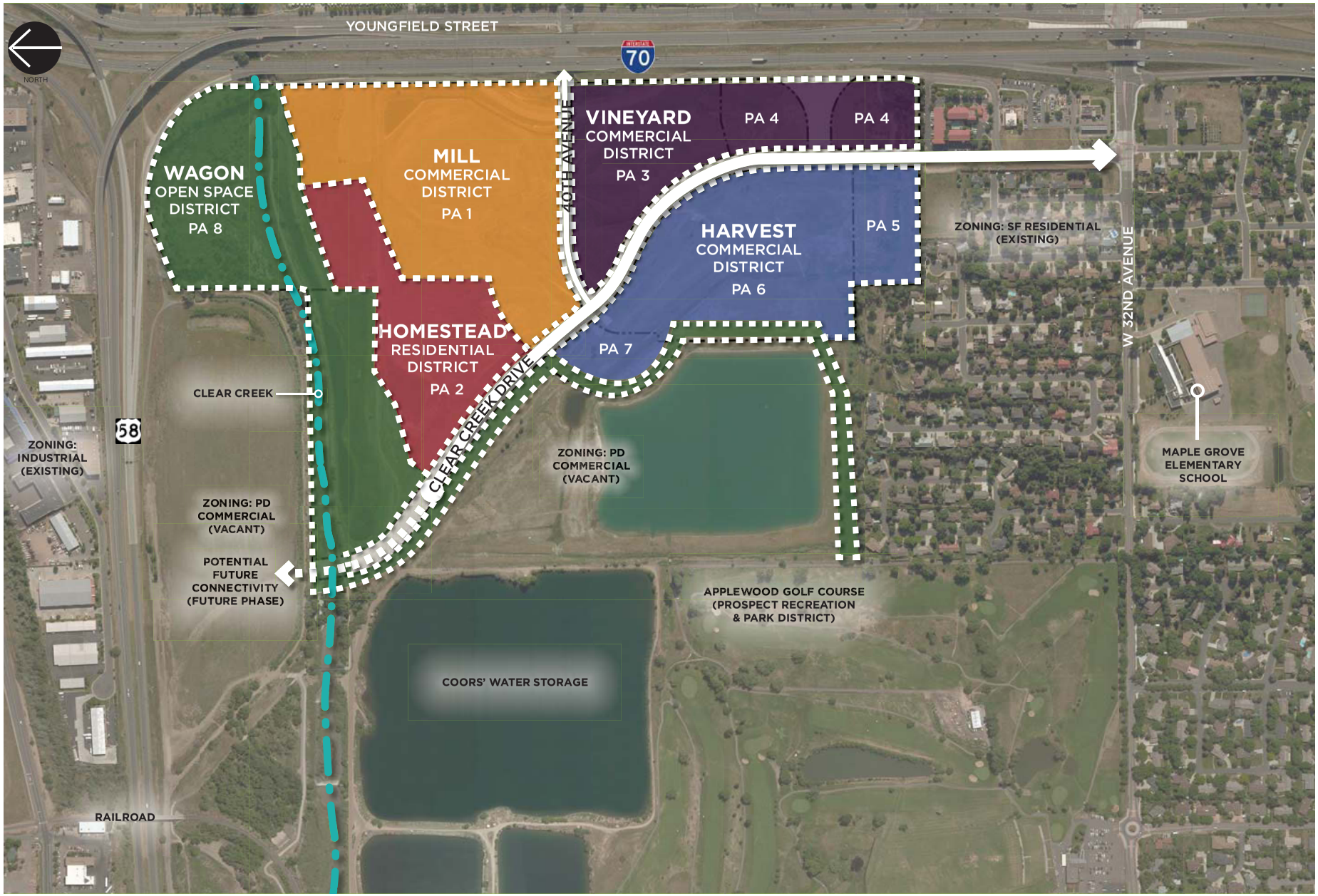
VINEYARD - Retail and entertainment uses including stores, shop buildings, banks, restaurants including both full-service and quick-serve and entertainment including theater and gaming. Buildings shall be placed according to the requirements of the respective use and in consideration of the characteristics of the site, while placing a priority on circulation, walkability and common site amenities. Parking will be in surface lots, with potential for a structure to serve entertainment uses. Site design at the pedestrian level, will take an urban approach in that the site will encourage walkability, connecting Planning Areas and various tenants/users/owners within them. Where possible, siting of buildings should prioritize fronting to public or private streets with parking located behind to help establish placemaking.

HOMESTEAD - Multifamily residential uses, including apartments and/or town home formats. Buildings shall be placed according to the requirements of the use and in consideration of the characteristics of the site, while placing a priority on circulation and walkability to other Districts including the adjacent Clear Creek Trail. Parking will be in surface lots; with above-grade garages tucked under units in buildings or in separate buildings allowed as well.

HARVEST - Retail , in the form of large-format retail with accessory small retail, restaurants and hotel uses will create the Harvest District. Buildings shall be placed according to the requirements of the respective use and in consideration of the characteristics of the site particularly its shape and vehicular/pedestrian connections to other Districts. Parking will be in surface lots with potential for a structure to serve more intense retail or hotel uses. Signage will be "brand-forward" as required by national operators but will meet the requirements of the Clear Creek Crossing Master Sign Package.

WAGON - Multi-use trail and sidewalk networks connect to all other Districts, as well as locations off-site to the north at Clear Creek Trail and to the south, at the planned trail by Prospect District connecting to the existing Applewood Golf Course and adjacent neighborhood. The trails will include common surface design, wayf nding signage, trash receptacles, benches and other amenities. Landscape will be natural and native to the region. Shade will be provided by trees and a small structure near a small surface parking lot located at the end of Clear Creek Dr. Additional street parking will be located along Clear Creek Dr, near Clear Creek and for convenient access to the existing regional trail system.

2.2.1 District Diagram

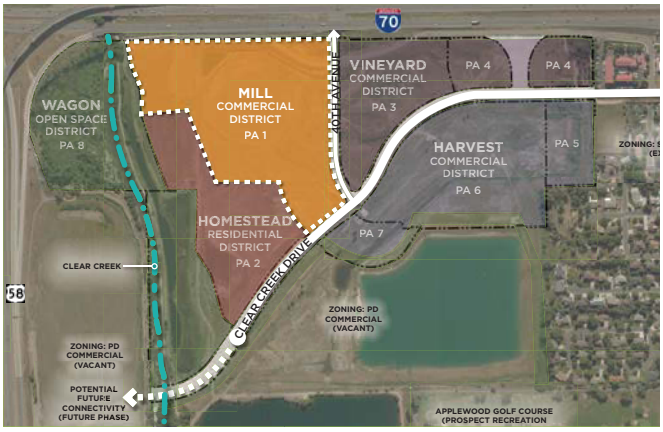


2.2.2 PLANNING AREA 1: MILL DISTRICT

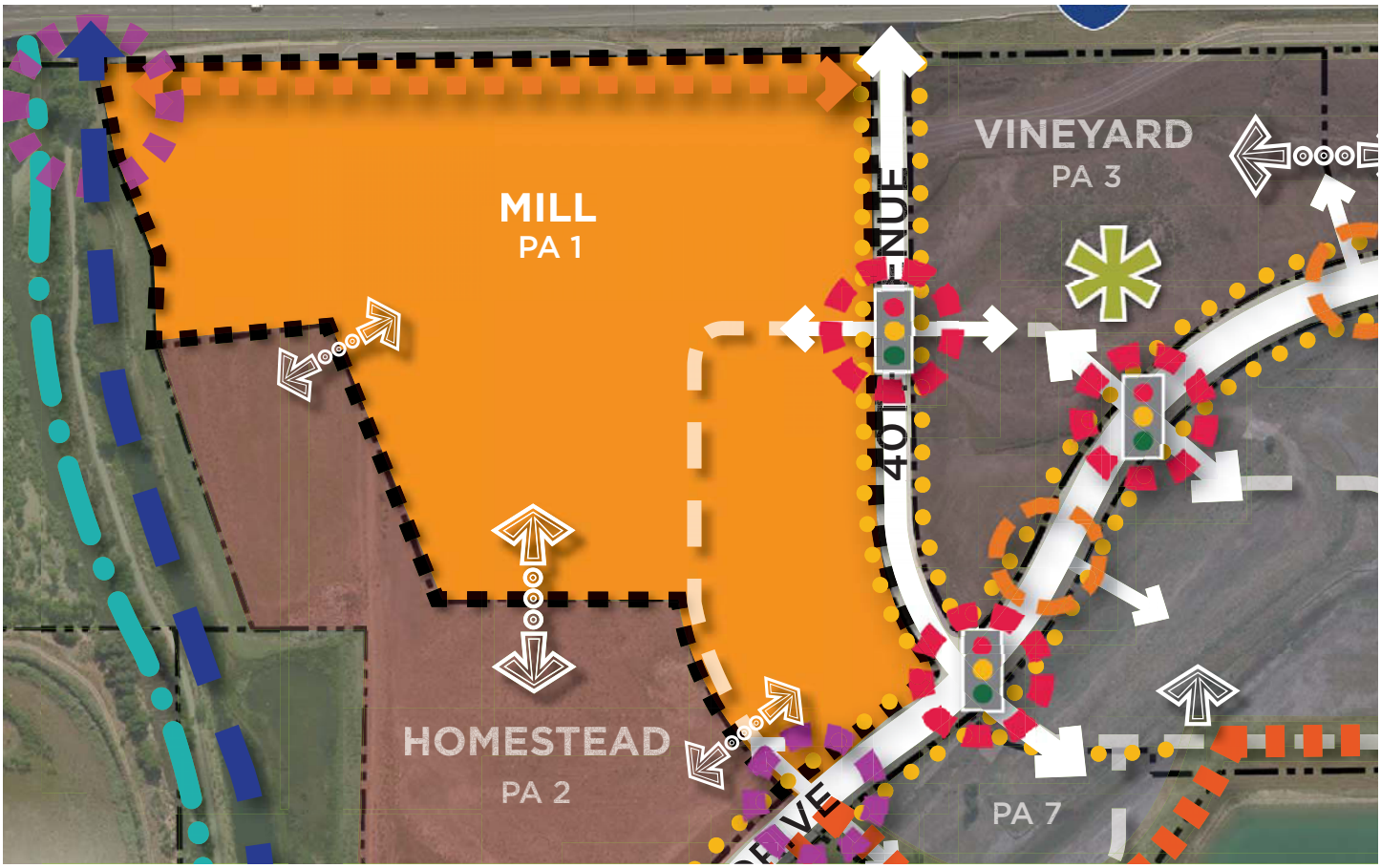
MILL DISTRICT

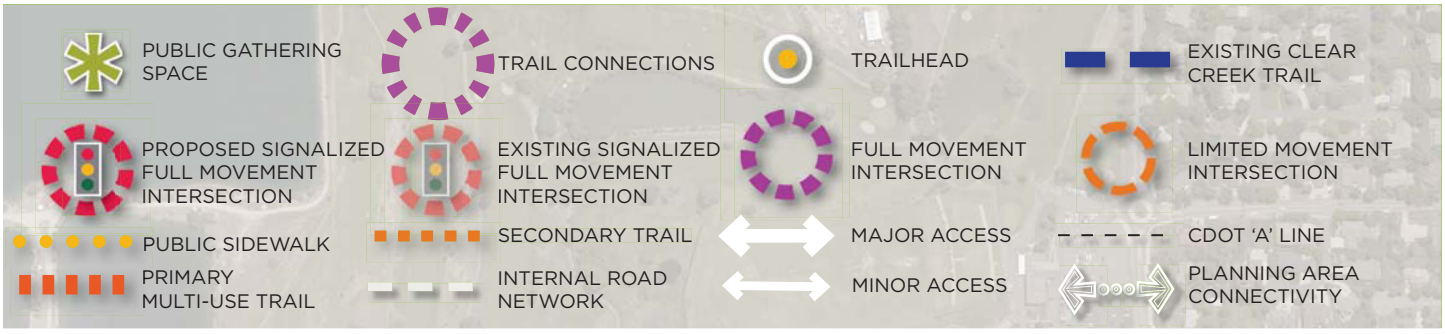
Employment uses encouraging medium to high density development in area adjacent to I-70 and visible from Hwy 58. Consistent with intent, guidelines and standards set forth for design theme and architecture as well as site elements detailed in the Design Pattern Book.

KEY MAP



PLANNING AREA DIAGRAM





DEVELOPMENT STANDARDS: MILL DISTRICT

DEVELOPMENT STANDARDS

PERMITTED USES	*REFER TO CLEAR CREEK CROSSING OUTLINE DEVELOPMENT PLAN AMENDMENT FOR ALL PERMITTED USES*	
SETBACKS AND BUILDING ORIENTATION	**PRIMARY EMPLOYMENT USES**	
	• NO MORE THAN 30% OF THE FRONTAGE OF PA-1 MAY HAVE SURFACE PARKING WITHIN 20 FEET OF A ROADWAY. PARKING MUST BE BUFFERED FROM THE ROADWAY BY LANDSCAPING AND / OR A BUILDING	
	• MINIMUM SETBACK ADJACENT TO PA-2 SHALL BE 5' PER STORY	
	COMMERCIAL / RETAIL / OTHER USES	
	PRIMARY STREET FRONTAGE: CLEAR CREEK DRIVE	
	• AT LEAST 50% OF THE PROPERTY'S FRONTAGE ALONG CLEAR CREEK DRIVE MUST CONTAIN A BUILDING WITHIN THE REQUIRED 0-20 FOOT BUILD-TO AREA	
	SECONDARY STREET FRONTAGE: 40TH AVENUE	
	• AT LEAST 30% OF THE PROPERTY'S FRONTAGE ALONG 40TH AVENUE MUST CONTAIN A BUILDING WITHIN THE REQUIRED 0-20 FOOT BUILD-TO AREA	
	• WHERE THE PROVIDED BUILD-TO EXCEEDS THE MINIMUM REQUIREMENT, THE EXCESS SHALL BE TRANSFERED TO MEET THE STANDARD ON THE OTHER STREET FRONTAGE	
	• MINIMUM SETBACK ADJACENT TO PA-2 SHALL BE 5' PER STORY	
	• NOTE: BUILDING PLACEMENT, HEIGHT, DENSITY AND SETBACKS REFLECT THE SITE'S LOCATION AT THE JUNCTION OF A STATE HIGHWAY AND AN INTERSTATE FREEWAY	
MAXIMUM LOT COVERAGE	80%	
MINIMUM LANDSCAPE REQUIRED	20%	
MAXIMUM BUILDING HEIGHT	PRIMARY EMPLOYMENT USES:	90'-0"
	COMMERCIAL / RETAIL / OTHER SINGLE COMMERCIAL USES:	62'-0"
	MIXED USE (DEFINED AS VERTICAL INTEGRATION OF USES):	90'-0"
PARKING	SURFACE AND/OR STRUCTURED PARKING PER SECTION 2.3.4 (PARKING AND SERVICE) AND SECTION 3.8 (PARKING STRUCTURES). ALL PARKING SHALL MEET THE CITY OF WHEAT RIDGE STANDARDS, CHAPTER 26, ARTICLE V, SEC. 26-501	
BICYCLE PARKING	BICYCLE PARKING PER SECTION 2.4.1 (BICYCLE PARKING) 1 BICYCLE SPACE PER EVERY 20 AUTOMOBILE PARKING SPACES, BUT NO LESS THAN 4 SPACES	
	REFER TO SECTION 3.0 (BUILDING DESIGN)	
	REFER TO SECTION 4.0 (MATERIALS)	
	REFER TO SECTION 5.0 (LANDSCAPE)	
	REFER TO SECTION 6.0 (LIGHTING)	
SIGNAGE	REFER TO SECTION 7.0 (SIGNAGE)	
OTHER REQUIREMENTS	PLAZA AND GATHERING AREA REQUIREMENT, REFER TO SECTION 2.7	
	PUBLIC ART REQUIREMENT, REFER TO SECTION 2.9	

FIGURE 1:

PLANNING AREA 1: EMPLOYMENT USES

BUILDING ORIENTATION AND SETBACKS ILLUSTRATION (NOT TO SCALE)

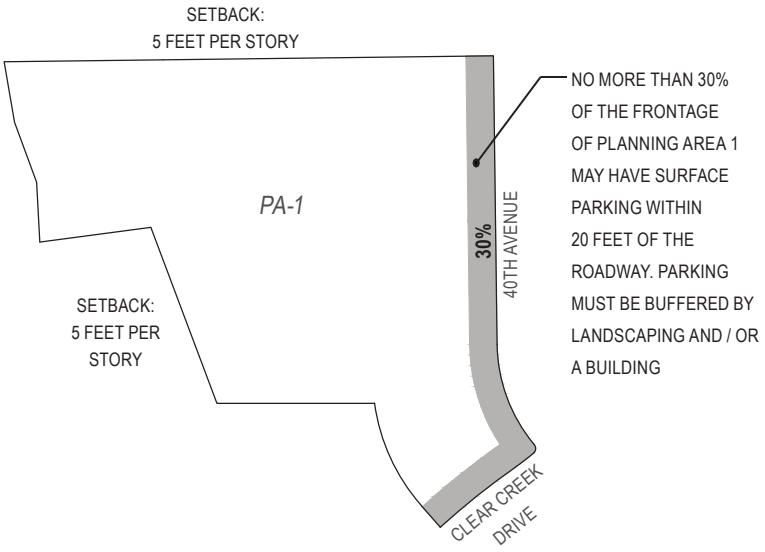


FIGURE 2:

PLANNING AREA 1: COMMERCIAL / RETAIL / OTHER USES

BUILDING ORIENTATION AND SETBACKS ILLUSTRATION (NOT TO SCALE)

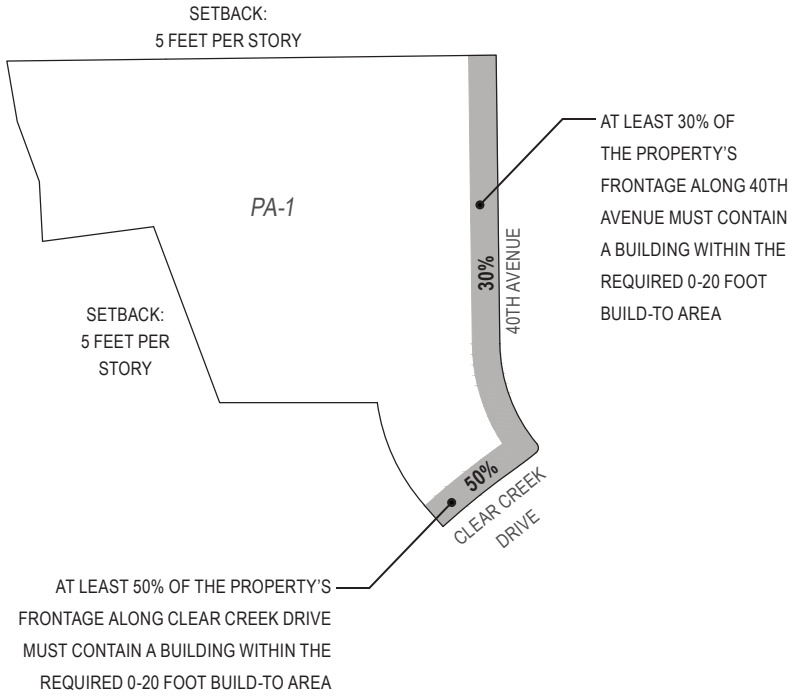
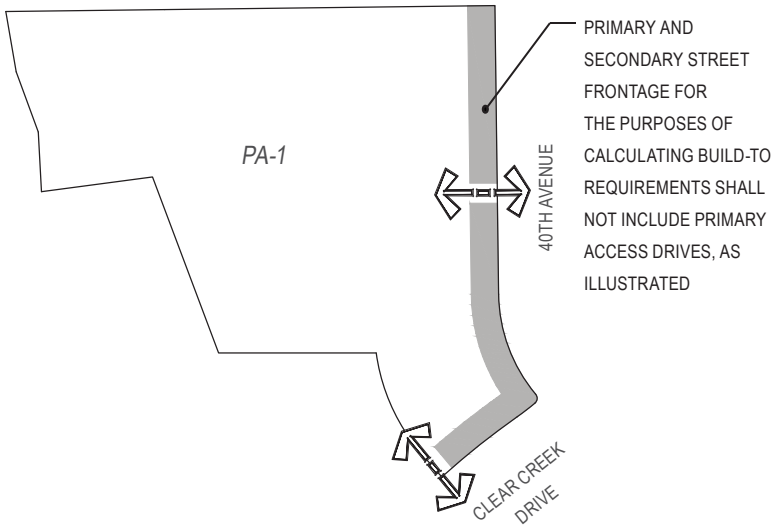


FIGURE 3:

PLANNING AREA 1

PRIMARY AND SECONDARY FRONTAGE ILLUSTRATION (NOT TO SCALE)

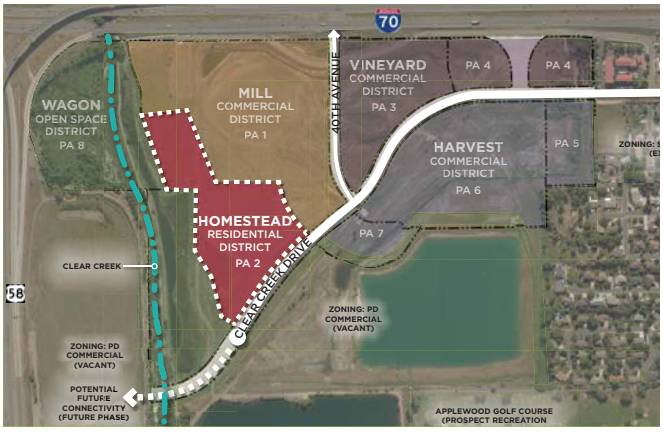


2.2.3 PLANNING AREA 2: HOMESTEAD DISTRICT

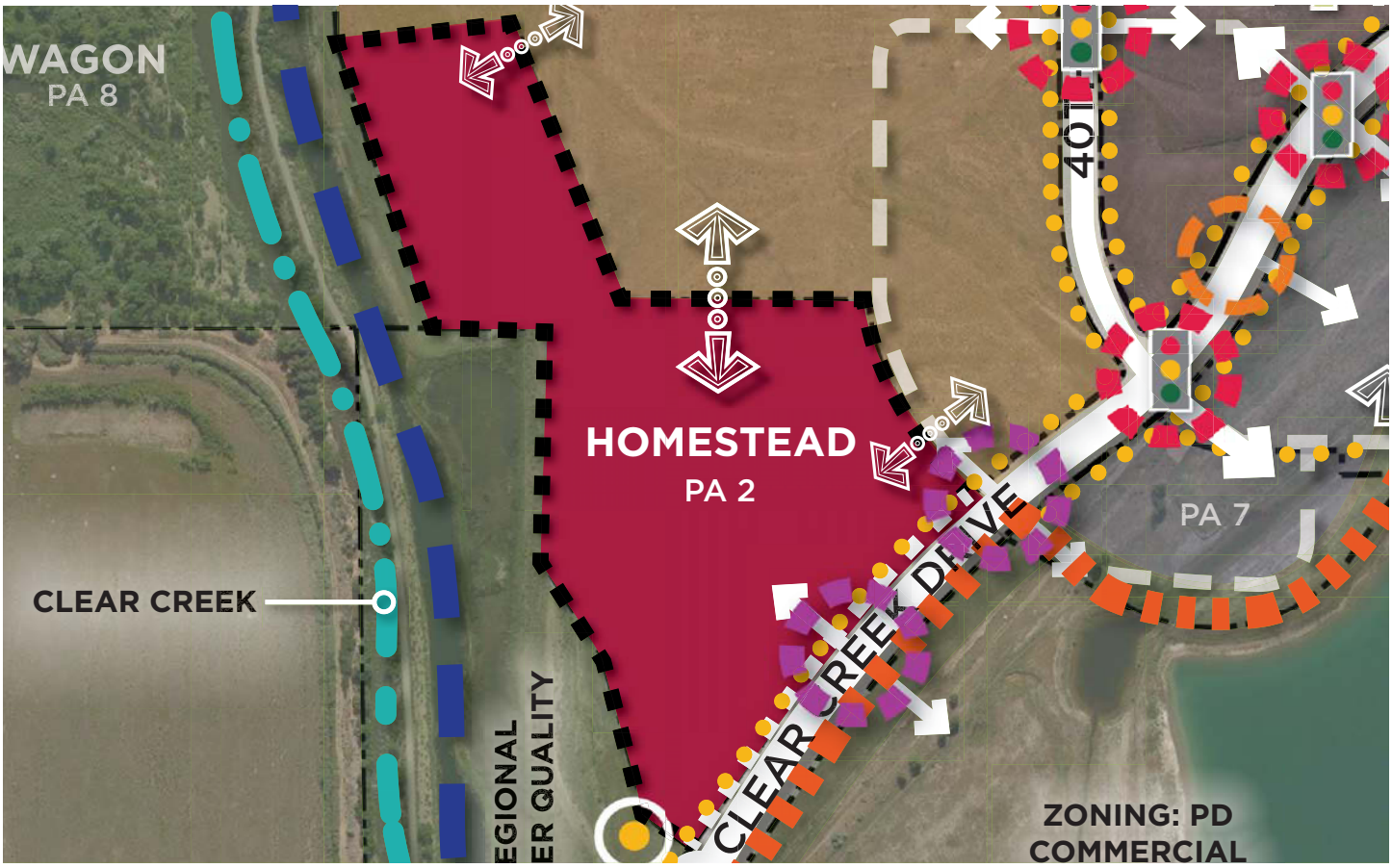
HOMESTEAD DISTRICT

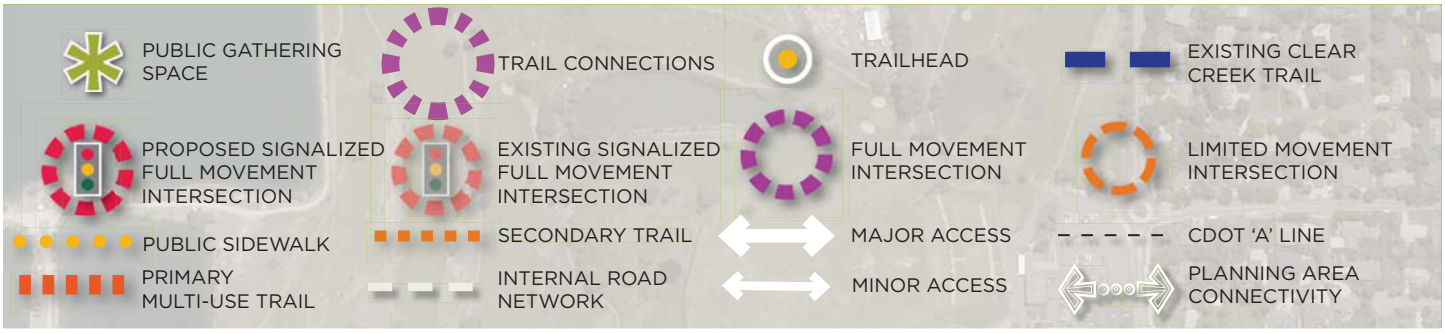
Residential uses encouraging medium to high density development at a location adjacent to I-70 and visible from Hwy 58. Consistent with intent, guidelines and standards set forth for design theme and architecture as well as site elements detailed in the Design Pattern Book. Flexibility to shift the Homestead District to other planning areas that allow residential uses.

KEY MAP



PLANNING AREA DIAGRAM





DEVELOPMENT STANDARDS: HOMESTEAD DISTRICT

DEVELOPMENT STANDARDS

PERMITTED USES	*REFER TO CLEAR CREEK CROSSING OUTLINE DEVELOPMENT PLAN AMENDMENT FOR ALL PERMITTED USES*	
SITE PLANNING	BUILDINGS SHALL BE PLACED ACCORDING TO THE SETBACKS OUTLINED BELOW. GIVEN PLANNING AREA'S ADJACENCY TO CLEAR CREEK TO THE NORTH AND MOUNTAIN VIEWS TO THE SOUTH, BUILDINGS SHALL BE PLACED TO CAPTURE VIEWS. PEDESTRIAN CONNECTIVITY TO ADJACENT USES AS WELL AS WITH THE TRAIL NETWORK IS REQUIRED. WHEN MULTI-FAMILY USES ARE PROPOSED IN OTHER PLANNING AREAS, THE FOLLOWING DEVELOPMENT STANDARDS FROM THE HOMESTEAD DISTRICT SHALL APPLY: MINIMUM LANDSCAPE REQUIRED, MAXIMUM BUILDING HEIGHT, PARKING, BICYCLE PARKING, BUILDINGS / ARCHITECTURE, MATERIALS, LANDSCAPE, LIGHTING, SIGNAGE, AND OTHER REQUIREMENTS.	
SETBACKS AND BUILDING ORIENTATION	**RESIDENTIAL USES**	
	PRIMARY FRONTAGE: CLEAR CREEK ORIENTATION	
	• AT LEAST 50% OF THE PROPERTY'S FRONTAGE ALONG CLEAR CREEK MUST CONTAIN A BUILDING WITHIN 0-20 FEET OF THE PROPERTY LINE ORIENTED TOWARD CLEAR CREEK	
	SECONDARY FRONTAGE: CLEAR CREEK DRIVE	
	• AT LEAST 30% OF THE PROPERTY'S FRONTAGE ALONG CLEAR CREEK DRIVE MUST CONTAIN A BUILDING WITHIN THE REQUIRED 0-20 FOOT BUILD-TO AREA	
	NON-RESIDENTIAL USES:	
	PRIMARY FRONTAGE: CLEAR CREEK DRIVE	
	• AT LEAST 50% OF THE PROPERTY'S FRONTAGE ALONG CLEAR CREEK DRIVE MUST CONTAIN A BUILDING WITHIN 0-20 FEET OF THE PROPERTY LINE	
	SECONDARY FRONTAGE: INTERNAL DRIVE	
	• AT LEAST 30% OF THE PROPERTY'S FRONTAGE ALONG THE INTERNAL DRIVE MUST CONTAIN A BUILDING WITHIN THE 0-20 FOOT BUILD-TO AREA	
	• NOTE: BUILDINGS SHALL BE PLACED ACCORDING TO THE REQUIREMENTS OF THE USE AND IN CONSIDERATION OF THE CHARACTERISTICS OF THE SITE, WHILE PLACING A PRIORITY ON CIRCULATION AND WALKABILITY TO OTHER DISTRICTS INCLUDING THE ADJACENT CLEAR CREEK TRAIL	
MAXIMUM LOT COVERAGE	80%	
MINIMUM LANDSCAPE REQUIRED	20%	
MAXIMUM BUILDING HEIGHT	SINGLE USE, COMMERCIAL:	56'-0"
	MIXED USE (DEFINED AS VERTICAL INTEGRATION OF USES):	90'-0"
	RESIDENTIAL USES:	65'-0"
PARKING	SURFACE AND/OR STRUCTURED PARKING PER SECTION 2.3.4 (PARKING AND SERVICE) AND SECTION 3.8 (PARKING STRUCTURES). ALL PARKING SHALL MEET THE CITY OF WHEAT RIDGE STANDARDS, CHAPTER 26, ARTICLE V, SEC. 26-501	
	1.0 SPACE PER 1 BEDROOM MFR UNIT	
	2.0 SPACES PER 2-3 BEDROOM MFR UNIT	
	2.5 SPACES PER 4 BEDROOM MFR UNIT	
	PLUS 1.0 GUEST SPACE PER 10 SPACES	
BICYCLE PARKING	BICYCLE PARKING PER SECTION 2.4.1 (BICYCLE PARKING) 1 BICYCLE SPACE PER EVERY 10 UNITS, BUT NO LESS THAN 3 SPACES	
BUILDINGS / ARCHITECTURE	REFER TO SECTION 3.0 (BUILDING DESIGN) AND 3.10.2 (MULTI-FAMILY ARCHITECTURE)	
MATERIALS	REFER TO SECTION 4.0 (MATERIALS)	
LANDSCAPE	REFER TO SECTION 5.0 (LANDSCAPE)	
LIGHTING	REFER TO SECTION 6.0 (LIGHTING)	
SIGNAGE	REFER TO SECTION 7.0 (SIGNAGE)	
OTHER REQUIREMENTS	PLAZA AND GATHERING AREA REQUIREMENT, REFER TO SECTION 2.7	
	PUBLIC ART REQUIREMENT, REFER TO SECTION 2.9	

FIGURE 1:

PLANNING AREA 2: RESIDENTIAL USES

BUILDING ORIENTATION AND SETBACKS ILLUSTRATION (NOT TO SCALE)

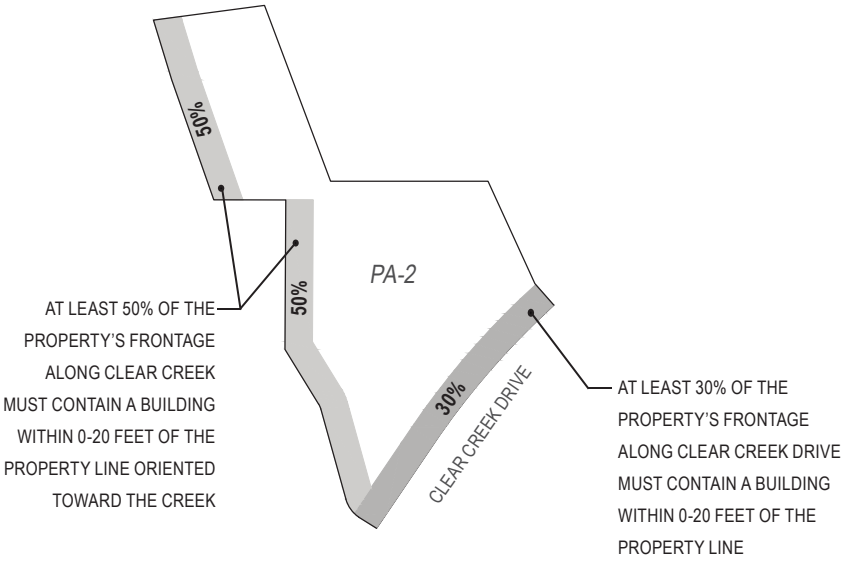


FIGURE 2:

PLANNING AREA 2: NON-RESIDENTIAL USES

BUILDING ORIENTATION AND SETBACKS ILLUSTRATION (NOT TO SCALE)

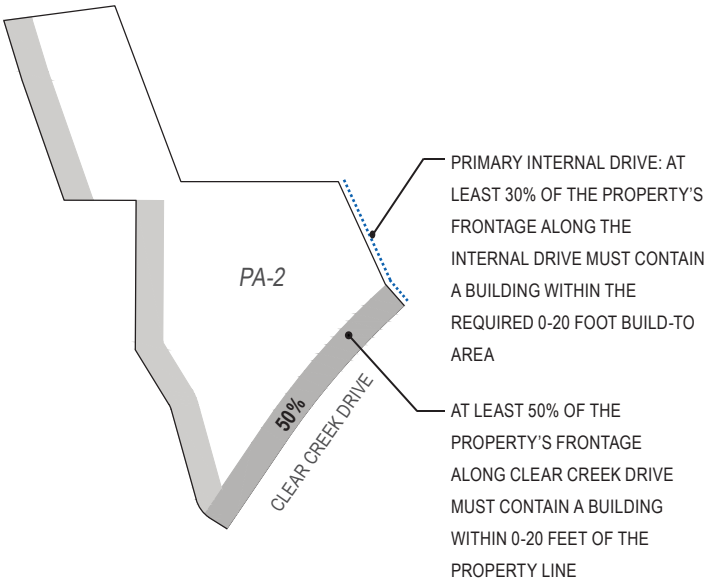
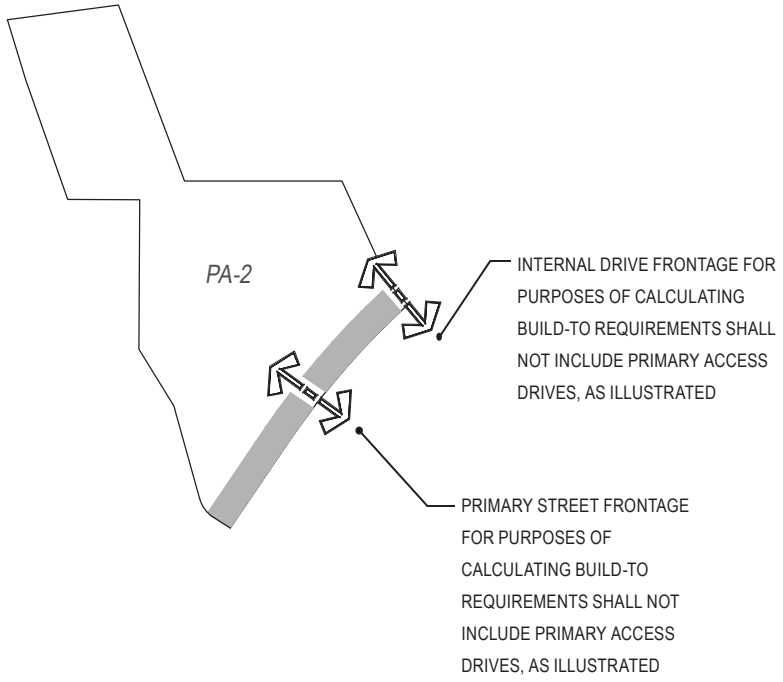


FIGURE 3:

PLANNING AREA 2

PRIMARY AND SECONDARY FRONTAGE ILLUSTRATION (NOT TO SCALE)



2.2.4 PLANNING AREAS 3-4: VINEYARD DISTRICT

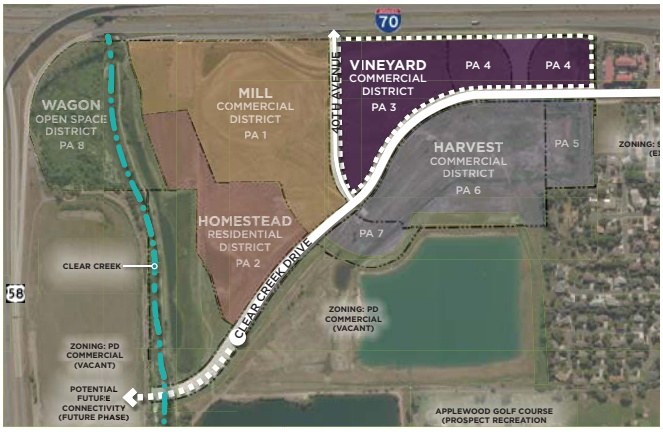
VINEYARD DISTRICT

Planning Area 3: Commercial uses including retail, restaurant and entertainment at a highly visible and accessible location adjacent to I-70.

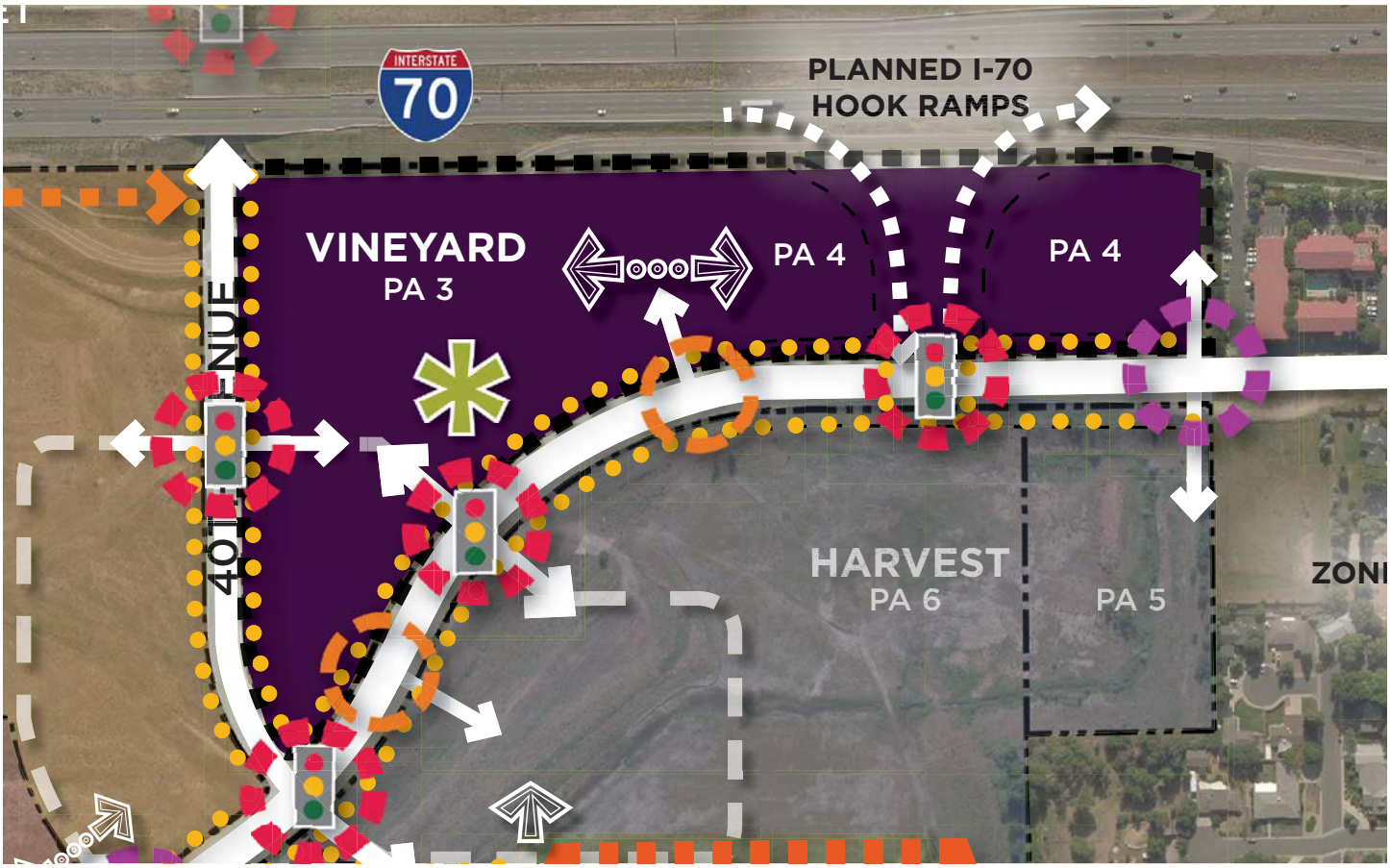
Planning Area 4: Commercial uses including retail and restaurant on highly visible and accessible pad locations north and south of the planned westbound I-70 hook ramps.

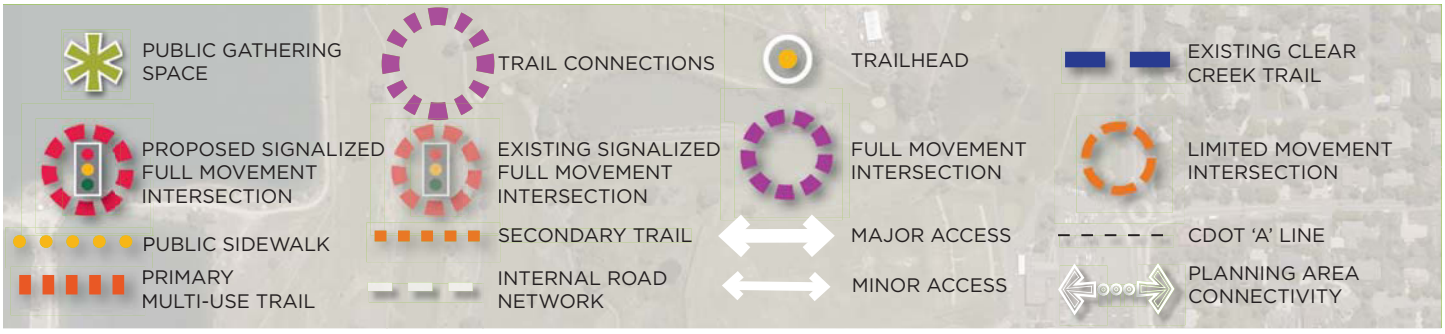
Consistent with intent, guidelines and standards set forth for design theme and architecture as well as site elements detailed in the Design Pattern Book.

KEY MAP



PLANNING AREA DIAGRAM





DEVELOPMENT STANDARDS: VINEYARD DISTRICT

DEVELOPMENT STANDARDS: PLANNING AREA 3

PERMITTED USES	*REFER TO CLEAR CREEK CROSSING OUTLINE DEVELOPMENT PLAN AMENDMENT FOR ALL PERMITTED USES*	
SITE PLANNING	BUILDINGS SHALL BE PLACED ACCORDING TO THE SETBACKS OUTLINED BELOW. BUILD-TO STANDARDS FOR PLANNING AREA 3 SHALL BE REQUIRED ON CLEAR CREEK DRIVE, 40TH AVENUE AND/OR PRIVATE INTERNAL DRIVES. REFER TO SECTION 2.3.4 FOR FURTHER STANDARDS AND GUIDELINES.	
SETBACKS AND BUILDING ORIENTATION	PRIMARY FRONTAGE: CLEAR CREEK DRIVE	
	• AT LEAST 50% OF THE PROPERTY'S FRONTAGE ALONG CLEAR CREEK DRIVE MUST CONTAIN A BUILDING WITHIN THE REQUIRED 0-20 FOOT BUILD-TO AREA	
	SECONDARY FRONTAGE: 40TH AVENUE	
	• AT LEAST 30% OF THE PROPERTY'S FRONTAGE ALONG 40TH MUST CONTAIN A BUILDING WITHIN THE REQUIRED 0-20 FOOT BUILD-TO AREA	
	• WHERE PROVIDED BUILD-TO EXCEEDS THE MINIMUM REQUIREMENT, THE REQUIRED BUILD-TO REQUIREMENT ALONG THE OTHER STREET FRONTAGE MAY BE REDUCED BY AN EQUAL AMOUNT. THIS TRANSFERABILITY APPLIES TO 40TH AVENUE, ' CLEAR CREEK DRIVE, AND THE INTERNAL PRIVATE DRIVE	
	• A SETBACK OF 5 FEET PER STROY SHALL APPLY FROM THE PROPERTY LINE ABUTTING INTERSTATE 70	
	• MODIFICATIONS AND VARIATIONS TO THE BUILD-TO CAN BE APPROVED DURING THE SDP PROCESS, WHERE THE INTENT OF THE BUILD-TO REQUIREMENT IS BEING MET	
	• NO PARKING SHALL BE ALLOWED WITHIN 50 FEET OF THE RIGHT-OF-WAY AT THE INTERSECTION OF CLEAR CREEK DRIVE AND 40TH AVENUE, ONLY BUILDINGS, LANDSCAPING AND HARDSCAPING SHALL BE PERMITTED (SEE PA-3 AND PA-4 SITE PLANNING ILLUSTRATION)	
MAXIMUM LOT COVERAGE	80%	
MINIMUM LANDSCAPE REQUIRED	20%	
MAXIMUM BUILDING HEIGHT	SINGLE USE, COMMERCIAL:	56'-0"
	MIXED USE (DEFINED AS VERTICAL INTEGRATION OF USES):	90'-0"
	RESIDENTIAL USES:	65'-0"
PARKING	SURFACE AND/OR STRUCTURED PARKING PER SECTION 2.3.4 (PARKING AND SERVICE) AND SECTION 3.8 (PARKING STRUCTURES). ALL PARKING SHALL MEET THE CITY OF WHEAT RIDGE STANDARDS, CHAPTER 26, ARTICLE V, SEC. 26-501	
	1.0 SPACE PER 1 BEDROOM MFR UNIT	
	2.0 SPACES PER 2-3 BEDROOM MFR UNIT	
	2.5 SPACES PER 4 BEDROOM MFR UNIT	
	PLUS 1.0 GUEST SPACE PER 10 SPACES	
BICYCLE PARKING	BICYCLE PARKING PER SECTION 2.4.1 (BICYCLE PARKING) 1 BICYCLE SPACE PER EVERY 10 UNITS, BUT NO LESS THAN 3 SPACES	
BUILDINGS / ARCHITECTURE	REFER TO SECTION 3.0 (BUILDING DESIGN) AND 3.10.2 (MULTI-FAMILY ARCHITECTURE)	
MATERIALS	REFER TO SECTION 4.0 (MATERIALS)	
LANDSCAPE	REFER TO SECTION 5.0 (LANDSCAPE)	
LIGHTING	REFER TO SECTION 6.0 (LIGHTING)	
SIGNAGE	REFER TO SECTION 7.0 (SIGNAGE)	
OTHER REQUIREMENTS	PLAZA AND GATHERING AREA REQUIREMENT, REFER TO SECTION 2.7	
	PUBLIC ART REQUIREMENT, REFER TO SECTION 2.9	

DEVELOPMENT STANDARDS: VINEYARD DISTRICT

DEVELOPMENT STANDARDS: PLANNING AREA 4

PERMITTED USES	*REFER TO CLEAR CREEK CROSSING OUTLINE DEVELOPMENT PLAN AMENDMENT FOR ALL PERMITTED USES*	
SITE PLANNING	BUILD-TO STANDARDS ARE NOT REQUIRED ON CLEAR CREEK DRIVE IN PLANNING AREA 4	
SETBACKS AND BUILDING ORIENTATION	FRONT (ADJ. STREET):	15'-0"
	SIDE (ADJ. STREET):	10'-0"
	REAR (ADJ. STREET):	15'-0"
MAXIMUM LOT COVERAGE	80%	
MINIMUM LANDSCAPE REQUIRED	20%	
MAXIMUM BUILDING HEIGHT	50'-0"	
PARKING	SURFACE AND/OR STRUCTURE PARKING PER SECTION 2.3.4 (PARKING AND SERVICE) AND SECTION 3.8 (PARKING STRUCTURES)	
BICYCLE PARKING	BICYCLE PARKING PER SECTION 2.4.1 (BICYCLE PARKING) 1 BICYCLE SPACE PER EVERY 20 AUTOMOBILE PARKING SPACES, BUT NO LESS THAN 4 SPACES	
BUILDINGS / ARCHITECTURE	REFER TO SECTION 3.0 (BUILDING DESIGN)	
MATERIALS	REFER TO SECTION 4.0 (MATERIALS)	
LANDSCAPE	REFER TO SECTION 5.0 (LANDSCAPE)	
LIGHTING	REFER TO SECTION 6.0 (LIGHTING)	
SIGNAGE	REFER TO SECTION 7.0 (SIGNAGE)	

FIGURE 1:

PLANNING AREAS 3 & 4: ALL ALLOWABLE USES

BUILDING ORIENTATION AND SETBACKS ILLUSTRATION (NOT TO SCALE)

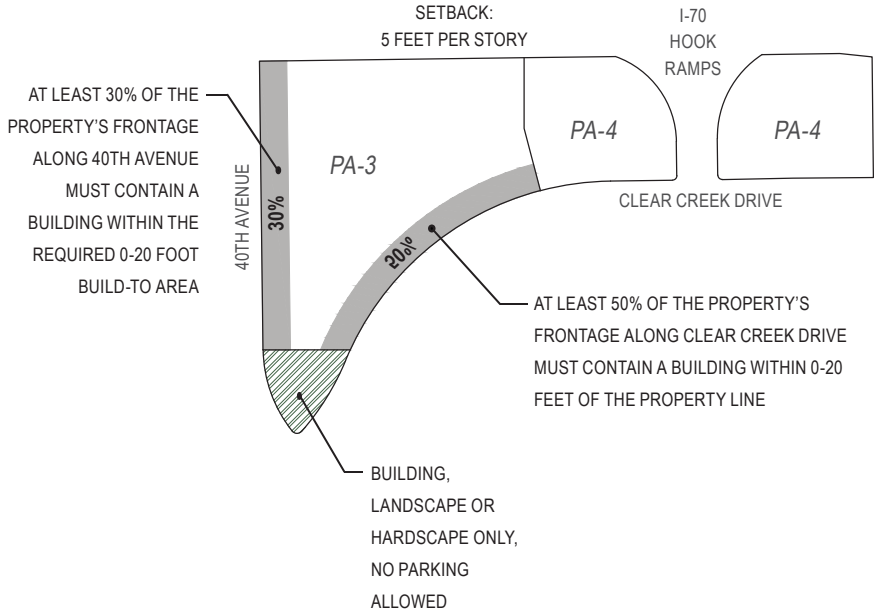
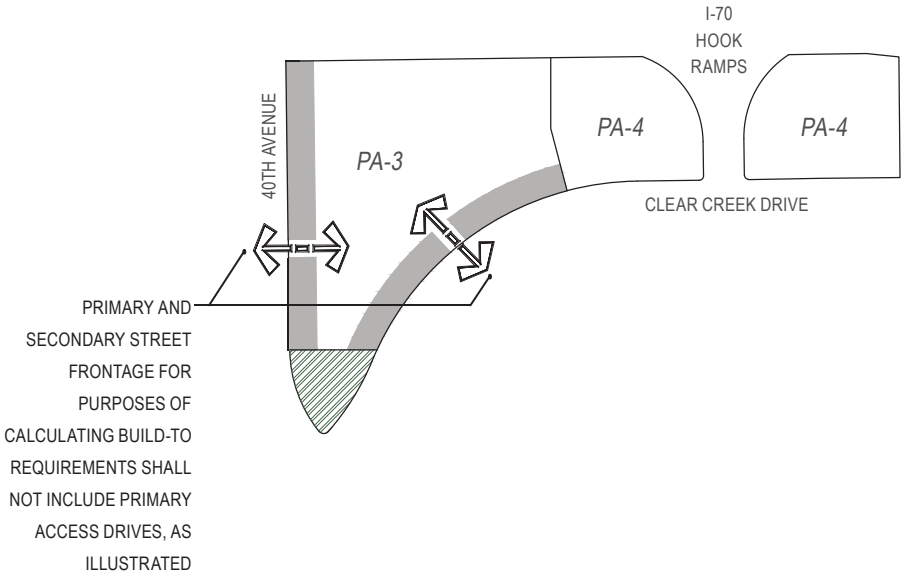


FIGURE 2:

PLANNING AREAS 3 & 4

PRIMARY AND SECONDARY FRONTAGE ILLUSTRATION (NOT TO SCALE)



2.2.5 PLANNING AREAS 5-7: HARVEST DISTRICT

HARVEST DISTRICT

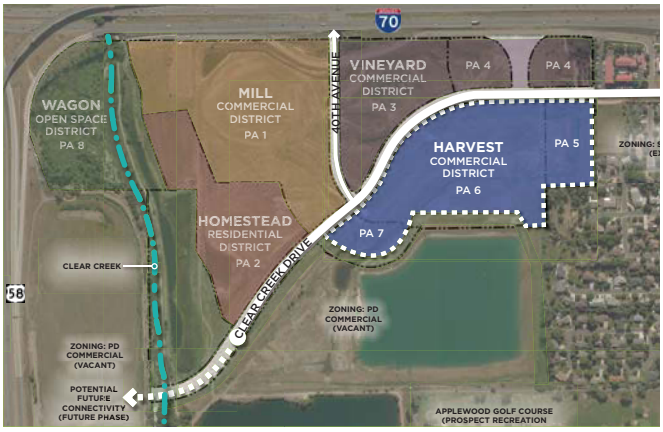
Planning Area 5: Commercial uses including retail, restaurant and hotel on accessible pad sites along Clear Creek Drive.

Planning Area 6: Commercial uses including retail, restaurant and entertainment at a highly visible and accessible location adjacent to I-70.

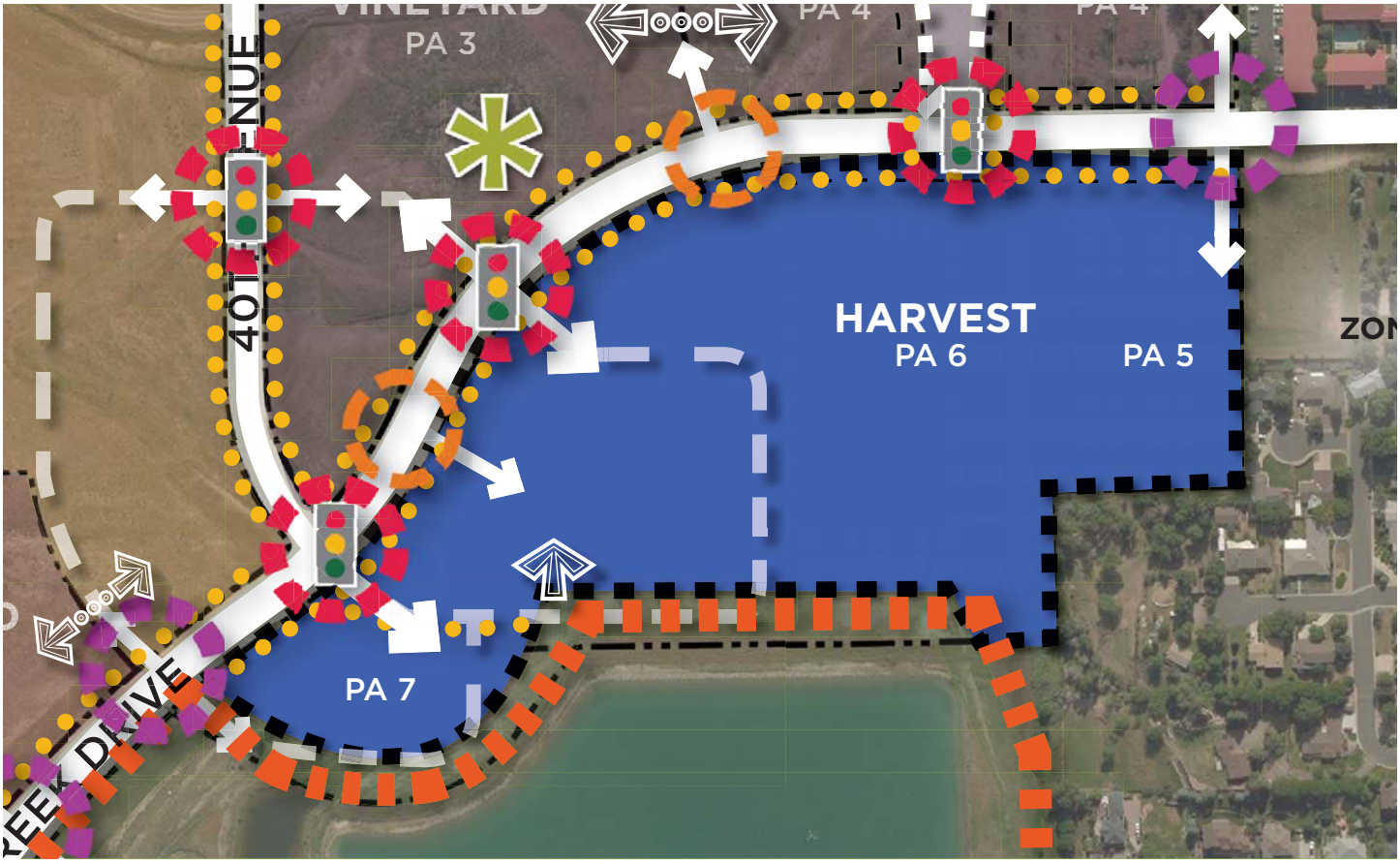
Planning Area 7: Commercial uses including retail, restaurant and hotel on accessible pad sites along Clear Creek Drive at the 40th Avenue intersection.

Consistent with intent, guidelines and standards set forth for design theme and architecture as well as site elements detailed in the Design Pattern Book.

KEY MAP



PLANNING AREA DIAGRAM



PUBLIC GATHERING SPACE
TRAIL CONNECTIONS
TRAILHEAD
EXISTING CLEAR CREEK TRAIL
PROPOSED SIGNALIZED FULL MOVEMENT INTERSECTION
EXISTING SIGNALIZED FULL MOVEMENT INTERSECTION
FULL MOVEMENT INTERSECTION
LIMITED MOVEMENT INTERSECTION
PUBLIC SIDEWALK
SECONDARY TRAIL
MAJOR ACCESS
CDOT 'A' LINE
PRIMARY MULTI-USE TRAIL
INTERNAL ROAD NETWORK
MINOR ACCESS
PLANNING AREA CONNECTIVITY

DEVELOPMENT STANDARDS: HARVEST DISTRICT

DEVELOPMENT STANDARDS

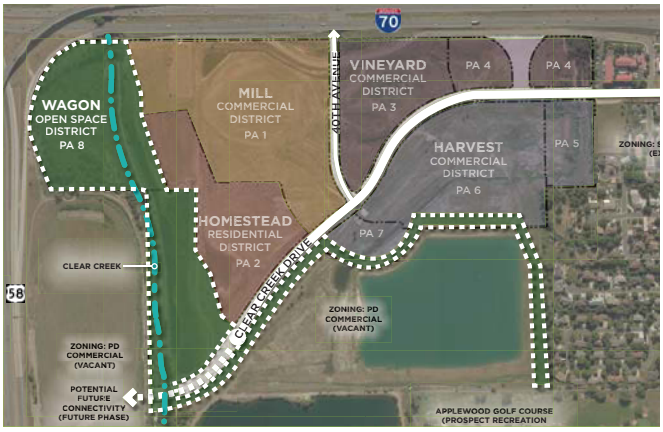
PERMITTED USES	*REFER TO CLEAR CREEK CROSSING OUTLINE DEVELOPMENT PLAN AMENDMENT FOR ALL PERMITTED USES*
SITE PLANNING	BUILDINGS SHALL BE PLACED ACCORDING TO THE SETBACKS OUTLINED BELOW. BUILD-TO STANDARDS ARE NOT REQUIRED ON CLEAR CREEK DRIVE IN PLANNING AREA 5, 6, OR 7. REFER TO SECTION 2.3.4 FOR FURTHER STANDARDS AND GUIDELINES. WHEN MULTI-FAMILY USES ARE PROPOSED IN THE HARVEST DISTRICT (PA-5, PA- 6, OR PA-7), THE FOLLOWING DEVELOPMENT STANDARDS FROM THE HOMESTEAD DISTRICT SHALL APPLY: MINIMUM LANDSCAPE REQUIRED MAXIMUM BUILDING HEIGHT, PARKING, BICYCLE PARKING, BUILDINGS / ARCHITECTURE, MATERIALS, LANDSCAPE, LIGHTING, SIGNAGE, AND OTHER REQUIREMENTS
SETBACKS AND BUILDING ORIENTATION	PLANNING AREA 5
	• MINIMUM SETBACK IS 5' PER STORY • WHERE DEVELOPMENT ABUTS A LOW DENSITY RESIDENTIAL USE, A 20 FOOT SETBACK LANDSCAPED WITH GRASS AND TREES AND/OR SHRUBS SHALL APPLY
	PLANNING AREA 6
	• BUILDINGS SHALL BE ORIENTED PROXIMATE TO PRIMARY PEDESTRIAN ROUTES WITHIN AND AMONG THE PLANNING AREA, TO BE APPROVED DURING SDP REVIEW • ALONG THE SOUTHERN AND WESTERN PROPERTY LINES OF THE PLANNING AREA, A MINIMUM SETBACK OF 5 FEET PER STORY SHALL APPLY • WHERE DEVELOPMENT ABUTS A LOW DENSITY RESIDENTIAL USE, A 20 FOOT SETBACK LANDSCAPED WITH GRASS AND TREES AND/OR SHRUBS SHALL APPLY
	PLANNING AREA 7:
	• MINIMUM SETBACK OF 5 FEET PER STORY SHALL APPLY
MAXIMUM LOT COVERAGE	80%
MINIMUM LANDSCAPE REQUIRED	20%
MAXIMUM BUILDING HEIGHT	65'-0"
PARKING	SURFACE AND/OR STRUCTURE PARKING PER SECTION 2.3.4 (PARKING AND SERVICE) AND SECTION 3.8 (PARKING STRUCTURES)
BICYCLE PARKING	BICYCLE PARKING PER SECTION 2.4.1 (BICYCLE PARKING) 1 BICYCLE SPACE PER EVERY 20 AUTOMOBILE PARKING SPACES, BUT NO LESS THAN 4 SPACES
BUILDINGS / ARCHITECTURE	REFER TO SECTION 3.0 (BUILDING DESIGN)
MATERIALS	REFER TO SECTION 4.0 (MATERIALS)
LANDSCAPE	REFER TO SECTION 5.0 (LANDSCAPE)
LIGHTING	REFER TO SECTION 6.0 (LIGHTING)
SIGNAGE	REFER TO SECTION 7.0 (SIGNAGE)

2.2.6 PLANNING AREAS 8: WAGON DISTRICT

WAGON DISTRICT

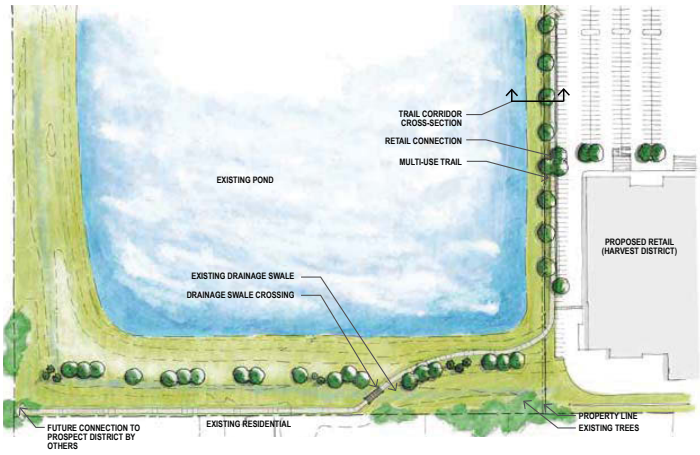
Multi-use trail, open space and water storage land uses, connected by a pedestrian network that links to the Clear Creek Regional Trail. Consistent with intent, guidelines and standards set forth for design theme and architecture as well as site elements detailed in the Design Pattern Book.

KEY MAP

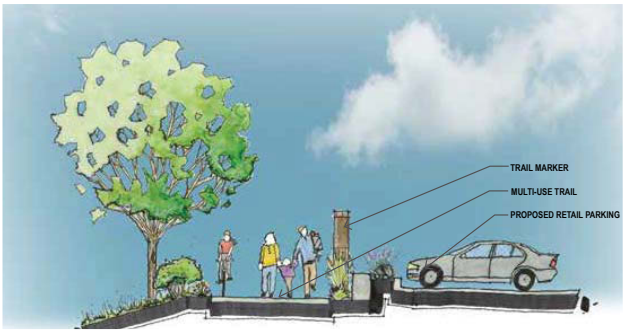


MULTI-USE TRAIL

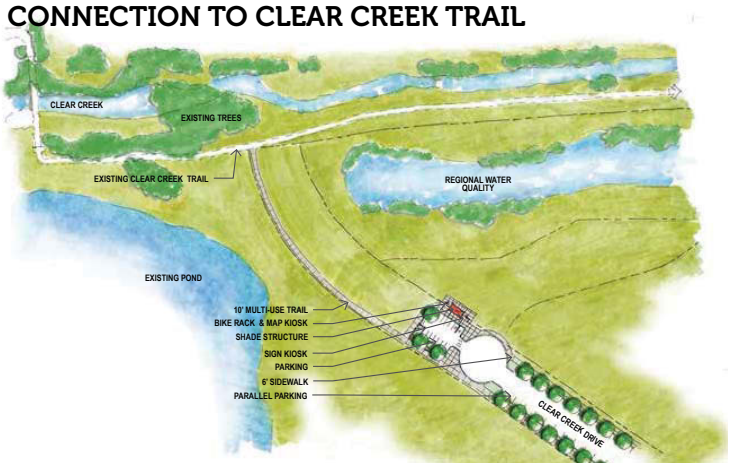
NEIGHBORHOOD TRAIL CONNECTION



TRAIL CORRIDOR CROSS-SECTION



CONNECTION TO CLEAR CREEK TRAIL



Note: Both of the above trail alignment and amenity graphics are conceptual in nature and subject to change pursuant to future approvals by the City of Wheat Ridge

DEVELOPMENT STANDARDS: WAGON DISTRICT

DEVELOPMENT STANDARDS

PERMITTED USES	*REFER TO CLEAR CREEK CROSSING OUTLINE DEVELOPMENT PLAN AMENDMENT FOR ALL PERMITTED USES*
SETBACKS	10'-0" FROM ALL PROPERTY LINES
BUILDING ORIENTATION	N/A
MAXIMUM LOT COVERAGE	20%
MINIMUM LANDSCAPE REQUIRED	80%
MAXIMUM BUILDING HEIGHT	35'-0"
UPPER STORY STEPBACKS	N/A
OPEN SPACE	REFER TO SECTION 2.8 (OPEN SPACE AND VIEWS)
TRAILS AND SIDEWALKS	INTERCONNECTED SYSTEM INCLUDES SIDEWALKS, BIKE PATHS, MULTI-USE TRAILS AND TRAIL HEADS. CIRCULATION DESIGN PER SECTION 2.3.1 (PUBLIC TRAILS, SIDEWALKS AND BIKE LANES) AND TRAIL AMENITIES PER SECTION 5.6 (TRAIL FURNISHINGS).
PARKING	SURFACE PARKING LOT AND STREET PARKING SHALL SERVE THE CLEAR CREEK TRAIL AT THE CLEAR CREEK DRIVE CUL-DE-SAC TERMINATION, PER SECTION 2.2.3 (PUBLIC STREET SECTIONS). ALL PARKING SHALL MEET THE CITY OF WHEAT RIDGE STANDARDS, CHAPTER 26, ARTICLE V, SEC. 26-501
BICYCLE PARKING	BICYCLE PARKING PER SECTION 2.4.1 (BICYCLE PARKING) AND SECTION 5.6 (TRAIL FURNISHING) 1 BICYCLE SPACE PER EVERY 20 AUTOMOBILE PARKING SPACES, BUT NO LESS THAN 4 SPACES
BUILDINGS / ARCHITECTURE	REFER TO SECTION 3.0 (BUILDING DESIGN)
MATERIALS	REFER TO SECTION 4.0 (MATERIALS)
LANDSCAPE	REFER TO SECTION 5.0 (LANDSCAPE)
LIGHTING	REFER TO SECTION 6.0 (LIGHTING)
SIGNAGE	REFER TO SECTION 7.0 (SIGNAGE)

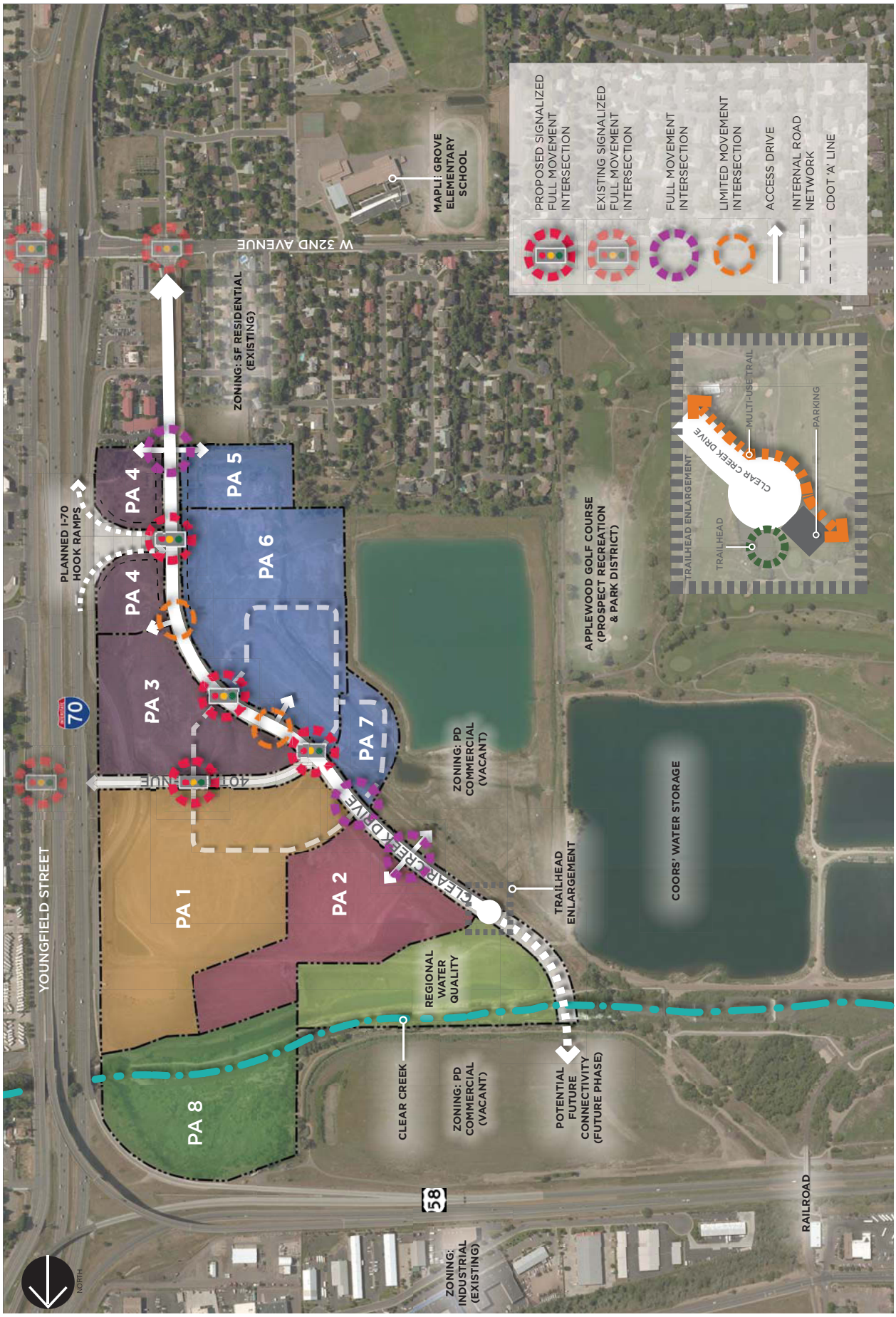
2.3 Streets

Access to the surrounding thoroughfares will provide multiple opportunities to enter the development including connections planned for the Project density and trips produced. Four access points are planned to accommodate the development, including a direct access to and from Interstate 70 through the use of planned hook ramps, a 40th Avenue underpass connection to Youngf eld Road, a connection to the south to 32nd Avenue and a future extension of Clear Creek Drive to the north of Clear Creek Crossing and connecting with Highway 58.

There are two primary streets within Clear Creek Crossing, both extending and connecting to existing streets adjacent to the Site. Clear Creek Drive is a planned four-lane street with a dedicated turning lane extending southerly to its alignment with the existing Youngf eld Service Rd, where it connects to 32nd Ave at a signalized intersection, just west of the existing I-70 freeway bridge. To the north, Clear Creek Drive will cross a planned signalized intersection with the planned I-70 ramps, aligned at approximately 38th Ave, after which the collector street will cross the Site diagonally to the northwest, intersecting with 40th Ave. Clear Creek Drive will terminate near the northwest boundary of the Site in a cul-de-sac near a planned trailhead and trail, which will connect to the existing Clear Creek Regional Trail, along the creek. A future phase of the development to the north and west future phase eventually will extend the street beyond the cul-de-sac to its proposed connection with Hwy 58. The other planned primary street which runs east/west within the Site, 40th Avenue is a two-lane street with a dedicated turning lane aligned to connect to existing 40th Ave, just east of the Site boundary at its intersection with Youngf eld Service Rd. The existing 40th Ave is also a two-lane street with a dedicated turning lane, extending westerly, under the I-70 40th Ave bridge where the street intersects and terminates at Youngf eld Rd.

The Project will require a variety of intersection types and design to enhance safety and connectivity throughout the site. Within Clear Creek Crossing, there are four signalized full movement (primary) intersections and f ve additional full movement and two limited movement intersections at various planned drive locations, primarily along Clear Creek Dr. Treatments of the planned primary intersections, including the I-70 ramp entrance to Clear Creek Dr, as well as the 40th Ave and Clear Creek Dr intersection may utilize design enhancements to include, raised crosswalks, change in pavement pattern and/or materials and additional signage.

2.3 Street Map



2.3.1 Public Street Design and Circulation

DESIGN INTENT

- Introduce a street and sidewalk pattern, orientation, and hierarchy that encourages walkability between and through the Districts.
- Design and construct streets that support a multi-modal environment, including vehicular, pedestrian and bicycle traff c.
- The streetscape treatments should be an element that provides continuity throughout the Project.
- Maintain pedestrian safety at primary intersections within the Project.
- Signage on streets should be a cohesive design element that clearly identif es the Project and its users from the streets

Vehicular, Pedestrian and Bicycle Network

Landscaped streetscape

Enhanced paving at crosswalks

DESIGN STANDARDS

- Ensure clear sight lines are maintained at public street intersections to provide for vehicular, pedestrian, and bicycle safety.
- Public street design shall follow the appropriate street section templates included in 2.3.3 Public Street Sections in this document.
- Clear lane marking and signs for bicycle and vehicle travel shall be maintained throughout the Project's public streets.
- Vehicle access driveways on public streets shall meet the following requirements:
    - No vehicle access driveways may be closer than twenty-f ve (25) feet to any property line except when used for joint access for two (2) or more parcels within a planning area. Flexibility in this requirement is allowed should the Planning Areas be further subdivided in the future.
    - Vehicle access drives on the same parcel shall be spaced at not less than 100' intervals.
    - Curb cuts in commercial districts shall not be more than 35' in width when serving an individual parcel and shall not in any instance be less than 20'.
    - All curb cuts and driveways shall be not less than 10 degrees off perpendicular to the street it serves.
- Any potential vehicular traff c conf icts with users of multi-use trails shall be minimized.
- Tree lawns (area between sidewalk and street) shall be landscaped with street trees and sod, or in lieu of sod a combination of shrubs, ornamental grasses, and perennials.
- Street tree selection and planting design along public streets shall be designed to unify the project through consistent application of landscape patterns.
- Landscape design within tree lawns shall not interfere with walkability, accessibility, or safety along public streets.

DESIGN GUIDELINES

- Shared curb cuts and driveways are encouraged between multiple parcels. Where access points are shared or where adherence to these standards would leave a parcel without vehicular access, curb cut setback or spacing requirements may be adjusted.
- Use of wayf nding signage to communicate access to trail connection amenities is highly encouraged. Provide wayf nding signage at key locations along public streets.
- Use of enhanced paving crosswalks or other alternative methods of making pedestrian travel for clarity and safety is highly encouraged.
- Landscape islands with pedestrian walkways may be incorporated at street intersections, amenity spaces, or building entrances creating clear separation from vehicular and pedestrian circulation.

2.3.2 Private Street Design and Circulation

Pedestrian walking zone

DESIGN INTENT

- Assure through internal streets that traff c is dispersed eff ciently and safely providing ease of entry to the Project, as well as exit from the various Districts.
- Establish logical, safe and attractive connections to and throughout the development.
- At Project's vehicular entry points, provide clear separation from bicycles and pedestrians.
- Minimize conf icts between vehicles and pedestrians by limiting curb cuts along pedestrian centric streets.
- Encourage site access drives that promote effective circulation among adjacent parcels within the Project.

DESIGN STANDARDS

- Internal streets shall include a Pedestrian Walking Zone (sidewalk) and an Amenity Zone.
- Pedestrian walking zones shall be unobstructed and clear along all streets. Private zones should connect to adjacent streets and Walking Zones through a combination of concrete w/ pattern, texture, or concrete pavers.
- The Amenity Zone shall be a minimum of six ft. (6') wide and contain trees, pedestrian lighting, streetscape elements, wayf nding, signage, and furnishings to maintain Project continuity .
- Pedestrian Walking Zones and bicycle lanes shall prioritize safety in design, particularly in areas near the planned I-70 ramps.
- The branching height of mature trees shall be a minimum of eight (8') feet in height for unobstructed Walking Zones.
- Walking Zones shall be organized to create a continuity of walkable areas throughout the Project.

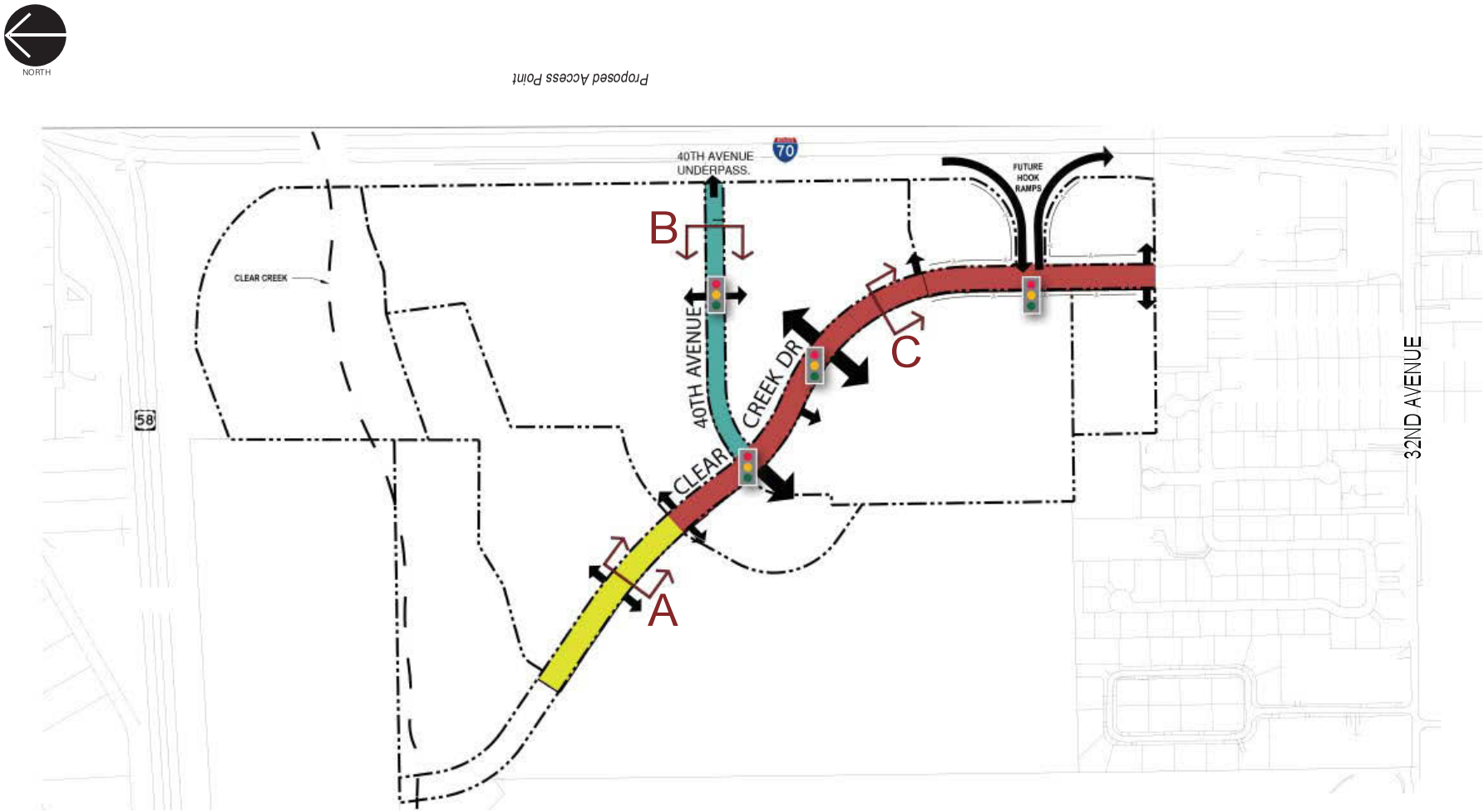
Landscaping to enhance pedestrian zones

DESIGN GUIDELINES

- Specialty intersection treatments are encouraged to support pedestrian traff c.
- Throughout the Project the streets should be visually cohesive through the use of similar or complementary streetscape elements, hardscape treatments and planting.
- Street trees should be selected to create a continuous canopy at maturity allowing 30' spacing where available.
- A specialty paving system or pattern, with or without a change in material is encouraged at primary street intersections with the Walking Zone.
- Signage on streets should be a cohesive design element that clearly identif es the Project and its users from the streets.

Landscaped amenity zone

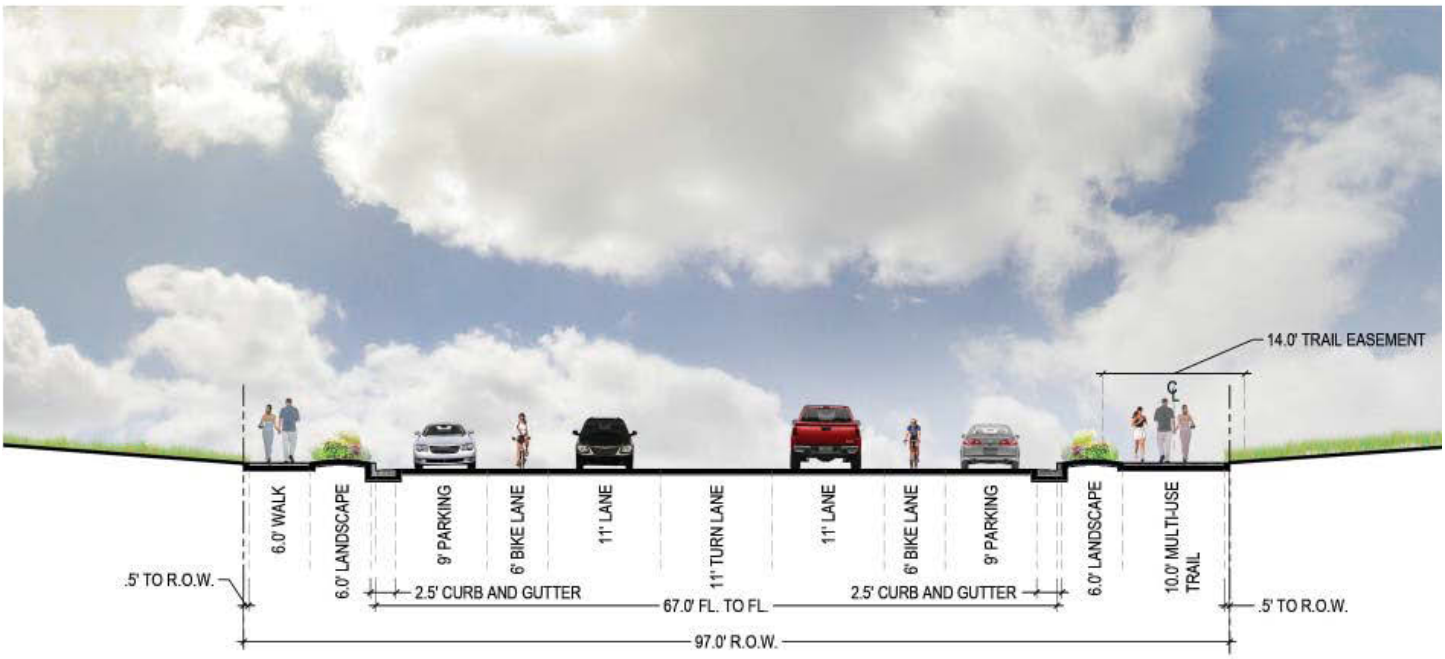
2.3.3 Public Street Section



ROAD SECTION - R.O.W. WIDTHS	
SECTION A	97' R.O.W.
SECTION B	71' R.O.W.
SECTION C	93' R.O.W.

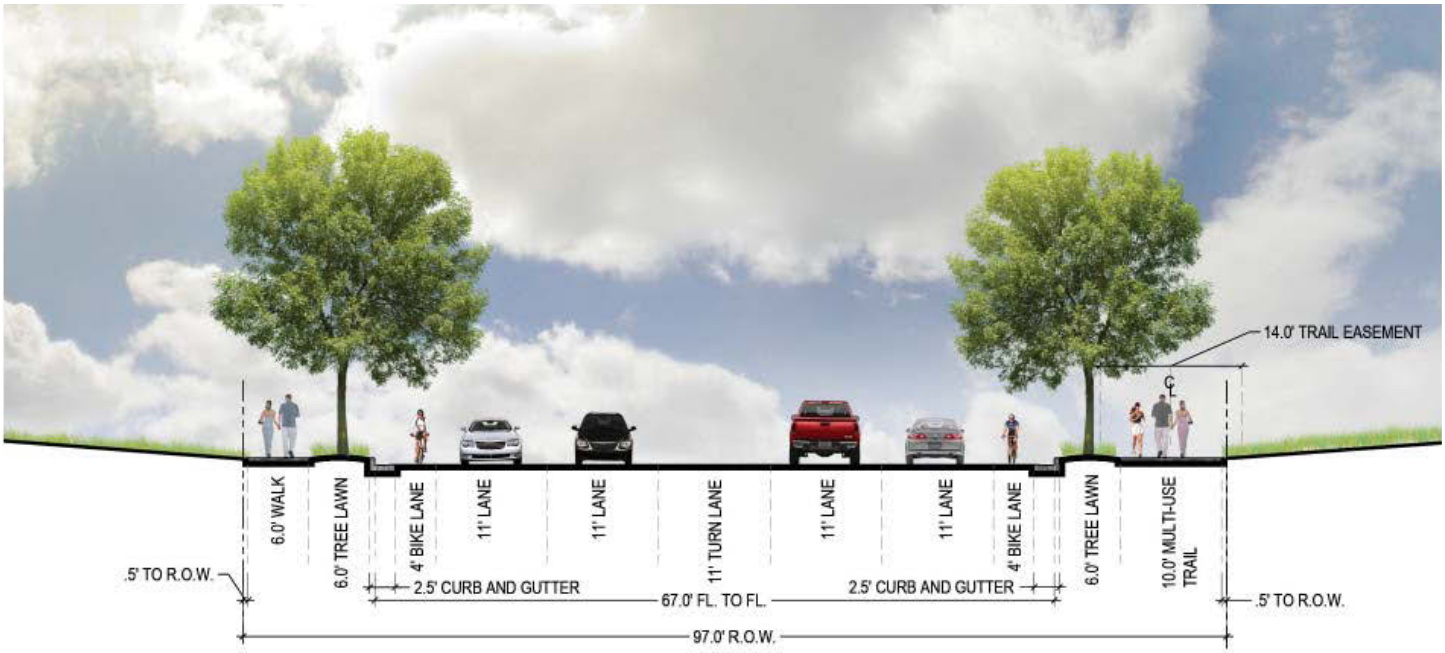
KEY MAP

2.3.3 Public Street Sections (cont.)



SECTION A

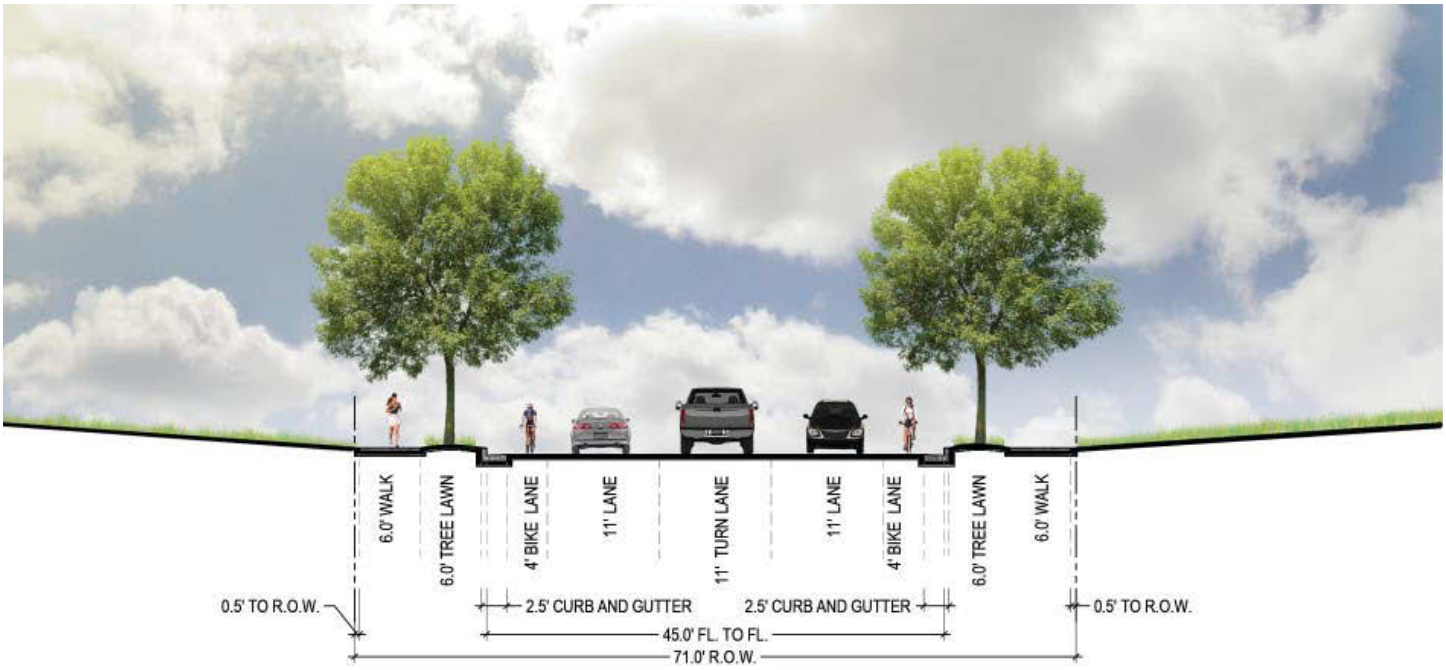
CLEAR CREEK DRIVE



CLEAR CREEK DRIVE

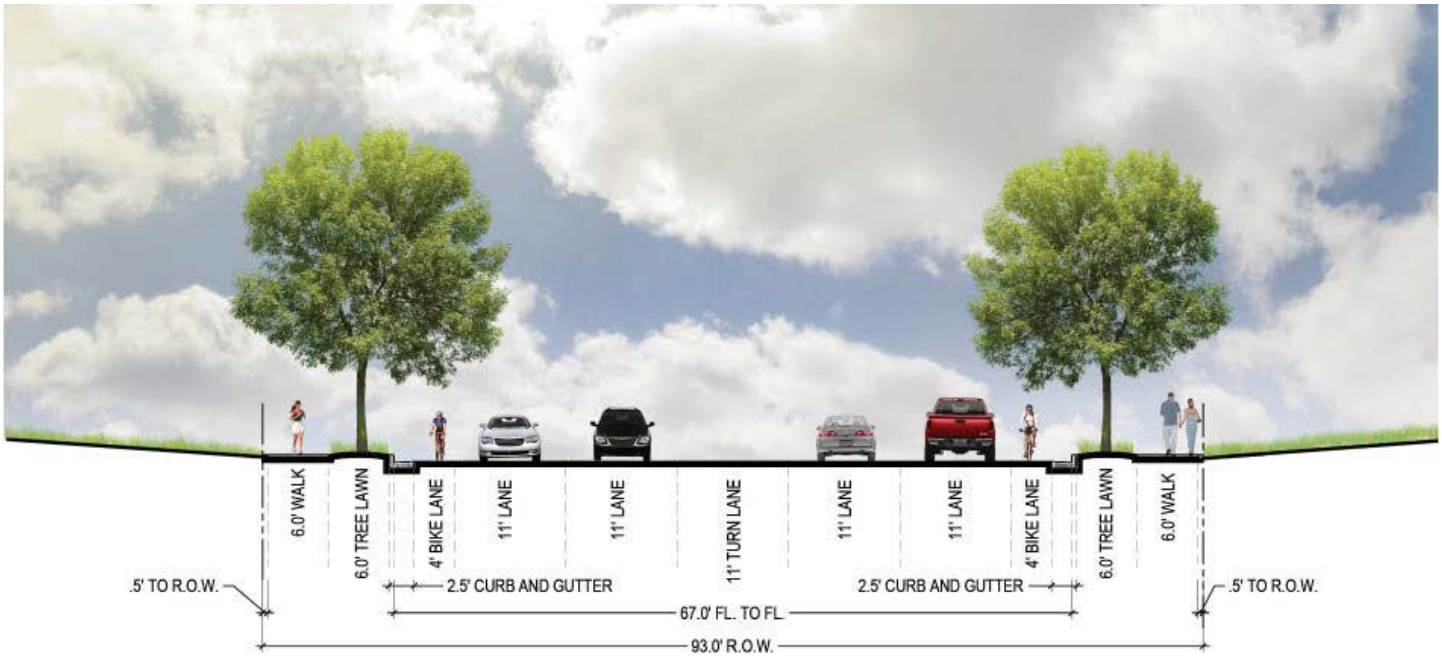
POTENTIAL FUTURE - SECTION A

2.3.3 Public Street Sections (cont.)



SECTION B

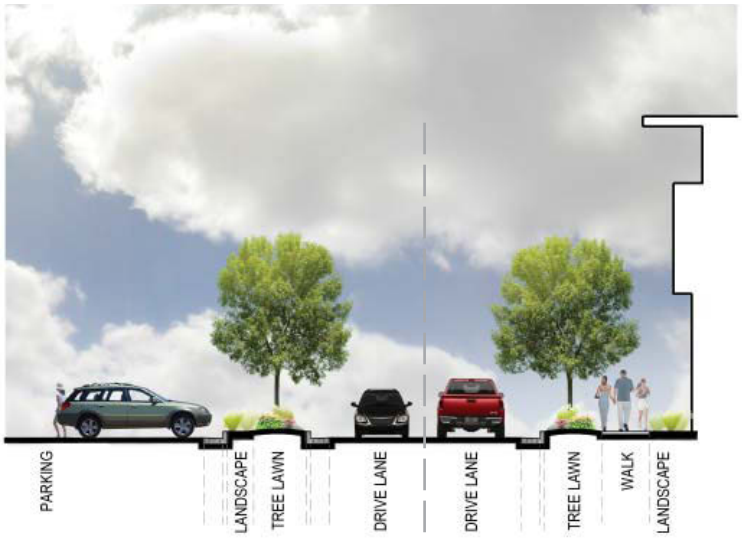
40TH AVENUE



SECTION C

CLEAR CREEK DRIVE

2.3.4 Conceptual Private Street Section



PRIVATE DRIVE

PRIVATE DRIVE

The above conceptual private street section is intended to provide an idea of the spatial feel of the internal private drives. Actual internal access drives will be proposed, reviewed and approved by the City of Wheat Ridge at the time of the Specif c Development Plan. The above graphic demonstrates two street section instances, the left demonstrating a street abutting a parking f eld primarily applicable to the Harvest and Mill Districts and the right side of the section demonstrating a more pedestrian oriented section likely to be proposed in the Vineyard District.

2.4 Pedestrian Connectivity

A major component of Clear Creek Crossing is pedestrian connectivity, both internal to the site, as well as externally to existing adjacent neighborhoods and the Clear Creek Trail. This connectivity is intended to serve the needs of the community encouraging use of the trail. Access to the Clear Creek Trail will be of importance in site planning efforts for the Development, as Clear Creek and its associated trail not only drives the design inspiration of Clear Creek Crossing, but also provides a regional connection to the community that should be celebrated.

Special emphasis placed on quality and functionality of the pedestrian environment improves social interaction, connects the existing fabric of the adjacent neighborhood and encourages travel from destination to destination within the larger community without the use of a motor vehicle.

2.4.1 Pedestrian Connectivity Map

2.4.2 Public Trails, Sidewalks & Bike Lanes

DESIGN INTENT

- Provide entry points to the Project for vehicles, bicycles, and pedestrians.
- Create a vibrant streetscape environment that focuses on the pedestrian and complements the vision for a walkable, mixed-use planned development.
- Provide clear paths of travel for bicyclists, pedestrians, and vehicles with designated areas of travel to minimize conf icts.
- Encourage a safe and convenient pedestrian and bicyclist experience at the Project, maintaining safety as the highest priority.
- Provide direct and comfortable pedestrian connections between developed uses and publicly accessible open space including Clear Creek Trail and plazas within the Project.
- Incorporate a public amenity zone with enhanced streetscape amenities including street trees, plantings, benches, and pedestrian lighting that form a cohesive image for the Project.

Multi-Use trail

Multi-modal connections

Comfortable and direct connections

DESIGN STANDARDS

- Vehicular access shall be designed to minimize any conf icts between streets and primary pedestrian or bicycle access at the Project.
- Detached sidewalks with tree lawns (which shall include street trees) or attached sidewalks with Amenity Zones (which shall include street trees in cut-outs) between the curb and walking zone shall be provided.
- Streets, pedestrian networks and bike routes shall be connected to the existing development in the surrounding area.
- Sidewalks shall be at least six (6') feet wide and the Amenity Zone shall be at least six (6') feet wide.
- A system of pedestrian sidewalks shall be provided and designed to provide direct access and convenient connections to and between the following:
    - All site amenities or publicly accessible open spaces and plazas.
    - Public and private sidewalks on adjacent properties that extend to adjoining land uses, developments, and public facilities such as parks, green-ways, schools, recreational facilities and public off ce buildings.
- Pedestrian lighting shall be provided on streets that are considered major pedestrian environments within the Project. At plaza and trail locations, site amenities shall support the pedestrian and cyclist experience, providing adequate and convenient facilities.

DESIGN GUIDELINES

- Primary intersections may be set apart with aesthetic design elements that mirror the signif cance of the signalized full movement.
- Landscape should consider its purpose as a visual cue and unifying element. Landscape in the Amenity Zones should not impede circulation for any of the modes of travel through the Project.
- Where possible, private amenity zones should be utilized to provide additional pedestrian amenities, such as benches or planters. Additional seating areas within the streetscape, especially near corners and areas with high pedestrian traff c, are encouraged.

2.4.3 Pedestrian Access & Circulation

DESIGN INTENT

- Create an inviting environment that has clear circulation paths from parking areas to building entries.
- Provide accessibility for pedestrians to safely navigate within Districts as well as between them.
- Provide clear, visually interesting accessible routes for pedestrians to navigate through the mid-points of blocks and intersections.
- Provide direct and comfortable pedestrian connections between developed uses and publicly accessible open space including Clear Creek Trail and plazas within the Project.

Pedestrian connections

Clear walkways along building facade

Material change at walkways

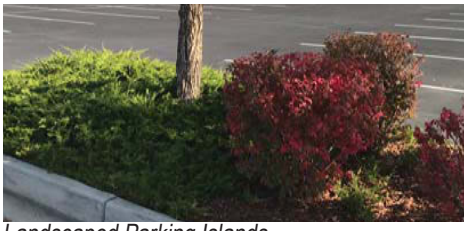
DESIGN STANDARDS

- An on-site system of pedestrian walkways shall be provided and designed to provide direct access and convenient connections to and between the following:
  - Primary entrances to each primary building, including pad site buildings;
  - All surface parking areas or parking structures;
  - Nearby site amenities.
- Walkways must be clear of low branches, vegetation and similar impediments.
- Areas within the Project where the pedestrian walkway crosses a parking area or internal street, the walkway shall be clearly differentiated through a change in color or material.
- Pedestrian walkways shall be continued across driveways and drive aisles in parking lots.
- Where walkways occur along a building facade, the required walkway must be clear of door swings, exterior display areas, shopping cart storage, and similar impediments.

DESIGN GUIDELINES

- The number of curb cuts should be minimized to the extent possible and be shared between uses and parking areas except in retail.
- Drop off areas for specif c uses such as hotels, employment, and residential areas may be allowed when deemed appropriate and not in conf ict with the general pedestrian and vehicular traff c patterns.
- Connections between pedestrian walking zones and multi-use trails are encouraged.
- Design of pedestrian elements should be cohesive throughout the Project, serving as a visual connector between the Districts.

2.5 Parking and Service



Landscaped Parking Islands

Aggregate Landscaping

DESIGN STANDARDS

- Parking requirements by use are set forth in the Development Standards Table in Section 1.7 of this document.
- When a parking lot or loading area is placed between the public right-of-way and a building, or adjacent to existing residential uses, view-obscuring screening shall be established between the ROW or residential use and the parking area and composed of live plantings, berms, or walls, or a combination thereof. The height of the screening shall be subject to the sight distance triangle requirements.
- Drive-through lanes are allowed within a "build-to" area as long as lane(s) is (are) screened with 3' tall landscaping, berming, and/or wall.
- Landscaped islands and/or medians are required in larger parking areas to minimize the aesthetic impacts of large, uninterrupted parking areas. Large areas of surface parking shall be divided by landscaped medians, accordingly:
    - All parking areas in excess of twenty-f ve (25) spaces shall have at least one (1) interior landscaped island per twenty-f ve (25) spaces. For double bay parking this space may be reduced to one parking lot island per thirteen (13) double bay parking spaces.
    - Each such landscaped island shall occupy the equivalent of one (1) parking space (minimum) and each such required island shall be landscaped with a minimum of one (1) two-inch caliper tree or larger and four (4) shrubs or accepted groundcover.
    - Parking lot islands shall be irrigated with an automated sprinkler and have raised concrete curbs.
    - No landscaping within landscaped islands may obstruct visibility for vehicles entering, maneuvering in, or exiting the parking lot.
- Parking lots over 400 spaces shall be broken up into smaller lots with landscaped pedestrian paths leading to primary building entrances.
- Stacking for drive-through facilities shall not be located directly adjacent to existing residential uses.
- Multifamily parking shall not be placed within the minimum frontyard setback. Where the sideyard or rearyard setback is adjacent to a public street, a landscape buffer of at least 10 feet is required.

DESIGN INTENT

- Promote a walkable, pedestrian-friendly site with minimizing visual impact of parking areas.
- Encourage a visually appealing appearance of surface parking areas while maintaining adequate facilities to serve various uses within the Project.
- Consider shared parking as a way to promote connectivity through the Project.
- Accommodate and encourage multi-modal transportation usage which may reduce parking through parking reductions.
- Provide adequate lighting levels to create a safe, secure environment while limiting negative impacts on adjacent properties.

Landscaped Parking Islands

DESIGN GUIDELINES

- The visibility of parking from the street should be minimized.
- Shared parking between users is encouraged.
- The use of perimeter walls, berms, landscaping, or placement of buildings may be used to reduce the visual impact of parking areas.
- Parking Structures are encouraged where appropriate and cost effective within the development to help manage large expanses of parking lots as well as to encourage effective pedestrian connectivity within the Project.
- In order to minimize large expanses of parking, interior landscaped pedestrian paths are suggested to break up large lots and provide safe pedestrian connection to the primary building entrances.
- Minimize surface parking where possible through the use of Shared Parking and Parking Reductions as outlined in 26-501.

Landscaped Parking Islands

2.6 Bicycle Parking

Bicycle parking

DESIGN INTENT

- Accommodate and encourage multi-modal transportation usage which may reduce parking lot sizes overall through parking reductions.
- Provide adequate bicycle parking facilities to encourage cycling as a viable transportation mode for visitors and residents of the Project.
- Encourage the connection between Clear Creek Trail and the Project by providing conveniently located bicycle parking in all Districts.
- Maintain safety for cyclists through thoughtful location of bicycle parking facilities.

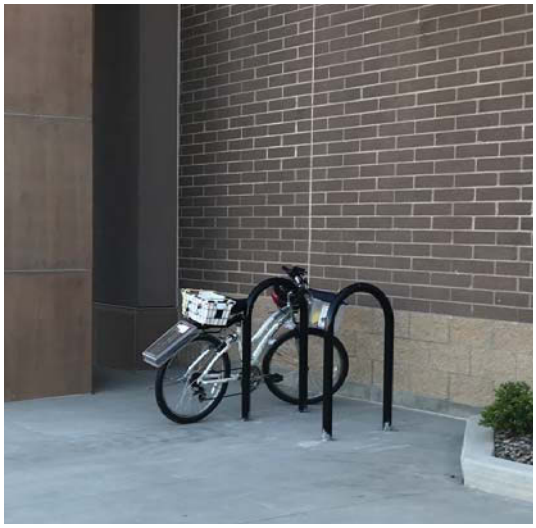
DESIGN STANDARDS

- Bicycle parking requirements by use are set forth in the Development Standards Table on Page 12 of this document.
- The required bicycle rack is the "inverted U" type and shall count as two (2) bicycle spaces. Other types of bicycle racks may be approved by the community development director
- Parking for bicycles shall be provided on site and shall be well-lit areas as near to the building or facility entrance as possible but not more than f fty (50) feet away.

Bicycle parking

DESIGN GUIDELINES

- Bicycle parking should be encouraged near RTD bus stops to facilitate multi-modal transportation.
- Bicycle parking facilities should be safely accessible from streets and multi-use trails.
- Where possible, bicycle parking areas should utilize already existing weather protected areas such as building overhangs.
- Bicycle parking facilities should include provisions for storage and locking of bicycles in secure racks, or equivalent installation, in which the user may lock both the bicycle frame and wheels to the rack.



Bicycle parking

2.7 Service & Loading Areas

DESIGN INTENT

- Minimize visibility and impact of service areas by locating parking and service access away from primary building access points, and pedestrian activity areas, providing screening as necessary.
- Eliminate conf icts between service areas, on-site vehicular circulation and pedestrian connections.
- Provide clean, safe and functional service areas behind buildings.

Trash enclosure screening

Minimize visibility of service areas

Solid screening

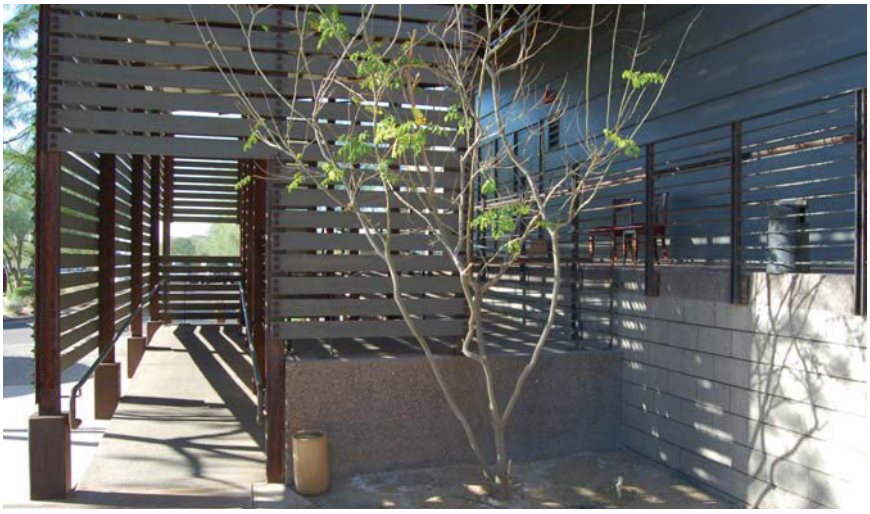
DESIGN STANDARDS

- Loading shall not occur from any public street, major interior drive, nor occupy or intrude into any f re lane or required parking spaces. Where possible, loading docks must be located on the site so as not to be viewed from major roads, access ways, or residentially zoned property.
- On-site loading shall not be located near pedestrian-use areas such as sidewalks, plazas, or open spaces.
- Service and delivery activities shall be separated from primary building access points and shall be screened from the public view and avoided along the street.
- Suff cient loading and maneuvering space shall be provided for trucks and other service vehicles.
- Locate service areas and associated equipment (i.e. dumpsters, loading docks) away from residential zones, to limit smell and visual disturbance.
- Service areas that are visible from public/private streets will be screened from view with walls matching the architectural character of the building to which it is attached, or through extensive landscaping.
- 8'-0" Max. height for screen wall.
- Trash dumpsters shall be shielded from view by solid screen walls with a gate or door at least 6'-0" in height, creating a trash enclosure.
- Trash dumpsters may not project above the trash enclosure.
- Trash enclosures may not be located within f ve feet of windows, doors, combustible walls or roof eaves.
- Trash enclosures may not be located between the building and street unless screened from visibility.

DESIGN GUIDELINES

- Combining multi-tenant trash receptacles and service areas is encouraged to maximize operations eff ciency and minimize obstacles in pedestrian zones.
- Screen walls and trash enclosures should be similar in design and materials within the various Planning Areas.

2.8 Fencing & Screening



Screen Wall

DESIGN STANDARDS

- Service and delivery facilities and utility appurtenances such as gas meters, transformers, and switch gear shall be separated from the primary public building entries and shall be screened if visible from the public right-of-way.
- All fencing must exhibit a high quality design and construction ref ecting the architectural character, color and material of the building or buildings to which it is attached or directly related.
- Screening enclosures for refuse container and service areas shall be consistent with building architecture and shall utilize similar materials.
- Screen walls and fences shall be a minimum of one foot higher than the object being screened, but not more than eight feet high on all sides where access is not needed.
- An opaque metal gate shall be included where required for complete screening.
- All fences and railings must be securely fastened in place in pavement or footings.
- Pool enclosure fence = 60” minimum height.

DESIGN GUIDELINES

- Where topography or building forms create special conditions, screen wall height, and / or location requirements may be modif ed.
- Where building form or architecture suggests that ancillary structures or walls contrast with the primary building, fences and screen walls may differ in design and materials from the primary building.
- Fencing may be combined with low walls for enhanced design.
- When possible, equipment screens should be placed back from building edges so as to not negatively affect building mass and scale.
- Fencing and walls in the commercial, retail and high density residential areas of Clear Creek Crossing should be as minimal as possible.
- The height of fences and walls may vary depending on the purpose and location. Where pedestrian access needs to be limited, a fence or wall as high as 4 feet may be used. Where a parking lot screen is required, the fences or walls may be as low as 3 feet. Where a fence, wall or railing provides a safe barrier between severe grade changes, a minimum height of 42 inches must be provided.

DESIGN INTENT

- Minimize the visual presence of off-street service functions, such as deliveries and refuse pick up, by locating service areas away from primary public points.
- Screen or buffer service areas, refuse containers and mechanical/utility equipment from views from streets, open spaces and adjacent properties.
- Provide security for private and common spaces not open to the general public.

Screen Wall

Site Fencing

Screen Wall

2.9 Walls

DESIGN INTENT

- Walls, particularly in visible areas, will incorporate or give the appearance of f eld stone and natural stone to create an agrarian feel.
- Wall design, particularly in areas adjacent to ROW, should incorporate color and materials to complement the architecture and provide a unifying element throughout the Project.
- Wall types will vary depending on visibility from the R.O.W.
- Highly visible walls in pedestrian areas should be designed with materials for the pedestrian scale.

Natural Stone

DESIGN STANDARDS

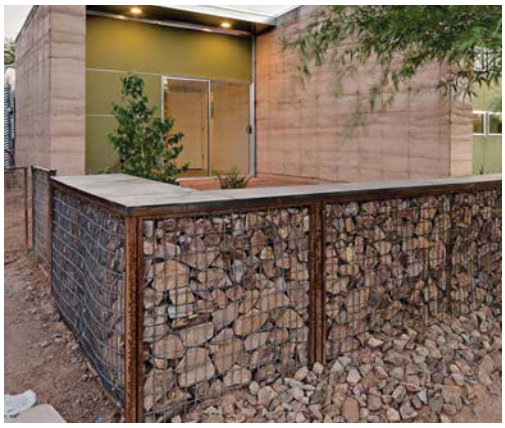
- Walls shall meet City of Wheat Ridge minimum standards as ref ected in the Architectural and Site Design Manual.
- Large retaining walls where hidden from view can be MSE type walls.
- Incorporate tiering of walls where possible and provide planting area between tiered wall partitions.
- Select materials for high quality and durability.
- Where segmental block walls are used, the masonry units shall have multiple sizes, textures, or a randomized pattern to add interest.
- Provide blended color throughout block selection to be visually appealing.

Segment Block

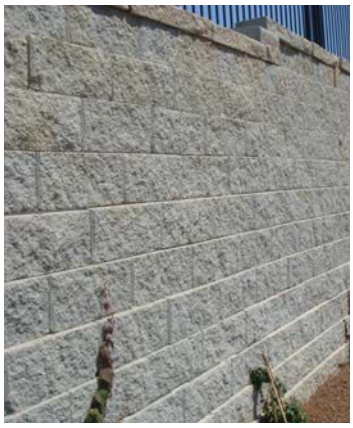
DESIGN GUIDELINES

- Emphasize raw material in gathering areas. May include board formed concrete or gabion type walls.
- Utilize landscape design to screen retaining walls where visible from the ROW.
- Walls visible from the R.O.W. should have an enhanced f nish similar to f eld stone or natural stone and may include faux stone products.

Board Form



Gabion



MSE

2.10 Plaza & Gathering Areas

Plazas and gathering areas

DESIGN INTENT

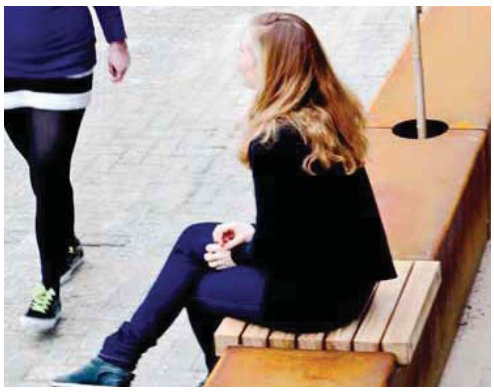
- Provide spaces that are open and inviting to the public, which serve as areas for relaxation and community interaction, and create variety and interest in the public realm.
- Allow for spaces adjacent to building and public rights-of-way than can accommodate special amenities such as café seating, public art, water features, and planters.
- Design spaces that can accommodate high levels of pedestrian use.
- Create a comfortable night ambiance in publicly accessible open space and plazas utilizing adequate light levels to achieve safety and eff cient wayf nding.
- Provide multi-functional spaces that can accommodate special events and functions.

DESIGN STANDARDS

- Plaza/gathering areas shall be required in PA1, PA3, and PA6 only.
- Plaza/gathering areas shall provide a minimum of 5,000 square feet within each Planning Area; designated plaza/gathering areas may be divided into up to f ve (5) non-contiguous locations within each Planning Area, as required.
- Locate plazas and gathering areas for high visibility and public safety.
- Each plaza shall provide at least one (1) tree for every 1000 square feet of plaza area.
- A minimum of 15% of the plaza shall be composed of planting materials (grass, ground covers, planting beds, etc.)
- Deciduous shade trees shall be provided near seating areas.
- Lighting shall be designed to illuminate pedestrian pathways and provide for human safety and security.
- Paving materials shall incorporate colored, patterned or decorative concrete, crusher f nes, brick or stone pavers, exposed aggregates and/or other decorative f nish elements.
- At least two of each of the following design elements shall be incorporated in the Homestead, Mill, Vineyard and Harvest Districts:
    - Plazas or courtyards that contain open eating areas, landscaping, and/or fountains. Where possible, buildings should be placed to enclose these spaces on three sides. These areas shall count toward the minimum required landscaped area established in Chapter 26 of the Code of Laws.
    - Pedestrian activities such as seating areas, arcades, bike racks, benches and seat walls should be placed on site, close to building entrances.
    - For multi-family residential properties, open space shall incorporate amenities for play or congregation. Acceptable amenities include play structures, picnic tables, benches, community gardens, doggie yard or sporting area/f elds.

DESIGN GUIDELINES

- Design of plazas should take into consideration ease of maintenance and snow removal.
- Paving/hardscape should be considered as the primary surface treatment, with landscaping and or turf as secondary surface treatments.
- Where possible, permeable paving or landscaping should be used to reduce water run off on site.
- Trash receptacles should not be placed immediately adjacent to benches or other seating areas.
- Other amenities, such as water features, public art, power outlets, and drinking fountains, should be incorporated into a plaza.
- Plaza standards may be modif ed for special plaza conditions, conf gurations, functions or size.
- Plazas should be oriented to take advantage of views and sun exposure.
- Plazas should feature entrances to retail spaces along their perimeter where possible to activate the space.
- Keep lighting f xtures at a pedestrian scale. Light bollards, step, and walkway lights are encouraged.



2.11 Open Space & Views

DESIGN INTENT

- Open space should feature high-quality amenities and encourage pedestrian activity.
- In site planning, emphasize views toward the foothills and other prominent natural features around the site including Clear Creek.
- Public areas and landscape features should embrace scenic view corridors unique to the Project's location.

Site Views

Multi-use trail

DESIGN STANDARDS

- Site planning, landscape design and building orientation as well as placement shall respect the site's natural beauty as well as existing view corridors.
- Site planning shall require pedestrian connections from the planning areas to points of accessibility to the multi-use trail system, whether direct of indirect.
- Detention areas may be used as open space, provided that they are designed to be usable and do not allow standing water.
- Multi-use trails, not included in rights-of-way, may be used as open space.

Site Views

DESIGN GUIDELINES

- All open spaces should be designed with quality hardscape and planting materials. Ornamental trees and other plantings that provide seasonal interest are encouraged.
- Open spaces should be oriented to take advantage of views and sunlight; where possible, open spaces should connect visually and physically to adjacent sidewalks and multi-use trails.
- Rooftop amenities and patios are encouraged to maximize opportunities for the enjoyment of scenic views of both the mountains and the creek.

2.12 Public Art

DESIGN INTENT

- Engage the City's diverse communities by creating collaborations between artists and community members to achieve works of artistic excellence.
- Creatively express the memory, values, traditions, customs or aspirations of community members.
- Support the opportunity for public art to respond to the character and history of particular places.
- Use public art and the public input process to promote a sense of unity among various groups within a community.

Mural

Sculptural art

Sculptural art

DESIGN STANDARDS

- Exterior art may be in the form of sculptures, statues, paintings or fountains. Art should be located where it is visible from the public right-of-way or in a prominent location in a public plaza.
- Public Art is required in the Mill, Vineyard and Harvest Districts (Planning Areas 1,3, and 6).
- All Public Art shall be submitted to the Design Review Process of the ACC.
- All Public Art installations shall be approved by the City of Wheat Ridge Cultural Commission.
- The ACC will interview and approve the artists for these amenities.

DESIGN GUIDELINES

- Locate artwork in public plazas near major entries or where otherwise visible and accessible for public enjoyment.
- The provision of public art is encouraged and may be functional or purely an art form.
- Public art should be considered a complement to other amenities in plazas, private amenity zones, public amenity zones or other public areas.
- Public art should not compete with or detract from buildings or storefronts, nor should it obstruct pedestrian walkways or vehicular traff c.
- Public Art may include but is not limited to: sculpture, two-dimensional works, wall murals and graphics, hardscape, towers, landscape and water features. Art installations should be constructed of durable and maintainable materials such as stone or metal.
- Public Art shall be encouraged in any of the Planning Areas where it is not required, with exception of PA-4.
- Proposed public art should represent a reasonable investment relative to the scale of the development within the Planning Area.

3.0 - BUILDING DESIGN

3.1 Building Form, Height, and Massing

DESIGN INTENT

- Create building forms that are consistent with the Agrarian style of architecture def ned in the Clear Creek Crossing Vision Book.
- Provide for continuity between the Districts and varied building types.
- Form the building edges that reinforce pedestrian activity and create a sense of place.
- Enhance corners and facades of buildings with architectural elements that support their function as 'gateway' buildings as well as providing iconic features throught the Project.
- Provide visual interest at pedestrian levels, reduce the bulk of large buildings and use architectural features and materials to ref ect the Project's character.
- Create buildings with mass and form that provide a human-scale relationship between structures, streets and open spaces/plazas.

Varied roof form

Agrarian forms

Clear delineation of building entries

Creating a sense of place

DESIGN STANDARDS

- Buildings shall use a graduation of the building height and mass through modulation of the building form.
- Roof forms longer than 100' shall be broken with a vertical change of not less than 2' in height.
- Building masses shall provide a clear delineation of entries through the use of varied building forms and roof elements.
- The base of buildings shall provide visual mass utilizing a variety of materials that grounds the building and ties it into the Agrarian theme of the Project.
- Buildings shall utilize forms (such as corner elements, protruded or recessed bays, changes of materials or, expressed structural elements), to transition between higher and lower buildings.
- Architectural features such as corners or tower elements shall be 4 sided elements and clearly be differentiated at the parapet line if all sides are visible from a primary public right of way.
- Architectural details shall occur on all four sides of the building to reduce the back of house appearance.
- Roof forms and parapet heights should be varied, and where appropriate, should emphasize the facade articulation and variation of building materials. Roof forms over 50 linear feet shall incorporate at least two of the following:
    - Changes in roof or parapet height
    - Decorative cornice or eave treatment
    - Differentiation in material and/or color
    - Changes in roof type, such as hipped or gabled roof ines and modulated f at roof lines.

DESIGN GUIDELINES

- EIFS may be used as a material for roof top screening or enclosures.
- Consider views from neighboring buildings in the design and enclosure of rooftop equipment.
- Consider the possibility of rooftop patios, green roofs, or decorative ballast on f at roofs.
- Encourage rooftop activation that captures scenic views of the mountains and Clear Creek.

3.2 Pedestrian Oriented Design

Activate pedestrian zones

DESIGN STANDARDS

- Ground f oors along primary pedestrian routes shall be given extra attention to achieve a higher level of architecture, by using pedestrian scaled facades.
- Overhanging elements shall be a minimum of 10-ft above the sidewalks except for signage.
- Overhanging pendant/blade signs and awnings may extend as low as 8-ft.
- A variety of large overhangs, projecting roof forms, extension of entries or overhead trellises shall be encouraged in pedestrian areas to provide cover and visual interest to the public areas.
- High Quality durable building materials shall be used in major pedestrian areas.
- Special attention is required to manage rain water, snow melt, etc. in pedestrian areas in order to mitigate hazards, damage and nuisances in these areas.

DESIGN GUIDELINES

- Canopies, awnings, blade signs, balconies, and other architectural elements may overhang and extend from buildings, creating shade, amenities and pedestrian scale signage in order to activate buildings and encourage pedestrian traff c close to buildings.

DESIGN INTENT

- Use the location of building walls to def ne pedestrian areas and streetscapes at a human scale.
- Reinforce pedestrian activity and create a pedestrian-friendly environment.
- Create continuity of edges to articulate the pedestrian walking zone.

Outdoor seating

Sculptural design in pedestrian zones

Durable materials

Pedestrian scale environment

3.3 Variety and Scale

DESIGN INTENT

- Create buildings that provide visual interest and variety.
- Create buildings that provide human scale in the lower portions of the public facing facades.
- Create buildings that are contextual with the Districts and transition well to adjacent Districts.
- Take advantage of view corridors into the site, using a variety and a range of building scale to pique curiosity of traff c on adjacent highways and freeways.

Use of varied materials

Projecting architectural elements

Modern Agrarian aesthetic

Creative use of materials and signage

DESIGN STANDARDS

- Buildings shall be designed to accommodate human scale, providing interest and variety, using the following:
- Expression of architectural or structural modules.
- Varied window sizes, shapes, and patterns pertaining to visible/logical changes in massing and/or function.
- Varied shadow patterns using Projecting architectural elements.
- Variation of material modules, joints and connection details, surface relief, color and texture.
- Building form such as recessed or Projecting bays or balconies, contrasting shapes, or changes in basic modules
- Emphasis of building entries or important corners through Projecting or recessed forms, detail, color or materials, or windows/glazing.
- Facades or forms of a building that face the pedestrian or open space shall receive a high level of design attention and detailing, using materials consistent with Clear Creek Crossing Building Design Standards.
- Breaking up long building facades is required. Maximum length of blank wall along pedestrian zone is 20 horizontal feet

DESIGN GUIDELINES

- Portions of the street-facing facade that are stepped back from the facade should be allowed greater simplicity in façade detailing and scale.
- Buildings that are immediately adjacent to residential neighborhoods should minimize the impact of building height, shadow and sun exposure on adjacent properties.
- Buildings closest to major highways should embrace scale as an opportunity to mirror the intensity of nearby traff c, whereas buildings closer to pedestrian routes should scale to a more human level in design of architectural elements.

3.4 Building Facades

DESIGN STANDARDS

- All building facades visible from a street or public space shall provide a level of f nished architectural quality and be designed to the human scale. Each facade that is visible from a street or public space shall incorporate at least three of the following elements:
  - Reveals
  - Belt courses
  - Cornices
  - Deep overhangs a minimum of 3 feet in depth
  - Expression of a structural or architectural repeating element of at least one foot in depth
  - Recessed windows and/or storefronts
  - Color and/or texture differences
  - Articulation of windows and doorways, which may include sills, mullions, or pilasters that create a three-dimensional expression
- When changes in plane and material occur, materials shall return to the inside corner of the projecting element.
- For buildings taller than one story or setback 20 feet or more from the street, changes in plane depth to achieve facade articulation should be greater than one foot.
- Each facade that faces a street or public space shall have at least one variation in plane depth, a minimum of one foot for every 50 linear feet of the length of the facade. Non-permanent features such as canopies or awnings will not qualify as variation. Plane depth variation may be accomplished through elements such as:
  - Upper level stepbacks
  - Dormers
  - Recessed entries
  - Porticos
  - Recessed windows and/or storefronts
  - Offset in the general plane of the facade including columns, pilasters, protruding bays, reveals, f ns, ribs, balconies, cornices or eaves.
- Building parapet heights shall be varied and provide vertical relief to the parapet line. Parapet changes should be proportionate to the building element that it ref ects; at a minimum there must be at least of (1) foot in height in difference from the adjacent parapet.
- For facades longer than 200 feet, at least one major identifying feature shall be incorporated into the building design. This feature shall be one of the following or a similar feature that creates visual interest: cupola, rotunda, spire, dome or clock.
- Base elements shall not exceed two stories in height unless overall height of the building form and massing dictate a taller base.
- Base elements shall be detailed to enhance the architectural character of the streetscape and provide pedestrian friendly scale.
- Provide appropriate building accent lighting above street level to highlight architectural elements.

DESIGN INTENT

- Emphasize important elements, and attract interest in buildings along primary view corridors.
- As the physical constraints of the site allow, shape the location of building walls to def ne and contain the street space in a way that reinforces pedestrian activity and creates a coherent “place”.
- Provide human-scaled architectural elements through changes in plane, material, texture and detail.
- Moderate scale changes between adjacent buildings.
- Take advantage of opportunities to enhance the arrival experience, terminate vistas, and identify building entries.

DESIGN GUIDELINES

- Large areas of undifferentiated or blank building facades should be avoided.
- Where buildings have base, middle, and top, f oor lines in buildings should be articulated, helping to differentiate each layer.
- Scaling elements and details should be integral with the building form and construction, not a thinly applied façade.
- Variation in building scaling and detail should relate to the scale and function of pedestrian-active uses along the facade, creating human-scale design to support entrances, plazas, patios and amenity areas.
- Both horizontal and vertical architectural scaling patterns should be used.

Varied treatment of adjacent facades

Enhanced arrival experience

3.5 Building Transparency

DESIGN STANDARDS

- Ground f oor transparency shall be measured by the length of transparent area between 0 feet and 10 feet above f nish f oor divided by the total length of that same building facade.
- Windows used to meet the transparency requirements shall comply with the following standards:
  - Windows shall be a minimum of 5 feet in vertical dimension.
  - Window glazing shall be clear and shall transmit at least 65% of the visible daylight.
  - There shall be no ref ective coatings on the f rst surface of the glass.
  - Open display of individual merchandise is permitted.
  - Where operationally required for screening of utility spaces such as kitchens, stock rooms, off ces, etc. of commercial uses, use of graphic window coverings shall be permitted including vinyl decals or other artistic screening materials.

DESIGN GUIDELINES

- A variety of glass types may be used at or above the ground f oor, such as translucent glass, etched glass, glass block, acrylic channel glass, as long as the minimum transparency standards are met.
- Operable openings that integrate indoor and outdoor spaces are encouraged where uses permit and is relevant to the building use.
- Opaque glass or spandrel glass may be used but may not be counted towards meeting the minimum percentage for transparency.
- Low-E coating are encouraged on the second and third surfaces to provide greater energy conservation.
- Sun screens and shades are encouraged as long as they don't signif cantly obstruct views through the windows.
- A lower ratio of transparency to opacity may be allowed on the upper f oors of buildings if additional architectural treatments are provided.
- Retail or restaurant uses: Where a retail or restaurant use occupies the ground f oor, the facade facing the primary street shall be at least 60% transparent. All other facades facing a street or public space shall be at least 30% transparent.
- All other residential uses (excluding retail/restaurant): The facade facing the primary street shall be at least 40% transparent. All other facades facing a street or public space shall be at least 25% transparent.
- Residential uses: Where a residential use occupies the ground f oor, windows shall be provided where appropriate to create visual interest, while also balancing the need for residents' privacy.
- Transparency shall be calculated as the percentage of clear, non-ref ective glass within the area between three (3) feet and eight (8) feet above the f rst f oor f nished elevation.
  - Transparent doors and window mullions shall count as transparent area.
  - Structural elements and opaque or ref ective glass shall not be counted as transparent area.
  - Glass display cases may count toward transparent area if they give the appearance of windows and are maintained with items of interest, including window display graphics that do not include advertisements.
  - For retail or restaurant uses on corner lots, the minimum transparency required for the primary street facade may be transferred to the secondary street facade provided that the primary street transparency is not less than 30%.

DESIGN INTENT

- In Districts with commercial uses provide glazing on the ground f oor that increases the visibility of active uses or goods.
- Create a pedestrian-friendly street environment and encourage visitors to walk between multiple destinations within the Project.
- Reveal the activity of the building to the pedestrian, to activate and secure the street.

Ground f oor transparency

Ground f oor transparency

Window display graphic

3.6 Building Entries

DESIGN INTENT

- Visually emphasize the major entry or entries to a building or ground f oor use.
- Provide convenient access to buildings from streets, drives and pedestrian corridors.
- Enhance the scale, activity, and function of the public streets.
- Promote the convenience of pedestrian activity and circulation along the street by creating external, street-oriented entries.

Recessed entrance

Change in material

Greater amount of transparency

DESIGN STANDARDS

- Buildings shall provide at least one primary building entry oriented to or visible from a public right-of-way. A corner building may combine two required entrances in one “corner entrance”.
- Street oriented building entries shall be directly connected to the public sidewalk by a paved walk, stair or ramp.
- The primary entry of each building shall be emphasized through at least two of the following:
  - Changes in the wall plane or building massing
  - Differentiation in material and/or color
  - Higher level of detail
  - Enhanced lighting
  - Greater amount of transparency
- The following are standard acceptable entrance types:
  - Flush: An entrance on the same plane as the subject building facade.
  - Recessed Entrance: An entrance inset behind the plane of the subject building facade by no more than 10 feet.
  - Corner Entrance: An angled or rounded street-facing entrance located on the corner of a building 45 degrees to the intersecting streets.

DESIGN GUIDELINES

- Primary entries that are located on the side of a building may be allowed so long as they are visible from the public right-of-way and are directly connected to the public sidewalk by a paved walk, stair, or ramp.
- Where parking is located internal to the site, multiple building entries are encouraged to allow direct access to the buildings.

3.7 Awnings and Canopies

Cantilevered details

DESIGN INTENT

- Create clear identif able entry points for specif c users.
- Enhance the pedestrian-oriented design and attractiveness, adding visual interest.
- Enhance the pedestrian environment, reinforce building patterns and rhythms.
- Create shade and comfort on the sidewalks.

DESIGN STANDARDS

- Generally, awnings shall be cantilevered from the building face to keep the sidewalk as clear and unobstructed as possible.
- Awnings shall be an integral part of the architectural design of the building to which they are attached and shall be compatible with the building.
- No back lit awnings shall be permitted.
- Awnings shall be durable and designed with high quality materials.

Identif able entries

DESIGN GUIDELINES

- Awnings should be unique, creative and pedestrian in scale.
- Awnings should be consistent with and relate to the facade of the building.
- Awnings should be durable and designed with high quality materials.
- Awnings should be positioned so that signage is not obstructed.

Modern Agrarian aesthetic

Unique materiality

Provide shade in pedestrian zones

3.8 Parking Structures

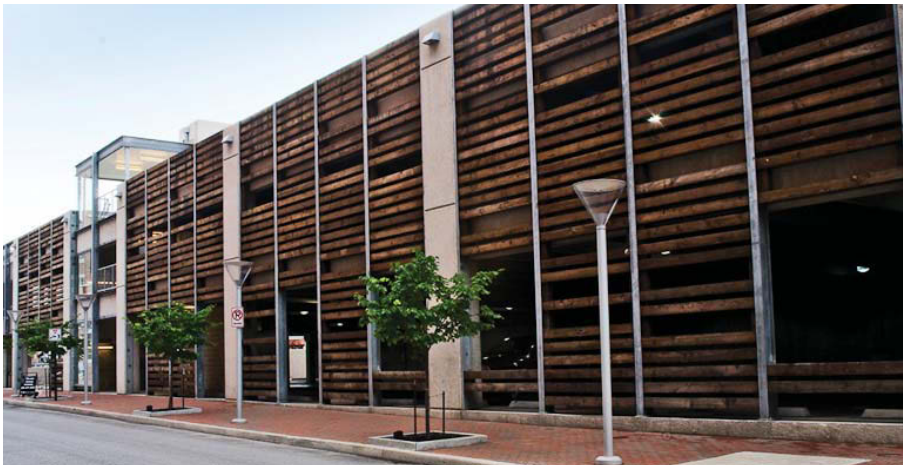
DESIGN INTENT

- Mitigate the visual impact from parking garages onto public streets, open spaces and residential units such as glare of vehicle headlights, and the light trespass of internal lighting.
- Create parking structures with signage that clearly identify parking opportunities and f t within the context of the District.
- Provide ground f oor pedestrian-active fenestration within parking garage facades that adjoin a public street or open space.
- Avoid large areas of undifferentiated or blank walls along public streets or open spaces.

Durable materials

Durable materials

Durable materials



Durable materials

DESIGN STANDARDS

- Spandrel panels, decorative panels or walls shall be at least 3 foot 6 inches high in order to conceal the headlights of parked cars from pedestrians on the opposite side of the street.
- Rooftop parking deck lighting shall be limited to 20 feet in height, and shall be low cut-off type f xtures.
- Parking structures that front on public streets, shall include retail, commercial, or off ce on 40% of the ground level.
- Enhanced architecture with upgraded materials shall be required on f rst f oor (minimum).
- Parking garage facades oriented to public streets shall include a minimum of three (3) architectural elements that provide variety and human scale, such as the following:
  - Expression of building structure;
  - Differing patterns or sizes of openings.
  - Changes in plane of walls.
  - Changes in material, pattern or color.
  - Expression of material or cladding system modules;
  - Joint patterns and attachment details.
  - Signs, art or ornament graphics integral with the building.
  - Quality, durable materials with smaller scaled modules, patterns, or textures.
  - Concealment of the parking garage interior at the street or aggregated open space-facing ground f oor level.

DESIGN GUIDELINES

- Encourage parking garage facades adjoining public pedestrian areas to be partially or wholly concealed behind a building structure that can accommodate other active uses such as commercial, institutional or residential.
- When public garages occur along major street frontages, ground f oor activation/uses should be implemented.
- Architectural and/or pedestrian active use standards for a parking garage may be waived if planned future building phases conceal the parking garage or add further building elements that provide pedestrian active uses or architectural interest to it.
- Where it is impractical due to depth or slope to include ground f oor activation or to conceal the garage behind other street facing uses, the architectural treatment of the street facing garage façade, especially the ground f oor, should be fenestrated or screened for variety and human scale.

3.9 Roof Top Design

DESIGN INTENT

- Reduce the visual clutter of rooftop equipment as seen from the street.
- Reduce equipment noise impacts onto adjacent residential uses.
- Incorporate rooftop screening elements into the architectural design of the building.

Screened rooftop equipment

Screen wall

Rooftop views

DESIGN STANDARDS

- Roof mounted mechanical, electrical and communication equipment that is visible from public streets, adjacent to residential uses or open spaces shall be screened from public view.
- Rooftop design shall be designed either to be unobtrusive or subordinate to the building's form and façade architecture, or should be designed to complete the building's architectural expression.
- Sloped roofs are acceptable. If asphalt shingles are used they must be high quality architectural shingles.
- Rooftop equipment shall be screened via extended parapet or other compatible screening material.
- Roof top patios shall not be oriented to adjacent residential properties located within 300 feet.

DESIGN GUIDELINES

- EIFS may be used as a material for roof top screening or enclosures.
- Consider views from neighboring buildings in the design and enclosure of rooftop equipment.
- Encourage rooftop activation that captures scenic views of mountains and Clear Creek including rooftop patios, green roofs or decorative ballast on f at roofs.

3.10.1 Multifamily - Site Planning

Pedestrian circulation

DESIGN INTENT

- Site design approach is suburban with buildings setback from the street and parking lots internal to the development, minimizing their view from surrounding street(s).
- Take advantage of view corridors from the site, providing residents opportunities to enjoy adjacency to Clear Creek as well as mountain vistas to the South and West of the site.
- Design site with a convenient system of travel for residents, including connections within the site as well as to adjacent street(s).

DESIGN STANDARDS

- Any parking lot adjacent to a public street shall be screened by a combination of a minimum 5-foot wide landscape buffer and a vertical screening device, 30” to 42”
- Where a parking lot abuts a property with a residential use such as where the Mill District shares a boundary with the Homestead District, a minimum 10-foot wide landscape buffer is required between the parking lot and the adjacent property line.
- On-street parking on adjacent streets may count toward minimum required visitor parking and requires approval by Public Works Department.
- For multi-family residential properties, open space shall incorporate amenities for play or congregation. Acceptable amenities include play structures, picnic tables, benches, or sporting area/f elds.

Landscape buffers

DESIGN GUIDELINES

- Pedestrian circulation should be incorporated into the design of each site with a network of walkways into, across, and through the site.
- Parking lots should be arranged to maximize the connectivity and continuity of pedestrian walkways and minimize the distances pedestrians must travel between buildings. Wherever possible, parking lots should be placed in locations internal to the site, where they are not visible from the street.
- Parking areas should be in safe, convenient locations for residents and guests. Carports and garages are encouraged for resident parking spaces.
- Subject to approval of Community Development and Public Works Departments, detention areas may be used as open space.

Carports

3.10.2 Multifamily - Architecture

DESIGN INTENT

- Create building forms that are consistent with the Modern Agrarian style of architecture def ned in the Clear Creek Crossing Vision Book – Homestead District.
- Provide visual interest at pedestrian levels, reducing the bulk of large buildings through architectural detail, landscaping and site amenities.
- Place buildings on the site in a way that reinforces pedestrian activity and creates a coherent place.
- Relate building height and scale to neighboring properties.

Varied roof heights

Def ned entrances

Material variation

Reinforce pedestrian activity

Material variation

DESIGN STANDARDS

- Facade detail: Building facades visible from a street or public space shall provide a level of f nished architectural quality and be designed to the human scale.
- Facade articulation: Each facade that faces a street or public space shall have at least one variation in plane depth, a minimum of one foot for every 50 linear feet of the length of the facade. Non-permanent features such as canopies or awnings will not qualify as variation.
- Primary entrance: The primary entry of each building shall be emphasized through at least two of the following:
  - Changes in wall plane or building massing
  - Higher level of detail
  - Enhanced lighting
- Transparency: Where a residential use occupies the ground f oor, windows shall be provided where appropriate to create visual interest, while also balancing the need for residents' privacy.
- Fenestration: At least 25% of each facade shall contain openings such as doors, windows, or balconies.
- Multiple unit entrances: For buildings with multiple exterior entrances to multiple units, each unit's entrance shall be def ned with recessed entrance, projecting entrance, change in height, change in material
- Buildings shall be constructed of durable materials. Approved materials include, but are not limited to:
  - Stone
  - Integral colored textured concrete block
  - Hard coat stucco
  - Synthetic stone and masonry materials
  - Fiber Cement Siding/Panel
- Material variation: All building facades visible from a street or public space shall employ differentiation in materials and/or colors
- When multiple garages or carports are attached as one structure, there shall be a clear delineation between parking stalls or garages.

DESIGN GUIDELINES

- Roof forms and parapet heights should be varied, and where appropriate, should emphasize the facade articulation and variation of building materials.
- Accessory structures such as carports, garages, and storage units should be designed to be consistent with the primary building(s) and to avoid monotonous facades. Wherever possible, garage doors should be placed so that they are not visible from the street.
- Service, loading, and utility areas should be screened from view and minimize impact to surrounding properties.

4.0 - MATERIALS

4.1 Building Materials

DESIGN INTENT

- Utilize materials that are compatible with the modern Agrarian design aesthetic.
- Encourage human-scaled buildings through the use of well-detailed and articulated materials, individually and in combination.
- Use materials that convey a sense of quality, permanence and attention to detail, creating a rich variety of materials, colors and textures.
- Use materials that support a more sustainable environment.
- Ensure that building facades are visually active and are appropriately scaled through the use of varied architectural details, materials, textures and colors.
- Use of materials to create continuity between buildings and Districts.

Modern Agrarian materials

Mix of materials

Accent stone

DESIGN STANDARDS

- Buildings shall be comprised of materials from the Agrarian Materials Palette consisting of Primary and Secondary Materials.
- Alternative materials are allowed but are required to be submitted by the applicant as such, subject to ACC and City of Wheat Ridge approval.
- Materials shall be selected with the objectives of quality and durability appropriate to the development.
- Building color schemes shall tie building elements together, relate separate buildings to each other, and shall be used to enhance the architectural form and character of the building.
- Intense bright or f orescent colors shall be limited in use, as accents or to create brand identify and shall not be the predominate color on any wall or roof of a building.
- Primary materials shall consist of more than 50% of the overall buildings material palette.
- Primary materials shall be focused in areas where public interaction and visibility is more prominent.
- Secondary materials shall be utilized in non-pedestrian areas or areas that are less visible from public view.
- Buildings should incorporate at a minimum of (3) primary materials.
- Facades at street level that are adjacent to the public right-of-way, private streets or sidewalks shall be constructed of material that is durable and appropriate to pedestrian contact.
- EIFS is not allowed at ground level or adjacent to primary pedestrian activity areas without appropriate hard surface material treatment to protect lower portion of wall.

DESIGN GUIDELINES

- Building colors should utilize earth and other natural tones as found in the surrounding environment as their primary consideration.
- Building materials at the pedestrian level should respond to the character of the streetscape environment through scale, texture, color and detail.
- In selecting materials, consideration should be given to ongoing maintenance and vandalism.
- Natural wood siding or an equivalent synthetic product should be considered for use in areas as accent features on the buildings.
- Building materials should incorporate new technologies and materials when possible in order to promote sustainability and energy resource responsibility.

4.2 Building Material Types

PRIMARY BUILDING MATERIALS:

A. STONE: A variety of stone options are available throughout the Project. The three primary stone options shall be the following:

- Field Stone: Large random sized shapes laid in a random pattern.
- Coursed Stone: Varied sizes of cut and tumbled stone with natural face features laid in an ashlar coursing.
- Cut Stone: Regular sized stone modules laid in traditional masonry patterns, i.e. running bond, stacked bond, etc.

B. METAL: A variety of metal options are available through the Project. Colors are to be consistent with the overall Project. Bright colors are discouraged and shall not make up more than 20% of the building's surface area.

- Natural copper, rust colored, bronze or zinc f nishes having self-healing patinas are preferred over painted f nishes.
- The three primary metal panel options are the following:
  a. Standing Seam: Metal panels that utilizes a raised seam in a regular pattern or spacing.
  b. Ribbed or Corrugated: Metal panels that have curved or ribbed linear patterns.
  c. Flat Panel: Metal panels that have a f at surface and utilize dry or wet sealed joints in rhythmic or random patterns for articulation.

C. WOOD: A variety of wood products are available through the Project: The three primary wood f nishes are the following:

- Board and Batten: Flat panel
- Pre-f nished or painted wood panels with protruding vertical smaller wood strips creating a regular vertical pattern.
- Cedar Siding: Natural rough sawn or milled cedar lap siding with overlapping or f ush joints. May be installed in vertical or horizontal patters and can be used on vertical or horizontal surfaces.
- Reclaimed Wood or Barnwood: Wood that has been reclaimed and has a natural aged aesthetic.
- Additional Wood Note: Synthetic or Alternative wood options may be utilized in lieu of natural wood if it is deemed to be unf t for the application but the desired look is to mimic or represent a wood product..

D. FIBER CEMENT PANELS: Acceptable material. Colors and textures to be complementary to overall development.

E. GLASS: All glass or glazing is considered a primary building material and counts towards the overall building materials percentage.

F. ARCHITECTURAL PRECAST & DECORATIVE STONE ELEMENTS: Include caps, lintels, cornices. All aforementioned are acceptable. Colors shall be complementary to overall Project.

SECONDARY BUILDING MATERIALS:

A. COLORED AND TEXTURED CONCRETE MASONRY UNITS (CMU): Standard gray colored CMU is NOT acceptable, unless covered by another building f nish material. Split faced or honed CMU must be used as the primary element when exposed to view. CMU shall not be painted except where not visible from public streets or walkways.

B. MASONRY BRICK: Acceptable material. Colors and textures to be complementary to overall development. Design and detail is to be varied and interesting and not portray a neo traditional or faux historic character. Shall not be painted unless requested and approved by the Community Development Director.

C. STUCCO: Acceptable material. Generally discouraged at the bases of buildings and adjacent to pedestrian walkways. Should have natural stone aggregates and texture. Standard sand or quartzputz textures are prohibited. Break up large components and fascias through the use of joints and changes in plane and color to maintain scale of the facade.

D. EIFS: Allowed on the ground f oor, street facing facades directly abutting the R.O.W. in a limited amount (20%) and should only be used as ornamental details such as parapet caps, cornices, belt courses, window details, etc.

- Allowed material in non-pedestrian areas such as loading areas and internal courtyards not visible from public view.
- Allowed on the upper f oors (2nd Floor and above) on all building types but may not exceed 75% of the façade material including windows and fenestration.
- If located on the ground f oor in any location of a building shall have a masonry or stone base provided as a water table feature.
- In limited applications EIFS or Synthetic Stucco may be used as a primary building materials that exceeds the above requirements at the discretion of the ACC and the City of Wheat Ridge's Planning Director's approval.
- EIFS reveals are required to break up big f elds of EIFS walls.

Mix of materials

Mix of materials

5.0 - LANDSCAPE

5.1 General Landscape Design

Seasonal landscaping

DESIGN STANDARDS

- The Project shall meet the City of Wheat Ridge Landscape Regulations as referenced in the Code or Ordinances, Chapter 26-502.
- The Project shall utilize the concepts of water-wise and xeriscape landscaping as a means to water conservation in a semi-arid climate.
- Specif ed plant materials shall meet industry standards and City requirements and be suited to the environment.
- Landscape and irrigation design shall reduce the impact of drought on landscape and provide for eff cient water usage.
- All landscaped areas shall be irrigated with an underground automatic irrigation system. All new irrigation systems shall utilize automatic rain shut-off technology.
- Artif cial turf or artif cial plants are not allowed.
- Reference the recommended plant list in Appendix C. Final plant selection to be reviewed at time of specif c plan review.

DESIGN GUIDELINES

- Use plants with more naturalized form in the buffers and open spaces throughout the Project, whereas planting selection for central gathering spaces should complement the form and architecture of the surrounding buildings and amenities.
- Select trees, shrubs and perennials for their hardiness and demonstrated success in this semi-arid environment.
- Encourage lower water use turf grasses in select locations. In high visibility areas, manicured turf or ground cover should be used to maintain a well-kept appearance. In other areas, native and/or adapted grass plantings may grow to maintain a naturalized appearance.
- Utilize high eff ciency irrigation systems capable of adjusting water application according to plant's needs.
- Inconspicuous landscape lighting shall be provided to enhance landscape features.
- General landscape design, including the location of landscape areas, their type, form and materials, should aim to control erosion and prevent sedimentation in municipal water drainage systems.

DESIGN INTENT

- Obtain landscape design inspiration from native regions proximate to the site as well as from the site's rich cultural history.
- Complement the overall modern agrarian design theme with landscape design through use of consistent patterns, texture, and form.
- Provide seasonal interest and visual enhancement of the Project.
- Create an overall landscape design that is ecologically sensitive, demanding fewer resources than a typical landscape.
- Promote diversity of tree and plant material, while maintaining sustainable, water-wise, and low maintenance landscape approaches.
- Utilize landscape to enhance site user experience by emphasizing views, providing screening, and offering a comfortable experience in outdoor spaces throughout the Project.
- Promote a walkable, pedestrian friendly site utilizing landscape design to enhance the site experience.
- Improve the appearance of surface parking areas with landscape that complements without creating hindrances.
- The metropolitan district will maintain and install 40th Avenue and Clear Creek Drive Right of Way landscaping on both sides of the road, with the exception of the Coors frontage along Clear Creek Drive.

Agrarian aesthetic

5.2 Landscape Design Within Districts

DESIGN INTENT

- Emphasize the modern agrarian design theme as a commonality among all Districts.
- Coordinate the landscape design between and through the Districts including landscape areas surrounding buildings, parking lots, streetscape, plaza areas or other gathering spaces, as well as the multi-use trails, which connect to regional trail systems including Clear Creek.
- Create distinct patterns within each District through plants selection and overall design while still providing cohesive elements throughout the Project that relate back to the overall theme. Use of each District's distinct character can further drive the landscape design. Refer to the Clear Creek Crossing Vision Book precedents for District character guidance.
- Provide consistent landscape elements and materials throughout the Project, while adhering to the District design direction as well as guidelines and standards for other elements outlined herein.

Agrarian aesthetic

Agrarian aesthetic

Design cues from site and site history

DESIGN STANDARDS

- In all Districts, any area of the lot not covered by building, parking, walkways, storage, service areas or display shall receive landscape treatment.
- Within commercial zones landscaping shall not be less than 20% of the gross lot size. No more than 30% of the total landscape coverage can be manicured turf.
- Within multi-family residential zones landscaping shall not be less than 30% of the gross lot size. No more than 60% of the total landscape coverage can be manicured turf.
- When a use / structure is adjacent to an existing residential use, a 20 foot landscape buffer is required in addition to the required setback

DESIGN GUIDELINES

- Plant materials should be predominantly drought tolerant species suitable to the climate and/or native to the region.
- Where substantial pedestrian traff c and informal recreational activities are likely to occur, irrigated turf, either native or non-native, may be used so long as the overall plant palette is primarily drought tolerant. High water use turf types should be conf ned to high visibility areas, such as tree lawns, and active parks, retail/commercial building frontages.
- Consider use of low water demand turf varieties such as Texas hybrid bluegrass, buffalo grass, blue grama grass, and tall fescue grass in low visibility, passive areas, and areas outside of retail/commercial building frontages.
- To enhance the water quality leaving the site, water may be treated with water quality ponds or swales where appropriate. Water quality ponds or swales should be designed with the naturalized landscape strategy in mind.

5.3 Trees, Shrubs & Plants

DESIGN STANDARDS

- Specif ed plant materials shall meet industry standards and City requirements and be suited to an urban environment.
- Artif cial turf or artif cial plants are not allowed.
- All new plantings shall meet these minimum size requirements:
  - Deciduous Trees: 2-inch caliper
  - Ornamental Trees: 2-inch caliper
  - Evergreen and coniferous trees: 6-feet tall
  - Shrubs: #5 container
  - Vines, perennials, and ornamental grasses: #1 container
  - Mass Ground covers: #1 container
- Street trees, whether on public or private property, shall conform to the plant list contained in the City of Wheat Ridge Streetscape Design Manual.
- Deciduous trees in key public gathering areas shall be up-sized to 2.5" caliper.
- Reference the recommended plant list in Appendix C. Final plant selection to be reviewed at time of specif c plan review.

DESIGN GUIDELINES

- Strong patterning in landscape layout is encouraged throughout the project to communicate the agrarian design theme. Design form should emphasize simple lines and agricultural character.
- To ensure the landscape design provides an appealing and low-maintenance result, avoid over-use of a single plant species or excessively large mono-culture plant groupings. Evergreen and deciduous plants, as well as cool and warm season grasses should be mixed with enough variety to provide seasonal interest and visual enhancement.
- Select trees and other plant materials that are drought tolerant and suitable to the climate or native to the region.
- Natives should be given preference where appropriate.
- Native plants should be used in designated natural areas and trail corridors to transition from developed areas to open space and the Clear Creek Trail.
- Adapted and commonly accepted species may be used in high visibility areas. Use the recommended plant list in Appendix C as a guide for plant characteristics when selecting plants.

DESIGN INTENT

- Convey a strong connection to agrarian land patterns as a design theme through landscape planting design.
- Maintain both variety and distinct geometry in the landscape to recall cultivated land. Maintain strong year-round form in landscape design utilizing variety within landscape layout and plant selection.
- Plant massings and monocultures can contribute to communicating the agrarian design theme. However, large plant massings should be designed in a way that can accommodate plant life cycles or disease within a species without detracting from the overall landscape appearance and character.
- Provide seasonal interest and visual enhancement of the Project.
- Utilize landscape design to add value to the community while maintaining sustainable, water-wise, and low maintenance landscape approaches.

Seasonal landscaping

5.4 Streetscapes

Interactive design elements

DESIGN INTENT

- Create a functional streetscape environment that unif es the Project while providing necessary amenities to pedestrians.
- Provide unique character by using cohesive plantings, street trees, and other amenities within the Project.
- Create a streetscape that promotes overall pedestrian circulation in a safe manner.
- Encourage pedestrian activity on the sidewalk, supporting adjacent activities such as shopping, dining, strolling and gathering.
- Each District's character should drive the landscape design, with agrarian style inf uencing elements within the streetscape.

DESIGN STANDARDS

- Amenity Zone shall be a minimum of 6 (six) feet in width. Reference the Wheat Ridge Streetscape Design Manual for further information on Amenity Zone design.
- Trees must be provided within a required Amenity Zone, with minor adjustments for elements such as signage, light pole spacing, driveways, or required public/private utility facilities.
- Street lights shall be placed as generally required by the City of Wheat Ridge standards.
- Trees shall be located in tree openings that are 6' x 10' minimum with an understory treatment that contains either sod, ornamental grasses, perennials, shrubs or a combination thereof.
- Avoid random changes in street tree species. One tree species on both sides of street shall be utilized on the same block.
- Vary street tree species in logical locations to limit potential impacts from loss of a particular species. Utilize trees with similar form, color, and texture characteristics for design continuity.
- Aside from trees, the R.O.W. landscape from the back-of-curb and the property line shall not exceed a height of 36" above the level of the roadway.

DESIGN GUIDELINES

- Active uses should be placed along the streets to encourage and enhance pedestrian circulation within Districts, and enhance overall experience. Follow industry standards to address potential public safety concerns.
- Streets should be visually consistent and a have a cohesive rhythm created by street trees, plantings, furnishings, paving, and lighting.
- Street furnishings, trees and amenities should occupy consistent, well def ned amenity zones parallel to the pedestrian walking zone.
- Sidewalk uses, outdoor seating, street-carts and vendors are subject to compliance with all applicable City laws and regulations, and are encouraged outside of the pedestrian walking zone.
- Temporary lighting for special events and holidays is allowed and should be used for decorative purposes only.

Pedestrian scaled elements

Agrarian aesthetic

5.5 Site Furnishings

DESIGN INTENT

- Enhance the pedestrian experience along public rights-of-way as well as within the Districts through use of appropriate site furniture.
- Provide visual cohesiveness through site furnishings that are consistent and complementary throughout the Project while also allowing for distinctive variation within each District.
- Although site furniture in each District may vary, site furniture selection should achieve a recognizable agrarian style through the use of common materiality and form.
- Provide necessary elements for pedestrian comfort and convenience, as well as site orderliness.
- Complement the simple agrarian materiality relating to architecture, paving, walls, etc.

Site Furnishings

Site Furnishings

DESIGN STANDARDS

- Benches along sidewalks shall be oriented so they will not impede pedestrian movement.
- A consistent standard for site furniture shall be developed before any installation is approved.
- Seating shall be placed near building entrances, plazas, and gathering spaces.
- Site furniture shall meet minimum City of Wheat Ridge and ADA requirements.
- Placement of site furniture shall complement the overall walkability of the development.
- Bicycle and scooter parking shall utilize cohesive and consistent bicycle parking f xtures.
- A minimum of one bench is suggested for every 200 feet of commercial building frontage. Benches shall be grouped where appropriate.
- At least one trash and one recycling receptacle shall be located at each main building entry, common courtyard, or seating area.
- Raw, simple materials such as corten steel, concrete and natural wood or wood-look shall be emphasized in furnishings to relate to the modern agrarian theme.
- A simple unif ed color palette and agrarian feel shall be maintained in site furnishing choices.

DESIGN GUIDELINES

- Maintenance, safety, and comfort should be considered in the selection, design and placement of site furniture.
- Site furniture should be used to create public open spaces and plazas where heavy pedestrian use is anticipated.
- Adequate quantities of site furniture should be implemented in all public areas, including benches, bicycle racks, and trash receptacles.
- Patio seating for restaurants, coffee houses, or similar uses is encouraged.
- Within plazas and gathering spaces more unique site furniture is encouraged to provide added visual interest and promote the use of these spaces.

5.6 Trail Furnishings

DESIGN INTENT

- Provide furnishings along the multi-use trail for comfort and convenience, as well as cleanliness.
- Create visual continuity across the Project by connecting trail furnishings to the agrarian style.
- Enhance the Trail with amenities to better serve those who live, work, and play nearby.
- At the trailhead, provide adequate site amenities to serve a larger group of users such as parking and other facilities commonly found along the regional Clear Creek Trail.
- Locate trail benches to provide respites for enjoyment of key views of surrounding natural features or points of interest.

Trail Head Example

Bicycle Parking

DESIGN STANDARDS

- Benches shall be located along the perimeter of the Trail and out of the main throughways.
- Trail furnishings shall not block the minimum unobstructed pedestrian walking zones.
- Simple forms emphasizing concrete, wood, and steel shall be used. Manufactured, wood-look materials are acceptable.
- 42” height 3-rail fence with wire mesh shall be used where necessary for trail user safety and must be compatible with site furnishing design direction. Trail fencing shall comply with Parks & Recreation Guidelines as well as City of Wheat Ridge Code.

Site Furnishings

DESIGN GUIDELINES

- Maintenance, safety, and comfort should be a primary consideration in the type, design, and placement of trail furniture.
- Site furniture should be placed along trail in locations that have heavy pedestrian use.
- Durable, high quality site furniture should be employed along the trail.
- Bicycle parking for convenience of visitors to the trail should be located so that stopping at the Project to shop or dine is convenient.
- Adequate quantities of site furniture should be provided in all public areas, including benches, bicycle racks, and trash receptacles.

6.0 - LIGHTING

6.1 Street and Parking Area Lighting

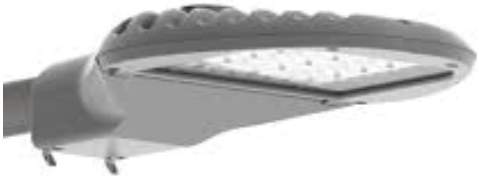
DESIGN INTENT

- Lighting design provides an opportunity to unify the Project through connectivity of f xtures, harmonizing with the agrarian theme.
- The street and parking area light f xture design should be minimalistic with a clean appearance that diminishes visually during the day time without detracting from the overall design theme.
- Streets and parking areas should be illuminated in a consistent, attractive and unobtrusive manner that minimizes light pollution, light trespass and glare.
- Lighting provides an opportunity to demonstrate energy eff ciency and promote sustainability initiatives at the Project.

Parking Lot Lighting

DESIGN STANDARDS

- Provide adequate lighting for safety and security following IESNA illumination guidelines.
- All exterior lights for streets, parking drives, walkways and buildings shall be LED.
- Pole height shall not exceed 25 feet, including pole base height.



LED lighting

Downcast lighting

DESIGN GUIDELINES

- Parking area light f xtures should complement the lighting of adjacent streets and properties using consistent f xtures, LED color temperature and illumination levels.
- Street lighting f xture placement should create an organized appearance that is coordinated with the location of trees, curb cuts, signage and other design features to provide a coordinated and consistent streetscape.
- Light poles should be located in a manner that provides a unif ed, organized appearance throughout the development, with spacing that meets the lighting criteria standards, as outlined.
- Accessories and banners may be included in pole and f xture design if there is a clear connection to the overall agrarian design theme.
- Lighting design should minimize light pollution, light trespass, uplight and glare.

6.2 Pedestrian Lighting

DESIGN STANDARDS

- Provide adequate lighting for safety and security following IESNA illumination guidelines. This shall include areas providing pedestrian connection to the primary multi-use trail.
- All light f xtures shall be integral LED type.
- Light f xtures and pole height shall not exceed 14 feet (this includes the pole base height).
- Lighting shall be directed to the pedestrian zone avoiding glare to adjacent areas.
- Lighting shall be designed to provide even and uniform light distribution.
- Pedestrian light f xture design shall be of a consistent type, color temperature and illumination levels.

DESIGN GUIDELINES

- When pedestrian lighting is used on streets or in parking areas it should be distinguishable, clearly def ning the pedestrian path of travel.
- Raw, simple materials and f nishes should be emphasized in lighting components to relate to the modern agrarian design aesthetic to complement the overall unifying theme of the Project.
- Lighting within Districts should be relevant and useful, connecting to the character and use of each respective District.
- Various post attachment methods may be used, but priority should be given to maintaining a cohesive look throughout the Project.
- Lighting design should minimize light pollution, light trespass, uplight and glare.

DESIGN INTENT

- Lighting on-site will promote a safe environment in all areas.
- Incorporate pedestrian lighting at a useful and appealing scale to create visual interest in public areas, plazas and on-site amenities.
- Use lighting f xtures as a design element that unif es the Districts through connections to the modern agrarian style at the Project.

Streetscape / Pedestrian lighting

Streetscape lighting

Pedestrian scale lighting

6.3 Accent Lighting

DESIGN INTENT

- Enhance night-time views of buildings with accent lighting highlighting key amenities and architectural elements.
- Incorporate pedestrian lighting to enhance the building entrances and facilitate ease of circulation.
- Accent lighting f xtures should enhance and unify the Districts through connection to the agrarian style of the Project.
- Select accent lighting for highlighting key areas of the site as appropriate.
- The accent lighting design should add to the character and aesthetic appeal of the Project.
- Enhance or highlight key architectural elements and informational displays.
- Accent lighting f xture selection should enhance and unify the Districts through connection to the modern agrarian style of the Project.
- The accent lighting should minimize light pollution, light trespass, uplight and glare.

Accent Lighting

Accent lighting

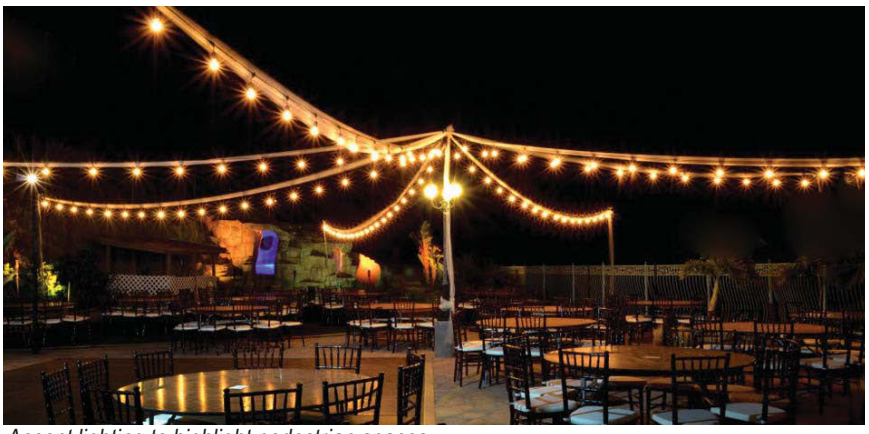
DESIGN STANDARDS

- Lighting shall be used to highlight entrances and other prominent architectural features to provide clear direction for both pedestrian and vehicular traff c through the Districts.
- Fixture color selection shall correlate with the material palette as well as natural color choices. Galvanized aluminum or similar f nishes are also acceptable.
- Simple, rustic, or plain forms shall be emphasized over ornate or decorative styles.
- A unif ed color temperature and lamp type shall be maintained wherever possible.
- Fixtures shall contain only low wattage bulbs that are not greater than f fty lumens per bulb (equivalent to a seven watt C7 incandescent lamp); LED lamps are preferred.
- Light f xtures shall be approved by the ACC and the City of Wheat Ridge.

DESIGN GUIDELINES

- Accent lighting design should minimize light pollution, light trespass, up-light and glare.
- The overall scale of architectural accent lighting should be proportional to the building or structure to which the f xture is mounted.
- Public gathering areas are encouraged to utilize decorative lighting, overhead string lighting or outdoor track lighting, as long as it connects to the character and use of the District.
- Low level bollards, tree accent lights, or similar accent lighting should be provided in key landscape areas for night-time interest and wayf nding.
- Holiday lighting is encouraged.

Selective use of accent lighting



Accent lighting to highlight pedestrian spaces

6.4 General Light Standards and Intensity

DESIGN INTENT

- The light intensity levels within all areas should correspond to use and potential hazards.
- Lighting should provide adequate for adequate safety and security.
- Lighting should not be placed to cause glare or excessive light spillage on neighboring sites.
- Site lighting should provide consistent levels of illumination, avoiding pockets of very high or low levels of illumination.

DESIGN STANDARDS

- All exterior lights for streets, parking drives, walkways and buildings shall be LED (light emitting diode), casting a white light.
- Full cut-off f xtures shall be used on all exterior locations.
- A photometric lighting plan is required for all Specif c Development Plans to ensure adequate and appropriate light levels are provided for each site condition.
- Light levels at the property line shall be measured as line of sight from f ve (5) feet above the ground at the property line to the nearest and brightest light source on the property. Light plans shall ref ect the theoretical light levels at the property line using this method.
- Lighting plans shall identify the light loss factors (adjustments for dirt and age of f xture/lamp) for all types of exterior lights proposed. The specif ed lighting levels for any use are maximums under any f xture and are the light levels allowed without adjustments for light loss factors.
- All canopy lights shall be recessed so that no lens or light source drops below the ceiling surface of the canopy.
- Site lighting shall conform to the standards contained in the Lighting for Exterior Environment RP-33-99 by the Illuminating Engineering Society of North America (IESNA).

DESIGN GUIDELINES

- Lighting shall provide uniform illumination in compliance with the following maximum levels of light f xture illumination:

Commercial and Retail Uses Minimum to Maximum*	
Parking Lots	*1.0 to 5.0 foot-candles*
Driveways	*1.0 to 2.0 foot-candles*
Property Line	*No Minimum to 0.10 foot-candle (line of sight)*
Walkways	*2.0 to 2.0 foot-candles*
Canopy Areas / Entryways	*5.0 to 5.0 foot-candles*
Loading Docks	*5.0 to 5.0 foot-candles*
Bikeways, Multi-Use Trails	*1.0 to 2.0 foot-candles*
Courts, Plazas, Terraces	*1.5 to 2.0 foot-candles*

*Values given are a minimum average maintained horizontal, foot-candles which are measured at the average point of illumination between brightest and darkest areas, 4-5 feet above the ground surface. (Source: IES Lighting Handbook - 4th Edition)

7.0 - SIGNAGE

7.1 Conceptual Signage

DESIGN INTENT

- Creates a unif ed signage family, encouraging well-placed shared signs throughout the development.
- Provide guidelines and standards for master sign plans to be submitted for each planning area, or portion thereof at least two (2) acres or more in size which is under unif ed control either by ownership, legal association or leasehold.
- Through materials, parallels the relationship between the development and the nearby Clear Creek with its natural trails as well as the Project's agrarian design theme.
- An innovative design approach to signage is encouraged and is important to establishing the Project's unique brand and image.
- Accommodates the varied needs of a large mixed-use planned development with a functional signage program that supports a wide spectrum of uses and visitors.

DESIGN STANDARDS

- All signage shall be designed according to the standards and guidelines of the signage family.
- Two types of signage shall be allowed at the Project: free-standing signage or site signs and wall-mounted signage or building signs.
- Temporary signs shall be allowed according to City Code.
- All signs shall be constructed of materials from the Clear Creek Crossing palette, see Section 4.0.
- All sign design including color and materials, must be submitted to the ACC and the City for review and approval, respectively.
- All illuminated signage shall comply with Section 26-503 of the Zoning and Development code.
- Signage locations must generally comply with the Project Signage Map and/or general specif cations for placement of signs as determined by type included herein.
- All signs must comply with Chapter 26 of the Zoning and Development Code, including sight triangle requirements, subject to a future master sign plan, as approved by the Planning Commission.

DESIGN GUIDELINES

- Overall signage design should embrace the use of natural materials, juxtaposed with the contemporary materials, using a natural color palette, accented by one or more vibrant colors.
- Sign design should correspond to the set signage family; variations may be allowed subject to ACC review and City approval.
- Signage should have simple, modern, and eff cient style that connects to the Project's agrarian theme and the material palette, with some f exibility allowed to accommodate users, whether more creative or more programmed.
- Signage should be designed to minimize clutter, with an emphasis on managing locations to minimize conf icts, blockages and obstructions of both circulation patterns and view corridors.

7.2 Signage Family

BRAND DESIGN

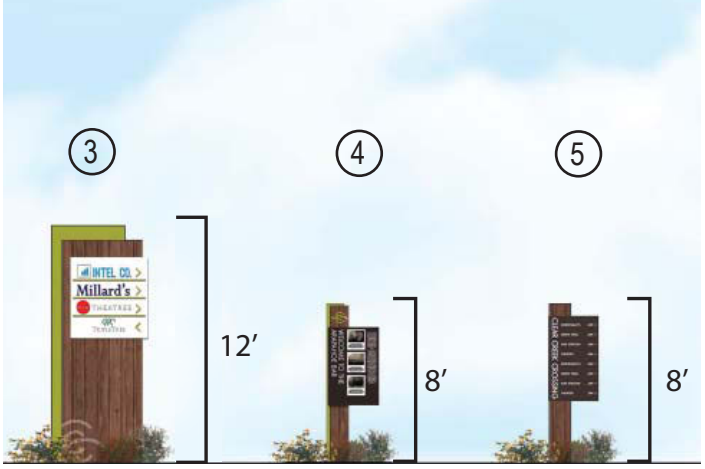
The brandmark “C” and “Clear Creek Crossing” are both die cut through the various materials to reveal the layered aspects of both the literal materials and the diversity of businesses and services offered at this development.

Detail on the signage creates dimensionality and interaction between the natural wood material and the ref ned metal, again reinforcing the relationships betw Clear Creek and the Project and uniquely identif es Cl Creek Crossing with a logo: a beautiful natural amenit along with its associated regional trail, both crossing through the newly developed site. The accent color is a fresh and modern green, inspired by new growth at the Project with the option to further expand upon and integrate additional brand accent colors.

Landmark ID

7.2 Signage Family, Cont.

1. *Primary Monument*
2. *Major Tenant ID*
3. *Secondary Monument*
4. *Interpretive / Trail Head*
5. *Wayf nding*
6. *Project ID*

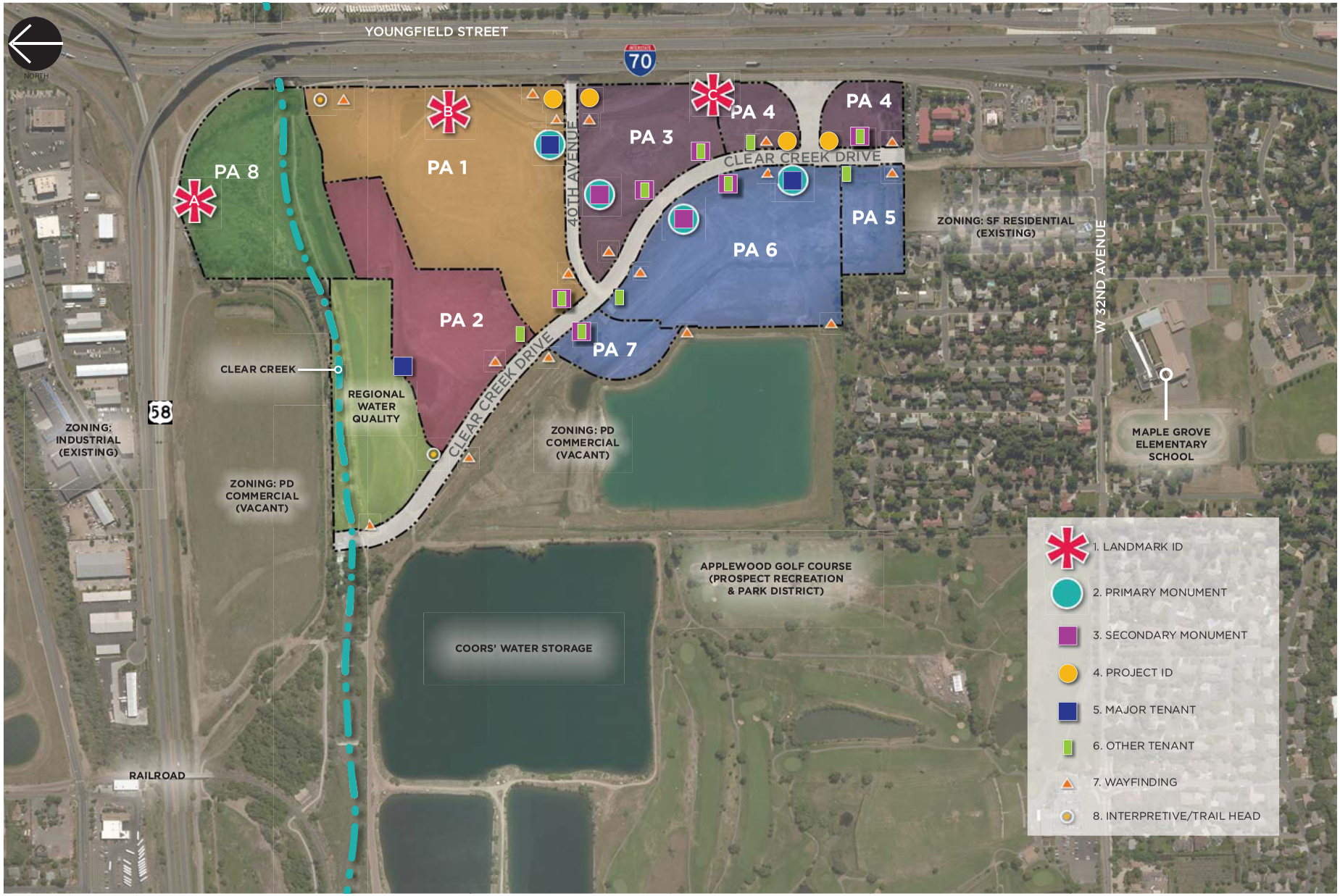


7.2 Signage Family, Cont.

SIGNAGE						
REFER TO SECTION 7.0 SIGNAGE OF THIS DOCUMENT FOR ADDITIONAL INTENT, GUIDELINES, AND STANDARDS						
	SIGN TYPE	**PLANNING AREA***	**MAX SIGN AREA**	**MAX NUMBER OF SIGNS**	**MAX. SIGN HEIGHT**	**MIN. SETBACK**
FREESTANDING SIGNAGE	LANDMARK ID*	1,3,8	900 SF	3	75'	30'
	PRIMARY MONUMENT*	1,3,6	400 SF	4	20'	10'
	SECONDARY MONUMENT*	1,3,4,6,7	150 SF	10	12'	5'
	MAJOR TENANT ID*	1,2,3,6	150 SF	4	12'	5'
	OTHER TENANT *	1,2,3,4,5,6,7,8	50 SF	12	8'	5'
	PROJECT ID	1,3,4	50 SF	4	6'	5'
	WAYFINDING	1,2,3,4,5,6,7,8	25 SF	8	8'	5'
	INTERPRETIVE/TRAIL HEAD	1,2	25 SF	2	8'	5'
	*MAXIMUM TOTAL NUMBER OF TENANT RELATED SIGNS:			26		
BUILDING SIGNAGE	TOTAL SIGN AREA PERMITTED EQUAL TO:	LENGTH OF ELIGIBLE WALL X 1 SQUARE FOOT (SEE SECTION 7.5 FOR WALL ELIGIBILITY)				
	PRIMARY WALL-MOUNTED SIGN	1,2,3,4,5,6,7,8	MAXIMUM = TOTAL SIGN AREA (SF) ALLOWED			
	SECONDARY WALL-MOUNTED SIGN	1,2,3,4,5,6,7,8				
	UNDER CANOPY SIGN	1,2,3,4,5,6,7,8				
	PROJECTING SIGN	1,2,3,4,5,6,7,8				
	PAINTED & CREATIVE SIGN	3,4,6				
	OTHER SIGNS	PER CITY OF WHEAT RIDGE STANDARDS, CHAPTER 26, ARTICLE V, 26-701				

** Note: The following sign location graphic map is conceptual and intended to give an idea of the overall sign plan for the site. The signage allowance chart dictates the total number of signs allowed.*

7.3 Signage Map



7.4 Freestanding Signs

DESIGN STANDARDS

- Freestanding signs will consist of the following types of site signage:
  - Landmark ID Monument
  - Primary Monument
  - Secondary Monument
  - Project ID Monument
  - Major Tenant Sign
  - Other Tenant Sign
  - Wayf nding Signage
  - Interpretive / Trail head Signage
- Landmark ID Monument Signs shall be designed to be visible by traff c along the adjacent highways, with clear identif cation of CCC as well as major tenants, with no more than six tenant panels. Maximum height of these signs shall be 50 feet, unless the panels are not visible to nearby highway traff c; Landmark signs may be up to 75 feet and only as tall as necessary to provide adequate visibility.
- Monument and Project ID signs establish the character and identify of the development and shall be sited in key locations, primarily at intersections or important access drives.
- Project ID signs identify the development and shall be sited in key locations, primarily at intersections or important gateways. Project ID and Monument signs are intended for a similar purpose; these sign types shall be interchangeable at gateway locations and key intersections.
- Major Tenant signs shall include freestanding signs for users >30,000 SF.
- Other Tenant signs shall not be required to connect to the sign family but should follow all other standards and shall be located on the lot which they advertise.
- All freestanding signs shall be integrated into the streetscape, complementing items such as plantings, trees, paving patterns, and street furnishings.
- No signs shall obstruct designated sidewalks.
- Designated setback requirements begin at edge of ROW. The materials of freestanding signs shall be similar or closely related to the materials of the primary structures.
- Variations in design and location from Master Signage Plan are allowed subject to approval of the Community Development Director.
- All signs must comply with the method of measuring the surface area of the sign as outlined in Chapter 26 of the Zoning and Development Code.
- All signs must comply with sight triangle requirements as outlined in Chapter 26 of the Zoning and Development Code.

DESIGN INTENT

- Develop freestanding sign family for the site that allows some f exibility while maintaining a brand identity for the site that serves to connect the Districts.
- Through materials and color palette, design a freestanding sign family that is inspired by the natural and cultural cues that surround the site's location
- Create a balance in both design and placement of site signage, so that the Project brand is unique while the users/tenants logos are prominently placed appropriately based on relative signif cance within the overall development.

DESIGN GUIDELINES

- Visibility, location of trees and vegetation, and compatibility with the surrounding landscaping and hardscaping should be considered in the placement and design of signs.
- Sign lighting should be consistent with the lighting of building elements and storefront lighting.
- Signs adjacent to residential neighborhoods should be turned off after business hours.
- Sign lighting should be designed to minimize light pollution, in compliance with dark sky principles. Pedestrian lights shall be semi-cutoff f xtures at a minimum.
- Except for Other Tenant signs, all sign types should have simple, modern, and eff cient style that connects to the sign family and material palette.
- A Master Sign Plan shall be submitted for each Planning Area, and shall conform to the overall intent, standards and guidelines set forth in this document.

7.4 Freestanding Signs (cont.)

LANDMARK ID MONUMENT

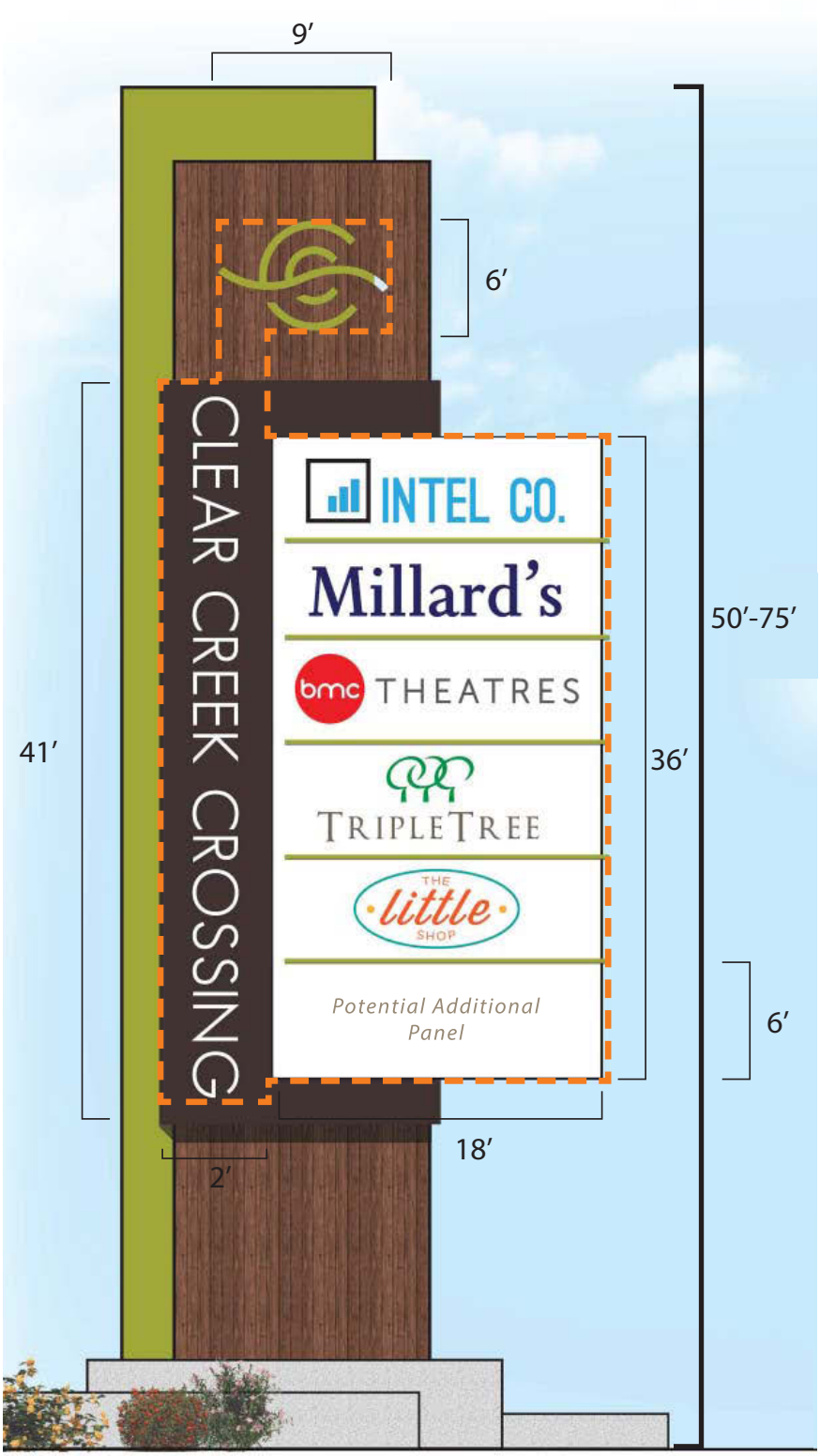
Freestanding sign, signif cant in height to allow visibility from freeway and highway corridors

Maximum area:	900 SF
Maximum height:	50'-75'
Minimum setback:	30'
Maximum number in project:	3
Maximum number of panels:	6 (per sign)

- Signs may be internally illuminated
- May utilize a digital reader board
- Signs must be placed within a landscaped area

SIGNAGE AREA CALCULATION

	Dimensions	Total
CCC Logo	9' x 6'	54 SF
'Clear Creek Crossing':	41' x 2'	82 SF
Store Panels (6)	6' x 18'	648 SF
Total Sign Area:		**784 SF**



Landmark ID

7.4 Freestanding Signs (cont.)

PRIMARY MONUMENT

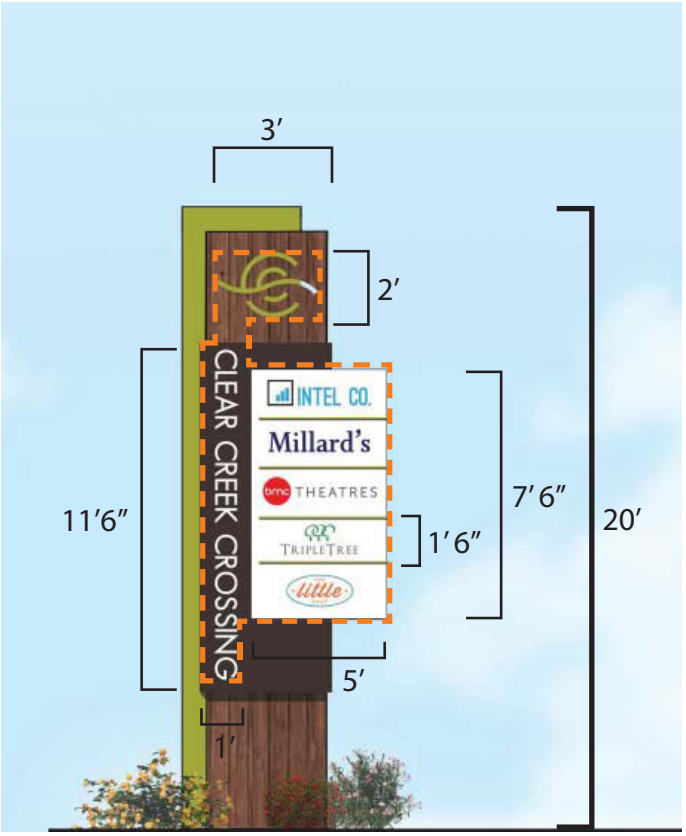
Freestanding sign, providing prominent onsite identif cation of both CCC and its most signif cant retail, entertainment and employment uses at CCC. Primary Monument Signs will be encouraged to minimize the total number of Major Tenant Signs

Maximum area:	400 SF
Maximum height:	20'
Minimum setback:	10'
Maximum number in project:	3
Maximum number of panels:	6 (per sign)

- Signs may be internally illuminated
- Signs must be placed within a landscaped area

SIGNAGE AREA CALCULATION

	Dimensions	Total
CCC Logo	3' x 2'	6 SF
'Clear Creek Crossing':	11'-6" x 1'	11.5 SF
Major Tenant / User Panels (6)	5' x 1" 6"	45 SF
Total Sign Area:		**62.5 SF**



Primary Monument

SECONDARY MONUMENT

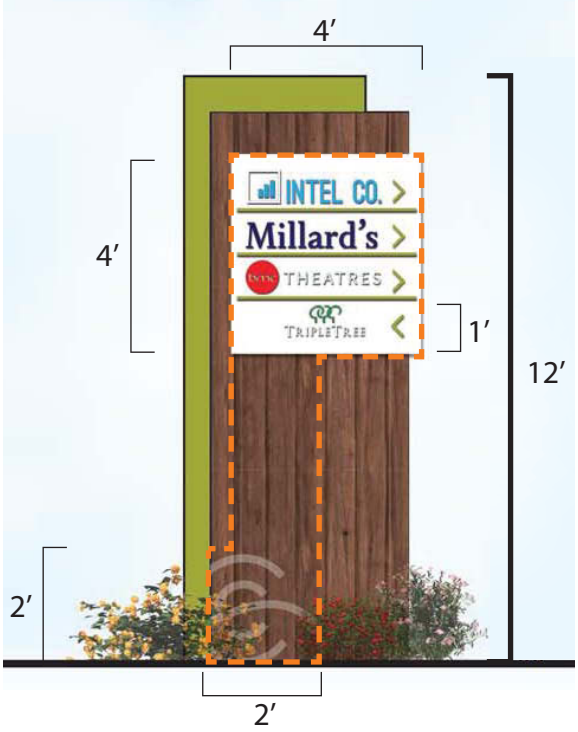
Freestanding sign, designed to identify CCC as well as smaller tenants/users. Located along public streets, near access drives within CCC. Secondary Monument signs will be encouraged to minimize the total number of 'Other Tenant signs.

Maximum area:	150 SF
Maximum height:	12'
Minimum setback:	5'
Maximum number in project:	6
Maximum number of panels:	4 (per sign)

- Signs may be internally illuminated
- Signs must be placed within a landscaped area

SIGNAGE AREA CALCULATION

	Dimensions	Total
CCC Logo	2' x 2'	4 SF
Tenant / User Panels (4)	4' x 1'	16 SF
Total Sign Area:		**20 SF**



Secondary Monument

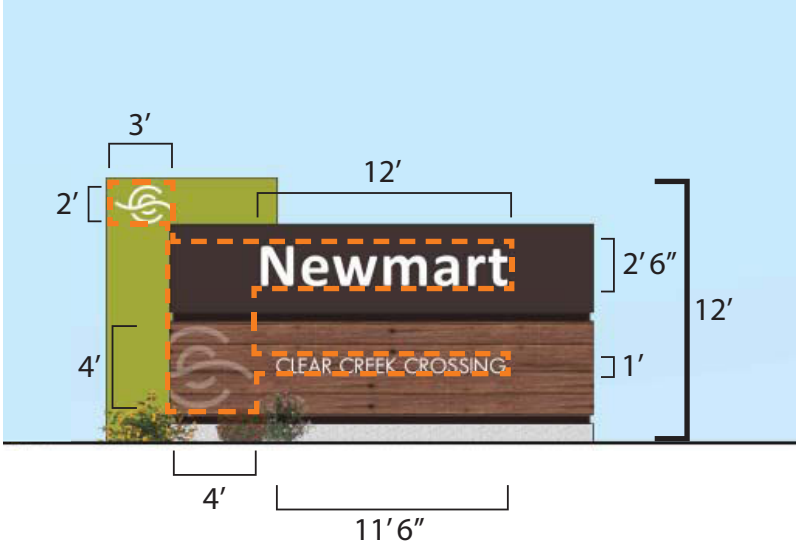
7.4 Freestanding Signs (cont.)

MAJOR TENANT MONUMENT

Freestanding signs are associated with large commercial or employment users, generally greater than 30,000 square feet. Designed to associate with the CCC signage family, Major Tenant signs provide clear identif cation of the tenant along a public street within CCC. Primary Monument signs will be encouraged to minimize the total number of Major Tenant signs.

Maximum area:	150 SF
Maximum height:	12'
Minimum setback:	5'
Maximum number in project:	5

- Identif cation of CCC is required
- Signs may be internally illuminated
- Signs must be placed within a landscaped area



Major Tenant

SIGNAGE AREA CALCULATION

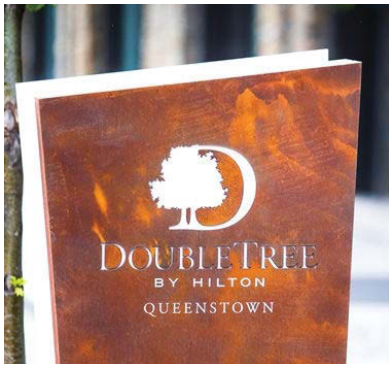
	Dimensions	Total
CCC Logo	3' x 2' / 4' x 4'	22 SF
'Clear Creek Crossing':	11'-6"' x 1'	11.5 SF
Major Tenant Logo	12' x 2'-6"	30 SF
Total Sign Area:		**63.5 SF**

OTHER TENANT SIGN

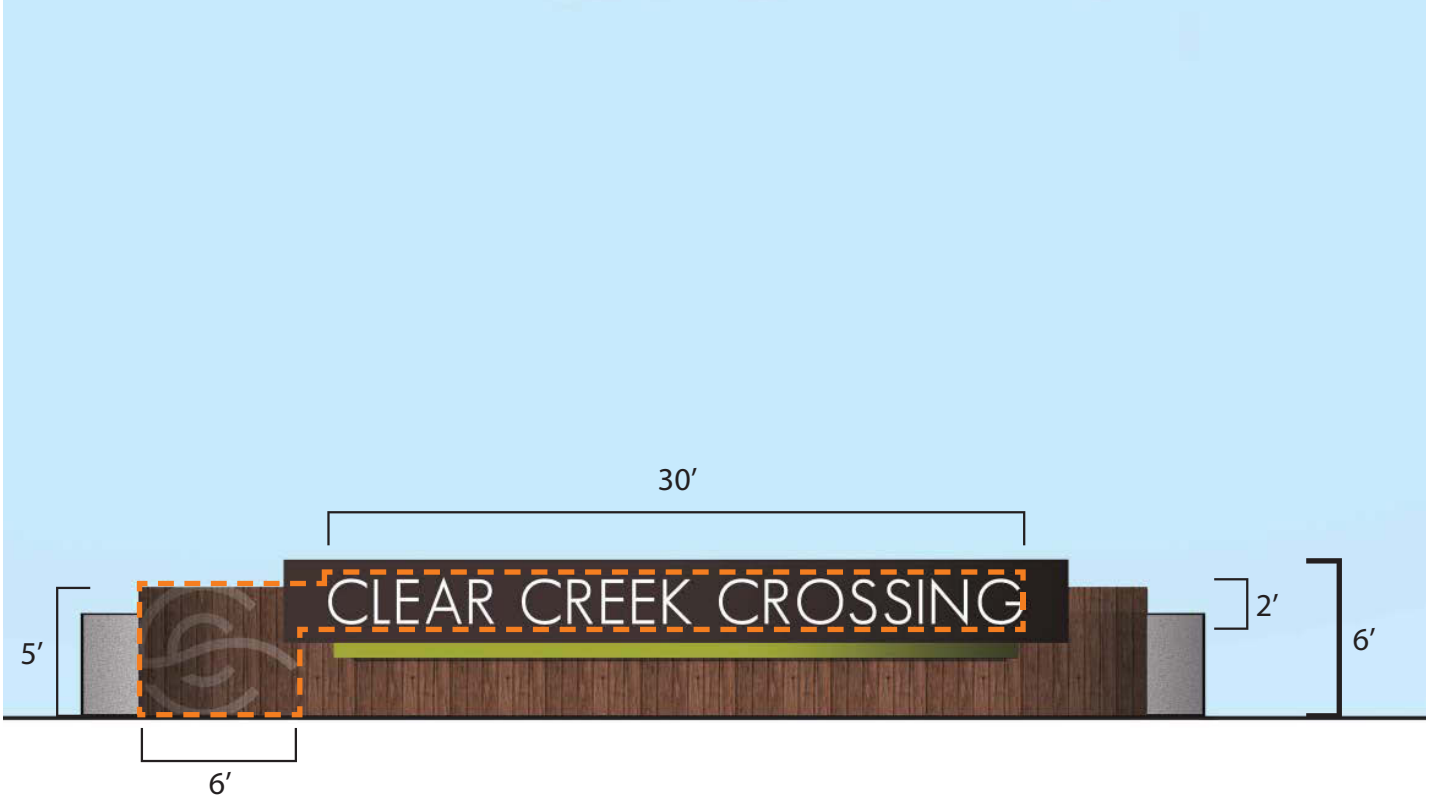
Freestanding 'Other' signs are associated with residential, commercial or employment users. Designed to associate with the CCC signage family, other tenant signs provide clear identif cation of the tenant within the boundaries of the lot, either on public street or visible from a public street within CCC. Secondary Monument signs will be encouraged to minimize the total number if Other Tenant signs.

Maximum area:	50 SF
Maximum height:	8'
Minimum setback:	5'
Maximum number in project:	12

- Identif cation of CCC is required
- Signs may be internally illuminated
- Signs must be placed within a landscaped area



7.4 Freestanding Signs (cont.)



Project ID

PROJECT ID

Freestanding Project ID signs are located at gateway entrances to CCC at the I-70 ramps and 40th Avenue. The Project ID signs are designed to convey a sense of arrival as well as an identif cation of CCC that connects to the balance of the signage family design. Flanked signs are encouraged in a well landscaped buffer. Length of the sign at its base should be guided by site characteristics and may employ a wrap design.

Maximum area:	250 SF
Maximum height:	6'
Minimum setback:	5'
Maximum number in project:	4

- Signs may be internally illuminated
- Signs must be placed within a landscaped area

SIGNAGE AREA CALCULATION

	Dimensions	Total
CCC Logo	5' x 6'	30 SF
'Clear Creek Crossing':	30' x 2'	60 SF
Total Sign Area:		**90 SF**

7.4 Freestanding Signs (cont.)

INTERPRETIVE / TRAIL HEAD

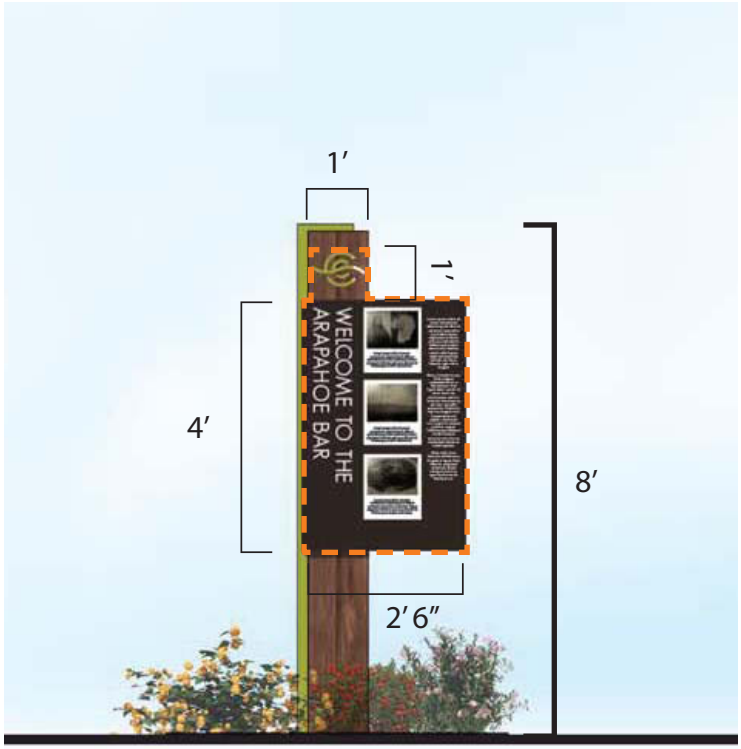
Freestanding Interpretive / Trail head signs are directional signs associated with the multi-use trail and have the similar design and scale of the Wayf nding signs within the Project. The Interpretive / Trailhead signs are located where they best assist pedestrians, hikers and cyclists.

Maximum area:	25 SF
Maximum height:	8’
Minimum setback:	5’
Maximum number in project:	2

- Signs may be internally illuminated
- Signs must be placed within a landscaped area

SIGNAGE AREA CALCULATION

	Dimensions	Total
CCC Logo	1’ x 1’	1 SF
Info Panels	4’ x 2’-6”	10 SF
Total Sign Area:		**11 SF**



Interpretive / Trail Head

WAYFINDING

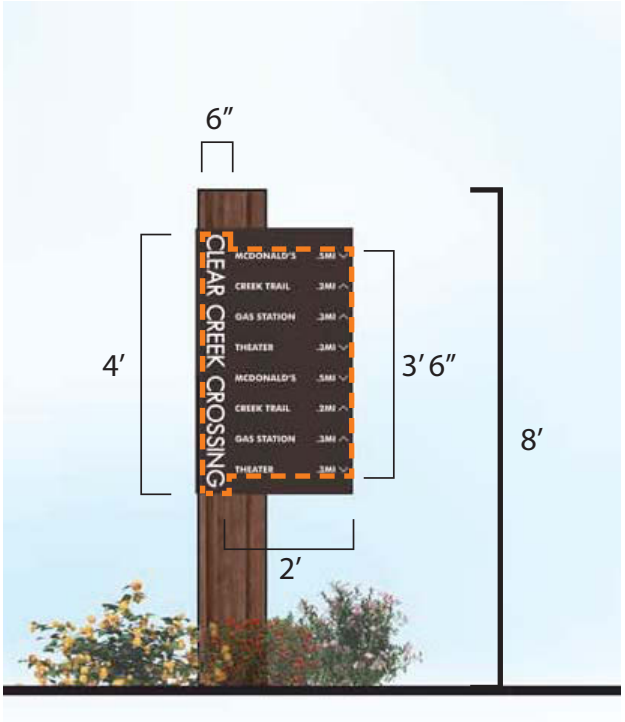
Freestanding Wayf nding signs are directional signs within the Project, providing distance/direction to tenants/users, trails and other CCC Project amenities. Wayf nding signs are located where they can provide guidance within CCC.

Maximum area:	25 SF
Maximum height:	8’
Minimum setback:	5’
Maximum number in project:	8

- Signs may be internally illuminated
- Signs must be placed within a landscaped area

SIGNAGE AREA CALCULATION

	Dimensions	Total
‘Clear Creek Crossing’:	0’-6”’ x 4’	2 SF
Info Panels	3’-6” x 2’	7 SF
Total Sign Area:		**9 SF**



Wayfinding

7.5 Building Signs

DESIGN INTENT

- Identify individual retail shops, anchor tenants, commercial tenants, or Project with wall mounted signs as required.
- Intended to be visible from both building entrances as well as traff c thoroughfares, depending upon orientation.
- Through materials and style, connects to building architecture.
- Prioritize legibility and brand recognition, providing clear identif cation and direction complementary to freestanding signage.

DESIGN STANDARDS

- Building signs shall consist of the following types:
  - Primary Wall Mounted Tenant Sign
  - Secondary Wall Mounted Tenant Sign
  - Under Canopy Sign
  - Projecting Sign
- Total allowable wall sign area shall be determined for each user by calculating the linear footage of eligible sign frontage and allowing one (1) square foot of signage per lineal foot of eligible frontage.
- In determining wall eligibility, only the footprint of the structure can be used. The f oor area of gas station and drive-thru canopies cannot be applied toward the freestanding sign allowance.
- Total allowable wall sign area may be re-distributed among signs provided signs are located on an eligible building frontage.
- Building signs shall be constructed of durable materials permanently aff xed to an exterior surface of any building, wall or structure.
- Building signs shall not extend more than 15 inches beyond the wall, with exception of projecting signs, which are allowed when oriented toward pedestrians..
- Signs placed upon marquees, canopies or awnings shall be considered as signs.
- Sign design shall correspond to a set signage family, with variations allowed subject to approval of the Community Director.
- Building signs located within 300 feet of and/or highly visible from existing residential uses shall be constructed either with an opaque background and translucent text and symbols, or with a dark (not white, off-white, light gray, cream or yellow) background and generally lighter colored text and symbols.
- House or building address number signs shall be consistent with section 26-639 of the Zoning and Development Code.

DESIGN GUIDELINES

- Painted signs and other creative signage expressions, including possible unique roof signage, are encouraged in Vineyard and Harvest Districts only, subject to approval of ACC and at the sole discretion of the Community Development.
- Building sign lighting should be designed to minimize light pollution, in compliance with dark sky principles.

7.5 Building Signs (cont.)

Primary Wall Mounted Tenant Sign:

These signs identify the individual tenants within the building and are located on the exterior of the building in which the tenant is located. These signs should be located on the side of the building that is considered the primary entry/exit to the tenant space. For tenants with a corner entry, the tenant may choose which side is considered primary. Tenants are permitted multiple signs on the primary entry/exit facade of the building, as long as the overall permitted sign area is not exceeded.

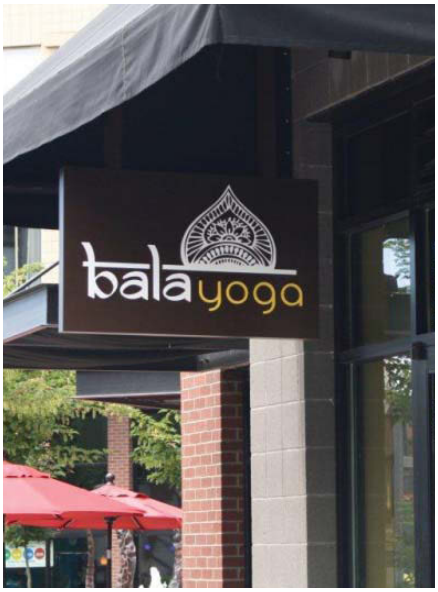
Secondary Wall Mounted Tenant Sign:

Tenants are also permitted secondary wall mounted signs that may be placed on a non-entrance/exit side of the building that contains the tenant's space. Secondary Wall Mounted Signs are permitted provided they face public right-of ways, parking areas, private streets or drives. Secondary signs may not exceed the size of primary signs on the same building.

7.5 Building Signs (cont.)

Under Canopy Sign:

In addition to the wall mounted tenant signs, each tenant is permitted one pedestrian-oriented under canopy or arcade sign with a maximum area of 6 SF. These under canopy signs are not permitted to be internally illuminated, must maintain 9' vertical clearance above pedestrian walkways, and shall only contain the tenant name and logo associated with the space. May use up to 50% of the allowed wall sign allocation for canopies



Projecting Sign:

Projecting signs are def ned as signs aff xed to any building, wall or structure, extending beyond the building more than 15". Projecting and wall signs are not permissible on the same wall. Tenants are allowed one projecting sign per street frontage per business and should be oriented toward pedestrians. Sign area is limited to 1 SF for each foot of height of the building to which the sign is attached. The maximum height is the top of the wall or parapet, and signs may not be roof mounted. The maximum Projection is 10'. The sign must maintain a minimum distance of 7'from the street frontage or sidewalk.

Painted & Creative Signs:

These signs are expressive and intended to be used sparingly, in order to maximize impact while maintaining a tasteful aesthetic at the Project. Limited to use in the Vineyard and Harvest Districts, artistic signs shall count toward total allowed sign area fro wall mounted signs. Individual designs are subject to the approval of the ACC and the Community Development Director.

APPENDIX A : GLOSSARY OF TERMS

Glossary of Terms

The terms included here are terms that are consistently referenced throughout this design guidelines and standards document.

Active Use

A use that invites and plans for pedestrian activity.

Acrylic Channel Glass

Channel glass wall system consisting of self-supporting translucent glass channels and an extruded metal perimeter frame. The end result is a wall that obscures vision but allows light to pass through.

Amenity Zone

The portion of the public rights-of-way adjacent to the back of the curb reserved for amenities. The purpose of the amenity zone is to locate elements of the streetscape, such as trees, benches, lights, bicycle racks and trash receptacles, in a consolidated area outside of the pedestrian walking zone.

Applicant

Any owner, developer, builder, or other person seeking approval from the City as required by these Urban Design Standards and Guidelines.

Architecture Review Board

The applicant will have a Covenants, Controls, and Restrictions review board that will review all development for the compliance with this Off cial Development Plan prior to submission to the City of Wheat Ridge. After review of the proposal, a letter of approval or disapproval will be submitted to the City.

Tenants of the development will have the opportunity to design and develop their own buildings and storefronts, which designs will be reviewed by the Covenants, Controls, and Restrictions review board.

The Covenants, Controls, and Restrictions review board reserves the right to reject any submittal that does not comply with the intent of this document.

Block

For purposes of these Standards and Guidelines, a tract of land within the Site bounded by public streets, private streets, or by private drives.

Build-to Line

A line extending through a lot which is generally parallel to the front property line and marks the location from which the principle vertical plane of the front building elevation, exclusive of porches, bay windows, canopies, awnings and similar appurtenances, must be erected.

CDOT 'A' Line

The Colorado Department of Transportation "access control line" depicted as the CDOT 'A' Line is used to regulate the "control of access" to interstate rights-of-way and designated frontage roads for both transportation and non-transportation purposes. All land owners adjacent to "access control lines" are restricted from each and every right of access, from or to any part of Clear Creek Crossing Drive and the west-bound Interstate 70 off and on ramps, including the ability to ingress and egress properties adjacent and abutting the access control.

Detached Sidewalk

A paved walkway that is not attached to the street curb or a building and is commonly separated from the curb by a tree lawn or by an amenity zone.

Glossary of Terms

Developer

The owner of a site, or a Project proponent or agent authorized by the owner to act on behalf of the owner in the design and construction of any development within the site.

EIFS

Exterior Insulating Finishing System.

Façade

The exterior vertical walls of a building and any face of a building given special architectural treatment.

Fenestration

The arrangement, proportioning and design of windows and openings within a building façade.

Floor Area Ratio (FAR)

The ratio of gross f oor area of a building to the area of the zone lot on which the building is located.

Furnishings

Any of numerous types of street furniture, f xtures, or equipment most commonly used on commercial streets. Examples include pedestrian lights, benches, newspaper vending boxes, trash receptacles, planters, tree grates, fences railings, bicycle racks, mailboxes, fountains, kiosks, and public telephones.

Gabion Wall

A gabion is a cage, cylinder, or box f lled with rocks used for landscaping. A gabion wall is a retaining wall made of stacked stone-f lled gabions tied together with wire.

LEED® Certification, Leadership in Energy and Environmental Design.

Green Building Rating System, developed by the U.S. Green Building Council (USGBC), which provides a suite of standards for environmentally sustainable design.

Live Work buildings

A building type that has a commercial use on the main f oor and residential above or attached.

Mixed Use Buildings

The use of a structure that combines or integrates both residential and non-residential uses in the same structure/building.

Modification

Any departure from a standard or requirement contained in these Urban Design Standards and Guidelines as reviewed during the Design Review Process (Chapter 10.0).

Mechanically Stabilized Earth (MSE)

Mechanically Stabilized Earth or MSE walls stabilize unstable slopes and retain soil on steep slopes and under crest loads.

Non-Residential Uses

All uses of property other than residential use.

Open Space

Open Space is def ned to include plazas and landscape areas open to the sky. This def nition includes both green landscapes and hardscape areas outside of the public rights-of-way.

Parking Structure

Any building or part of a building wherein more than three (3) motor vehicles are or can be housed or stored, including, but not limited to, parking decks and multilevel parking structures.

Park

An area of land which is developed or intended for development with landscaping and other features which promote recreational activities, passive or active, by the public. May be either publicly or privately owned.

Parkway

Parkways are typically characterized by landscape features such as broad medians incorporating tree and shrub masses, spacious tree lawns and linear tree plantings f anking wide streets. The term parkway and boulevard are often used interchangeably.

Pedestrian Active Uses.

Business or activities that engages the interest of people passing by on adjacent sidewalks and allows views into store windows and building interiors.

Pedestrian Walking Zone

The portion of sidewalk either within public rights-of-way or on private property, between the amenity zone and the building related zone and reserved for unimpeded pedestrian travel. The purpose of the pedestrian walking zone is to provide an area outside of the amenity zone the remains clear for pedestrian walking. See Illustration No. 2.

Plaza

An open area at ground or elevated level accessible to the public at all times, and not within the right-of-way, which is unobstructed from its lowest level to the sky, although it may contain arbors, trellis, gazebos, picnic covers, sun shades and other non-enclosed roof-like forms that add to the usability and enjoyment of outdoors. The majority of the surface is hardscaped, but any portion of a plaza occupied by landscaping, statuary, pools, and open recreation facilities shall be considered to be a part of the plaza for the purpose of computing a f oor area premium credit. The term “plaza” shall not include off-street loading areas, driveways, off-street parking areas or pedestrian ways accessory thereto.

Quality

Refers to the use of a material that is low maintenance, will stand up to wear and tear and is appropriate for the intended use or design application.

Glossary of Terms

Quartzputz

Quartzputz is one of the original stucco textures. Not an acceptable texture at Clear Creek Crossing.

Retail

Any space or building used for the sale of goods to the ultimate consumer for direct consumption and not for resale.

Right-of-Way

The area of land under public ownership and commonly reserved for public use as a street, which may also include areas devoted to tree lawns, sidewalks, trails, bicycle paths, benches, and other public amenities and subsurface utilities.

Scale

The perceived size of a building, space, or roadway in relation to a human or automobile that affects the apparent size of street spaces and how comfortable they feel to pedestrians and drivers. Architectural design details and overall organization of the street can affect scale.

Story

Where the term “story” is used in the various zone districts for the purpose of determining setback from perimeter lot lines for nonresidential buildings, each twelve (12) feet of building height shall be considered a story, and for residential buildings, each ten (10) feet of building height shall be considered a story

Street Trees

Trees that line the street in a right-of-way between the curb and the abutting property line, or pedestrian path.

Streetscape

A term generally referring to pedestrian amenities and landscape improvements located within the public-right-of-way or public easement. The term “streetscape” generally refers to the public amenity zone, the unobstructed pedestrian zone and the pedestrian amenities, furnishings and landscape improvements such as tree lawns or trees in grates.

Terminating Vistas

A term generally referring to points of interest at the end of certain important street view corridors through the Development.

Tree Lawn

The area of lawn or planting between the curb and the detached sidewalk where street trees are planted.

Wayfinding

How occupants traverse a space. Supplemented with signage and the built environment.

APPENDIX B : MATERIAL LIST

Materials

STONE

- Field Stone: Large random sized shapes laid in a random pattern.
- Coursed Stone: Varied sizes of cut and tumbled stone with natural face features laid in an ashlar coursing.
- Cut Stone: Regular sized stone modules laid in traditional masonry patterns, i.e. running bond, stacked bond, etc.

METAL

- Standing Seam: Metal panels that utilizes a raised seam in a regular pattern or spacing.
- Ribbed or Corrugated: Metal panels that have curved or ribbed linear patterns.
- Flat Panel: Metal panels that have a f at surface and utilize dry or wet sealed joints in rhythmic or random patterns for articulation.

WOOD

- Board and Batten: Flat panel pref nished or painted wood panels with protruding vertical smaller wood strips creating a regular vertical pattern.
- Cedar Siding: Natural rough sawn or milled cedar lap siding with overlapping or f ush joints. May be installed in vertical or horizontal patters and can be used on vertical or horizontal surfaces.
- Reclaimed Wood or Barnwood: Wood that has been reclaimed and has a natural aged aesthetic.
- Additional Wood Note: Synthetic or Alternative wood options may be utilized in lieu of natural wood if it is deemed to be unf t for the application but the desired look is to mimic or represent a wood product.

FIBER CEMENT PANELS

- Nichiha - Acceptable material. Colors and textures to be complementary to overall development.

GLASS

- All glass or glazing is considered a primary building material and counts towards the overall building materials percentage.

PRECAST & DECORATIVE STONE ELEMENTS

- Include caps, lintels, cornices. All aforementioned are acceptable. Colors shall be complementary to overall Project.

SECONDARY MATERIALS

- COLORED AND TEXTURED CONCRETE MASONRY UNITS (CMU): Standard gray colored CMU is NOT acceptable, unless covered by another building f nish material. Split faced or honed CMU must be used as the primary element when exposed to view. CMU shall not be painted except where not visible from public streets or walkways.
- MASONRY BRICK: Acceptable material. Colors and textures to be complementary to overall development. Design and detail is to be varied and interesting and not portray a neo traditional or faux historic character. Shall not be painted.
- STUCCO: Acceptable material. Generally discouraged at the bases of buildings and adjacent to pedestrian walkways. Should have natural stone aggregates and texture. Standard sand or quartzputz textures are prohibited. Break up large components and
- ARCHITECTURAL PRECAST CONCRETE: Shall be integrally colored and may be textured if desired. May be used as a veneer applied over an independently constructed enclosure and substrate. Break up large components and fascias through the use of joints and changes in plane and texture to maintain scale of the facade.
- EIFS or Synthetic Stucco: Allowed on the ground f oor, street facing facades directly abutting the R.O.W. in a limited amount (20%) and should only be used as ornamental details such as parapet caps, cornices, belt courses, window details, etc.

APPENDIX C : PLANT LIST

Plant List

DECIDUOUS CANOPY TREES

Scientif c Name	Common Name
Acer Miyabei 'Morton'	State Street Maple
Catalpa speciosa	Western Catalpa
Celtis occidentalis	Western Hackberry
Gleditsia triacanthos inermis 'Imperial'	Imperial Honeylocust
Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust
Gymnocladus dioicus	Kentucky Coffeetree
Populus x acuminata	Lanceleaf Cottonwood
Populus sargentii	Plains Cottonwood
Quercus macrocarpa	Burr Oak
Ulmus Parvifolia 'Emerii'	Allee Elm

ORNAMENTAL TREES

Scientif c Name	Common Name
Acer grandidentatum	Bigtooth Maple
Amelanchier x grandif ora	Autumn Brilliance Serviceberry
Betula occidentalis fontinalis	Western Red Birch
Craetageus crus-galli 'Inermis"	Thornless Cockspur Hawthorn
Crateagus phaenopyrum	Washingtion Hawthorn
Korelreuterisa paniculatat	Goldenrain Tree
Malus X 'Spring Snow'	Spring Snow Crabapple
Prunus americana	American Plum
Syringa reticulata	Japanese Tree Lilac

EVERGREEN TREES

Scientif c Name	Common Name
Abies concolor	White Fir
Juniperus scopulorum	Rocky Mountain Juniper
Picea pungens	Colorado Spruce
Picea engelmanni	Engleman Spruce
Pinus aristata	Bristlecone Pine
Pinus edulis	Pinyon Pine
Pinus f exilis	Limber Pine
Pinus nigra	Austrian Pine
Pinus ponderosa	Ponderosa Pine

EVERGREEN SHRUBS

Scientif c Name	Common Name
Arctostaphylos 'Panchito'	Panchito Manzanita
Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster
Euonymus Fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus
Picea pungens 'Globosa'	Globe Spruce
Picea pungens 'R.H. Montgomery'	R.H. Montgomery Spruce
Pinus mugo 'Slowmound'	Slowmound Mugo Pine
Pinus mugo 'Tannenbaum'	Tannenbaum Mugo Pine
Pinus mugo 'White Bud'	White Bud Mugo Pine
Juniperus communis 'Mondap'	Alpine Carpet Juniper
Juniperus sabina 'Monna'	Calgary Carpet Juniper
Juniperus sabina 'Buffalo'	Buffalo Juniper
Juniperus virginiana 'Blue Arrow'	Blue Arrow Juniper
Yucca f lamentosa 'Ivory Tower'	Ivory Tower Yucca

DECIDUOUS SHRUBS

Scientif c Name	Common Name
Amelanchier alnifolia	Saskatoon Serviceberry
Amorpha fruticosa	False Indigo
Aronia arbutifolia 'Brilliantissima,	Brilliant Red Chokeberry
Aronia melanocarpa 'Iriquois Beauty'	Dwarf Chokecherry
Buddleia davidii	Butterf y Bush
Caryopteris x clandonensis	Blue Mist Spirea
Cercocarpus intricatus	Littleleaf Mountain Mahogany
Chamaebatiaria millefolium	Fernbush
Chrysothamnus nauseous	Rabbitbrush
Cornus sericea 'Isanti'	Isanti Dogwood
Forsythia 'Arnold Dwarf'	Arnold Dwarf Forsythia
Lonicera involucrate	Twinberry Honeysuckle
Mahonia repens	Creeping Oregon Grape
Philadelphus microphyllus	Littleleaf Mockorange
Physocarpus monogynus	Mountain Ninebark
Prunus besseyi	Western Sandcherry
Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sandcherry
Rhus Glabra	Smooth Sumac
Rhus trilobata	Three Leaf Sumac
Ribes cereum	Golden Currant
Rosa woodsii	Woods Rose
Salix purpurea 'Nana'	Dwarf Arctic Blue Willow

Scientif c Name	Common Name
Spiraea Japonica 'Goldf ame'	Goldf ame Spirea
Spriaea Nipponica 'Snowmound'	Snowmound Spirea
Spirea Japonica 'Little Princess'	Little Princess Spirea
Symphoricarpos albus	Snowberry
Syringa patula 'Miss Kim'	Miss Kim Lilac
Syringa vulgaris	Common Purple Lilac
Physocarpus monogynus	Mountain Ninebark
Prunus besseyi	Western Sandcherry
Prunus besseyi 'Pawnee Buttes'	Pawnee Buttes Sandcherry
Rhus Glabra	Smooth Sumac
Rhus trilobata	Three Leaf Sumac
Ribes cereum	Golden Currant
Rosa woodsii	Woods Rose
Salix purpurea 'Nana'	Dwarf Arctic Blue Willow
Spiraea Japonica 'Goldf ame'	Goldf ame Spirea
Spriaea Nipponica 'Snowmound'	Snowmound Spirea
Spirea Japonica 'Little Princess'	Little Princess Spirea
Symphoricarpos albus	Snowberry
Syringa patula 'Miss Kim'	Miss Kim Lilac
Syringa vulgaris	Common Purple Lilac

Plant List (Cont)

ORNAMENTAL GRASS

Scientif c Name	Common Name
Andropogon Gerardii	Big Bluestem
Bouteloua curpitendula	Side-Oats Grama
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Grama Grass
Calamagrostis acutif ora 'Karl Foerster'	Feather Reed Grass
Deschampsia caespitosa	Tufted Hairgrass
Miscanthus sinensis 'Adagio'	Adagio Maiden Grass
Panicum virgatum	Switchgrass
Schizachyrium scoparium	Little Bluestem
Sporobolus heterolepis	Prairie Dropseed

PERENNIALS

Scientif c Name	Common Name
Achillea millefolium	Common White Marrow
Aquilegia caerulea	Native Columbine
Arnica cordifolia	Heartleaf Arnica
Coreopsis tinctoria	Plains Coreopsis
Erigeron speciosus	Aspen Daisey
Dalea purpurea	Purple Prairie Clover
Delphinium virescens	Plains Larkspur
Gaillardia aristata	Blanket Flower
Geranium richardsonii	Richardson Geranium
Iris missouriensis	Rocky Mountain Wild Iris
Liatris puncata	Spotted Gayfeather
Oenothera caespitosa	Tufted Evening Primrose
Penstemon strictus	Rocky Mountain Penstemon
Ratibida columnifera	Mexican Hat
Rudbeckia hirata	Black Eyed Susan
Thermopsis divaricarpa	Gold Banner
Yucca glaua	Soapweed
Zinnia Grandif ora	Rocky Mountain Zinnia

EXHIBIT 9: VISION BOOK

[see attached document]

CLEAR CREEK CROSSING

WHEAT RIDGE, CO

VISION BOOK
January, 2018

. . . where a community comes together

Galloway
Planning. Architecture. Engineering.

Evergreen
Development | Services | Investments

NORRIS DESIGN
Planning | Landscape Architecture | Branding

Located at the southwest quadrant of Hwy 58 and I-70 in Wheat Ridge, Colorado, Clear Creek Crossing is an 110-acre planned mixed use development, including retail, entertainment, hotel, multi-family residential and employment land uses. With the site's proximity to Clear Creek, the project will include a strong connection to the creek through the use of trail networks to and through the planned development. Clear Creek Crossing's community-driven approach will embrace simplicity in its design, taking cues from the natural beauty and history of the location while taking advantage of visibility and direct accessibility to a major freeway corridor. It will provide the community with exciting new opportunities to live, work, shop, dine, stay and play.

Community is not a place, but the connection among people with something in common - sharing experiences. Where communities connect to the place, that is *Clear Creek Crossing*.

Clear Creek Crossing Outline Development Plan (ODP) includes eight (8) planning areas, each with unique development standards. The site's location at the junction of I-70 and Hwy 58 offers an opportunity for a wide mix of uses within the planned development, given its superb visibility and accessibility, via planned ramps directly into Clear Creek Crossing. The site envelopes a significant portion of Clear Creek and its associated trail, providing existing connections to regional trails and surrounding communities. Refer to the Clear Creek Crossing Official Development Plan for the allowable use chart and a depiction of the individual planning areas. Specific project guidelines and land development standards are detailed in the Clear Creek Crossing Design Pattern Book, intended to provide clear and consistent direction for the future development of the project.

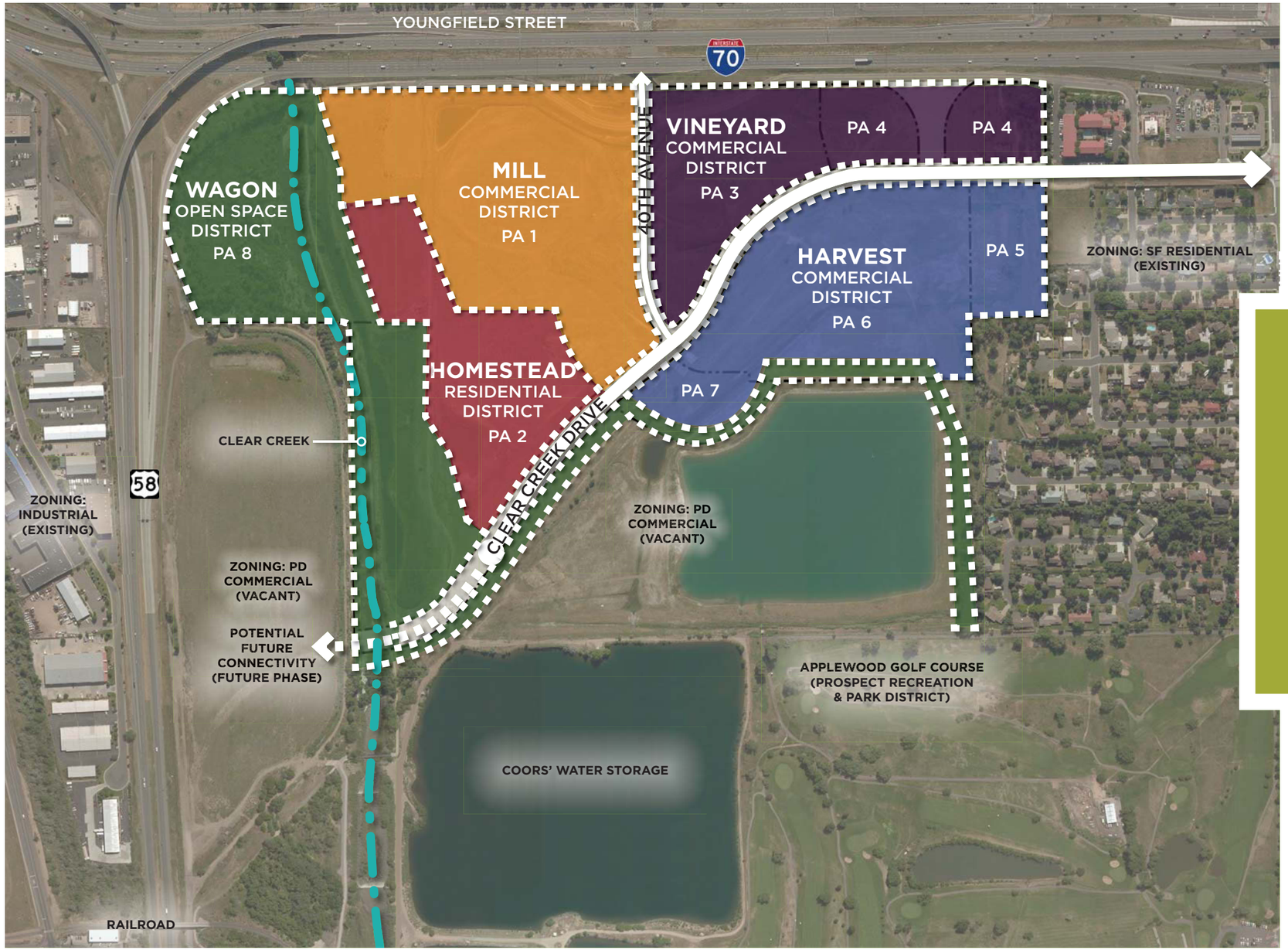
OVERALL CHARACTER OF DEVELOPMENT

The Clear Creek Crossing Planned Mixed Use Development is intended to provide the City of Wheat Ridge with a destination development that includes a wide range of uses to grow the City's commercial, residential, and employment bases. Through the use of unifying design elements, including architectural style, landscape design and urban design with special attention paid to its public spaces, this project will be unique in uses and authentic in its architectural style, while providing a cohesive experience for the user. The development will focus on creating a strong sense of place that respects the cultural heritage, promoting cultural awareness as well as strong kinship ties. Clear Creek Crossing will celebrate the intrinsic values that define the City of Wheat Ridge, seeking to embrace the simple beauties of the landscape in an authentic gesture.

The overall design theme for the project is a modern agrarian aesthetic that blends traditional agrarian forms and materials with modern archetypes and users. To accomplish this theming among the distinct land uses within the project, a group of districts have been established to allow a unique treatment for each land use while maintaining cohesive design elements throughout all districts. The project is envisioned to be one grown from the earth with a strong emphasis on the base plane and building integration with the site as well as surrounding context. With its proximity to Clear Creek, along with the rich history of the area, the overall character of this development will focus on a strong connection to the creek through the use of trail networks, signage, wayfinding graphics, and other site amenities. Clear Creek Crossing will focus on a community-driven approach, accomplished by creating connections to the surrounding neighborhoods for easy access into the site, unifying design elements, and providing numerous opportunities to shop, live, work, and play.

SITE HISTORY

This site has a rich history that extends all the way back to the Colorado Gold Rush. Clear Creek is renowned for its part in the most intense and early mining activity during the Gold Rush of 1859. Later on, this site, also known as the Arapahoe Bar, was the location of the first irrigation ditch and commercial farming operation in Colorado. For over 155 years men, women and children have come to this place to experience the thrill of discovery and the connection with the great Colorado outdoors.



Project Districts

The Clear Creek Crossing Planned Mixed Use Outline Development Plan includes eight planning areas; based on the proposed use within each planning area, distinct groupings or Districts have been created in order to apply distinct and varied treatment that is unique to the use within that district, while maintaining cohesive theming through the use of architecture, landscape, urban design, and signage.

NORTH

0 300 600

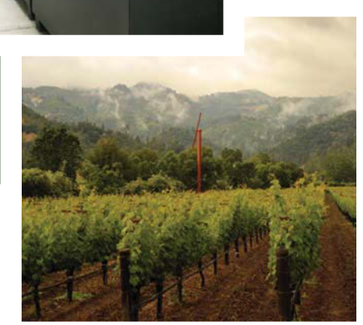
SCALE: 1"=300'

MILL

The Mill District's form follows function of activity and productivity. The employment land use is complemented with raw agrarian materials. Landscape design and form may reflect working mills using key agricultural imagery like storage silos or water wheels as inspiration in this District.

VINEYARD

The Vineyard District includes entertainment, restaurant, and retail uses creating a central social destination. Strong unified architecture and design reflecting cultivated land forms will establish this portion of Clear Creek Crossing creating a unique community experience.



HARVEST

The Harvest District encompasses retail and hospitality uses. Design inspiration comes from cultivated agrarian land patterns. Defined with landscape treatment recalling plentiful harvest, the District is characterized by form following function.

HOMESTEAD

Anchored by multi-family land use, the Homestead District is for dwelling. Agrarian forms in architecture, landscape, and amenities create a community that offers a place to call home. Opportunities for community gardens can reflect the nature of a traditional homestead. The Homestead will make the most of mountain views and proximity to Clear Creek, with strong connectivity to the rest of the community.

WAGON

Consisting of the foot trails and bike ways, the creek area, and scenic views, the Wagon District will be a place of activity and leisure that provides strong connectivity throughout the entire site including convenient access to Clear Creek. The Wagon District will serve the community by providing an important link to the great Colorado outdoors.

The Mill District encompasses employment uses, encouraging medium to high density development, with uses including corporate campus-type uses such as office, research & development, hospital, and university/education uses. Buildings shall be placed according to the requirements of the respective use and in consideration of the characteristics of the site. Parking is likely to be surface with a potential for structured parking where appropriate. Building height, density and setbacks reflect the site's location on an interstate.

MILL

The Vineyard District is comprised of retail and entertainment uses including stores, shop buildings, banks, restaurants including both full-service and quick-serve, theater and gaming. Buildings shall be placed according to the requirements of the respective use and in consideration of the characteristics of the site, while placing a priority on circulation, walkability and common site amenities. Parking will be in surface lots, with potential for structured parking to serve entertainment uses. Site design at the pedestrian level will encourage walkability by connecting users to the planning areas and the various tenants within them. Where possible, siting of buildings should prioritize fronting to public or private streets with parking located behind to help establish place-making.

VINEYARD

Retail, in the form of large format with accessory small retail uses, restaurant and hotel uses will create the Harvest District. Buildings shall be placed according to the requirements of the respective use and in consideration of the characteristics of the site, while placing a priority on circulation and walkability. Parking will be in surface lots. Signage is intended to be "brand-forward" as required by national operators but should coordinate with the overall Clear Creek Crossing signage design.

HARVEST

Multifamily residential uses, including apartment complex and/or townhome formats comprise the Homestead District. Buildings shall be placed according to the requirements of the respective use and in consideration of the characteristics of the site, while placing a priority on circulation and walkability. Parking will be in surface lots. In addition, above grade garages tucked under units in buildings or in separate buildings shall be allowed.

HOMESTEAD

The Wagon District is a multi use trail network connecting to all other Districts by sidewalks. It connects to locations off-site to the north at Clear Creek Trail and to the south, at the planned trail by Prospect Recreation and Park District connecting to the Applewood neighborhood through the existing Applewood Golf Course. The trails will include common surface design, wayfinding signage, trash receptacles, benches and other amenities. Landscaping should be natural and native to the region. Shade shall be provided by trees and a trailhead shade structure with a small surface parking lot at the northern end of the site as well as street parking along Clear Creek Drive will be utilized to provide access to the Clear Creek Trail.

WAGON

Architectural design is grounded in the beauty and history of the site with a modern agrarian aesthetic, blending traditional forms with modern users.

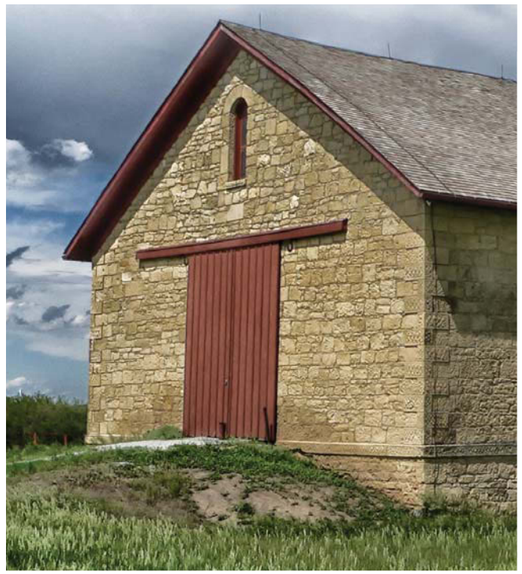
Simple yet expressive structures create a strong sense of place while respecting the cultural heritage of the location.

ARCHITECTURAL INTENT & CHARACTER

With respect to the surroundings of this site as well as its rich history and relation to Clear Creek, the architecture of this development should be one that is grounded in its site, both from a local and regional perspective. While the intent of the development as a whole is intended to create a cohesive and inviting environment, the architectural style of individual buildings is intended to remain flexible in design in order to allow for a unique development and discourage monotony. The architecture is intended to be of a modern expression while including hints of vernacular architectural styles of the Front Range and the Rocky Mountain region. This will manifest itself in the building forms and massing, roof forms, fenestration patterns & openings, overhangs and canopies, materials and finishes, building transparency and the utilization of indoor/outdoor spaces which provide a strong connection to the outdoor lifestyle.

Key themes to be considered to achieve this vernacular Colorado style include modern interpretations of authentic architectural styles including ranch, agrarian, prairie, and western industrial. It is imperative that some flexibility in the following standards and guidelines be considered to allow for architectural variety and franchise architecture, as long as the proposed quality is consistent with these guidelines.

Connected to the rich history of the location as well as its proximity to Clear Creek, simple forms and materials drawn from barns, sheds and stone buildings inspire the modern agrarian design direction. These buildings are utilitarian, with design and materials intended to serve a functional purpose, built to last over time. Pure yet expressive structures, these simple forms are a response to the site and in many ways contemporary in approach.



Key architectural themes

call for a utilitarian approach to building and roof forms arising from basic needs, where every element has a purpose.

Rugged but inviting, these structures reflect the outdoor lifestyle embedded in the culture of the community, manifested through building and roof forms, massing, transparency, fenestration patterns, openings and canopies.

The building forms at Clear Creek Crossing utilize simple modern agrarian archetypes. Buildings are to be broken down into smaller human scaled elements that are seamlessly integrated into the ground plane. Buildings are designed to feel indigenous to the area and representative of the agricultural history of the site.

The roof forms of the buildings are intended to be one of the key design elements for the buildings at Clear Creek Crossing. Buildings will incorporate a variety of roof types, slopes, and materials.

AGRARIAN MATERIAL PALETTE

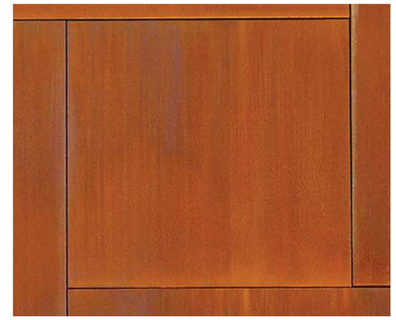
SECONDARY

BOARD FORMED CONCRETE

WOOD

BOARD & BATTEN

METAL



WEATHERED

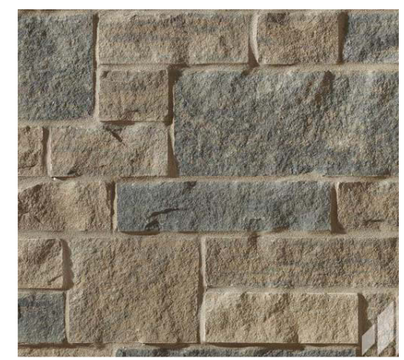
STONE

COURSED STONE

STUCCO

CEDAR SIDING

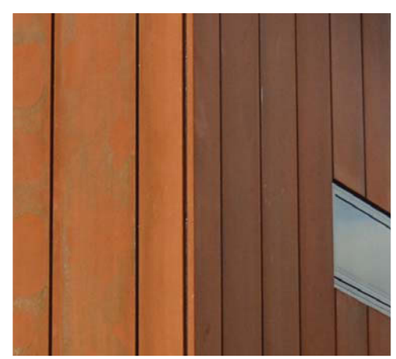
STANDING SEAM



CUT STONE

CMU

RECLAIMED

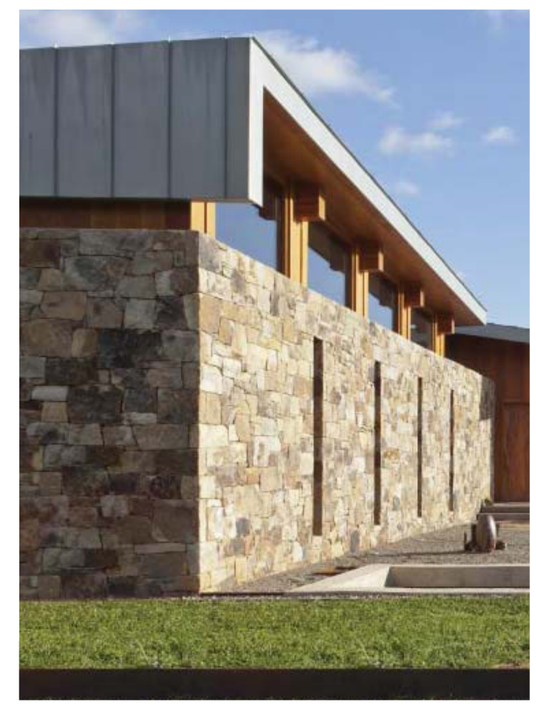


RUSTIC

FIELDSTONE

Material palette may apply to architecture, signage and site amenities at Clear Creek Crossing.

Materials should be simplistic in approach to the agrarian design and provide a connection to the natural cues of the site.



The overall material palette for Clear Creek Crossing should be applied using the basic agrarian principles illustrated throughout the Vision Book. Material applications should be authentically applied with a focus on simplicity and an emphasis towards enhancing the building forms.

While a cohesive and inviting environment is the intention, the architectural style of individual buildings may remain reasonably flexible, responding to the needs and expression of the respective uses, as suggested within the Districts.

Mill District

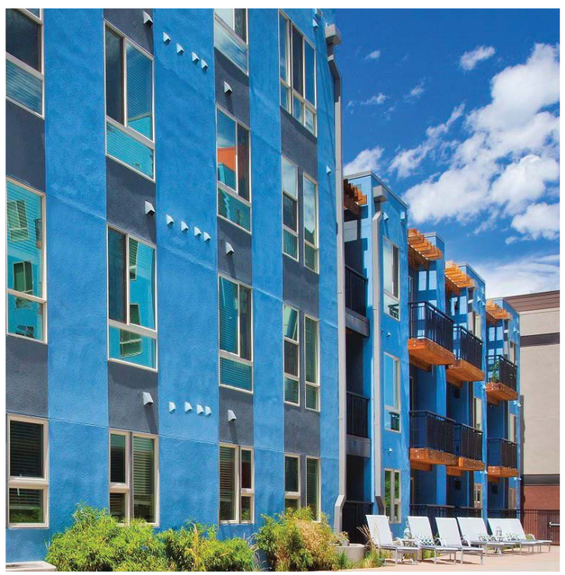
Employment uses including corporate campus facilities, offices, hospital, research and development buildings.

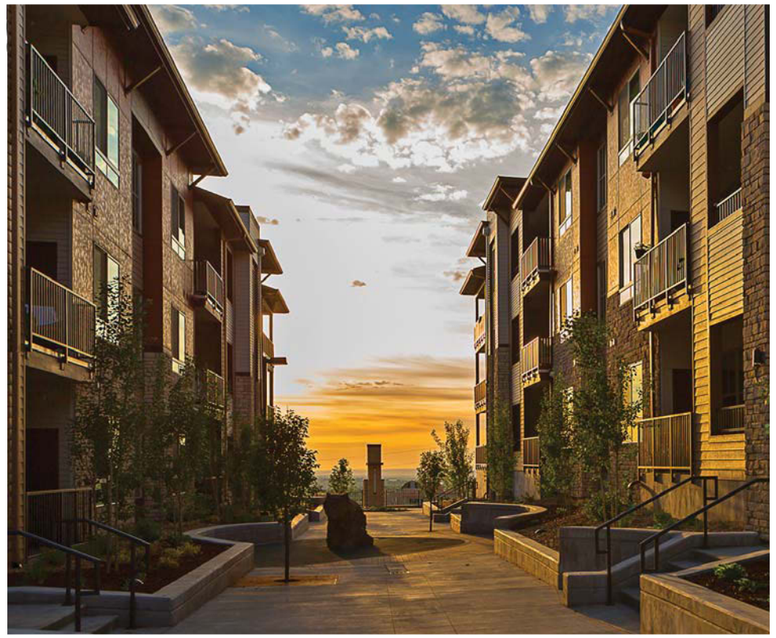
Vineyard District

Retail uses including stores and shop buildings, banks, and restaurants arranged both individually and in a collective format.

Homestead District

Multi-family residential uses including apartments and townhomes.





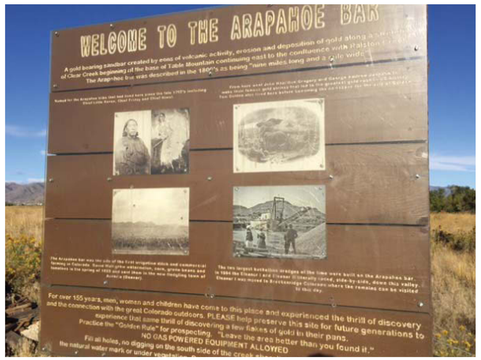
Harvest District

Larger format retail and hotel uses with potential for smaller retail uses as an accessory to the District.

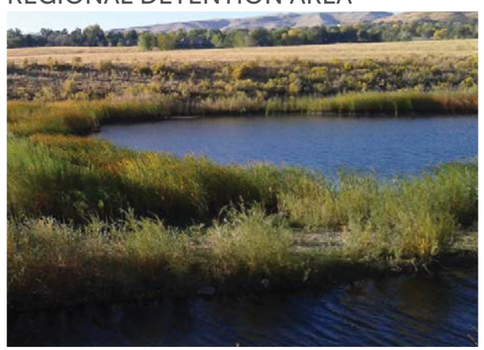
Wagon District

Multi-use trail and sidewalk network connecting the Districts as well as providing a link to Clear Creek and nearby neighborhoods.

ARAPAHOE BAR INTERPRETATIVE SIGN



REGIONAL DETENTION AREA



OBLIQUE AERIAL OF SITE

Existing Clear Creek Trail

A key goal of Clear Creek Crossing is to maintain equivalent opportunities to access the Clear Creek trail system as they exist in the pre-development condition. Parking, interpretive signage, and access points are all considered as amenities to carry into the finished project.

Trail connections throughout Clear Creek Crossing connect pedestrian and bicyclists to the Districts, emphasizing the underlying theme of the development: the great Colorado outdoors. Fundamental to the culture of the surrounding communities, the trail network links to both the existing Clear Creek Regional Trail as well as the surrounding neighborhoods.

NORTH

0 300 600

SCALE: 1"=300'

Evergreen Development | Services | Investments

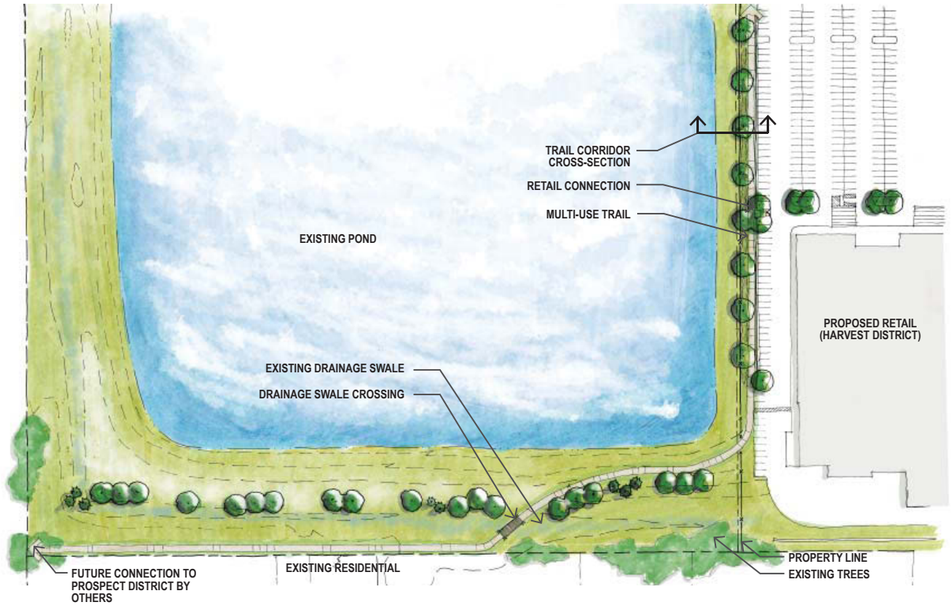
Galloway Planning. Architecture. Engineering.

NORRIS DESIGN Planning | Landscape Architecture | Branding

PEDESTRIAN CIRCULATION

CLEAR CREEK CROSSING
WHEAT RIDGE, CO | JANUARY, 2018

NEIGHBORHOOD TRAIL CONNECTION

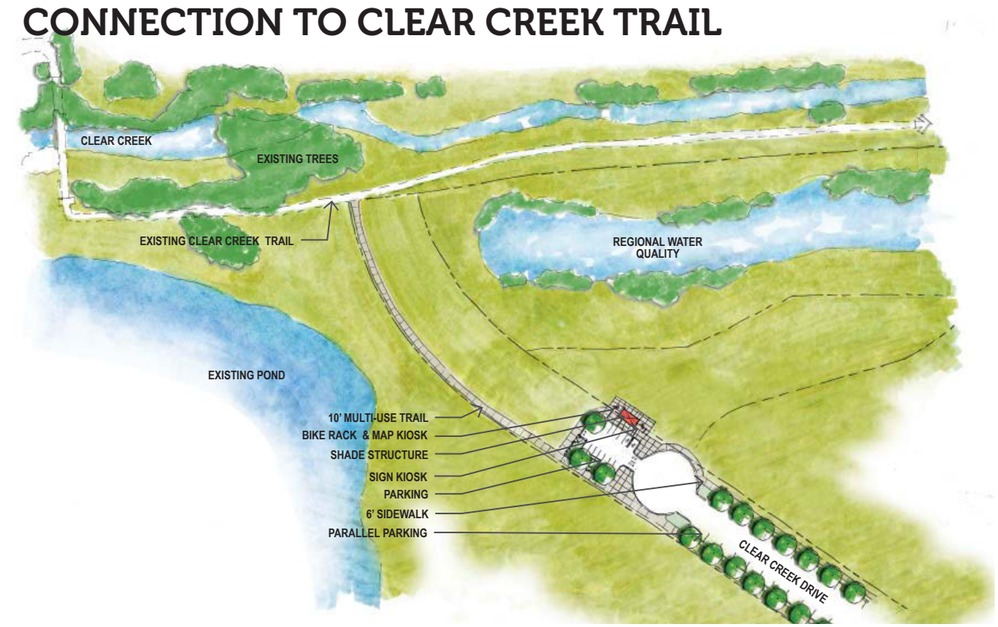


Multi-use trail and sidewalk connections will encourage residents, workers and visitors alike to enjoy the outdoors and stay awhile. With links to Clear Creek as well as connections to the trail connection to Applewood Golf Course planned by the Prospect Recreation and Park District, it is an important amenity to Clear Creek Crossing.

Wider than typical and with offsite connections, the multi-use trail will be suitable for walkers, cyclists and families and will include wayfinding signage, benches and natural landscaping. Parking and a small shelter for users will be located at the northern end of Clear Creek Drive, where the network connects to the Clear Creek Regional Trail.

TRAIL CORRIDOR CROSS-SECTION

CONNECTION TO CLEAR CREEK TRAIL



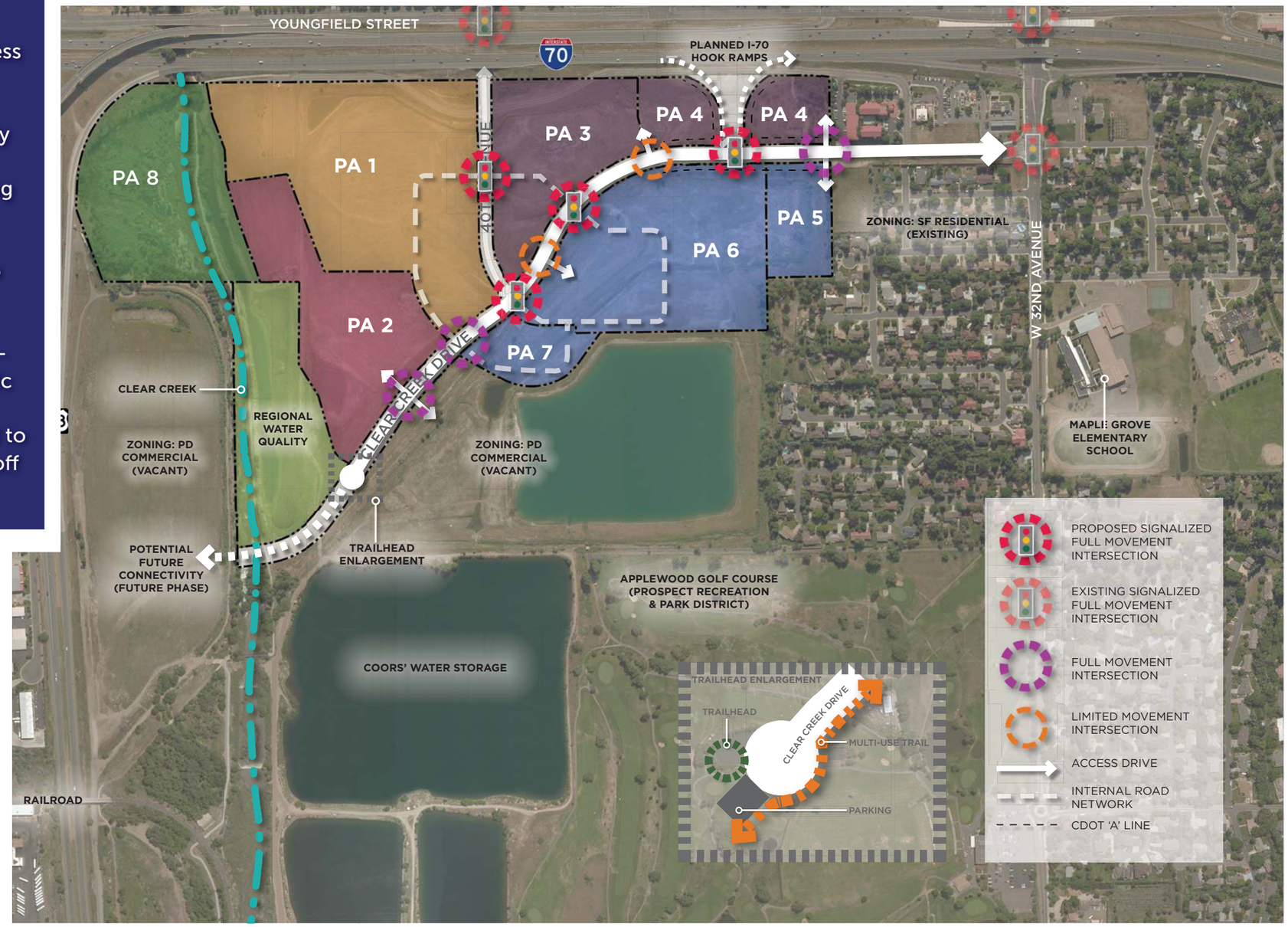
NORTH

*NOT TO SCALE - applies to all graphics on this page.

Note: Both of the above trail alignment and amenity graphics are conceptual in nature and subject to change pursuant to future approvals by the City of Wheat Ridge

Ensuring fluid vehicular circulation and access into and within the development is integral to the success of the project. Traffic through Clear Creek Crossing from the planned I-70 hook ramps must be responsibly managed to provide safe traffic patterns within the areas surrounding the development.

Local drives that provide access into individual planning areas will be finalized at the time of the Specific Development Plan for each developable lot. An update to the 2007 traffic impact study has been prepared to determine future traffic impacts and to recommend necessary on-site and off-site infrastructure improvements.



NORTH

0 300 600

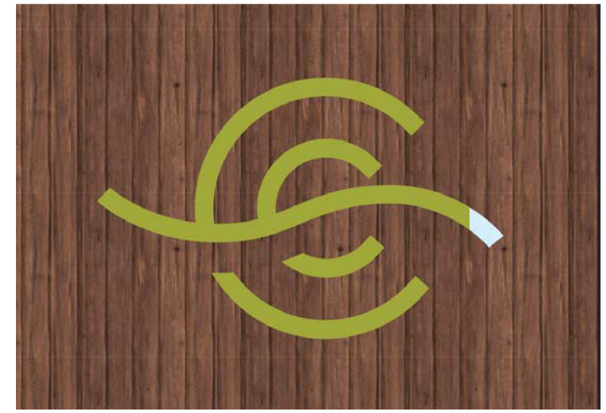
VEHICLE CIRCULATION

Signage design for Clear Creek Crossing further introduces the brand into the built environment. The use of synthetic wood juxtaposed with the contemporary and vibrant acrylic and metal elements, further parallels the relationship between the development, the nearby Clear Creek with its natural trails and the agrarian style found throughout the development.

Primary design consideration is given to legibility and brand recognition in order to provide viewers with clear direction and a sense of arrival.

Freestanding Signs

Clear Creek Crossing site signage allows flexibility while maintaining a brand identity. Through materials and color palette, the freestanding sign family is inspired by the natural and cultural cues that surround the Site.

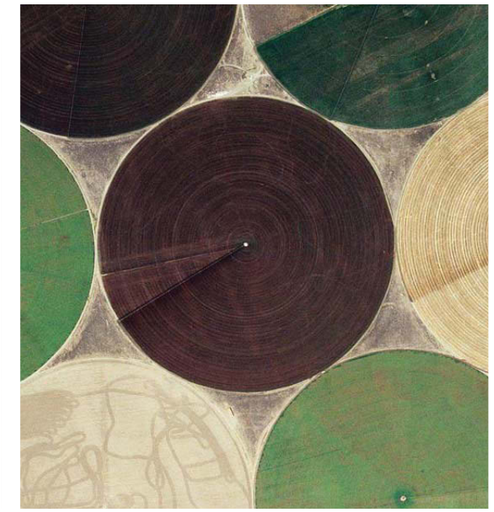


Building Signage

Wall-mounted signs will prioritize legibility and brand recognition, providing clear identification and direction complementary to freestanding signage. Building signage calls for attention to detail, especially at the pedestrian-level and encourages creativity in the Harvest and Vineyard Districts.

High quality landscaping and urban design will unify Clear Creek Crossing and create a place for the community to gather. Landscape treatment will bring added interest to walkways, entries, parking areas, and open space areas. Site amenities will add layers of interest by inviting visitors to stop and enjoy the outdoors with conveniences such as benches, shade, and bike racks.

CROP PATTERNS



SIMPLE NATURAL FORM

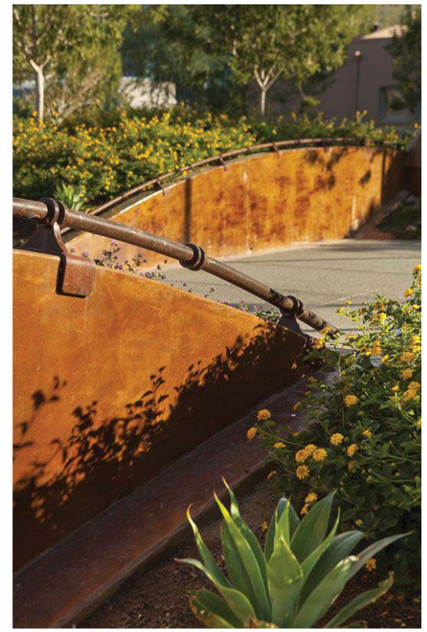
RADIATING LINES

Landscape design inspiration is taken from agrarian land and farming precedents to anchor this project in its rich environmental heritage. Adding to that theme will be a strong focus on creating a naturalized landscape setting that relates closely to Clear Creek and the adjacent foothills. More concentrated urban settings will be developed on the interior of Clear Creek Crossing and will be inspired by this theme.

LANDSCAPE INSPIRATION

In developed areas, raw materials and simple forms will bring unity to the landscape theme. A more naturalized landscape approach is encouraged near the Clear Creek and Trail. Naturalized open space and views will be prioritized wherever feasible.

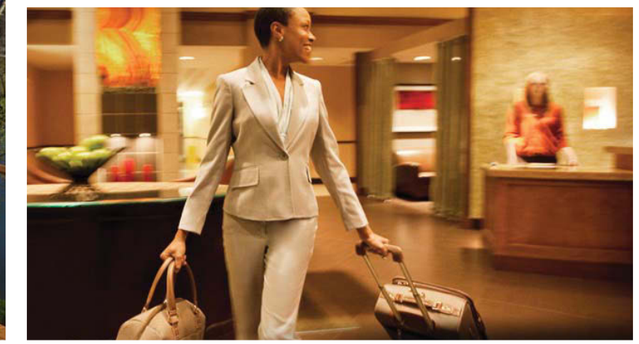
Sustainable, locally appropriate planting and design will be common to the landscape treatment throughout. Overall, the landscape and urban design will focus on creating modern-feeling spaces with a tie to the past using raw, authentic materials.



Clear Creek Crossing is a special development opportunity, offering an excellent I-70 location ripe for a mixed use development. With a community-driven approach to sourcing demand, the planned development will become a place as unique and welcoming as its beautiful location, naturally connecting the community to Clear Creek Crossing.

DINE

STAY

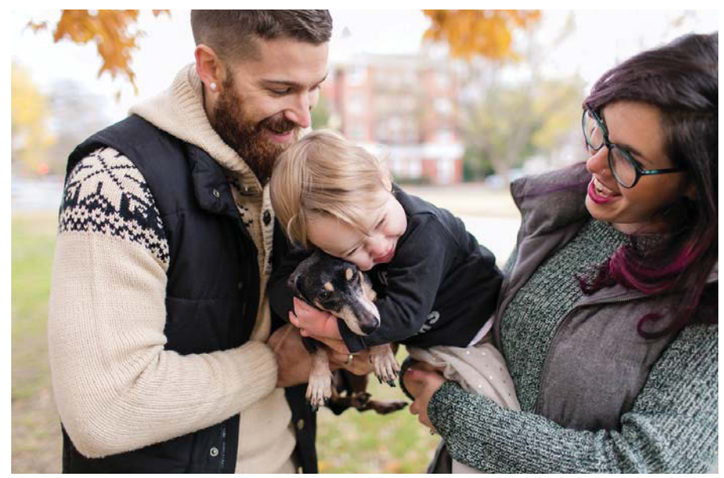


PLAY

SHOP

EXERCISE

WORK



LIVE

SOCIALIZE

Evergreen
Development | Services | Investments

Evergreen Devco is a fully diversified real estate company with deep experience in retail, commercial and multi-family development, asset management, property management and leasing. The development and consulting company was founded in 1974 by Bruce Pomeroy and Andrew Skipper, and has offices in Phoenix, Los Angeles, and Denver and recently expanded into Salt Lake City. Evergreen has completed more than 500 development projects across the United States in more than 175 municipalities.

Galloway
Planning. Architecture. Engineering.

Galloway provides you with superior development solutions for retail, commercial, mixed-use, residential, industrial and infrastructure projects. Our unique, collaborative approach provides all key services under one roof in order to streamline the development process and facilitate communication and coordination between project team members.

Our comprehensive team consists of the most knowledgeable, dedicated and talented individuals in the industry who truly care about your success. We offer thoughtful, creative design solutions at every stage of the process, and our extensive industry knowledge helps minimize surprises throughout the development process.

NORRIS DESIGN
Planning | Landscape Architecture | Branding

Established in 1985, Norris Design's strategic partnership in planning, landscape architecture and project promotion encompasses local, regional, national and international projects. We combine responsive service with creative solutions that are grounded in realism to deliver a design that thrives, both today and in the future. Our knowledge and implementation of green building strategies is key to our design process and the success of our projects.

Our designs always reflect our clients' vision, goals and resources. We take great care to ensure that our solutions can be built and built well, not just for an immediate transformation – but a successful continuum that will continue to unfold.

Clients ask us most often if their vision will come to life. At Norris Design we can say "yes" every time.

CLEAR CREEK CROSSING

Clear Creek Crossing is envisioned to be unique and authentic in its variety of land uses, architectural style and use of unifying design elements, providing a cohesive experience for residents visitors, workers and shoppers. The project's design will pay special attention to its public spaces and will respond to the site's unique shape, historical relevance, topographical features, and both proximity and direct access to freeway corridors. With a strong emphasis placed on the base plane and the connection to Clear Creek and its established regional trail system, Clear Creek Crossing will be a place where a community comes together.

www.cccrossing.com

PLANNING COMMISSION
Minutes of Meeting
January 18, 2018

1. CALL THE MEETING TO ORDER

The meeting was called to order by Chair OHM at 7:01 p.m. in the City Council Chambers of the Municipal Building, 7500 West 29th Avenue, Wheat Ridge, Colorado.

2. ROLL CALL OF MEMBERS

Commission Members Present:

Alan Bucknam
Emery Dorsey
Janet Leo
Scott Ohm
Amanda Weaver
Vivian Vos

Commission Members Absent: Dirk Boden
Donna Kimsey

Staff Members Present: Kenneth Johnstone, Community Development Director
Scott Brink, Public Works Director
Zack Wallace Mendez, Planner II
Tammy Odean, Recording Secretary

3. PLEDGE OF ALLEGIANCE

4. APPROVE ORDER OF THE AGENDA

It was moved by Commissioner BUCKNAM and seconded by Commissioner WEAVER to approve the order of the agenda. Motion carried 6-0.

5. APPROVAL OF MINUTES – December 7, 2017

It was moved by Commissioner DORSEY and seconded by Commissioner WEAVER to approve the minutes of December 7, 2017, as written. Motion carried 6-0-1 with Commissioner LEO abstaining.

ATTACHMENT 3

Formatted: Font: (Default) Arial
Formatted: Centered

DRAFT

6. PUBLIC FORUM (This is the time for any person to speak on any subject not appearing on the agenda.)

No one wished to speak at this time.

7. PUBLIC HEARING

A. <u>Case No. WZ-16-07</u>: an application filed by Evergreen-Clear Creek Crossing, LLC, for a zone change from Planned Commercial Development (PCD) to Planned Mixed Use Development (PMUD) with an Outline Development Plan, Design Pattern Book and Vision Book on property located west of I-70 between Clear Creek and 34th Avenue (approximately).

Mr. Wallace Mendez gave a short presentation regarding the zone change and the application. He entered into the record the contents of the case file, packet materials, the zoning ordinance, and the contents of the digital presentation. He stated the public notice and posting requirements have been met, therefore the Planning Commission has jurisdiction to hear this case.

Commissioner BUCKNAM asked how the bike parking in the Design Patter Book compares to the bicycle parking requirements in the Mixed Use code.

Mr. Wallace Mendez said the bike parking regulations are consistent with the Mixed Use code. He added that bike connectivity was extremely important for this site.

Commissioner DORSEY asked about the I-70 hook ramp and has concerns about safety and wondered if a hook ramp is necessary.

Mr. Brink said the concerns are valid and there have been numerous studies done by CDOT, which included looking at the weave patterns to ensure that I-70 is not adversely impacted. The proposed changes will remove the westbound I-70 entrance from 32nd and Youngfield and re-route through the Clear Creek Crossing site.

Commissioner VOS asked what employment use entails compared to retail use. She also asked how many acres are in Clear Creek Crossing (CCC) and how it is broken down in each Planning Area.

Mr. Wallace Mendez explained that retail use is primarily where people go to shop and employment use is where people go to work like an office building. He added the total acreage is approximately 109 acres and the acreage in each Planning Area is broken down on page 2 of the ODP.

Commissioner VOS also asked about the use list and it being updated.

DRAFT

Mr. Wallace Mendez explained the uses were originally approved in 2005 when Cabela's owned the site were largely retail and commercial in nature; then in 2011 it was approved for a smaller Cabela's and a Super Walmart, the uses mainly limited to retail and commercial. The uses for this proposed rezoning have been expanded to include more employment and residential uses which will be allowed in several districts.

Commissioner LEO thought the information provided is very thorough and she is looking forward to seeing the site plan as it moves forward.

Commissioner WEAVER asked where most of the traffic comes in and out of the Clear Creek Crossing site, in addition to bike traffic

Mr. Brink explained most of the traffic will be coming into the site from I-70. He added that connectivity will be accommodated from all over with bike/pedestrian access and there will also be a transit center for RTD.

Commissioner BUCKNAM also wanted to know if PA 5 and PA 6 have been broken apart due to elevation and grade change.

Mr. Wallace Mendez and Mr. Johnstone said there will be a tiered design from PA 5 to PA 6 because PA 5 does sit in a hole so there will be a grading transition.

Commissioner OHM noted two ballot issues that were approved by voters in 2009 to exempt certain areas of the City from the City Charter's height and density limits and asked if the Clear Creek Crossing site was located in one of these areas.

Mr. Johnstone said CCC is exempt from the charter for height restrictions.

Commissioner OHM also asked about the uses not conforming to the Mixed Use Commercial zone district or why not make this site a Mixed Use Transit area.

Mr. Johnstone explained the developer is looking for some flexibility due to the fact that this is a challenging site and it is also a highway site which lends itself to a variety of uses.

Commissioner OHM also asked what the percentage of total square footage contains residential at the ground floor level.

Mr. Johnstone replied that is an unknown right now. Residential uses are allowed in PA 1, 2, and 6, so we don't know right now exactly where the residential uses will end up, and how much will be built. Mr. Johnstone also noted that another aspect of this project, which is on hold pending approval of the zoning documents, is the determination if this development is part of a public/private deal and if the City will be investing additional dollars into the project. If this is the case, and tax increment financing is utilized that will likely limit the number of residential units

DRAFT

on the project due to the revenue and taxes generated compared to retail and commercial uses.

Tyler Carlson, Evergreen Development, applicant
1873 S. Belair St., Ste. 1200, Denver

Mr. Carlson presented a video before his presentation which provided the developer's vision for the CCC site.

Mr. Carlson explained that a number of man hours and money have gone into transitioning this property to a long term community asset and to create a mixed use environment. He gave some history of the site and the phasing of its improvements. The vision is to make this a great mixed use community that is synergistic and symbiotic. He also explained that another goal is to improve connectivity in the community through circulation and through the physical inter-connectivity with RTD and existing and proposed trail systems.

Mr. Carlson then gave a brief description about each of the Planning Areas and answered Commissioner VOS' question about who the owner of PA 8 will be. He said the owner is Long's Peak Metro District and it will strictly be open space.

Commissioner VOS has concerns about views being blocked for people on the east side of the highway and the light that the site will generate at night from signage and parking lights. She also has concerns about some of the businesses being in operation 24/7.

Mr. Carlson explained that there is strict parking lot lighting standards that will be finalized with staff and will require downward lit low profile fixtures; it will be less light intrusive than the Applewood Shopping Center across I-70. The signage will follow the building frontage and will dictate the size of the signage. The signs will be on at night, but again the properties across I-70 are commercial and not residential so their lights will be on as well. Mr. Carlson addressed the 24/7 concern and said because this site is located adjacent to a highway some business will be open 24/7, for example, fueling stations and some restaurants. This project will impact people's lives, maybe good and bad, but what is being proposed is less intrusive than other developments.

Max Stich, 1000 East 16th Avenue, Denver
Legal Counsel for Lutheran Hospital

Mr. Stich said the few points he wants to make are in regards to the health, safety and welfare of the community. First, he said the uses for PA 1 were not listed in the original packet submitted to the neighborhood. He felt the neighborhood could not respond because hospital use was not included. The second point Mr. Stich wanted to address is that a portion of PA1 is in the 100 year flood plain and per code a hospital cannot be built in a 100 year flood plain. He also stated that most

DRAFT

of PA1 is within the 500 year flood plain and it is recommended by the EPA, but not required that the community regulate a hospital in a flood plain to promote the health and safety of the community. He stated the hospital use needed to be looked at more critically in terms of lighting, traffic, and noise. He suggested hospitals be removed from PA 1 or the decision be stayed until the community is informed of the proposed hospital use.

Carol Salzmann, 8300 West 38th Avenue, Wheat Ridge
VP of Community and Government Affairs at Lutheran Medical Center
Ms. Salzmann said she would like to see a delay on the Clear Creek Crossing zone change because Lutheran was notified of a possible hospital use at CCC just two weeks before this meeting and there has been no opportunity to figure out the impact this will have on the hospital, its employees, and community partners. In speaking on behalf of Lutheran, she stated they believe in economic development in the City, but are concerned about the proposed hospital use, and wants more time to review and understand the impacts this may have on the largest employer in Wheat Ridge. She did state she likes the rest of the CCC proposal and believes it will be welcomed in the community.

Bruce Waring, 3320 Oak Street, Wheat Ridge
Resident

Mr. Waring stated he likes the overall contribution of this project to the community. He is concerned about the broad change in the zone change uses because of the possible duplication of the hospital uses in the community.

Mr. Carlson replied to some of the public's comments and stated that in December of 2016 when Evergreen development closed on this site the main anchor was Walmart, which also had concerns from the neighbors. In June of 2017 Walmart pulled out of the deal, which from a development perspective was catastrophic to the project, due to the large amount of infrastructure that needs to be build, which is difficult without an anchor tenant. During the search for a new retail anchor there was zero interest, so the search moved to the employment sector and Evergreen was approached by multiple health care systems interested in this site. Mr. Carlson explained that hospitals have been beneficial to regional centers like this proposal, and cited a few examples around the metro area. Mr. Carlson also explained this is an appropriate site for a hospital because of the highway access with no single family homes adjacent to the PA1 site. He also added the hospital use for this site has always been proposed as a permitted use. In response to PA1 being in the 100 year flood plain, he stated that is an incorrect statement, but it does sit in the 500 year flood plain. If a hospital does come in, it will be up to them if they want to change the grading to take the hospital out of the flood plain and comply with the recommendations of the State.

Commissioner BUCKNAM asked to see a slide of the flood plain for this site.

DRAFT

Mr. Carlson pulled up a slide from his presentation and explained the 100 year flood plain is primarily contained in the Wagon district, PA8, and only touched PA1 by a couple of feet.

Commissioner VOS proposed a motion for continuance for two reasons: 1) The use schedule hasn't been publicized to the neighborhood in a neighborhood meeting and, 2) 24/7 facilities not be in the use chart. There was not a second to this motion so it failed.

Mr. Johnstone spoke about the neighborhood meeting which occurred in the fall of 2016 and its purpose was to gather broad noticing of 600 feet around the site which is then given high level information about a possible application submittal. The application was submitted in December of 2016 with a hospital being listed as a permitted use. Mr. Johnstone added there was no improper disclosure of when hospitals became a permitted use in the proposed ODP.

There was then additional discussion about a hospital being a conditional use compared to a permitted use.

Mr. Johnstone added that a conditional use is an administrative review and to make it a conditional use will make it difficult for the developer to market the property moving forward, as the use would be discretionary. Conditional uses are currently contemplated in the Mixed Use zone districts as uses they may have different vehicular patterns that are appropriate to regulate a little more closely. Mr. Johnstone added it would be complicated process for both Staff and the developer to advise a major medical user if they are going to build a multi-million dollar hospital, when the use is up to discretion, they won't take that risk. Mr. Johnstone said he understood the concern being raised, but thinks the Conditional Use Permit process as a practical solution deserves much more discussion.

Commissioner BUCKNAM said he does not feel hospital use should be excluded from the list of uses. It would be easy to grade the property to get it out of the 500 year flood plain and believes it is up to the market to decide if Wheat Ridge needs another hospital. He added that from a planning perspective, a hospital on this site would be appropriate.

Commissioner LEO understands all the hospital concerns but thinks the Commission should concentrate on the zone change.

Commissioner OHM discussed adding a condition to the motion for 50% of ground floor level being nonresidential for the entire site.

There was discussion with Mr. Carlson and staff on the intent on nonresidential at the ground floor level. Mr. Johnstone agreed staff will work on the language before it is presented to City Council.

DRAFT

It was moved by Commissioner BUCKNAM and seconded by Commissioner WEAVER to recommend APPROVAL of Case no. WZ-16-07, a request for approval of a zone change from Planned Commercial Development (PCD) to Planned Mixed Use Development (PMUD) for property located west of Interstate 70 between Clear Creek and 34th Avenue, approximately, for the following reasons;

1. **The proposed zone change will promote the public health, safety, or welfare of the community and does not result in an adverse effect on the surrounding area.**
2. **The proposed zone change is consistent with the goals and objectives of the City's Comprehensive Plan, which calls for a Regional Commercial Center on the site.**
3. **The proposed rezoning is necessary in order to provide for a community need that was not anticipated at the time of adoption of the City's Comprehensive Plan, namely a more diverse mix of uses which responds to market demands, mitigates transportation impacts, and yields a more robust development.**
4. **The proposed zoning includes a circulation network that supports the City's goals related to bicycle and pedestrian connectivity,**
5. **The proposed zoning establishes enhanced design controls related to site design, building design, materials, and landscaping that will result in a high-quality development.**
6. **The criteria used to evaluate a zone change support the request.**

With the following conditions:

1. **There be an addition of maximum residential height of 65 feet in PA1.**
2. **At least 50% of the proposed total square footage at the ground floor level shall contain nonresidential uses across all Planning Areas.**

Motion carried 5-1 with Commissioner VOS voting against.

8. OLD BUSINESS

9. NEW BUSINESS

10. ADJOURNMENT

It was moved by Commissioner WEAVER and seconded by Commissioner LEO to adjourn the meeting at 9:25 p.m.

DRAFT

Motion passed 6-0.

Scott Ohm, Chair	**Tammy Odean, Recording Secretary**

DRAFT

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:58 PM
To: Patrick Goff
Subject: FW: Clear Creek Crossing: Hospital

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

-----Original Message-----
From: Jessica Fasy [mailto:jessica@thismodernlifephoto.com]
Sent: Thursday, January 11, 2018 9:13 AM
To: Zachary Urban <zurban@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>; Bud Starker <bstarker@ci.wheatridge.co.us>
Subject: Clear Creek Crossing: Hospital

Hello,

I am writing to offer my thoughts, and some research done about what happens when hospitals compete. There were concerns expressed at the last council meeting that a new hospital may cause problems for Lutheran Hospital. While competition may not be what Lutheran hospital wants, the research shows that when hospitals compete, patients win. They win with lower costs, and better health outcomes.

Your constituents are the people, and patients of Wheat Ridge, and as such, I'd ask that you consider their welfare over the welfare of a hospital. Even if it has been with our community a long time. It will be improved in patient outcomes by competition, and that seems to be a win/win to me.

Protectionist policies, protecting an existing hospital, will only benefit the status quo of the existing hospital, instead of letting the free market work as intended, and make both hospitals better for Wheat Ridge residents. Please reject this reasoning, and consider patient outcomes, and the lower costs for Wheat Ridge Residents.

https://www.gsb.stanford.edu/insights/hospital-competition-socially-wasteful

https://www.aeaweb.org/research/when-hospitals-compete-do-patients-win

I appreciate you taking the time to read this email, and the research being done in this area.

Cheers,

Jessica Fasy
303-242-6802

STANFORD BUSINESS GRADUATE SCHOOL OF

Health Care, Government

Is Hospital Competition Socially Wasteful?

A study finds that competition was good for a group of acutely ill patients, in part because of managed care efficiencies.

August 1, 2000 | by Barbara Buell

Twe in 0 f 0

Is competition among hospitals good or bad for patients? Stanford Business School economist Daniel Kessler and fellow Stanford economist and physician Mark McClellan found that competition was good for a group of acutely ill patients they studied, and that managed care in part explains why hospital competition has had a positive effect.

Economists long have disagreed about the impact of competition among health care providers on patients and on efficiency overall. One camp has argued that competition in the health care industry is good, for the same reason it works in the economy at large: It leads to high quality and low prices. However, others have observed that unique aspects of markets for health care, such as health insurance, which dampens patients' sensitivity to differences in prices may lead medical centers to compete in ways that result in the provision of medically unnecessary services.

Assessing the effects of competition in markets for health services is more than just an academic exercise, because these opposing views have different implications for antitrust policy. If competition among hospitals is good, then strict limits on the extent to which hospitals are allowed to coordinate their activities might lead to higher-quality care at lower prices. But if competition among hospitals is socially wasteful, then lenient antitrust treatment of mergers and other forms of coordination may be the better course.

In a study to be published in the Quarterly Journal of Economics, Kessler and McClellan analyze the effect of competition on the medical expenditures and health outcomes of elderly heart attack patients from non-rural areas who were admitted to hospitals between 1985 and 1994. They combine information from elderly beneficiaries' Medicare hospital claims with information on hospitals gathered by the American Hospital Association.

They find that in the 1980s, competition led to higher costs and somewhat better health outcomes for elderly Americans with heart disease. But in the 1990s, competition led to substantially lower costs and significantly lower rates of mortality and cardiac complications. In particular, after 1990, it was approximately 8 percent more costly to be treated in the least competitive fourth of hospital markets than in the most competitive fourth.

The quality of care in competitive markets was higher as well: Mortality among patients in the least competitive fourth of hospital markets was approximately 1.5 percentage points higher than in the most competitive areas. Expressed as a share of 1994's average mortality from heart attacks in the elderly, competition had the potential to decrease mortality rates by 4.4 percent.

Patients from the least competitive markets also experienced higher rates of readmission for some cardiac complications. "At least in very uncompetitive markets, policies to increase competition among hospitals are good for patients and for society overall," says Kessler. The authors conclude that the increase in the general population's enrollment in HMOs during the sample period partially explains the dramatic change in the impact of hospital competition for two reasons. First, hospital competition both reduced cost and improved outcomes throughout the sample period in geographic areas with above median HMO enrollment rates. Second, benefits of competition are measurably larger for patients from states with high HMO enrollment than for patients from states with low HMO enrollment.

Kessler and McClellan suggest that spillover effects from increasingly efficient treatment of privately insured patients in HMOs may have favorably affected the treatment of Medicare patients by mediating the effects of hospital competition in a way that enhances medical productivity. In particular, managed care appears to increase efficiency by reducing the tendency of hospital competition to result in a "medical arms race" of expenditure growth.

These findings, the two economists say, are not affected by differences in structure of the hospital market such as distance to the nearest hospital, hospital bed capacity utilization, and the characteristics of area hospitals. In future work they intend to explore whether these findings extend to patients with non-acute illnesses, such as cancer, and to study further the mechanisms through which competition among health care providers affects quality and cost.

For Profit Hospitals Realize Lower Expenditures ↗ Hoover Institution, 2003

Is Hospital Competition Socially Wasteful? Daniel P. Kessler and Mark B. McClellan. Currently available as National Bureau of Economic Research Working Paper #W7266, July 1999

Political Economy, Health Care, Government

Twe in 0 f 0

Share this http://stanford.io/1uTRctv

Sign up for more insights and ideas. email address GO

For media inquiries, visit the Newsroom.

Explore More

Are Big Drug Companies Too Slow to Report Patient Deaths to the FDA?
A new analysis shows that some pharmaceutical companies may be dragging their feet on disclosing critical data.

Alain Enthoven: How to Fix the Affordable Care Act
A Stanford scholar explains why we must break away from employer-sponsored insurance.

Stephan Seiler: Can Hospital Competition Save Lives?
Why market forces in healthcare are good for patient care.

+ Editor's Picks

About the AEA

AEA Membership

News

Leadership

Committees

Press

Honors/Awards

Advertise

Financial

Universal Academic Survey

Contact

Submit to a Journal
Get instructions on submitting your work for publication.

Become a Member
Join the AEA.

Search all Journal Articles
Explore the AEA's eight prestigious journals.

May 6, 2016

When hospitals compete, do patients win?

Care suffers when hospitals aren't forced to compete

By Tim Hyde

As insurance mega-mergers and hospital consolidation accelerate in the U.S., observers are fretting that the new health marketplace made up of just a few mammoth companies will be pretty inhospitable for patients. Evidence shows that mergers can lead to higher premiums for insurance customers, and a newly released study of millions of private health insurance transactions shows that health care prices are much higher in regions with only one or two hospitals and little meaningful competition, which likely also translates into higher insurance premiums for patients.

This explains why economists are concerned that some hospitals might be exercising monopoly power if there are no other hospitals operating within a wide radius. The study found that prices for hospital services like a knee replacement or an MRI are on average 15% higher in monopoly markets than in more competitive regions with at least four hospitals, where patients have some choice about where to go.

The region of western Colorado centered on the mid-size city of Grand Junction is one example; it was shown to have some of the highest prices for medical care in the country after adjusting for local costs and the patient mix. This is likely attributable to the fact that the region is reliant on one major hospital, St. Mary's Medical Center, for most of its hospital care. There are no other significant hospitals in the surrounding counties, so St. Mary's doesn't face much competition for patients.

Higher insurance premiums certainly aren't great news for customers' pocketbooks, but a lack of competition among hospitals can have even more sinister effects. If hospitals do not have to compete to attract patients, attention to patient comfort or even the standard of medical care might suffer. A study appearing in the *American Economic Journal: Economic Policy* that earned a 2016 AEJ Best Paper Award looks to data from England and shows that a lack of competition in the hospital industry can be deadly.

In Death by Market Power: Reform, Competition, and Patient Outcomes in the National Health Service (PDF), authors Martin Gaynor, Rodrigo Moreno-Serra, and Carol Propper study a pair of 2006 reforms implemented by the National Health Service (NHS) in England that operates public hospitals which are obligated to provide medical care free of charge to every citizen. The changes were designed to get hospitals competing with each other in the hopes of improving service for patients.

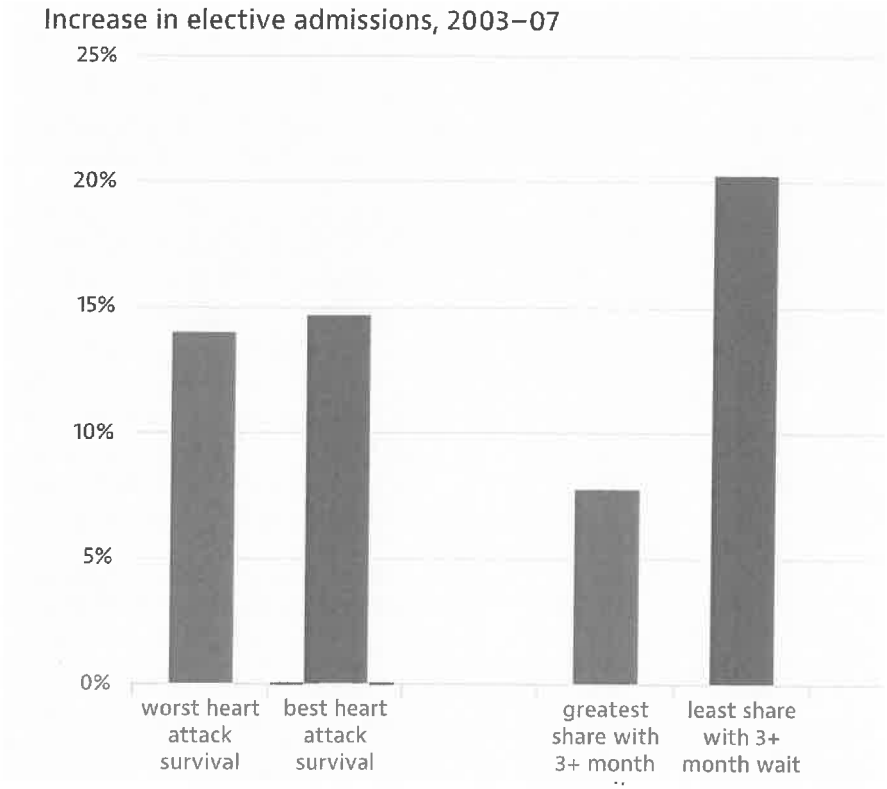
Before the 2006 reforms, every NHS hospital in England was kind of like St. Mary's Hospital in Grand Junction in that it didn't have to worry about competing with other hospitals for patients. In those days, patients were generally referred to a local hospital by their doctors based on their neighborhood of residence and the arrangements of local agencies that contracted with hospitals for care. Even hospitals operating in dense cities like London and Manchester, with many other hospitals a short drive away, were effectively shielded from competition.

Lack of choice led to complaints of a "postcode lottery" where someone living a few blocks down the street from you who just happened to be in a different district could have access to better hospitals with shorter waitlists and the latest technology.

In response to calls for more choice, the NHS unveiled a new website called 'Choose and Book' that allowed patients to make appointments online and see information about nearby hospitals such as the geographic distance and waiting time. General practitioners were also instructed to give patients choices of at least five hospitals when making referrals.

We are our choices

Increase in elective admissions at NHS England hospitals, 2003–07. When patients were given greater choice in 2006, they began to gravitate toward hospitals with more appealing characteristics, like shorter wait times. Admissions increases are listed for hospitals in the top and bottom quartile of each metric.



Source: Table 2 of Gaynor et al. (2013)

Once the NHS offered choice to patients, they responded. Data acquired by the authors from the NHS show that by 2007, patients began gravitating to the hospitals with lower wait times, fewer hospital-acquired infections, and better survival records for heart attack patients.

But choice didn't just allow patients to break free of the postcode lottery – it also induced hospitals to improve their product. NHS hospitals in England are government-run and do not make "profits" in the same sense as for-profit American hospitals. However, the way managers are evaluated and promoted within the NHS means they have similar incentives to produce results without going over budget.

Additionally, just as Choose and Book was rolling out, the NHS introduced a "Payment by Results" program that changed the way hospitals were paid. Payments were determined by a patient's diagnosis and not by the number of procedures performed, so hospitals had incentive to treat patients more cheaply and efficiently. The reforms also permitted hospitals to keep any budget surplus they earned and spend it as hospital managers saw fit, creating an extra incentive to keep costs down and simultaneously serve as many patients as possible.

Crucially though, competition meant that patients were able to keep hospitals honest -- managers didn't want to respond to these budgetary incentives by cutting corners or rushing patient interactions in ways that would reduce customer satisfaction. Managers still wanted to do the best they could to attract patients from nearby towns while making sure their old patients from nearby didn't start choosing other hospitals.

Some patients, however, weren't so lucky. Those living near many hospitals had lots of good choices, but those living in less densely-populated areas with only one or two hospitals nearby didn't really have much more choice than before, unless they were willing to travel far afield for care. These hospitals had correspondingly less incentive to innovate and improve.

The authors compare the response of hospitals that were exposed to a lot of competition from nearby hospitals to the response of these more rural hospitals who didn't face much pressure even after Choose and Book was introduced to measure the effect of competition. They judge hospital quality by measuring 30-day survival for heart attack patients admitted to each hospital, and find that hospitals facing the most competition had heart attack survival rates that were 2.3 percentage points higher than at the hospitals facing the least competition. Looking more broadly at 28-day mortality from all causes (not just heart attacks), they find a similar gap between hospitals in the most and least competitive markets.

Perhaps even more impressively, the authors show that the hospitals facing competition were able to achieve this medical feat without any statistically discernable increase in their total operating budgets or their spending per patient relative to the other hospitals. Simply by changing the incentives that hospital managers faced, the National Health Service was basically able to get something for nothing: hospital care for its patients improved, survival rates increased, and overall hospitals costs did not rise at all.

All told, the authors find that the survival improvements, valued at $100,000 per life-year, were worth almost $500 million across England in 2007 alone, and that the benefits could have been much greater if England's hospital markets were more competitive to begin with. This calculation does not even include the value of other aspects of hospital quality not captured in the death rate statistics.

How was this achieved? One answer might be that doctors and nurses feel pride in being the "best" and that Choose and Book fostered a competitive spirit that motivated doctors and nurses to try to make their hospitals the most coveted by patients. Interviews by a government panel evaluating the reforms reveal that hospital employees wanted their hospitals to become known as the best place to go for specific types of procedures.

> **"Within two years of implementation, the NHS reforms resulted in significant improvements in mortality and reductions in length of stay without changes in total expenditure or increases in expenditure per patient. Our back of the envelope estimates suggest that the immediate net benefit of this policy is around $479 million per year . . . from decreases in death rates.**
>
> **Gaynor et al. (2013)**

Another possibility is that competition prompted hospital managers to implement managerial reforms that increased hospital efficiency without requiring more staff or new resources. A 2015 study of English hospitals surveyed employees about how their hospitals operated, with topics ranging from how nurses were selected for promotion to the way patients flowed through the hospital's physical space. They found that hospitals facing more competition tended to implement better management practices. This might help us understand the apparently costless improvement in care.

Despite these promising developments, it is important to remember that patients in non-competitive markets mostly didn't experience these same gains. This bolsters the case that competition per se is what helped spur improvements at the other hospitals, but also means that millions of patients in England who happen to live in regions with only one nearby hospital did not share in the benefits.

The health care context in the U.K. is clearly different, but these results have some troubling implications for Americans who live in the most expensive, concentrated hospital markets here in the U.S. It's not just higher prices for patients that make the case for aggressive anti-trust enforcement in the hospital sector -- if the evidence from England is any indication, patients' lives could hang in the balance as well. ♦

"Death by Market Power: Reform, Competition, and Patient Outcomes in the National Health Service" appears in the November 2013 issue of the American Economic Journal: Economic Policy.

Will health insurance mergers lead to higher premiums?

Evidence from Aetna's 1999 acquisition of Prudential Health Care

Are credit constraints responsible for low interest rates?

China's young savers are creating a problem for establish economic theories

View All Highlights | Follow on Twitter | Follow on Facebook | Get Email Digest | RSS Feed

Journals Annual Meeting Careers Resources EconLit Membership About AEA Log In Contact the AEA

Find us on Facebook and Twitter:

@AEAJournals @AEAJournals @ASSAMeeting @JOE_listings

Copyright 2018 American Economic Association. All rights reserved. Terms of Use & Privacy Policy

Patrick Goff

From: William J. Starker <wstarker@starker.net>
Sent: Monday, February 5, 2018 10:06 PM
To: Patrick Goff
Subject: FW: Two cents on Clear Creek Crossing

Mr. Goff, I received the following email with regard to the Clear Creek Crossing project. I have not read this information.

Sincerely,

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Lloyd Levy [mailto:lloydlevy@aol.com]
Sent: Wednesday, January 31, 2018 6:10 PM
To: William J. Starker <wstarker@starker.net>
Subject: Two cents on Clear Creek Crossing

Hi, Bud --

I'd like to share this think piece with you. It's my two cents on Clear Creek Crossing, apropos of the chatter I hear that some politicos and others in the local opinion bubble oppose the proposed project because it might include a hospital that might compete with and hurt SCL Lutheran.

Aside from the fact the two "mights" don't make a "will" I think folks trying to protect Lutheran via city council zoning powers are over-reacting and over-reaching. And that's the summary of my opinion as expressed in the following short essay/editorial:

> I haven't done any real economic analysis (And who has, I might ask, that would be willing to publish and be scrutinized?) so any opinion I have about the impact to Lutheran of a new hospital, if that's what really materializes at a Clear Creek Crossing development, is based on the policy pieces I've gathered and considered on the subject of competition in the hospital space. (Links to these pieces available on request.)
> The arguments in the policy pieces leave me thinking that SCL Lutheran can survive, maybe even prosper, if it's managed right, even in the face of more competition. Moreover, the policy pieces suggest that competition may be good for health care consumers as a whole in a market area with multiple hospitals. But leave that aside.
> What's more important to me is my pretty strong feeling that the Wheat Ridge City Council shouldn't oppose this development because of the specter of a new hospital. I say specter because, as we all know, a lot can happen between the permitting stage and the final deals that determine the fate of a complex development proposal. What I do think that the Wheat Ridge city council should focus on is the proposed development's overall concept, its appropriateness for the city's plan, and its contribution to the city's fiscal health.
> What I think the city council should not do is get hung up trying to protect the interests of a particular corporate entity for dubious economic or even compelling sentimental reasons. In that regard, I have to say that this project seems well aligned with the comprehensive goals of our fair city because--whether the anchor is a hospital, something else in the health care sector, or any other primary and stable employer--this particular developer proposes that its anchor be, in fact, just such an employer, with the added benefit of an employment-centered, multi-use district surrounding the employment core.
> To me that kind of development proposal is a cut above the typical mega-retail proposal or even retail-plus-residential. So tell me, why can't this Clear Creek Crossing development succeed and, if it does succeed, why wouldn't that be a good thing for all of Wheat Ridge and for Wheat Ridge's citizens and voters?

Hope all's well and you're still having fun as mayor. And best always to Mary.

-- L.

Lloyd Levy
3275 Upham St
Wheat Ridge, Colorado 80033
303-458-5363 lloydlevy@aol.com

Patrick Goff

From: Zackary Wallace
Sent: Wednesday, February 7, 2018 12:32 PM
To: Patrick Goff
Subject: FW: Pleased with design plan for Clear Creek Crossing

Patrick,
I received the message below regarding Clear Creek Crossing. I also have a hard copy if you'd like me to bring that downstairs.

Thanks,
Zack Wallace Mendez
Planner II
303-235-2852

City of Wheat Ridge
Community Development

From: Margie Seyfer [mailto:seyfermarg@aol.com]
Sent: Tuesday, February 6, 2018 2:42 PM
To: Zackary Wallace <zwallace@ci.wheatridge.co.us>
Subject: Pleased with design plan for Clear Creek Crossing

Zach:

Please share my positive vote for this plan. It's very exciting!

I plan to attend city council meeting on the 12th.

Thank you!

Margie Seyfer, membership
Wheat Ridge Business Association

303-233-0836

SCL Health
LUTHERAN

To: Bud Starker, Mayor
Wheat Ridge City Council

C: Patrick Goff, City Manager
Kenneth Johnstone, Community Development Director

From: Grant Wicklund, President and CEO, Lutheran Medical Center

Re: Ordinance 01-2018 – Rezoning Request Case No. WZ-16-07/Clear Creek Crossing

On January 4, 2018, Lutheran Medical Center was notified by city staff that the Clear Creek Crossing development plans include a hospital as the anchor tenant. Not only has the proposed use been negotiated for over six months in secrecy, the approval timeline has been aggressively established to prevent a full understanding of the impact on residents and the community of Wheat Ridge. Indeed, the neighborhood meetings to discuss the rezoning were conveniently held before the proposed hospital was disclosed, thereby avoiding routine public discourse over the need for another hospital facility.

Furthermore, as the town's largest employer and anchor institution for more than 100 years, Lutheran was intentionally left out of discussions that could help shape such an important development in the community. Specifically, Evergreen Devco, the owner of Clear Creek Crossing, and city officials decided to withhold information on the proposed hospital from Lutheran and City Council, until January 2, 2018. The lack of transparency throughout this process is shocking and not in the best interest of the citizens of Wheat Ridge or its loyal businesses.

While Lutheran is highly supportive of economic development in the city of Wheat Ridge and has demonstrated its commitment to the community through active participation in economic development efforts over the years, we cannot support the unnecessary addition of another hospital in the community. Adding another hospital will not increase the tax revenue for the city or bring the employment promised. Given the extreme nursing shortage across the country and in Colorado, these valuable resources will just be shifted from one or more institutions to another, thereby raising the cost of healthcare.

Lastly, plans to approve a rezone to include another hospital were not part of the Envision Wheat Ridge Comprehensive Neighborhood Plan. In fact, the Plan explicitly states that "the City and its economic development partners will work with the community's existing employers such as [Exempla] Lutheran Hospital to maintain and grow operations to provide quality local jobs to residents" (ELU 3.1). It begs the question as to whether a new hospital meets the needs of the community and why such a valued community partner, by the City's own account, was excluded from the dialogue.

Lutheran has invested more than $225M on its campus since 2010 to ensure it could meet the healthcare needs of the community. Changing the landscape of healthcare in the community without an identified need jeopardizes the ability to continue to make future investments while providing high quality healthcare services.

We respectfully ask you to consider delaying approval of the proposed development until your constituents and business owners can fully evaluate the project's impact.

LUTHERAN MEDICAL CENTER
8300 West 38th Avenue, Wheat Ridge, CO 80033 P 303-425-4500 lutheranmedicalcenter.org

Patrick Goff

From: Davis, Kristi L <Kristi.Davis@sclhs.net>
Sent: Monday, February 5, 2018 2:42 PM
To: Patrick Goff
Subject: FW: Lutheran Needs Your Help!
Attachments: LMC staff letter of objection.docx

Importance: High

FYI

Kristi Davis, MBA MSHA
Sr. Director System Medical Staff Services
SCL Health
Phone 303.467.4294
Mobile 303.981.8809

"Change is the law of life. And those who look only to the past or the present are certain to miss the future" JFK

From: Ellis, Sarah **On Behalf Of** Wicklund, Grant
Sent: Monday, February 05, 2018 2:40 PM
To: eh-lmc-hospital-campus <eh-lmc-hospital-campus@exempla.org>; eh-lmc-hospital-other <eh-lmc-hospital-other@sclhs.net>; EH-LMC-Hospice-staff <EH-LMC-Hospice-staff@exempla.org>; EH-LMC-WestPines <EH-LMC-WestPines@exempla.org>
Subject: Lutheran Needs Your Help!
Importance: High

TO: Lutheran Associates, Physicians, Volunteers, LMC Foundation Board

FROM: Grant Wicklund, President and CEO

DATE: February 5, 2018

SUBJECT: Lutheran Needs Your Help

I am writing to update you regarding the plans for University of Colorado Health to develop a healthcare facility at Clear Creek Crossing in the Wheat Ridge community and ask for your help.

The Wheat Ridge City Council is meeting Feb. 12 to determine whether or not to allow the Clear Creek Crossing development to include a hospital use. The parcel of land that is being developed, near the intersection of I-70 and State Highway 58, includes plans for residential and commercial use, but is not currently zoned to allow a hospital.

While we are highly supportive of economic development in the city of Wheat Ridge, including this project, we cannot support the unnecessary addition of another healthcare facility in such close proximity to our own. St. Anthony's Hospital is in agreement with us on this matter.

We need your support in convincing city officials that this additional healthcare facility is both unneeded and will result in a devastating economic blow to Lutheran Medical Center, the city's largest employer. If you are a resident or business owner in Wheat Ridge, your voice is especially critical.

Please consider taking one of the following steps to help ensure Lutheran's viability for the future:

- Attend the Wheat Ridge City Council meeting at 7 p.m. on Monday, Feb. 12. Please click here to register so we can plan for who will be there.
- Send a letter of objection to the Mayor and City Council prior to the City Council meeting on Feb. 12. Click here for a draft email with the email addresses to use. Please open the attached letter, add your name and position, then copy and paste it in the email and forward from your work email.
- Call members of the Wheat Ridge City Council and the Mayor and ask them to oppose rezoning for a hospital as proposed. Contact information can be found at: https://www.ci.wheatridge.co.us/128/City-Council.

Lutheran has engaged a team of advisors, legal counsel and community representatives to execute a strong response to this issue. Our hope is that the City Council will heed the call for more time to study the impact of this request in a transparent process, or to deny the rezoning request as it is proposed.

We believe that increasing the number of hospital beds in Wheat Ridge is not in the community's best interest. Based on current research, using Colorado Hospital Association data, community growth will not require additional hospital beds.

Further, this aspect of the development planning has occurred largely in secret, without giving the neighbors, the community or Lutheran an opportunity to study the community or business impact of adding a hospital in such close proximity to other healthcare facilities. The planning for a hospital was conducted under a non-disclosure agreement between city staff, the developer and UC Health for many months. We only became aware of this possibility a few weeks before the final decisions were to be made.

We are committed to providing Jefferson County citizens with access to the healthcare they need at a cost that is as low as we can continue to afford to provide it. This new facility jeopardizes our ability to do so.

As an integral part of the Wheat Ridge community, Lutheran has a vested interest in its economic success. We fully support a reasoned approach to development, including development of the Clear Creek Crossing parcel.

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

We are writing to you today, as volunteers at Lutheran Medical Center, to express our strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

We ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Volunteer's Name	Signature	Date Signed
Linda Louder	Linda Louder	2/6/18
Mary Taylor	Mary Taylor	2/6/18
~~Linda Louder~~	~~Linda Loud~~	
Linda Babcock	Linda Babcock	2/6/18
Sue Obluda	Sue Obluda	2/6/18
Pat Kirchmar	Pat Kirchmar	2-6-18
Judy Kugler	Judy Kugler	2-06-18

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

We are writing to you today, as volunteers at Lutheran Medical Center, to express our strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

We ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Volunteer's Name	Signature	Date Signed
Terri Applebach	Terri L. Applebach	2/6/18
MARGARET Toohey	Margaret M. Toohey	2/6/18
Mary Himschoot	Mary Himschoot	2/6/18
Charlene Pierce	Charlene B Pierce	2/6/18
Bonnie K Hayes	Bonnie K Hayes	2/6/18
Jane Schnabel	Jane M. Schnabel	2/6/18
Diane Hall	Diane Hall	2/6/18

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

We are writing to you today, as volunteers at Lutheran Medical Center, to express our strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

We ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Volunteer's Name	Signature	Date Signed
MAUREEN MATIS	Maureen Matis	2/6/18
RON TENNANT	R Tennant	2-6-18
Doug Henry	Doug Henry	2-6-18
ROBERT SUGLIA	Robert Suglia	2/6/18
Leslie Bettinger	Leslie Bettinger	2/6/18
JoANN Garramone	Joann Garramone	2-6-18
Brigitte Martin	Brigitte Martin	2/6/18

Laura McAvoy

From: Bud Starker
Sent: Thursday, February 8, 2018 10:33 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Jim Abela**" <abela@mimdocs.com>
Date: Thu, Feb 8, 2018 at 9:37 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a physician at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,
Victor Abela, DO

Patrick Goff

From: Alicea, Mirinda M <Mirinda.Alicea@sclhs.net>
Sent: Tuesday, February 6, 2018 10:58 AM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

To Whom It May Concern,

I am writing to you today, as an Registered Nurse at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Mindy Alicea RN, BSN

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:27 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Almquist, Sarah L [mailto:Sarah.Almquist@sclhs.net]
Sent: Monday, February 5, 2018 3:48 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members
I am writing to you today, as a leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest.
The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.
This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.
Respectfully,
Sarah Almquist BSN, RN, CEN, BC-PRN

Sarah Almquist, BSN, RN, CEN, BC-PRN
Clinical Nurse Educator
Emergency and Trauma Services
Lutheran Medical Center
Office: 303-467-8847
Cell: 303-847-7843

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:51 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Arnold, Wesley [mailto:WESLEY.ARNOLD@sclhs.net]
Sent: Monday, February 5, 2018 2:53 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

Dear Mayor Starker and Wheat Ridge City Council Members:

I am writing to you today, as an associate at Lutheran Medical Center and a resident of the City of Wheat Ridge, to express my ardent opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in our city.

The addition of an unnecessary acute care facility will be detrimental to the best interest of the community.

The community already has three hospitals very near, and more than sufficient beds available for inpatient care. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer. It is also the hospital I trust to deliver care to my family, including my daughter with special needs, who has been treated in the Lutheran Emergency Department on two occasions since moving to Wheat Ridge in 2014.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on us, your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Wesley Arnold
Project Manager, Planning & Construction
SCL Health | www.sclhealth.org
500 Eldorado Blvd, Suite 4300
Broomfield, CO, 80021
P: 303.813.5121 (x25121)
M: 303.870.7217

Laura McAvoy

From: Monica Duran
Sent: Wednesday, February 7, 2018 9:47 AM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Arellano, Jennifer" <Jennifer.Arellano@sclhs.net>
Date: February 7, 2018 at 8:36:06 AM MST
To: "bstarker@ci.wheatridge.co.us" <bstarker@ci.wheatridge.co.us>, "mduran@ci.wheatridge.co.us" <mduran@ci.wheatridge.co.us>, "jhoppe@ci.wheatridge.co.us" <jhoppe@ci.wheatridge.co.us>, "kdavis@ci.wheatridge.co.us" <kdavis@ci.wheatridge.co.us>, "zurban@ci.wheatridge.co.us" <zurban@ci.wheatridge.co.us>, "tfitzgerald@ci.wheatridge.co.us" <tfitzgerald@ci.wheatridge.co.us>, "gpond@ci.wheatridge.co.us" <gpond@ci.wheatridge.co.us>, "lmathews@ci.wheatridge.co.us" <lmathews@ci.wheatridge.co.us>, "ldozeman@ci.wheatridge.co.us" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Jennifer Arellano

Customer Service Representative

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a physician at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Juhi Asad, DO FACOS

Surgical Specialist of Colorado

Laura McAvoy

From:	Anita Azari <akazari1@gmail.com>
Sent:	Wednesday, February 7, 2018 1:17 PM
To:	Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject:	Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today as a Foundation Board Member at Lutheran Medical Center, an interested community member and as a former employee of Lutheran to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

The community already has three hospitals in close proximity with more than enough hospital beds to serve our population. Another facility will result in a devastating economic blow, not only to Lutheran, the city's longtime healthcare partner, but to all the Wheat Ridge residents that are gainfully employed by the city's largest employer.

This is not in our community's best interest.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Anita G. Azari

Lutheran Medical Center Foundation Board Member

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:47 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

City of Wheat Ridge
OFFICE OF THE MAYOR

From: Baca DeGarie, Danielle [mailto:Danielle.BacaDeGarie@sclhs.net]
Sent: Monday, February 5, 2018 3:00 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a dietitian at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility. In nutrition services, we struggle to find qualified food service workers who pass the background checks and drug screens that are required in a hospital setting. Pulling talent from this small pool will further stress staffing across all the hospitals in the area.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts. As a resident of the Applewood Valley neighborhood, I am even more concerned in how this area is developed. A hospital in this

location will only fracture the sense of community that has been long established with Lutheran Medical Center and the surrounding areas.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for our underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on our citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Danielle Baca DeGarie, MS RD
Clinical Nutrition Manager, Sodexo Nutrition Services
Good Samaritan & Lutheran Medical Centers
303-689-5509
danielle.degarie@sclhs.net

Residential Address:
2190 Alkire Street
Golden, CO 80401
303-880-4335

Laura McAvoy

From: Baca, Melissa <Melissa.Baca@sclhs.net>
Sent: Wednesday, February 7, 2018 11:42 AM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members
I am writing to you today, as a Culinary Supervisor at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge. Saddling the local community with an unneeded hospital is not in the community's best interest.
The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.
This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.
Respectfully,

Melissa Baca
SCL Culinary Supervisor
Sodexo Chef Manager
SCL Health, Lutheran Medical Center
8300 W. 38th Ave.
Wheat Ridge, CO 80033
P: 303-403-6981
Melissa.Baca@sclhs.net

Laura McAvoy

From:	Bud Starker
Sent:	Thursday, February 8, 2018 10:36 AM
To:	Patrick Goff
Subject:	Fwd: Opposition to Clear Creek Crossing Rezoning
Attachments:	image001.png

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Baird, Rhonda**" <RHONDA.BAIRD@sclhs.net>
Date: Thu, Feb 8, 2018 at 8:51 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

Good Morning, my name is Rhonda Baird, and I am the manager of the Breast Care Center at Lutheran Medical Center. I wish to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

I will also be in attendance at the Wheat Ridge City Council meeting on Monday, February 12, to oppose this rezoning request.

Thank you for your consideration,

Rhonda Baird

Rhonda Baird, BS, RT(R,M)
Manager, Lutheran Breast Care Center
6455 Lutheran Parkway, Suite 108
Wheat Ridge, CO 80033
Phone: 303.425.2946
Fax: 303.403.3007

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:50 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Ball, Christina [mailto:Christina.Ball@sclhs.net]
Sent: Monday, February 5, 2018 2:53 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

I oppose any new healthcare facility in the Wheatridge area. I have worked for Lutheran for over 14 years providing cancer care to the community and would like to continue to do so. We do excellent work here and want to continue to be the main hospital in the area to serve the community.

Thank you!

Christy Ball
RN, BSN, OCN, SSC
Lutheran Infusion Center
Christina.ball@sclhs.net
303-425-8259

Laura McAvoy

From: Monica Duran
Sent: Wednesday, February 7, 2018 9:48 AM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Baker, Elizabeth A" <Elizabeth.Baker@sclhs.net>
Date: February 7, 2018 at 9:27:27 AM MST
To: "bstarker@ci.wheatridge.co.us" <bstarker@ci.wheatridge.co.us>, "mduran@ci.wheatridge.co.us" <mduran@ci.wheatridge.co.us>, "jhoppe@ci.wheatridge.co.us" <jhoppe@ci.wheatridge.co.us>, "kdavis@ci.wheatridge.co.us" <kdavis@ci.wheatridge.co.us>, "zurban@ci.wheatridge.co.us" <zurban@ci.wheatridge.co.us>, "tfitzgerald@ci.wheatridge.co.us" <tfitzgerald@ci.wheatridge.co.us>, "gpond@ci.wheatridge.co.us" <gpond@ci.wheatridge.co.us>, "lmathews@ci.wheatridge.co.us" <lmathews@ci.wheatridge.co.us>, "ldozeman@ci.wheatridge.co.us" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Elizabeth Baker, Marketing Manager

Laura McAvoy

From: Bud Starker
Sent: Thursday, February 8, 2018 10:35 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Banuelos, Ismelda**" <Ismelda.Banuelos@sclhs.net>
Date: Thu, Feb 8, 2018 at 9:01 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

My name is: Ismelda Banuelos
I am (writing to you today) as an {associate } at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed. Thank you.

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 8:42 AM
To: Laura McAvoy
Subject: Fwd: Rezoning the Clear Creek Crossing development plan

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Barry, Stephanie" <Stephanie.Barry@sclhs.net>
Date: 2/8/18 8:38 AM (GMT-07:00)
To: Bud Starker <bstarker@ci.wheatridge.co.us>, Patrick Goff <pgoff@ci.wheatridge.co.us>, Monica Duran <mduran@ci.wheatridge.co.us>, Janeece Hoppe <jhoppe@ci.wheatridge.co.us>, Kristi Davis <KDavis@ci.wheatridge.co.us>, Zachary Urban <zurban@ci.wheatridge.co.us>, Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>, George Pond <GPond@ci.wheatridge.co.us>, Larry Mathews <lmathews@ci.wheatridge.co.us>, Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Rezoning the Clear Creek Crossing development plan

Dear Sirs and City Council Members,

My name is Stephanie Barry. I am writing you today as a Registered Nurse at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Thank you,
Stephanie Barry RN
CVL OBS Charge
Lutheran Medical Center
303-425-8255

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:28 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

City of Wheat Ridge
OFFICE OF THE MAYOR

From: Batchelder, Cynthia [mailto:CYNTHIA.BATCHELDER@sclhs.net]
Sent: Monday, February 5, 2018 3:29 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members:

I am writing to you today, as a leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge. Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer. Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Cynthia Batchelder

Cynthia Batchelder
Director, Strategic Initiatives & Operations Reporting
Administration
Lutheran Medical Center
8300 West 38th Avenue
Wheat Ridge, CO 80033

(303) 467-8828 - office
(908) 672-3997 - mobile
(303) 425-8198 – fax

Patrick Goff

From: Bud Starker
Sent: Thursday, February 8, 2018 9:45 AM
To: Patrick Goff
Subject: Fwd: Clear Creek Crossing Development

Get Outlook for iOS

---------- Forwarded message ----------
From: **"Julie Bauer"** <juliebauer@live.com>
Date: Thu, Feb 8, 2018 at 9:11 AM -0700
Subject: Clear Creek Crossing Development
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>

My name is Julie Bauer, I am a registered nurse at Lutheran Medical Center and I am writing you today to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the city of Wheat Ridge.

For multiple reasons, building another hospital in Wheat Ridge is not in the community's best interest and will strike a huge blow to the city's largest employer and long time health partner, Lutheran Medical Center. This plan was developed behind closed doors and without appropriate community involvement!

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses, and the affordability of healthcare in Wheat Ridge. Please reject this rezoning request as it is proposed.

Thank you from a proud employee of 6 years at Lutheran Medical Center,
Julie Bauer
901-230-6550

Laura McAvoy

From: Monica Duran
Sent: Wednesday, February 7, 2018 9:45 AM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Beals, Barbara" <Barbara.Beals@sclhs.net>
Date: February 7, 2018 at 7:24:38 AM MST
To: "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a nurse at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully, Barbara Beals RN

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 8:36 AM
To: Laura McAvoy
Subject: Fwd: Deny rezoning request

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Beasley, Calvin" <Calvin.Beasley@sclhs.net>
Date: 2/8/18 7:57 AM (GMT-07:00)
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Deny rezoning request

Dear Mr. Goff,
I am writing to you today as an leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed. Thank you.

Thank you,

Calvin

Calvin Beasley,
Director of Supply Chain
Lutheran Medical Center
303-467-4758
8300 W. 38th Ave
Wheat Ridge, CO 80033

SCL Health

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:24 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

City of Wheat Ridge
OFFICE OF THE MAYOR

From: Bell, Melisa, M [mailto:Melisa.Bell@sclhs.net]
Sent: Monday, February 5, 2018 5:19 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an Certified Nurse Aide at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Melisa Bell, CNA

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 12:47 PM
To: Laura McAvoy
Subject: Fwd: Opposition to Rezoning at Clear Creek Crossing to include Hospital use

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Linda Beshore <lebeshore@gmail.com>
Date: 2/8/18 12:37 PM (GMT-07:00)
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Fwd: Opposition to Rezoning at Clear Creek Crossing to include Hospital use

To: Wheat Ridge Mayor Bud Starker

My name is Linda Beshore

I am writing to you today as a current volunteer and as a supporter of Lutheran Medical Center since 1965, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building another hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge and the surrounding communities. Please reject this zoning request as it is proposed.

Thank you.
Linda Beshore
Volunteer, Collier Hospice Center at Lutheran Medical Center

Laura McAvoy

From: Monica Duran
Sent: Wednesday, February 7, 2018 9:48 AM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Bickel, Crystal" <Crystal.Bickel@sclhs.net>
Date: February 7, 2018 at 9:01:59 AM MST
To: "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate of SCL Health, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge. Saddling the local community with an unneeded hospital is not in the community's best interest. The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts. Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,
Crystal Bickel - Senior Application Analyst, Revenue & Finance

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:25 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Black-Andersen, Denise [mailto:Denise.Black-Andersen@sclhs.net]
Sent: Monday, February 5, 2018 5:03 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest.
The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.
This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.
Respectfully,

Denise Black-Andersen

Denise Black-Andersen, Director
Cancer Service Line & Specialty Services, and
Lutheran Hospice at Collier Hospice Center
Ph: 303-425-8145
Cell: 303-921-7008
Fax: 303-467-8921
Denise.Black-Andersen@sclhs.net

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:54 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning from local registered nurse

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Bonicelli, Kimberly A [mailto:Kimberly.Bonicelli@sclhs.net]
Sent: Monday, February 5, 2018 10:25 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning from local registered nurse

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as registered nurse at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest. Furthermore, there are hundreds of staff that depend on our jobs here. This decision you are making is not only detrimental to our hospital that we love, but to us even having a place to work.

I've personally almost worked at a UC hospital and the pay is not near the same as Lutheran. I drive all the way from Aurora just to work here and I love this community. If you guys add another hospital, it will not only take staff, but most of our patients. We will eventually be forced to find new jobs.

There is not even enough nurses to staff the hospitals we do have in this state, it makes no sense to add another non-profit healthcare facility!

Every patient and staff member loves this hospital! How could you guys make such a careless decision that no one will benefit from!!!

I ask that you reconsider this decision and actually try to care about the people in this community.
Respectfully,
Kimberly Bonicelli RN ICU

Laura McAvoy

From: Bud Starker
Sent: Friday, February 9, 2018 9:53 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Fernando J. Boschini MD**" <FBoschiniMD@RMRad.co>
Date: Fri, Feb 9, 2018 at 6:10 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Patrick Goff" <pgoff@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

Dear Mayor and City Council of Wheat Ridge:

I am writing as a physician at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Thank you,

--
Fernando J. Boschini, MD
Rocky Mountain Radiologists, P.C.
1873 S. Bellaire Street, Suite 420, Denver CO 80222
fboschinimd@rmrad.co
Cell: (919) 452-6227; Office: (303) 753-1191; Fax: (303) 753-6636

Patrick Goff

From: Monica Duran
Sent: Tuesday, February 6, 2018 10:28 PM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Bridges, Julie" <Julie.Bridges@sclhs.net>
Date: February 6, 2018 at 1:16:56 PM MST
To: "bstarker@ci.wheatridge.co.us" <bstarker@ci.wheatridge.co.us>, "mduran@ci.wheatridge.co.us" <mduran@ci.wheatridge.co.us>, "jhoppe@ci.wheatridge.co.us" <jhoppe@ci.wheatridge.co.us>, "kdavis@ci.wheatridge.co.us" <kdavis@ci.wheatridge.co.us>, "zurban@ci.wheatridge.co.us" <zurban@ci.wheatridge.co.us>, "tfitzgerald@ci.wheatridge.co.us" <tfitzgerald@ci.wheatridge.co.us>, "gpond@ci.wheatridge.co.us" <gpond@ci.wheatridge.co.us>, "lmathews@ci.wheatridge.co.us" <lmathews@ci.wheatridge.co.us>, "ldozeman@ci.wheatridge.co.us" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Julie Bridges, MBA, BSN, RN, CEN

Trauma Nurse Coordinator
Lutheran Medical Center
8300 W. 38th Avenue
Wheat Ridge, CO 80033
Julie.Bridges@sclhs.net
303-425-2701

Dear Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members,

I am writing to you today, as a Leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Andrea Burch, RN
Vice President and Chief Nursing Officer

Laura McAvoy

From: Bud Starker
Sent: Thursday, February 8, 2018 10:33 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Burns, Ariel R**" <Ariel.Burns@sclhs.net>
Date: Thu, Feb 8, 2018 at 10:18 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

My name is Ariel Burns. I am writing to you today as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed. Thank you.

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:21 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: BURNS, SUZAN [mailto:SUZAN.BURNS@sclhs.net]
Sent: Monday, February 5, 2018 9:45 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Staff Nurse at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Suzan Burns RN

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 8:41 AM
To: Laura McAvoy
Subject: Fwd: Rezoning of Clear Creek Crossing

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Bud Starker <bstarker@ci.wheatridge.co.us>
Date: 2/7/18 7:20 PM (GMT-07:00)
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Fwd: Rezoning of Clear Creek Crossing

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Charlene Burt**" <werburt@q.com>
Date: Wed, Feb 7, 2018 at 5:49 PM -0700
Subject: Rezoning of Clear Creek Crossing
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center and also as a Wheat Ridge resident , to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Charlene Burt

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:20 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Patrick,

I have received a number of emails on the project captioned above. I am forwarding them to you. This one is the only one accompanied by this introduction. Please feel free to contact me with any questions.

Sincerely yours,

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Bushee, Indica [mailto:INDICA.BUSHEE@sclhs.net]
Sent: Monday, February 5, 2018 9:59 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate and leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in

Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Indica

Indica Bushee, BSN, RN
Clinical Nurse Educator
Progressive Care Unit – LMC
8300 W 38th Ave
Wheat Ridge, CO 80033
720.975.4200 cell
303.403.6810 or x26810
Indica.bushee@sclhs.net

Patrick Goff

From: Bud Starker
Sent: Tuesday, February 6, 2018 10:34 AM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Cannon, Shelly [mailto:Shelly.Cannon@sclhs.net]
Sent: Tuesday, February 6, 2018 10:25 AM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Registered Nurse and 28 year associate and care-giver in the PACU at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest.
The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,
Shelly Cannon

Shelly Cannon MSN, RN, AGCNS-BC, CPAN, RN-BC
Clinical Level V, PACU
Lutheran Medical Center, SCL
303-425-8506 (w)
303-916-1607 (c)

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Jason Cardona, PharmD

Director of Pharmacy

Patrick Goff

From:	Caudill, Tracie <Tracie.Caudill@sclhs.net>
Sent:	Tuesday, February 6, 2018 9:01 AM
To:	Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject:	Opposition to Clear Creek Crossing Rezoning
Importance:	High

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Nursing Leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Tracie L. Caudill, RN

Tracie Caudill, RN
WP House Supervisor
303-518-7705

Whatever you do, do with kindness. Whatever you say, say with kindness. Wherever you go, radiate kindness.

Jonathan Lockwood Huie

Laura McAvoy

From: Patrick Goff
Sent: Wednesday, February 7, 2018 4:57 PM
To: Laura McAvoy
Subject: FW: Clear Creek Crossing

Patrick Goff
City Manager
City of Wheat Ridge
7500 W. 29th Ave.
Wheat Ridge, CO 80033
303-235-2805 (office)
303-995-6465 (mobile)
www.ci.wheatridge.co.us

From: Chao, Cheryl, L [mailto:Cheryl.Chao@sclhs.net]
Sent: Wednesday, February 7, 2018 4:54 PM
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Clear Creek Crossing

My name is Cheryl Chao,

I am writing to you today as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed. Thank you for your consideration!

Patrick Goff

From: Monica Duran
Sent: Monday, February 5, 2018 10:02 PM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: Daniel Cheek <cheekd@usacs.com>
Date: February 5, 2018 at 5:42:58 PM MST
To: "mduran@ci.wheatridge.co.us" <mduran@ci.wheatridge.co.us>, "jhoppe@ci.wheatridge.co.us" <jhoppe@ci.wheatridge.co.us>, "kdavis@ci.wheatridge.co.us" <kdavis@ci.wheatridge.co.us>, "zurban@ci.wheatridge.co.us" <zurban@ci.wheatridge.co.us>, "lmathews@ci.wheatridge.co.us" <lmathews@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an Emergency Room Physician at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Dan Cheek, M.D.

USACS, FACEP, SCL associate physician

Daniel Cheek
cheekd@usacs.com
SCL Health Associate EMS Director
Medical Director Frederick-Firestone Fire Protection EMS
720-273-5064

Daniel Cheek
EMS Director, USACS Southeast & West
cheekd@usacs.com

IMPORTANT WARNING The documents accompanying this transmission may contain health information that is legally privileged. This information is only intended for the use of the recipient named. The authorized recipient of this information is prohibited from disclosing it to any other party unless required to do so by law or regulation and is required to destroy the information after its stated need has been fulfilled. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or action taken in reliance on the contents of this document is strictly prohibited. If you have received this information in error, please notify the sender immediately so that arrangements can be made for the return or destruction of these documents. Health care information is personal and sensitive information related to a person's health care. It is being emailed to you after appropriate authorization from the patient or under circumstances that do not require authorization. You are obligated to maintain it in a safe, secure and confidential manner. Re-disclosure without additional patient authorization or as permitted by law is prohibited. Unauthorized re-disclosure or failure to maintain confidentiality could subject you to civil liability and penalties described in federal and state law.

Laura McAvoy

From: Bud Starker
Sent: Thursday, February 8, 2018 10:33 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Cline, Sharon**" <Sharon.Cline@sclhs.net>
Date: Thu, Feb 8, 2018 at 9:53 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

My name Sharon Cline, RN.

I am writing as an RN-Case Manager at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

Lutheran Medical Center has served this community for many years and has established partnerships with doctors, clinics, home health organizations, hospice and homeless shelters. It is not in the best interest of this community to disrupt the strong connection we have all worked hard to maintain. In light of the fact that there are many-many free standing ER's in the area, there is no need for another full service hospital as we have two in close proximity already. This would be a waste of resources and usable space.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed. Thank you.

Sharon Cline, RN
Care Management
Lutheran Medical Center
8300 W 38th Avenue
Wheat Ridge, CO 80033
(303) 425-2923

Patrick Goff

From: Monica Duran
Sent: Tuesday, February 6, 2018 10:30 PM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning
Attachments: image001.png; image002.png

Sent from my iPhone

Begin forwarded message:

From: "Corpuz, Lilia I" <Lilia.Corpuz@sclhs.net>
Date: February 6, 2018 at 3:40:44 PM MST
To: "bstarker@ci.wheatridge.co.us" <bstarker@ci.wheatridge.co.us>, "mduran@ci.wheatridge.co.us" <mduran@ci.wheatridge.co.us>, "jhoppe@ci.wheatridge.co.us" <jhoppe@ci.wheatridge.co.us>, "kdavis@ci.wheatridge.co.us" <kdavis@ci.wheatridge.co.us>, "zurban@ci.wheatridge.co.us" <zurban@ci.wheatridge.co.us>, "tfitzgerald@ci.wheatridge.co.us" <tfitzgerald@ci.wheatridge.co.us>, "gpond@ci.wheatridge.co.us" <gpond@ci.wheatridge.co.us>, "lmathews@ci.wheatridge.co.us" <lmathews@ci.wheatridge.co.us>, "ldozeman@ci.wheatridge.co.us" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest.
The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.
This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,
Lilia Corpuz, STSC Manager

Lilia Corpuz
Manager – STSC (IT) Business Relationship Management
SCL Health

Office- 303 403 7715
Cell - 303 501 6335
Lilia.Corpuz@sclhs.net

Patrick Goff

From: Bud Starker
Sent: Thursday, February 8, 2018 9:45 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Kathy Crabtree**" <crabtree@mimdocs.com>
Date: Thu, Feb 8, 2018 at 9:13 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a physician at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Kathy Crabtree, MD

MiM Hospitalist

Chief Performance Officer

Cell: 720-933-3996

Patrick Goff

From: Monica Duran
Sent: Tuesday, February 6, 2018 10:29 PM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Cunningham, Phyllis" <Phyllis.Cunningham@sclhs.net>
Date: February 6, 2018 at 1:54:52 PM MST
To: "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Phyllis Cunningham

Patrick Goff

From: Monica Duran
Sent: Tuesday, February 6, 2018 10:26 PM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Cupich, John" <JOHN.CUPICH@sclhs.net>
Date: February 6, 2018 at 11:57:09 AM MST
To: "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

Dear Mayor of Wheat Ridge, City Council Members, and Whom Ever It May Concern:

While I am highly supportive of economic development in the city of Wheat Ridge, including this project, I cannot support the unnecessary addition of another healthcare facility in such close proximity to our own.

I am a resident of Arvada and am concerned in further ongoing project consideration of moving forward. I plan to attend the community meeting next Monday 2/12/18 to support others and myself who are in opposition to the Clear Creek Crossing Rezoning.

Respectfully,

John S. Cupich
303 912 4055

West Pines Behavioral Health
3400 Lutheran Parkway BLDG 6
Wheat Ridge, CO 80033
303 467 4000
Therapist/Case Manager

Patrick Goff

From: Monica Duran
Sent: Tuesday, February 6, 2018 10:31 PM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning
Attachments: image001.jpg

Sent from my iPhone

Begin forwarded message:

From: "Davis, Kristen" <Kristen.Davis@sclhs.net>
Date: February 6, 2018 at 3:51:09 PM MST
To: "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

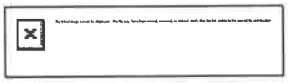
This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,
Kristen Davis, MS, RDN

Kristen Davis, MS,RD
Director-Nutrition Services
SCL Health, Lutheran Medical Center
8300 W. 38th Ave.
Wheat Ridge, CO 80033
P: 303-467-8973
F: 303-425-2027
Kristen.Davis@sclhs.net



Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 3:23 PM
To: Laura McAvoy
Subject: FW: STRONG Opposition to Clear Creek Crossing Rezoning

Patrick Goff
City Manager
City of Wheat Ridge
7500 W. 29th Ave.
Wheat Ridge, CO 80033
303-235-2805 (office)
303-995-6465 (mobile)
www.ci.wheatridge.co.us

City of Wheat Ridge
CITY MANAGER'S OFFICE

From: Bud Starker
Sent: Thursday, February 8, 2018 2:13 PM
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Fwd: STRONG Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Julynn DeMarco**" <demarco@mimdocs.com>
Date: Thu, Feb 8, 2018 at 2:12 PM -0700
Subject: STRONG Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a member of the Wheat Ridge / Lutheran Medical Center community, and a long time healthcare employee, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Julynn DeMarco

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 8:40 AM
To: Laura McAvoy
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning from local business and physician group
Attachments: image001.jpg

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Bud Starker <bstarker@ci.wheatridge.co.us>
Date: 2/7/18 7:21 PM (GMT-07:00)
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning from local business and physician group

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Jeff DesJardin**" <JDesJardin@widc.onmicrosoft.com>
Date: Wed, Feb 7, 2018 at 5:31 PM -0700
Subject: Opposition to Clear Creek Crossing Rezoning from local business and physician group
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

Mayor Starker and Wheat Ridge City Council Members

I am the senior physician at Western Infectious Disease Consultants. Our practice has been part of the Wheat Ridge community and has served Lutheran Medical Center since it was founded by Dr. Norm Fujita in 1982. I have been in the practice for 20 years and this has been my only job since completing my fellowship. Our current practice is responsible for providing Infectious Disease service to 11 different hospitals within metro-Denver. We have now grown from those humble beginnings to a group of 11 physicians with over 40 employees.

I provide this background only so you will appreciate the fact that our group has experience in a variety of hospitals and systems in the Front Range. While all of the hospitals we service have their own strengths, I can sincerely tell you that no other hospital endears itself to the community like Lutheran does to Wheat Ridge and the surrounding communities. The loyalty among patients to Lutheran is fierce and longstanding. I am originally from a small town in

Northern Wisconsin and Lutheran has maintained a small-town feel while still providing exceptional primary and subspecialty care to all patients, regardless of their economic or social standing. The addition of another hospital will only dilute much needed medical resources and adversely affect a partnership between a city and a community which in my opinion is unlike any in the metro Denver area.

Our group is very proud to be in Wheat Ridge and to be so closely associated with Lutheran. We as a collective community of medical professionals, businesses, politicians and patients have an opportunity to take a stand against predatory behavior from a system which has no altruistic motives and does not have any loyalty to Wheat Ridge or the north and west side of town.

Please consider what a unique and special relationship Wheat Ridge and the surrounding communities have with Lutheran and reject the rezoning request.

Respectively,

Jeffrey A. DesJardin, M.D.

Western Infectious Disease Consultants, P.C.
3885 Upham St #200, Wheat Ridge, CO 80033
Main: (303) 425-9245
Fax: (303)425-1378
Direct: (720)639-3222
Email: jdesjardin@widc.biz
www.widc.biz

Patrick Goff

From:	chrisdemay@q.com
Sent:	Thursday, February 8, 2018 10:14 AM
To:	Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Cc:	Patrick Goff
Subject:	Opposition to rezoning request at Clear Creek Crossing

Dear Honorable Mayor Bud Starker and Wheat Ridge City Council

I'm writing you today asking you to deny the proposed zoning change for the new Clear Creek Crossing development allowing a new hospital to be built. I've worked in the cardiac rehab department of Lutheran Medical Center for over 20 years as well as being a member of the Wheat Ridge Recreation Center since it opened and frequently shop and visit restaurants in Wheat Ridge. You can call Wheat Ridge my home away from home.

As you know the health care landscape has undergone many changes the last few years. One of these changes is the elimination of independent hospitals. Many hospitals are now owned and operated by large corporations and Lutheran is no exception. Unfortunately; many of these hospitals have become very impersonal places and the bottom line rules how the hospital is operated. The residents of Wheat Ridge and the employees of Lutheran are lucky that we have been able to maintain our long standing culture of being a community based home town hospital. Working in cardiac rehab I frequently hear from our rehab participants how amazing the care they received at Lutheran has been. They feel safe, well taken care of, and their expectations of their stay at Lutheran are greatly exceed. They may walk into the hospital feeling like a patient but when they leave they are part of the Lutheran family.

The west side of the Denver area already has a glut of hospital beds with Lutheran and St. Anthony's located so close to each other. A third hospital at the new Clear Creek Crossing development will only compound this problem. Building, equipping, and staffing a new hospital is not a cheap undertaking. This proposed new hospital will cause an unneeded duplication of services and equipment. Health care prices may initially decrease when the proposed hospital opens and they build their patient base. This will be a temporary situation; eventually the prices at the new faculty will increase as they start to recoup their initial investment as well as stay financially viable to continue to operate. This rise in health care cost will directly affect Wheat Ridge residents decreasing their disposable income due to having to pay a larger hospital bill through co-insurance.

I addition to working at Lutheran I'm also a board member of the urban renewal authority here in Northglenn so I understand the importance and difficulty bringing in new business to keep a city viable. As a NURA board member I've learned that the decisions I make shouldn't affect the residents or long term business in a bad way. These instititution are important to the residents and make up who we are as a community. It's important not to jeopardize the relationship Lutheran Medical Center has with the residents of Wheat Ridge as well as our community partnership with the city; I'm fearful this will happen if a new hospital is built in the Clear Creek Crossing development.

Thank you for taking the time from your busy day to read my letter. Once again I urge you to vote no on the proposed zoning change at the Clear Creek Crossing development allowing a hospital to be built.

Chris De May

Lutheran Medical Center Employee
9913 Alamo Drive
Northglenn, CO

Laura McAvoy

From:	Bud Starker
Sent:	Thursday, February 8, 2018 10:34 AM
To:	Patrick Goff
Subject:	Fwd: Opposition to Clear Creek Crossing Rezoning
Attachments:	image001.jpg

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Donaldson, Mitzie K**" <MITZIE.DONALDSON@sclhs.net>
Date: Thu, Feb 8, 2018 at 9:31 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

My name is Mitzie Donaldson RN MSN CGRN

I am writing to you today as a clinical manager at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

My mother has been a patient at Lutheran Medical Center many times over the last 40 years. The people in Wheat Ridge call this "their hospital". We do not need nor want another hospital in the area. It is felt by many of the patients that a new hospital would financially hurt Lutheran therefore decreasing the services available at Lutheran. The quality of care at Lutheran is exceptional and the patients do not want that to decline.

Thank you

Mitzie Donaldson RN, MSN, CGRN
Clinical Manager of Digestive Health Center (GI Lab)and
Interventional Radiology

303-425-8223

303-897-3916 (pgr)

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:50 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Importance: High

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Earlam, Armi S [mailto:ARMI.EARLAM@sclhs.net]
Sent: Monday, February 5, 2018 2:56 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning
Importance: High

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Registered Nurse at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Armi Earlam, DNP, MPA, BSN, RN, CWOCN
Lead, Wound, Ostomy and Continence Nurse Department
Lutheran Medical Center (Part of the Sisters of Charity of Leavenworth Hospital System SCLHS)
8300 West 38th Avenue
Wheat Ridge, CO 80033
Phone: 303 425-2510; in-house ext. 22510s
Cell phone 303-549-0022
Pager number 303-266-2754
Armi.earlam@sclhs.net

Notice - The information and attachment(s) contained in this communication are intended for the addressee only, and may be confidential and/or legally privileged. If you have received this communication in error, please contact the sender immediately, and delete this communication from any computer or storage system. Any interception, review, printing, copying, re-transmission, dissemination, or other use of, or taking of any action upon this information by persons or entities other than the intended recipient is strictly prohibited by law and may subject them to criminal or civil liability.

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Melissa K. Edwards
Development Coordinator, Lutheran Medical Center Foundation

Laura McAvoy

From: Monica Duran
Sent: Wednesday, February 7, 2018 9:47 AM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to rezoning of Clear Creek Crossing

Sent from my iPhone

Begin forwarded message:

From: "Ellis, Sarah" <SARAH.ELLIS@sclhs.net>
Date: February 7, 2018 at 9:00:57 AM MST
To: "bstarker@ci.wheatridge.co.us" <bstarker@ci.wheatridge.co.us>, "mduran@ci.wheatridge.co.us" <mduran@ci.wheatridge.co.us>, "jhoppe@ci.wheatridge.co.us" <jhoppe@ci.wheatridge.co.us>, "kdavis@ci.wheatridge.co.us" <kdavis@ci.wheatridge.co.us>, "zurban@ci.wheatridge.co.us" <zurban@ci.wheatridge.co.us>, "tfitzgerald@ci.wheatridge.co.us" <tfitzgerald@ci.wheatridge.co.us>, "gpond@ci.wheatridge.co.us" <gpond@ci.wheatridge.co.us>, "lmathews@ci.wheatridge.co.us" <lmathews@ci.wheatridge.co.us>, "ldozeman@ci.wheatridge.co.us" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to rezoning of Clear Creek Crossing

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,
Sarah Ellis
Communications Manager, Lutheran Medical Center

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 6:43 PM
To: Laura McAvoy
Subject: Fwd: Clear Creek Crossing development

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Evancheck, Amy" <Amy.Evancheck@sclhs.net>
Date: 2/8/18 6:24 PM (GMT-07:00)
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Clear Creek Crossing development

Dear Mr. Goff

My name is Amy Evancheck
I am writing to you today as an employee at Lutheran Medical Center for 19 years, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed. Thank you.

Sincerely,

Amy Evancheck, concerned citizen

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Clinical Engineering Manager at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Steve Farrell

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 8:35 AM
To: Laura McAvoy
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Bud Starker <bstarker@ci.wheatridge.co.us>
Date: 2/8/18 8:08 AM (GMT-07:00)
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Dr Ferguson**" <jferguson@rockymtnpulmonary.com>
Date: Thu, Feb 8, 2018 at 8:06 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

Sirs and Madams

I was also disappointed to hear of the move towards building a new hospital in the clear creek crossing. I drive by the area every day to get home, and getting off of 70 onto 58 is one of the most beautiful views I have seen in my lifetime. I'm excited about the development though and look forward to seeing more growth and commercial availability in the area.

I'm disappointed to hear of the possibility of another unnecessary hospital. I'm a health care provider in a small group in wheat ridge. We have served the community for 30 years, and have a model of friendly, compassionate service without the wasteful spending of large companies trying to make money off of people's illnesses.

You know the people of wheat ridge. You know why the people of wheat ridge live here, and not in downtown Denver. They love their community. They love their community hospitals. They love the beauty of the foothills.

A hospital like this could destroy everything we love, increase traffic and congestion, increase wasteful spending, and our patients will not get any better care, only higher costs.

Please do not allow this project.

Sincerely,
John Ferguson, MD
Rocky Mountain Pulmonary and Critical Care

Lutheran
MEDICAL CENTER | SCL Health

Dear Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members,

I am writing to you today, as an associate at Lutheran Medical Center (over 37 years of employment), to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Diana Ferrero
Executive Assistant

Laura McAvoy

Subject: FW: against UHC hospital
Attachments: council.docx

From: Patrick Goff
Sent: Friday, February 9, 2018 10:52 AM
To: Laura McAvoy <lmcavoy@ci.wheatridge.co.us>
Subject: FW: against UHC hospital

Patrick Goff
City Manager
City of Wheat Ridge
7500 W. 29th Ave.
Wheat Ridge, CO 80033
303-235-2805 (office)
303-995-6465 (mobile)
www.ci.wheatridge.co.us

City of Wheat Ridge
CITY MANAGER'S OFFICE

From: Finn, Nettie E [mailto:Nettie.Finn@sclhs.net]
Sent: Friday, February 9, 2018 10:38 AM
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: against UHC hospital

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members
I am writing to you today, as a _____ at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest.
The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.
This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.
Respectfully,

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 8:40 AM
To: Laura McAvoy
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Bud Starker <bstarker@ci.wheatridge.co.us>
Date: 2/7/18 10:24 PM (GMT-07:00)
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Bohuslav Finta**" <bofinta@gmail.com>
Date: Wed, Feb 7, 2018 at 10:18 PM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a physician at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer. With additional facility, none of the hospitals

would be able to maintain sufficient patient volume and the quality of medical care in the city would suffer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Bo Finta, MD

Cardiology and Cardiac Electrophysiology

Heart Institute of Colorado

Lutheran Medical Center

Wheat Ridge

Laura McAvoy

From: Edward Fleegler <edfleegler@googlemail.com>
Sent: Thursday, February 8, 2018 9:02 PM
To: Patrick Goff
Subject: Clear Creek Crossing Development

Mr. Goff,

I am an Internist/Geriatrician who is pretty much retired, and a resident of Wheat Ridge.

I recently learned that the University of Colorado Health is considering a "healthcare facility" at Clear Creek Crossing. I understand that this has created consternation, but progress can be good with the "right type of healthcare facility."

Please consider the link below from Mainline Health, a system in which I practiced primary care on the East Coast:

Main Line Health Fitness & Wellness Center

I do hope that there is open, thoughtful conversation at the City Council meeting on February 12. Conversation to further elucidate, develop and to support our wonderful Community with an enhanced quality of life and expanded wellness/fitness services.

The following is also relevant:

- Primary care is being challenged with the impending changes in reimbursement by CMMS. Many primary care physicians may simply retire which will create further access challenges for all of us--there are very few primary care accepting Medicare in our area. Primary care had been required to purchase EHRs with HITECH that will soon become "legacy systems." New system requirements have been written about in the NEJM with the suggestion of purchase by a regional/geographic group of primary care doctors in independent practice. Supporting the primary care doctors in our community of Wheat Ridge with a potential state-of-the art facility like the one that MLH has created may be welcomed, if there were to be collaboration between SCL and University of CO. IT support for outpatient care with a new healthcare facility would enhance the health of our community. This might create an opportunity to retain (and potentially attract) primary care physicians who are presently suffering a 53% burnout rate and often do not have the resources to hire nurse practitioners/PAs, let alone purchase and implement another EHR. And... to provide a comfortable care setting away from a hospital setting. Lutheran is a great resource for our community, but the younger people moving into our community would welcome a Fitness and Wellness Center with a salt water pool/therapy pool + coordinated primary care access. More programs like pilates, Tai Chi and barre would be welcomed and potentially attract health&wellness businesses around such a facility in my

opinion. I know that I would welcome the salt water swimming pool/lap pool with my aging skin. The only other salt water pool available to the public is in Denver.

- Progress can be good to separate the institutional setting of a hospital from a "healthcare facility" like that of MLH shown in the link above. The hiring of lawyers and other advisors seems to be counter-productive and costly to enhanced and improved healthcare services for Wheat Ridge. Progress like the MLH facility is good for "a better and healthier tomorrow" for Wheat Ridge.
- If you review the web site, you will see that ancillary and alternative care services away from a hospital would also augment the services being provided at the Wheat Ridge Recreation Center--a great asset for our community, but with space limitations.

Let's consider promoting a healthier Wheat Ridge, Mr. Goff. Please consider thoughtful conversation with The University of CO for a progressive facility (like the one created by MLH) for our wonderful community. Inclusive conversation with Lutheran may further promote wellness&fitness that would be welcomed by many of us who now live in Wheat Ridge and call it home.

I would be glad to discuss further.

Best, Edward M. Fleegler, MD, FACP
303-886-5297

Laura McAvoy

From: Bud Starker
Sent: Friday, February 9, 2018 9:53 AM
To: Patrick Goff
Subject: Fwd: Forwarded email sent to Patrick Goff.

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Edward Fleegler**" <edfleegler@googlemail.com>
Date: Fri, Feb 9, 2018 at 9:27 AM -0700
Subject: Forwarded email sent to Patrick Goff.
To: "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "tfitgerald@ci.wheatridge.co.us" <tfitgerald@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "lmatthews@ci.wheatridge.co.us" <lmatthews@ci.wheatridge.co.us>, "ldozeman@ciwheatridge.co.us" <ldozeman@ciwheatridge.co.us>, "Bud Starker" <bstarker@ci.wheatridge.co.us>

Thank you for reading the email below that I sent to our City Manager, Patrick Goff, after learning a few details related to UCH requesting to build a "healthcare facility" with a zoning change at Clear Creek Crossing.

We do not need more hospital beds. It is my opinion, though, that a healthy community starts with an understanding of healthy aging and access to primary care for all ages in the ambulatory setting. 53% of primary care doctors nationwide suffer with "burnout symptoms" according to national surveys. My email provides details related to my opinion and the opportunity being presented to our community I am an expert in Value and Quality for healthcare delivery having had 2 great medical professional careers. Like a teacher, I moved from hands-on health care (classroom) to administrative medicine (becoming a principal or administrator equivalent) and, see great Value for a Health Fitness and Wellness Center at Clear Creek Crossing for our future together in Wheat Ridge.

Living in community speaks to the importance of a healthy lifestyle with exercise, healthy diet, adequate sleep, immunization access, community gathering and a place where nature would be easily accessible. The Greenway access with bike trails could be assured with a Wellness Center as our population grows with G-line access when/if the line is completed--making our community appealing to new businesses and all of our property values continuing to increase.

We all must have an awareness of the health challenges that are surrounding us in our great country. A center like Main Line Health Fitness and Wellness Center should be welcomed to our community to support the great Wheat Ridge Recreation Center and continue to improve the health

and safety of our community. Lutheran Medical Center should be welcomed into a collaborative process with UCH to build and promote the ambulatory safety, health and wellness of our community.

****

Mr. Goff,

I am an Internist/Geriatrician who is pretty much retired, and a resident of Wheat Ridge.

I recently learned that the University of Colorado Health is considering a "healthcare facility" at Clear Creek Crossing. I understand that this has created consternation, but progress can be good with the "right type of healthcare facility."

Please consider the link below from Mainline Health, a system in which I practiced primary care on the East Coast:

Main Line Health Fitness & Wellness Center

I do hope that there is open, thoughtful conversation at the City Council meeting on February 12. Conversation to further elucidate, develop and to support our wonderful Community with an enhanced quality of life and expanded wellness/fitness services.

The following is also relevant:

- Primary care is being challenged with the impending changes in reimbursement by CMMS. Many primary care physicians may simply retire which will create further access challenges for all of us--there are very few primary care accepting Medicare in our area. Primary care had been required to purchase EHRs with HITECH that will soon become "legacy systems." New system requirements have been written about in the NEJM with the suggestion of purchase by a regional/geographic group of primary care doctors in independent practice. Supporting the primary care doctors in our community of Wheat Ridge with a potential state-of-the art facility like the one that MLH has created may be welcomed, if there were to be collaboration between SCL and University of CO. IT support for outpatient care with a new healthcare facility would enhance the health of our community. This might create an opportunity to retain (and potentially attract) primary care physicians who are presently suffering a 53% burnout rate and often do not have the resources to hire nurse practitioners/PAs, let alone purchase and implement another EHR. And... to provide a comfortable care setting away from a hospital setting. Lutheran is a great resource for our community, but the younger people moving into our community would welcome a Fitness and Wellness Center with a salt water pool/therapy pool + coordinated primary care access. More programs like pilates, Tai Chi and barre would be welcomed and potentially attract health&wellness businesses around such a facility in my opinion. I know that I would welcome the salt water swimming pool/lap pool with my aging skin. The only other salt water pool available to the public is in Denver.

- Progress can be good to separate the institutional setting of a hospital from a "healthcare facility" like that of MLH shown in the link above. The hiring of lawyers and other advisors seems to be counter-productive and costly to enhanced and improved healthcare services for Wheat Ridge. Progress like the MLH facility is good for "a better and healthier tomorrow" for Wheat Ridge.
- If you review the web site, you will see that ancillary and alternative care services away from a hospital would also augment the services being provided at the Wheat Ridge Recreation Center--a great asset for our community, but with space limitations.

Let's consider promoting a healthier Wheat Ridge, Mr. Goff. Please consider thoughtful conversation with The University of CO for a progressive facility (like the one created by MLH) for our wonderful community. Inclusive conversation with Lutheran may further promote wellness&fitness that would be welcomed by many of us who now live in Wheat Ridge and call it home.

I would be glad to discuss further.

Best, Edward M. Fleegler, MD, FACP
303-886-5297

Patrick Goff

From: Bud Starker
Sent: Tuesday, February 6, 2018 3:46 PM
To: Patrick Goff
Subject: Fwd: Opposition to Rezoning and suggestion for an alternative plan

For your information. Bud

Get Outlook for iOS

---------- Forwarded message ----------
From: **"Cynthia Frederick"** <CFrederick@pediatricswest.org>
Date: Tue, Feb 6, 2018 at 3:22 PM -0700
Subject: Opposition to Rezoning and suggestion for an alternative plan
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "mduran@ci.wheatridge" <mduran@ci.wheatridge>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a physician at Lutheran Medical Center and resident of northwest Jefferson county, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital serving adults to be built in the City of Wheat Ridge.

As a Pediatrician, it would be much more feasible and convenient for our pediatric patients and the families of the Wheat Ridge/Golden area to encourage Children's Hospital Colorado to build a free-standing facility on the west side rather than another facility to serve adult patients. Neither Lutheran Medical Center or St. Anthony's Hospital have inpatient pediatric care. This necessitates transferring all of our pediatric patients who require higher level care or admission to either the Children's Broomfield location, Children's Uptown location, or the main Children's Hospital Colorado location in Aurora. The current Children's Hospital Colorado Urgent Care Wheat Ridge on the Lutheran campus provides limited After Hours care (5:00 PM to Midnight on week nights and Noon to Midnight on the weekends). In order to access pediatric care after midnight, Wheat Ridge/Golden area parents must spend a minimum of 30 minutes driving to another location.

Saddling the local community with an unneeded adult hospital is not in the community's best interest. The community already has three hospitals in close proximity and has more than enough adult hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another adult healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,
Cynthia L. Frederick, MD
Pediatrics West, PC
3555 Lutheran Pkwy, #200
Wheat Ridge, CO 80033
720-284-3700

Laura McAvoy

From: Patrick Goff
Sent: Friday, February 9, 2018 10:35 AM
To: Laura McAvoy
Subject: FW: Clear Creek Crossing development plan and rezoning request

Patrick Goff
City Manager
City of Wheat Ridge
7500 W. 29th Ave.
Wheat Ridge, CO 80033
303-235-2805 (office)
303-995-6465 (mobile)
www.ci.wheatridge.co.us

City of Wheat Ridge
CITY MANAGER'S OFFICE

From: Funderburg, Terry [mailto:Terry.Funderburg@sclhs.net]
Sent: Friday, February 9, 2018 10:24 AM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Patrick Goff <pgoff@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Clear Creek Crossing development plan and rezoning request

Dear City of Wheat Ridge leaders,

My name is Terry Funderburg and I am writing to you today as an associate of Lutheran Medical Center to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

I have provided nursing care to patients at Lutheran for the past 22 years and have heard over and over how much they appreciate our "community" hospital and the personal care they receive. Wheat Ridge residents love *their* community hospital!

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.
Although not verified, I have heard from other health care leaders outside Lutheran that the group involved in the rezoning request has a history of acting in this manner. If this is true, I certainly hope the city would call out the activity.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed. Thank you for your time,

Terry Funderburg, MS, RN, OCN
Clinical Research Coordinator
Lutheran Medical Center, Cancer Services
303-403-3727
Fax: 303-403-3993
theresa.funderburg@sclhs.net

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 6:42 PM
To: Laura McAvoy
Subject: Fwd: Clear Creek Crossing Development

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Bud Starker <bstarker@ci.wheatridge.co.us>
Date: 2/8/18 6:24 PM (GMT-07:00)
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Fwd: Clear Creek Crossing Development

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Bonnie Furlong**" <bonniekfurlong@gmail.com>
Date: Thu, Feb 8, 2018 at 5:57 PM -0700
Subject: Clear Creek Crossing Development
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Patrick Goff" <pgoff@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

My name if Bonnie Furlong. I am writing to you today as an volunteer at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the city of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. I live very close to the new development and only 10 minutes from Luthern and this will create more problems for our neighborhood. Luthern has served our community for a long time and has been a great asset to Wheat Ridge. We also have health centers on 6th Avenue in Golden - again 10 minutes from Clear Creek Crossing.

I understand this plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of health care in Wheat Ridge, and reject this rezoning request as it is proposed.

Thank you for your time,

Bonnie Furlong
--
Bonnie Furlong
14529 W. 32nd Avenue
Golden, CO 80401
(303) 278-4924

Laura McAvoy

From: Bud Starker
Sent: Thursday, February 8, 2018 10:34 AM
To: Patrick Goff
Subject: Fwd: Clear Creek Crossing Development

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Garcia, Hayden, T**" <Hayden.Garcia@sclhs.net>
Date: Thu, Feb 8, 2018 at 9:23 AM -0700
Subject: Clear Creek Crossing Development
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>

My name is Hayden Garcia,

I am reaching out as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed. Thank you.

Laura McAvoy

From: Patrick Goff
Sent: Friday, February 9, 2018 10:35 AM
To: Laura McAvoy
Subject: FW: Deny request to rezone clear creek crossing

Patrick Goff
City Manager
City of Wheat Ridge
7500 W. 29th Ave.
Wheat Ridge, CO 80033
303-235-2805 (office)
303-995-6465 (mobile)
www.ci.wheatridge.co.us

From: Gately, Brandi, E [mailto:Brandi.Gately@sclhs.net]
Sent: Friday, February 9, 2018 10:22 AM
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Deny request to rezone clear creek crossing

Hello,

My name is Brandi Gately

I am writing to you today as a RN at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed. Thank you.

Brandi Gately BSN, RN
Chest Pain Center Coordinator
Lutheran Medical Center
Office:303-467-8751
Cell:720-308-6180
brandi.gately@sclhs.net

Laura McAvoy

From:	Ross Goldstein MD <RGoldsteinMD@RMRad.co>
Sent:	Wednesday, February 7, 2018 10:26 AM
To:	Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject:	Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a physician at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Ross A. Goldstein, M.D.

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 6:42 PM
To: Laura McAvoy
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Bud Starker <bstarker@ci.wheatridge.co.us>
Date: 2/8/18 6:24 PM (GMT-07:00)
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Sally Grammer**" <gramopolis@comcast.net>
Date: Thu, Feb 8, 2018 at 5:42 PM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a client of Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Sally M. Grammer

Laura McAvoy

From: Granstrom, Patsy <Patsy.Granstrom@sclhs.net>
Sent: Wednesday, February 7, 2018 10:09 AM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

My opinion:

We do not need another hospital in Wheat Ridge. It's already crazy to allow Lucky food market to build right across from Safeway on THE busiest corner. We don't need more traffic problems at 38th and Wadsworth, but you have given them to us.

We do not need another hospital in Wheat Ridge.

I vote NO.

Patrick Goff

From: Monica Duran
Sent: Tuesday, February 6, 2018 10:32 PM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: Jennifer Grube <jog@REDROCKSOBGYN.COM>
Date: February 6, 2018 at 9:18:29 PM MST
To: "bstarker@ci.wheatridge.co.us" <bstarker@ci.wheatridge.co.us>, "mduran@ci.wheatridge.co.us" <mduran@ci.wheatridge.co.us>, "jhoppe@ci.wheatridge.co.us" <jhoppe@ci.wheatridge.co.us>, "kdavis@ci.wheatridge.co.us" <kdavis@ci.wheatridge.co.us>, "zurban@ci.wheatridge.co.us" <zurban@ci.wheatridge.co.us>, "tfitzgerald@ci.wheatridge.co.us" <tfitzgerald@ci.wheatridge.co.us>, "gpond@ci.wheatridge.co.us" <gpond@ci.wheatridge.co.us>, "lmathews@ci.wheatridge.co.us" <lmathews@ci.wheatridge.co.us>, "ldozeman@ci.wheatridge.co.us" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

Dear Mayor and City Council Members:

I am a physician at Lutheran Medical Center, most recently serving as its chair of the department of Obstetrics and Gynecology, and have just recently been made aware of the planning of a potential new University of Colorado Hospital in the Wheat Ridge area. This development is very concerning on several fronts. I have practiced in the Lakewood/Wheat Ridge area for nearly 15 years. I moved to Colorado from the Chicago area after completing my training at Northwestern University. I have been often shocked at the arrogance of the University of Colorado system. They do not function like any other university hospital system that I have worked at previously. They claim to be a "public hospital" but they function as a private hospital. We have heard from our patients time and again that if they have no insurance, or government funded insurance like Medicaid, they are being pushed out of their system only to be cared for elsewhere, or they are forced to wait in very long lines to be seen according to what appears to be a set "quota". Other hospitals in the Denver area provide far more indigent care than the hospital named for our state, and we regularly refer indigent/uninsured patients to either Denver Health or to the residency program at St. Joseph hospital because we know they will be seen in a timely fashion. I never refer these patients to the University because in my experience they refuse to see them in a reasonable time frame. What a shame for the doctors they are training there.

Another example of the University's arrogance is the fact that their doctors, basically double bill every patient they see in the office setting. They bill a professional fee (this is the same as any private practice physician) but then they bill a "facility fee", and for some reason, this is legal. This adds additional an unnecessary cost to patient visits and ultimately epitomizes everything that is wrong with our current healthcare system's spending.

The University of Colorado system is spreading over the Colorado like a virus. They are intentionally competing against the private doctors around the state, and then expecting to receive referrals from those same doctors. The local west side hospitals and medical practices will suffer because of this new

hospital that is designed to directly compete for care. It will very likely not accentuate the care and will increase health care costs to your constituents while exacerbating wait times for patients with government sponsored insurance. I am sure the more complicated patients will be transported to the Anschutz campus which will ultimately take away revenue from your city and increase inconvenience to your constituents who would likely rather be cared for closer to their homes and families. I would ask that you strongly oppose the rezoning application regarding the Clear Creek Crossing development.

Sincerely,

Jennifer O. Grube, M.D., FACOG
Red Rocks Ob-Gyn
jog@redrocksobgyn.com

Laura McAvoy

From: Monica Duran
Sent: Wednesday, February 7, 2018 9:46 AM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Hackbarth, James" <James.Hackbarth@sclhs.net>
Date: February 7, 2018 at 8:26:52 AM MST
To: "bstarker@ci.wheatridge.co.us" <bstarker@ci.wheatridge.co.us>, "mduran@ci.wheatridge.co.us" <mduran@ci.wheatridge.co.us>, "jhoppe@ci.wheatridge.co.us" <jhoppe@ci.wheatridge.co.us>, "kdavis@ci.wheatridge.co.us" <kdavis@ci.wheatridge.co.us>, "zurban@ci.wheatridge.co.us" <zurban@ci.wheatridge.co.us>, "tfitzgerald@ci.wheatridge.co.us" <tfitzgerald@ci.wheatridge.co.us>, "gpond@ci.wheatridge.co.us" <gpond@ci.wheatridge.co.us>, "lmathews@ci.wheatridge.co.us" <lmathews@ci.wheatridge.co.us>, "ldozeman@ci.wheatridge.co.us" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members,

I am writing to you today, as a leader at Lutheran Medical Center as well as a patron in the city of Wheat Ridge, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge. The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will only result in significant healthcare cost increase by offering redundant services.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses, physicians, lab techs, environmental services employees, and others across the nation and in Colorado, I strongly urge you to reconsider a new facility that will simply shift employment from Lutheran or other local hospitals to the new facility. Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens. I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

James Hackbarth MBA, MLS(ASCP)CM
Laboratory Director
Lutheran Medical Center
Office phone: 303-425-2250

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:52 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Hales, Katy [mailto:Katy.Hales@sclhs.net]
Sent: Monday, February 5, 2018 2:51 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an employee at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Katherine Hales, Medical Transcriptionist

Laura McAvoy

From: Patrick Goff
Sent: Wednesday, February 7, 2018 4:29 PM
To: Laura McAvoy
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Patrick Goff
City Manager
City of Wheat Ridge
7500 W. 29th Ave.
Wheat Ridge, CO 80033
303-235-2805 (office)
303-995-6465 (mobile)
www.ci.wheatridge.co.us

From: Bud Starker
Sent: Wednesday, February 7, 2018 4:29 PM
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Lyndsey Hale**" <lhale@carepointhc.com>
Date: Wed, Feb 7, 2018 at 4:27 PM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a physician at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Lyndsey Hale, MD, MPH
Blue Sky Neurology- Wheat Ridge

Patrick Goff

From: Monica Duran
Sent: Tuesday, February 6, 2018 10:31 PM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Harmon, Amanda" <AMANDA.HARMON@sclhs.net>
Date: February 6, 2018 at 4:02:40 PM MST
To: "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Amanda Harmon

Pharmacy Technician

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:29 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

-----Original Message-----
From: Hartman, Robin [mailto:ROBIN.HARTMAN@sclhs.net]
Sent: Monday, February 5, 2018 3:16 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To whom it may concern,

I am in opposition to another hospital being built in this area. I work for Lutheran Medical Center as does my husband. We already have Lutheran and St. Anthony's to serve that community. This would deal a huge economic blow to both of these health care systems and it's just simply unnecessary. Please consider voting against this zoning and instead focus on retail businesses and housing which are much needed right now. Thank you.

Robin Hartman
Liaison
Lutheran Hospice and Palliative Care
Cell: 303-881-7680

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 11:55 AM
To: Laura McAvoy
Subject: Fwd: Opposition to Rezoning for another hospital

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Bud Starker <bstarker@ci.wheatridge.co.us>
Date: 2/8/18 11:43 AM (GMT-07:00)
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Fwd: Opposition to Rezoning for another hospital

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Colleen Hatton**" <colleenhatton17@gmail.com>
Date: Thu, Feb 8, 2018 at 11:41 AM -0700
Subject: Opposition to Rezoning for another hospital
To: "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

My name is Colleen Hatton,

I am writing to you today as a recently retired associate from Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge. I worked at my beloved Lutheran Medical Center full-time for 40.5 years, I was a director of various programs and departments for 25 of those years and live and shop in the Wheat Ridge area.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

We already have two large hospital campuses within a 10 mile radius and adding another one less than 5 miles away is not in the community's best interest. The population is not increasing nearly enough to justify another hospital. Please think long-term and beyond short-term economic impact to the city. Employees and physicians will be cherry picked, it will pit people against one another and cause stress for all concerned. We do not need to have division in the city of Wheat Ridge just as 38th Ave is really taking off.b

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed. Thank you.

Laura McAvoy

From: Heeg, Cathy <Cathy.Heeg@sclhs.net>
Sent: Wednesday, February 7, 2018 11:21 AM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Cathy Heeg

Surgery Auditor and Scheduler
Lutheran Medical Center | SCL Health

Laura McAvoy

Subject: FW: [Marketing Mail] Opposition to Clear Creek Crossing Rezoning

---------- Forwarded message ----------
From: "**Michelle Hepting**" <Michelle@rockymtnpulmonary.com>
Date: Thu, Feb 8, 2018 at 8:56 AM -0700
Subject: [Marketing Mail] Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

I have been employed by the Lutheran Medical Center Campus since 1982 and am STRONGLY opposed to the Rezoning of the Clear Creek Crossing.
To put a 3rd hospital in the area would not be beneficial to our practice or any of the current hospitals in the area.

PLEASE COUNT MY VOTE AS A FIRM - NO

Michelle Hepting
Billing Manager
Rocky Mountain Pulmonary
303-467-5886 (p)
303-467-5883 (f)
Office hours – M-F 8am -3:30pm

Laura McAvoy

From: Bud Starker
Sent: Thursday, February 8, 2018 10:34 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Herder, Tillie**" <Tillie.Herder@sclhs.net>
Date: Thu, Feb 8, 2018 at 9:21 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

My name is: TILLIE HERDER
I am (calling or writing to you today) as an { associate,} at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed. Thank you.

Patrick Goff

From: Hester, Constance <Constance.Hester@sclhs.net>
Sent: Tuesday, February 6, 2018 7:08 AM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Connie Hester

Connie Hester, MLS (ASCP)CM
Laboratory Supervisor
Phone: 303-425-2609
email: constance.hester@sclhs.net

SCL Health
LUTHERAN

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:26 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Hodgson, Sarah [mailto:Sarah.Hodgson@sclhs.net]
Sent: Monday, February 5, 2018 4:56 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Performance Improvement Specialist/Project Manager at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.
This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Sarah Hodgson, MS, PMP
Performance Improvement Specialist/Project Manager
Performance Improvement
Lutheran Medical Center
sarah.hodgson@sclhs.net
303-467-4207 (x24207)

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Jennifer House

Performance Improvement Specialist, Project Manager

Lutheran Medical Center

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:51 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Hudson, Connie S. [mailto:Connie.Hudson@sclhs.net]
Sent: Monday, February 5, 2018 2:53 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.
Respectfully,

Connie Hudson
PA Supervisor
SCL Health Lutheran Medical Center
8300 W 38th Ave.
Wheat Ridge, CO 80033
303-425-8362
Connie.Hudson@sclhs.net

Laura McAvoy

From: Bud Starker
Sent: Thursday, February 8, 2018 2:14 PM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Sarah Hughes**" <shughes@rockymtnpulmonary.com>
Date: Thu, Feb 8, 2018 at 12:25 PM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Sarah Hughes

Receptionist

Laura McAvoy

From: Bud Starker
Sent: Friday, February 9, 2018 6:06 AM
To: Patrick Goff
Subject: Fwd: privacy

Get Outlook for iOS

---------- Forwarded message ----------
From: "**jhutchin123@comcast.net**" <jhutchin123@comcast.net>
Date: Thu, Feb 8, 2018 at 9:10 PM -0700
Subject: privacy
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>

What's up with no conversation re: UCHealth wanting to build a hospital where Cabela's was going to be? No citizen input? Is there a show of NEED for another hospital for 31,000 people? What's with the re-zoning? How would that impact Lutheran? Wasn't there just passed a moratorium on no stand alone ER's in W.R.? Why is there no dialogue? This in NOT GOOD for the way W.R. handles issues. Been a resident for a long time and to not put issues out to the public is ONE THING, but.....to sell the soul of W.R. to corporations and developers is a low blow just because of REVENUE. I personally believe the City Manager, and Directors of areas in W.R. i.e. Economic Development, Parks and Rec, and any other building director NEEDS to be elected, not continue with a cushy job of being appointed years ago. The WASTE of money this City spends is awful and it's "not because of progress."

Personally, I do believe I took care of one of your family members @ Lutheran and he received excellent care. I retired from LMC after thirty years of working and taking care of thousands of people and participated in the Columbine crisis and Plan D's (including blizzards) where I had volunteers show up to take me to work @ LMC (but of course there weren't any volunteers to take me home and I walked) but this is STILL a community hospital no matter how the name and ownership has changed. This hospital is the largest employer in Wheat Ridge and has always been as far as I know but W.R. has only been incorporated since 1969 and this facility was here WAY before (TB facility, but not sure of the years) which is true with a lot of eastern W.R.

The idea of a WEALTHY hospital part of CU being here isn't going to help the citizens. Of course there will be an increase in cost for healthcare. Is that really the picture for Wheat Ridge? What has happened to W.R. being a community? How would this affect Lutheran who has been there through all the trials? Lutheran is a community hospital at this location no matter how many other endeavors the SCL "people" get involved with.

Lutheran didn't need to be a Trauma I hospital because of St. Anthony's (Centura). Most people who come in by helicopter as Trauma I aren't Blue Cross Blue Shield; they don't have insurance. The coverage was Centura and Denver Health or Swedish. And it worked. If there was a wreck in W.R. they went to Lutheran, outside of that, they went somewhere else.

To have this huge issue be behind closed doors and not involve the community, is not the way W.R. was when I moved here forty years ago. And.....my being here for so long shouldn't be compromised by people who stand up and stand for what they want this and this and have lived here for maybe six months. It would be a good idea to connect with the people who have been here and not only the newbies. Mostly the people who have lived in W.R.is because it was W.R. No expectations, not asking for things, just living and enjoying where we lived; not asking for MORE to change because that seems how it is done now.

UC Health coming here will be awful for W.R. It's an example of $ playing the game; not because of NEED. There is no NEED for another hospital for 31,000 people in W.R. I know there are ALL the apts. going up, BUT.....are we going to continue as W.R. or buy into the soul of corporations and developers?

I see it as W.R. is not going to be where I chose to live; it's all about revenue and it's not good for a lot of us. Once the land is gone, IT"S GONE. Think about it. Do you want to EVER see the mountains from where you are? Forget it; it's all about the developers and buying into the City Staff who MOSTLY DON'T LIVE IN W.R. And.....why is that?

There is NO NEED for another hospital in W.R. It's all about money, not about NEED. Don't let this happen; you are the MAYOR, stop it STRAIGHT, don't say council members can't talk about it; YOU stop it.

J Hutchinson, R.N.

From: Jules Javernick <jjavernick@comcast.net>
Date: February 5, 2018 at 5:37:13 PM MST
To: <bstarker@ci.wheatridge.co.us>, <mduran@ci.wheatridge.co.us>, <jhoppe@ci.wheatridge.co.us>, <kdavis@ci.wheatridge.co.us>, <zurban@ci.wheatridge.co.us>, <tfitzgerald@ci.wheatridge.co.us>, <gpond@ci.wheatridge.co.us>, <lmathews@ci.wheatridge.co.us>, <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

Please see attached my letter of objection to rezoning Clear Creek Crossing to allow another hospital.

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members
I am writing to you today as a Certified Nurse Midwife who has had the privilege of attending births for more than 18 years at Lutheran Medical Center. I would like to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest.
The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.
This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.
Respectfully,
Julie A. Javernick, CNM, DNP
720-209-1136

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:26 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Re-zoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

City of Wheat Ridge
OFFICE OF THE MAYOR

From: Jason, Christina, L [mailto:Christina.Jason@sclhs.net]
Sent: Monday, February 5, 2018 4:50 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Re-zoning

Hello,

I am both a resident of Wheat Ridge and an employee of Lutheran Hospital. As such, I do not believe that we need another hospital so close to Lutheran. I have noticed an increase in "freestanding ER" facilities within our state and I feel concerned that the hospital that University is proposing is just that. I believe that these facilities have a pattern of increased costs for consumers and lower standards of care. For example, consumers going to such facilities in psychiatric emergencies are often referred to Lutheran, and so end up in two Emergency Departments within one day.. There is one such university hospital near Broomfield and I do not believe that it serves the residents. If there is some unmet hospital need in our area I would like to think that Lutheran would welcome such feedback and expand to meet the need.

Sincerely,
Christina Jason
303-552-7516

Patrick Goff

From: Bud Starker
Sent: Tuesday, February 6, 2018 3:48 PM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

For your information. Bud Starker

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Michael Johnson**" <mpj@REDROCKSOBGYN.COM>
Date: Tue, Feb 6, 2018 at 12:55 PM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

Dear Mayor and City Council Members:

I am a physician at Lutheran Medical Center and have just heard about the planning of a potential new University of Colorado Hospital in the Wheat Ridge area. This development is very concerning. I have practiced on the west side of town for nearly 20 years, that whole time, being very frustrated with the inflexible arrogance of the University of Colorado system. They are a "public hospital" that functions as a private hospital, with many stories of patients with no insurance being pushed out of their system only to be cared for elsewhere. It has been known in the past that other hospitals in the Denver area provided far more indigent care than the hospital named for our state. Another example of the University's arrogance is the fact that their doctors, basically double bill every patient they see in the office setting. They bill a professional fee (this is the same as any private practice physician) but then they bill a "facility fee", for some reason, this is legal.

That system is spreading over the Colorado like a virus. They are intentionally competing against the private doctors around the state, and then expecting to receive referrals from those same doctors. The local west side hospitals and medical practices will suffer because of this new hospital that is designed to directly compete for care. It will very likely not accentuate the care. I am sure the more complicated patients will be transported to the Anschutz campus. Remember, because of the double billing it will increase the cost of care for your constituents.

Wheat Ridge recently voted against the development of a Walmart at 38th and Wadsworth. I really wish you consider the University system with the same disdain as Walmart. That system is only interested in putting private practice medicine out of business.

Thank you for your time.

Michael Johnson, M.D.
Red Rocks Ob/Gyn
A Division of Colorado Ob/Gyn Partners

Laura McAvoy

From: Bud Starker
Sent: Friday, February 9, 2018 6:06 AM
To: Patrick Goff
Subject: Fwd: Clear creek crossing rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**R.Keith Jones**" <rkeithjones@gmail.com>
Date: Thu, Feb 8, 2018 at 9:05 PM -0700
Subject: Clear creek crossing rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>, "lmathews@wheatridge.co.us" <lmathews@wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Patrick Goff" <pgoff@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "zurban@wheatridge.co.us" <zurban@wheatridge.co.us>

My name is Robert Keith Jones RN
I am writing to you today as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to built in the city of Wheat Ridge.
For a number of reasons, building an additional hospital in Wheat Ridge is not in the communities best interest and it will strike a huge blow to the city's largest employer and long-term health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.
I ask you to consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge.
Please reject this rezoning request as it is proposed.
Thank you

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 8:36 AM
To: Laura McAvoy
Subject: Fwd: Say No to rezoning Clear Creek Crossing for a hospital

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Bud Starker <bstarker@ci.wheatridge.co.us>
Date: 2/8/18 7:50 AM (GMT-07:00)
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Fwd: Say No to rezoning Clear Creek Crossing for a hospital

Get Outlook for iOS

---------- Forwarded message ----------
From: "**CAROL KALMES**" <carolkalmes@comcast.net>
Date: Wed, Feb 7, 2018 at 11:09 PM -0700
Subject: Say No to rezoning Clear Creek Crossing for a hospital
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>

Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members,

As a Wheat Ridge resident of 46 years, I am writing to express my strong opposition to rezoning the Clear Creek Crossing

development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest. Lutheran Medical Center, St. Anthony's and Ortho Colorado on the west side provide more than sufficient beds for the

West Metro area. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Carol Kalmes

4545 Brentwood St.

Wheat Ridge

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 8:56 AM
To: Laura McAvoy
Subject: Fwd: Please Deny Request for Rezoning at Clear Creek Crossing

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Kehoe, Kelly" <KELLY.KEHOE@sclhs.net>
Date: 2/8/18 8:53 AM (GMT-07:00)
To: Bud Starker <bstarker@ci.wheatridge.co.us>
Subject: Please Deny Request for Rezoning at Clear Creek Crossing

Good morning,

My name is Kelly Kehoe and I am one of the critical care charge nurses at Lutheran Medical Center, here in Wheat Ridge. I am writing to you today to express my **strong opposition** to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge, and *beg* that we deny this request.

Building an additional hospital in our city will strike a huge blow to Lutheran Medical Center, which has been Wheat Ridge's long time community hospital. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and **reject this rezoning request as it is proposed.**

Thank you so much for your time,
Kelly Kehoe

Patrick Goff

From: Janet Kemper <janetboosmith@yahoo.com>
Sent: Wednesday, February 7, 2018 5:46 PM
To: Bud Starker; Patrick Goff; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

My name is Janet Kemper
I am (calling or writing to you today) as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Thank you,

Janet Kemper

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:46 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Kinsinger, Faith [mailto:FAITH.KINSINGER@sclhs.net]
Sent: Monday, February 5, 2018 3:11 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Faith Kinsinger, RN, BSN

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:22 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Rebecca Knight [mailto:rknight@SSOC.COM]
Sent: Monday, February 5, 2018 7:00 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a surgeon at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Rebecca Knight, MD, FACS

General Surgeon

Surgical Specialists of Colorado

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 8:38 AM
To: Laura McAvoy
Subject: Fwd: New Hospital Development

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Korrell, Dena E" <Dena.Korrell@sclhs.net>
Date: 2/8/18 5:45 AM (GMT-07:00)
To: Leah Dozeman <ldozeman@ci.wheatridge.co.us>, Larry Mathews <lmathews@ci.wheatridge.co.us>, George Pond <GPond@ci.wheatridge.co.us>, Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>, Zachary Urban <zurban@ci.wheatridge.co.us>, Kristi Davis <KDavis@ci.wheatridge.co.us>, Janeece Hoppe <jhoppe@ci.wheatridge.co.us>, Monica Duran <mduran@ci.wheatridge.co.us>, Patrick Goff <pgoff@ci.wheatridge.co.us>, Bud Starker <bstarker@ci.wheatridge.co.us>
Subject: New Hospital Development

Hello,

I am writing to you today as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I feel that Lutheran Medical Center has been able to meet the needs of the community and another hospital is not necessary. In my time as a nurse at Lutheran, we have never had to divert patients to other hospitals due to high census or acuity. Many patients I have taken care of specifically choose to come to Lutheran for our excellence. I just don't see the need for another hospital in the area.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Thank you.
Dena Korrell, RN

Patrick Goff

From: Monica Duran
Sent: Tuesday, February 6, 2018 10:27 PM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

> **From:** "Ksiazek, Karen" <Karen.Ksiazek@sclhs.net>
> **Date:** February 6, 2018 at 12:06:46 PM MST
> **To:** "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
> **Subject: Opposition to Clear Creek Crossing Rezoning**
>
> I have worked for CU and at Lutheran and for SCL in my career. I have been a long time West side resident and really do not see the need for any hospital based zoning at Clear Creek crossing. Maybe if they want to go up hwy 93 further toward Sloans Lake but the West side is adequately saturated with health care both urgent care, outpatient and inpatient. It is not necessary nor appropriate for further healthcare development in that corridor.
>
> Sincerely,
> Karen Ksiazek MD

Patrick Goff

From: Monica Duran
Sent: Tuesday, February 6, 2018 10:29 PM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Landis, Leah" <Leah.Landis@sclhs.net>
Date: February 6, 2018 at 3:21:03 PM MST
To: "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Social Worker Care Manager at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Leah Landis, LCSW

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:24 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

-----Original Message-----
From: Leishman, Blaine [mailto:Blaine.Leishman@sclhs.net]
Sent: Monday, February 5, 2018 5:08 PM
To: Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>; Bud Starker <bstarker@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Blaine Leishman, Sterile OR Core Tech

Laura McAvoy

From: Bud Starker
Sent: Friday, February 9, 2018 6:05 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**David Leventhal**" <dmleventhal@gmail.com>
Date: Fri, Feb 9, 2018 at 4:39 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a physician at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

David Leventhal, MD
Emergency Department at Lutheran Medical Center

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 5:56 PM
To: Laura McAvoy
Subject: FW: New Hospital at Clear Creek Crossing

Patrick Goff
City Manager
City of Wheat Ridge
7500 W. 29th Ave.
Wheat Ridge, CO 80033
303-235-2805 (office)
303-995-6465 (mobile)
www.ci.wheatridge.co.us

City of Wheat Ridge
CITY MANAGER'S OFFICE

From: Bud Starker
Sent: Thursday, February 8, 2018 5:14 PM
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Fwd: New Hospital at Clear Creek Crossing

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Ham Lokey**" <hlokey@comcast.net>
Date: Thu, Feb 8, 2018 at 5:13 PM -0700
Subject: New Hospital at Clear Creek Crossing
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>
Cc: "Ham Lokey" <hlokey@comcast.net>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members
I am writing to you today, as a practicing surgeon for 30 years at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Hamilton Lokey, MD
Surgical Specialists of Colorado
30 year resident of Wheat Ridge

Laura McAvoy

From: Bud Starker
Sent: Thursday, February 8, 2018 2:13 PM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: **"Donna LoSasso"** <losasso@mimdocs.com>
Date: Thu, Feb 8, 2018 at 2:01 PM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

Dear Mayor Starker and City Council Members:

I am writing to you today, as an Arvada resident and a long time healthcare employee. The issue of rezoning the Clear Creek Crossing Development plan to allow the building of another hospital in the City of Wheat Ridge has come to my attention. I am sending this e-mail to express my strong opposition to the proposed rezoning.

The following points in opposition to the proposal have been presented to me and I completely agree with each of them.

- Saddling the local community with an unneeded hospital is not in the community's best interest.
- The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer. This is definitely not a way to show appreciation for the commitment and long-time history of Lutheran Medical Center. Too many decisions are made without regard to doing what's right and appropriate. Please do not let this be another.
- Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Especially in view of the shortage of physicians and especially

nurses across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility, clearly having the potential to negatively impact patient care.

- The fact that this project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts is especially disturbing. Again there certainly seems to be at least cause for suspicion regarding doing what's right and appropriate. What happened to integrity?
- Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years. I believe there should be an equal commitment by the City of Wheat Ridge to honor and show appreciation of the years of excellent patient care and dedication. Lutheran has provided Wheat Ridge and surrounding area citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize the continuance of low cost/high quality health care, as well as having a huge negative impact on underserved citizens.

I join the many other citizens, business professionals and healthcare workers who are asking that you seriously consider the negative impact that another healthcare facility will have on all of us, as well as on the affordability of healthcare in Wheat Ridge. I am in total support The City of Wheat Ridge rejecting this unnecessary rezoning request as it is proposed.

Respectfully,

Donna LoSasso

Donna LoSasso
720-245-6033 (Office)
303-825-3215 (Fax)
losasso@mimdocs.com

Laura McAvoy

From: Monica Duran
Sent: Wednesday, February 7, 2018 9:48 AM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning
Attachments: image003.jpg

Sent from my iPhone

Begin forwarded message:

> **From:** "Loveland, Melanie S" <Melanie.Loveland@sclhs.net>
> **Date:** February 7, 2018 at 9:22:04 AM MST
> **To:** "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
> **Subject: Opposition to Clear Creek Crossing Rezoning**
>
> To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members
>
> I am writing to you today, as an Associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
> Saddling the local community with an unneeded hospital is not in the community's best interest.
> The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
> Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.
> This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
> Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
> I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.
>
> Respectfully,
>
> Melanie Loveland

Credentialing Coordinator
Lutheran Medical Center

Melanie Loveland, CPCS
Credentialing Coordinator
SCL Health Colorado CVO
Phone: 303-467-4856
Fax: 303-467-4284
Melanie.Loveland@SCLHS.net
8300 W 38th Ave
Streufert Bldg #301
Wheat Ridge, CO 80033

Laura McAvoy

From: Monica Duran
Sent: Wednesday, February 7, 2018 9:44 AM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Macdonald, Patricia" <Patricia.Macdonald@sclhs.net>
Date: February 6, 2018 at 11:36:03 PM MST
To: "bstarker@ci.wheatridge.co.us" <bstarker@ci.wheatridge.co.us>, "mduran@ci.wheatridge.co.us" <mduran@ci.wheatridge.co.us>, "jhoppe@ci.wheatridge.co.us" <jhoppe@ci.wheatridge.co.us>, "kdavis@ci.wheatridge.co.us" <kdavis@ci.wheatridge.co.us>, "zurban@ci.wheatridge.co.us" <zurban@ci.wheatridge.co.us>, "tfitzgerald@ci.wheatridge.co.us" <tfitzgerald@ci.wheatridge.co.us>, "gpond@ci.wheatridge.co.us" <gpond@ci.wheatridge.co.us>, "lmathews@ci.wheatridge.co.us" <lmathews@ci.wheatridge.co.us>, "ldozeman@ci.wheatridge.co.us" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Patricia MacDonald - RSCCR

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 8:33 PM
To: Laura McAvoy
Subject: Fwd: Proposed (and unneeded) hospital

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Joe McGowan <joedos2@comcast.net>
Date: 2/8/18 8:31 PM (GMT-07:00)
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Proposed (and unneeded) hospital

Dear Mr. Goff:

I am Joe McGowan, a Pet Therapy volunteer at Lutheran Hospital. I worked for the Associated Press news service for 42 ½ years, all around the world, including India, Pakistan, Afghanistan, Nepal, Maldive Islands and Ceylon. Also Peru, Bolivia, Chile and Ecuador. I am author of the book "From Fidel Castro to Mother Teresa" available on Amazon. It tells how I spent a full day in Cuba, riding around Havana in the car with Fidel Castro. This was Christmas week, 1962, height of the Cuban Missile Crisis. Later, I discovered and wrote the first worldwide stories about Mother Teresa.

For 11 years now, I have been a Pet Therapy volunteer at Lutheran Hospital with my purebred Havanese dog Blanca.

I read what experts are saying about the proposed hospital and fully agree it is unneeded, the area is not zoned for a hospital, and would have a devastating economic blow to Lutheran Hospital, Wheat Ridge's largest employer.

I sincerely urge a full reconsideration be given by you and the entire city council to this proposal.

Sincerely,

Joe McGowan Jr. 303 882-2494 joedos2@comcast.net

Laura McAvoy

From: Patrick Goff
Sent: Wednesday, February 7, 2018 4:25 PM
To: Laura McAvoy
Subject: FW: MY Opposition to Clear Creek Crossing Rezoning
Attachments: image001.gif; image002.jpg

Patrick Goff
City Manager
City of Wheat Ridge
7500 W. 29th Ave.
Wheat Ridge, CO 80033
303-235-2805 (office)
303-995-6465 (mobile)
www.ci.wheatridge.co.us

City of Wheat Ridge
CITY MANAGER'S OFFICE

From: Bud Starker
Sent: Wednesday, February 7, 2018 4:07 PM
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Fwd: MY Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**McKellips, Susan**" <Susan.McKellips@sclhs.net>
Date: Wed, Feb 7, 2018 at 3:43 PM -0700
Subject: Re: MY Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

Dear Valued Partners:
I am writing to you today as a leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Personally I have worked at Lutheran Medical Center for 31 years. Along with the extraordinary care we provide for our patients, I am proud to be part of the community. I live in Arvada, and feel that I am a Wheat Ridge citizen. We are committed to being strong partners with Wheat Ridge. It is a special place. Our patients ARE our families. That is why we are here, each and every day. We constantly strive to do our very best for our families. Our patients are LOYAL! We are here for Wheat Ridge!! Have you asked your community how they feel about this? I am sure that you will hear the same from them. "Lutheran is MY hospital, that is where I was born" . We hear that every single day from our community.

This is NOT the right solution for Wheat Ridge. Please hear me, I am not in support of this change! Please do not allow this to happen. Thank you for your consideration!

Sue McKellips, RN, BSN, CNML
Director of Nursing, Acute Care Services
Lutheran Medical Center, SCL Health
8300 West 38th Avenue, 5th Floor
Wheat Ridge, CO 80033
Office: 303-425-2523
Cell: 303-908-4293
Susan.mckellips@sclhs.net

Patrick Goff

From: Bud Starker
Sent: Thursday, February 8, 2018 9:44 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Ben Mendoza**" <mendoza@mimdocs.com>
Date: Thu, Feb 8, 2018 at 9:36 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Patrick Goff" <pgoff@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a physician at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Ben Mendoza, MD
MiM Hospitalist
Cell 303-246-1232

Laura McAvoy

From: Monica Duran
Sent: Wednesday, February 7, 2018 9:46 AM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Milburn, Laura B" <LAURA.MILBURN@sclhs.net>
Date: February 7, 2018 at 8:12:20 AM MST
To: "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an RN at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Laura Beth Milburn, RN

Laura McAvoy

From: Bud Starker
Sent: Thursday, February 8, 2018 10:34 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Milkavich, Amy**" <Amy.Milkavich@sclhs.net>
Date: Thu, Feb 8, 2018 at 9:33 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

This letter is to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge. I am an associate at Lutheran Medical Center

I believe strongly that this proposed hospital is not needed, and ultimately not in the best interest of the community.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Amy Milkavich, PsyD

Licensed Psychologist

Lutheran Spine Center and Lutheran Weight Loss Center

Laura McAvoy

From: Patrick Goff
Sent: Friday, February 9, 2018 10:52 AM
To: Laura McAvoy
Subject: FW: council

Patrick Goff
City Manager
City of Wheat Ridge
7500 W. 29th Ave.
Wheat Ridge, CO 80033
303-235-2805 (office)
303-995-6465 (mobile)
www.ci.wheatridge.co.us

City of Wheat Ridge
CITY MANAGER'S OFFICE

From: Miller, Bernice [mailto:Bernice.Miller@sclhs.net]
Sent: Friday, February 9, 2018 10:49 AM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Patrick Goff <pgoff@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; 'ihoppe@ci.wheatridge.co.us' <ihoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; 'ldoseman@ci.wheatridge.co.us' <ldoseman@ci.wheatridge.co.us>
Subject: FW: council

From: Miller, Bernice
Sent: Friday, February 09, 2018 10:37 AM
To: Miller, Bernice <Bernice.Miller@sclhs.net>
Subject: council

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate, for 48 years, of Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Bernice F. Miller

Patrick Goff

From: Mitchell, Kirk Vance <KIRK.MITCHELL@UCDENVER.EDU>
Sent: Tuesday, February 6, 2018 7:26 AM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members
I am writing to you today, as a general surgeon at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest.
The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.
This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.
Respectfully,
Kirk Vance Mitchell, Jr. MD

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:28 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

City of Wheat Ridge
OFFICE OF THE MAYOR

From: Mitchell, Raenette, L [mailto:Raenette.Mitchell@sclhs.net]
Sent: Monday, February 5, 2018 3:34 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

Dear Wheat Ridge City council,

I want to weigh in on the issue of bringing another hospital into Wheat Ridge. It will be a devastating blow to all of us working and committed to Lutheran Hospital. With St. Anthony's so close, 3 in such a close proximity will just spread out patients so much all 3 will falter and I believe in a few years one or more will close. Lutheran has been and still is very supportive and committed to the Wheat Ridge community. This hospital has been here long before Wheat Ridge was a city , we have been a loyal advocate of this city, and deserve to be here no matter what the future brings. It has went from a small hospital to our beautiful huge campus where we take care of the mentally ill, cardiac, people at the end of their journeys, strokes, new life, and so much more. We are the largest employer in Wheat Ridge and the thought of it having to close is abominable. Where is your loyalty to Lutheran and its employees? Where is your commitment to businesses that are older than your city? You may make a few extra tax dollars at first BUT when one or both fail you will lose big time.
So my vote is NO on a new hospital and yours should be also. What we need in this city is our Walmart back.

Sincerely,

Sincerely,
Rae Mitchell
303-403-3991
#23991
Unit Secretary ICU/ NCC
Raenette.Mitchell@sclhs.com

Patrick Goff

From: Moline, Wendy <Wendy.Moline@sclhs.net>
Sent: Tuesday, February 6, 2018 9:23 AM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest.
The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.
This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.
Respectfully,

Wendy Moline
Director of Physical Medicine and Rehabilitation &
Volunteer Services
Lutheran Medical Center
8300 W. 38th Ave
Wheat Ridge, CO 80033
303-425-2409

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Kelly Moore

Patrick Goff

From: Monica Duran
Sent: Tuesday, February 6, 2018 10:30 PM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Morelock, Robert J" <Robert.Morelock@sclhs.net>
Date: February 6, 2018 at 3:51:04 PM MST
To: "bstarker@ci.wheatridge.co.us" <bstarker@ci.wheatridge.co.us>, "mduran@ci.wheatridge.co.us" <mduran@ci.wheatridge.co.us>, "jhoppe@ci.wheatridge.co.us" <jhoppe@ci.wheatridge.co.us>, "kdavis@ci.wheatridge.co.us" <kdavis@ci.wheatridge.co.us>, "zurban@ci.wheatridge.co.us" <zurban@ci.wheatridge.co.us>, "tfitzgerald@ci.wheatridge.co.us" <tfitzgerald@ci.wheatridge.co.us>, "gpond@ci.wheatridge.co.us" <gpond@ci.wheatridge.co.us>, "lmathews@ci.wheatridge.co.us" <lmathews@ci.wheatridge.co.us>, "ldozeman@ci.wheatridge.co.us" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a physician at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

R .Jeffrey Morelock, MD
Thoracic & Cardiovascular Surgery

Laura McAvoy

From: Monica Duran
Sent: Wednesday, February 7, 2018 11:55 AM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning
Attachments: image001.png

Sent from my iPhone

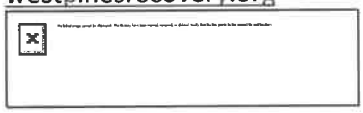
Begin forwarded message:

> **From:** "Most, Glenn" <Glenn.Most@sclhs.net>
> **Date:** February 7, 2018 at 9:58:07 AM MST
> **To:** "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
> **Subject: Opposition to Clear Creek Crossing Rezoning**
>
> To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members
>
> I am writing to you today, as a leader at Lutheran Medical Center and West Pines Behavioral Health, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
>
> Saddling the local community with an unneeded hospital is not in the community's best interest.
>
> The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
>
> Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.
>
> This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
>
> Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Glenn Most, PsyD
Executive Director
West Pines Behavioral Health
3400 Lutheran Parkway
Wheat Ridge, CO 80033
(P) 303.467.4050, (F) 303.467.4064
westpinesrecovery.org



Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 8:39 AM
To: Laura McAvoy
Subject: Fwd: New hospital in Wheat Ridge

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Bud Starker <bstarker@ci.wheatridge.co.us>
Date: 2/7/18 10:24 PM (GMT-07:00)
To: Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Fwd: New hospital in Wheat Ridge

Get Outlook for iOS

---------- Forwarded message ----------
From: "**RICHARD A MOUCHANTAT**" <mouchantat@comcast.net>
Date: Wed, Feb 7, 2018 at 8:44 PM -0700
Subject: New hospital in Wheat Ridge
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

Dear Wheat Ridge City Council,

I am a business owner in Wheat Ridge and a physician at Lutheran Medical Center. There is ample evidence around the country of what happens to community hospitals when a large hospital system moves in down the street. It is universally the loss of the community hospital. We believe that Lutheran Medical Center and our associated medical practices are a benefit to our city. Our loyalty to our community should be rewarded with the loyalty of our city council looking after the interests of our hospital and citizens.

Once the University system is up and running the referrals of patients will be into the University Hospital and then we will see significant declines in the LMC population and associated practices. I for one would not be able to stay open in Wheat Ridge without my practice at LMC.

Please consider not changing the zoning for the proposed hospital to use this area as the loss of LMC and all the practices associated would be a poor outcome for our community. I believe keeping a business zone with some housing development would be a much greater benefit to Wheat Ridge and its citizens.

Thank you,

Richard A. Mouchantat, MD, FACS

Mouchantat Plastic Surgery, PC

3280 Wadsworth Blvd. Suite 100

Wheat Ridge, Colorado 80033

Laura McAvoy

From: Bud Starker
Sent: Thursday, February 8, 2018 10:34 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Mueller, Roberta**" <Roberta.Mueller@sclhs.net>
Date: Thu, Feb 8, 2018 at 9:31 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

My name is: Roberta Mueller

I am writing to you today as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge. I grew up in Wheat Ridge and my mom and two of my brothers continue to call it home.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Thank you, Roberta Mueller

Laura McAvoy

From: Monica Duran
Sent: Wednesday, February 7, 2018 9:49 AM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "NAYLOR, KELLY S." <KELLY.NAYLOR@sclhs.net>
Date: February 7, 2018 at 9:37:36 AM MST
To: "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Registered Nurse at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Kelly Naylor

Patrick Goff

From: Monica Duran
Sent: Tuesday, February 6, 2018 10:27 PM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Needham, William" <William.Needham@sclhs.net>
Date: February 6, 2018 at 12:37:42 PM MST
To: "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

I am writing to you today, as an Emergency Department Associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest.
The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.
This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.
Respectfully,

Bill Needham
RN, BSN, MBA
Director – Emergency & Trauma Services
Lutheran Medical Center
303-425-2969

Patrick Goff

From: Noyes, Beverly <BEVERLY.NOYES@sclhs.net>
Sent: Tuesday, February 6, 2018 9:25 AM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a long term citizen of Wheat Ridge and an employee at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for our underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Beverly Noyes, Ph.D., LPC, LAC
Inpatient Psychiatric Case Manager
Lutheran Medical Center
West Pines – Senior Behavioral Health
8300 W. 38th Ave.
Wheat Ridge, CO 80033-6005

303-425-2219
303-403-6246 (fax)

Laura McAvoy

From: Monica Duran
Sent: Wednesday, February 7, 2018 11:55 AM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning
Attachments: image001.png

Sent from my iPhone

Begin forwarded message:

From: "Nunnelly, Megan" <MEGAN.NUNNELLY@sclhs.net>
Date: February 7, 2018 at 10:03:54 AM MST
To: "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Megan Nunnelly, Interim Manager of Internal Medicine and Oncology

Megan Nunnelly, RN, OCN
Interim Manager IM/Onc
303-425-2780 (Office)
720-289-9669 (Cell)
Megan.nunnelly@sclhs.net

Laura McAvoy

From: Oeltjenbruns, Stacey <Stacey.Oeltjenbruns@sclhs.net>
Sent: Wednesday, February 7, 2018 11:20 AM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,
Stacey Oeltjenbruns
Administrative Assistant

Stacey Oeltjenbruns
Administrative Assistant to
Deborah Hedrick, MA,BSN, RN, NEA-BC
Director of Perioperative Services, Weight Loss Clinic and GI Lab
303-425-2987

Lutheran
MEDICAL CENTER | SCL Health

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:22 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

City of Wheat Ridge
OFFICE OF THE MAYOR

From: Osborn, Christine M. [mailto:Christine.Osborn@sclhs.net]
Sent: Monday, February 5, 2018 6:35 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

I do not believe it is in the best interest of the local community to add another hospital facility.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you please consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Christine Osborn, RN

Lutheran Hospital

Women and Infants

Patrick Goff

From: Pepe, Kindra L <Kindra.Pepe@sclhs.net>
Sent: Tuesday, February 6, 2018 10:55 AM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Kindra Pepe, MSN, RNC

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:29 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Pfeifer, Tiffany [mailto:Tiffany.Pfeifer@sclhs.net]
Sent: Monday, February 5, 2018 3:16 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members
I am writing to you today, as the Director of Medical Imaging at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest.
The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.
This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,
Tiffany Pfeifer

Director, Medical Imaging
Lutheran Medical Center
Office: 303.425.8449
Cell: 303.981.8361
Tiffany.Pfeifer@sclhs.net

Patrick Goff

From: Porter, Rachel <Rachel.Porter@sclhs.net>
Sent: Tuesday, February 6, 2018 7:37 AM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Rachel Porter

Rachel Porter
Supervisor of Patient Access Emergency Department
Lutheran Medical Center
(P)303-425-8359
Rachel.Porter@sclhs.net

<zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Registered Nurse at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Sarah Reck RN

From: "Hackbarth, James" <James.Hackbarth@sclhs.net>
Date: February 7, 2018 at 8:26:52 AM MST
To: "bstarker@ci.wheatridge.co.us" <bstarker@ci.wheatridge.co.us>, "mduran@ci.wheatridge.co.us" <mduran@ci.wheatridge.co.us>, "jhoppe@ci.wheatridge.co.us" <jhoppe@ci.wheatridge.co.us>, "kdavis@ci.wheatridge.co.us" <kdavis@ci.wheatridge.co.us>, "zurban@ci.wheatridge.co.us" <zurban@ci.wheatridge.co.us>, "tfitzgerald@ci.wheatridge.co.us" <tfitzgerald@ci.wheatridge.co.us>, "gpond@ci.wheatridge.co.us" <gpond@ci.wheatridge.co.us>, "lmathews@ci.wheatridge.co.us" <lmathews@ci.wheatridge.co.us>, "ldozeman@ci.wheatridge.co.us" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members,

Patrick Goff

From:	Bud Starker
Sent:	Monday, February 5, 2018 10:28 PM
To:	Patrick Goff
Subject:	FW: Opposition to Clear Creek Crossing Rezoning
Attachments:	LMC staff letter of objection.docx

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Repola, Katherine L [mailto:Katherine.Repola@sclhs.net]
Sent: Monday, February 5, 2018 3:46 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge. Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the City's longtime healthcare partner and largest employer. Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,
Kathie Repola, CFRE
Executive Director, Lutheran Medical Center Foundation

Kathie Repola, CFRE
Executive Director, Lutheran Medical Center Foundation / SCL Health
8300 West 38th Avenue
Wheat Ridge, CO, 80033
P: 303-467-4802
F: 303.467.4811
katherine.repola@sclhs.net
www.supportlutheran.org

Patrick Goff

From: Monica Duran
Sent: Tuesday, February 6, 2018 10:31 PM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning
Attachments: image001.png

Sent from my iPhone

Begin forwarded message:

From: "Rhoades, Karen" <Karen.Rhoades@sclhs.net>
Date: February 6, 2018 at 4:01:32 PM MST
To: "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Nurse Leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge. Saddling the local community with an unneeded hospital is not in the community's best interest. The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer. Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and ***reject this rezoning request as it is proposed.***

Respectfully,

Karen Rhoades, MS, RN, IBCLC
Clinical Coordinator for Family Education and Solace
Baby Friendly Coordinator for LMC
Lutheran Medical Center
8300 W. 38th Avenue
Wheat Ridge, CO 80033
Karen.Rhoades@sclhs.net
303-425-2902

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:53 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Richards, Kristina [mailto:Kristina.Richards@sclhs.net]
Sent: Monday, February 5, 2018 1:53 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Registered Nurse and Patient of Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Kris Richards, RN, BSN
Lutheran Medical Center
Clinical Manager
Emergency & Trauma Services
8300 W 38th Ave
Wheat Ridge, CO 80033
303-425-2073 Office
303-467-4291 Fax
516-236-3186 Cell
Kristina.Richards@sclhs.net

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:52 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

City of Wheat Ridge
OFFICE OF THE MAYOR

From: Ross, Donna E (LMC) [mailto:Donna.E.Ross@sclhs.net]
Sent: Monday, February 5, 2018 2:11 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Donna Ross

Supervisor

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Emergency Department Physician at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Dr. Ethan Ross

Laura McAvoy

From: Bud Starker
Sent: Thursday, February 8, 2018 2:20 PM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Shawna Saeedian**" <shawna4taxes@yahoo.com>
Date: Thu, Feb 8, 2018 at 2:19 PM -0700
Subject: Opposition to Clear Creek Crossing rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "ldozeman@ci.wheatrige.co.us" <ldozeman@ci.wheatrige.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a local business owner and resident, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize their ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Shawna Saeedian, EA
Peace of Mind Tax and Financial Services, Inc.

720-289-6541
PO Box 280988
Lakewood, CO 80228

This transmission contains information from Peace of Mind Tax & Financial Services, Inc., which may be confidential or protected. If you are not the intended recipient, you are hereby notified that you must not read this transmission and that any disclosure, copying, printing, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please notify the sender by email or telephone immediately and delete the original transmission.

Patrick Goff

From: Monica Duran
Sent: Tuesday, February 6, 2018 10:32 PM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Sauers, Connie" <Connie.Sauers@sclhs.net>
Date: February 6, 2018 at 5:30:25 PM MST
To: "bstarker@ci.wheatridge.co.us" <bstarker@ci.wheatridge.co.us>, "mduran@ci.wheatridge.co.us" <mduran@ci.wheatridge.co.us>, "jhoppe@ci.wheatridge.co.us" <jhoppe@ci.wheatridge.co.us>, "kdavis@ci.wheatridge.co.us" <kdavis@ci.wheatridge.co.us>, "zurban@ci.wheatridge.co.us" <zurban@ci.wheatridge.co.us>, "tfitzgerald@ci.wheatridge.co.us" <tfitzgerald@ci.wheatridge.co.us>, "gpond@ci.wheatridge.co.us" <gpond@ci.wheatridge.co.us>, "lmathews@ci.wheatridge.co.us" <lmathews@ci.wheatridge.co.us>, "ldozeman@ci.wheatridge.co.us" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

I am a life- long Coloradoan and have found Wheatridge to be my place of employment for over 31 years. I want to express my opinion about adding another hospital to the already existing Lutheran Hospital which has served this city and surrounding areas for many many years. Many generations of family members have been well taken care of there. Having both St. Anthony and Lutheran on this side of the metro area have met the needs of this community and both have provided many needed services to this community. It feels like a slap in the face to disregard these fine institutions by considering adding another hospital. Please look at whether there is a significant need to make services of this kind available to our community- not just the financial side of this proposal. Thankyou, Connie Sauers

Patrick Goff

From: Bud Starker
Sent: Thursday, February 8, 2018 9:44 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Denise Schairer**" <dschairer@rockymtnpulmonary.com>
Date: Thu, Feb 8, 2018 at 9:16 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Denise Schairer
Rocky Mountain Pulmonary and Critical Care Medicine, PC
8550 W. 38th Ave., Suite 202
Wheat Ridge, CO 80033

Phone 303.940.1661
Fax 303.431.8708

Laura McAvoy

From:	Monica Duran
Sent:	Wednesday, February 7, 2018 9:49 AM
To:	Patrick Goff
Cc:	Janelle Shaver
Subject:	Fwd: Opposition to Clear Creek Crossing Rezoning
Attachments:	image001.jpg

Sent from my iPhone

Begin forwarded message:

From: "Schluter, Patty" <Patty.Schluter@sclhs.net>
Date: February 7, 2018 at 9:32:40 AM MST
To: "bstarker@ci.wheatridge.co.us" <bstarker@ci.wheatridge.co.us>, "mduran@ci.wheatridge.co.us" <mduran@ci.wheatridge.co.us>, "jhoppe@ci.wheatridge.co.us" <jhoppe@ci.wheatridge.co.us>, "kdavis@ci.wheatridge.co.us" <kdavis@ci.wheatridge.co.us>, "zurban@ci.wheatridge.co.us" <zurban@ci.wheatridge.co.us>, "tfitzgerald@ci.wheatridge.co.us" <tfitzgerald@ci.wheatridge.co.us>, "gpond@ci.wheatridge.co.us" <gpond@ci.wheatridge.co.us>, "lmathews@ci.wheatridge.co.us" <lmathews@ci.wheatridge.co.us>, "ldozeman@ci.wheatridge.co.us" <ldozeman@ci.wheatridge.co.us>
Cc: "Schluter, Patty" <Patty.Schluter@sclhs.net>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Patty Schluter
Instructor Enterprise Learning and Personal Development
SCL Health
P: 303-272-0719
Mobile: 303-349-1199
patty.schluter@sclhs.net
www.sclhealthsystem.org

Laura McAvoy

From: jseman@coloradoadvocates.com
Sent: Monday, February 5, 2018 11:52 AM
To: Leah Dozeman
Subject: Council matter

Councilwoman Dozeman:

On behalf of Lutheran Medical Center (LMC) and its President/CEO Grant Wicklund, I am writing to request an opportunity to meet with you this week.

LMC has deep concerns about a proposed rezoning matter pending in Wheat Ridge we would like to discuss with you. Mr. Wicklund is available Wednesday-Friday 2/7-2/10.

Can you apprise me of your availability?

Thank you,

Jep Seman

720-377-0703

< /html>

Laura McAvoy

From:	Monica Duran
Sent:	Wednesday, February 7, 2018 9:48 AM
To:	Patrick Goff
Cc:	Janelle Shaver
Subject:	Fwd: Opposition to Clear Creek Crossing Rezoning
Attachments:	image001.jpg; image002.png

Sent from my iPhone

Begin forwarded message:

From: "Senseney, Deborah M" <DEBORAH.SENSENEY@sclhs.net>
Date: February 7, 2018 at 9:01:35 AM MST
To: "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members
I am writing to you today, as a nurse leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest. The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.
This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.
I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.
Respectfully,

Deborah M. Senseney
Clinical Practice Specialist

Debbie Senseney MSN, RN-BC
Medical Surgical Clinical Practice Specialist
Lutheran Medical Center
deborah.senseney@sclhs.net
office: 303-467-8748

Laura McAvoy

From: Bud Starker
Sent: Thursday, February 8, 2018 2:14 PM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Brian Shear, MD**" <shearb@usacs.com>
Date: Thu, Feb 8, 2018 at 12:38 PM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a physician at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Brian Shear, MD

Brian Shear, MD
Department Chair, USACS Southeast & West
shearb@usacs.com

IMPORTANT WARNING The documents accompanying this transmission may contain health information that is legally privileged. This information is only intended for the use of the recipient named. The authorized recipient of this information is prohibited from disclosing it to any other party unless required to do so by law or

regulation and is required to destroy the information after its stated need has been fulfilled. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or action taken in reliance on the contents of this document is strictly prohibited. If you have received this information in error, please notify the sender immediately so that arrangements can be made for the return or destruction of these documents. Health care information is personal and sensitive information related to a person's health care. It is being emailed to you after appropriate authorization from the patient or under circumstances that do not require authorization. You are obligated to maintain it in a safe, secure and confidential manner. Re-disclosure without additional patient authorization or as permitted by law is prohibited. Unauthorized re-disclosure or failure to maintain confidentiality could subject you to civil liability and penalties described in federal and state law.

Laura McAvoy

From: Patrick Goff
Sent: Wednesday, February 7, 2018 4:30 PM
To: Laura McAvoy
Subject: FW: Letter of Opposition - Clear Creek Commons/UCHealth

Patrick Goff
City Manager
City of Wheat Ridge
7500 W. 29th Ave.
Wheat Ridge, CO 80033
303-235-2805 (office)
303-995-6465 (mobile)
www.ci.wheatridge.co.us

From: Shemesh, Colleen D [mailto:Colleen.Shemesh@sclhs.net]
Sent: Wednesday, February 7, 2018 2:57 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Patrick Goff <pgoff@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Letter of Opposition - Clear Creek Commons/UCHealth

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an Associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Colleen Shemesh
Provider Relations Manager
Lutheran Medical Center
303-507-6359
http://www.sclhealth.net

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:23 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Sidesinger, Katie [mailto:Katie.Sidesinger@sclhs.net]
Sent: Monday, February 5, 2018 5:30 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Registered Nurse at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Katie Sidesinger, RN BSN MS

Laura McAvoy

From: Patrick Goff
Sent: Wednesday, February 7, 2018 4:25 PM
To: Laura McAvoy
Subject: FW: opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Patrick Goff
City Manager
City of Wheat Ridge
7500 W. 29th Ave.
Wheat Ridge, CO 80033
303-235-2805 (office)
303-995-6465 (mobile)
www.ci.wheatridge.co.us

From: Sims, Donna [mailto:Donna.Sims@sclhs.net]
Sent: Wednesday, February 7, 2018 4:21 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Patrick Goff <pgoff@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Donna Sims
Sr. Project Manager
Enterprise Program Management Office
SCL Health
12600 W. Colfax Ave, Suite C-500
Lakewood, CO 80215
P: (303) 403-7744
M: (720)480-7069
F: (303) 403-7503
Donna.Sims@sclhs.net
www.sclhealthsystem.org

Laura McAvoy

From: Lisa Spano <bowtie3333@gmail.com>
Sent: Friday, February 9, 2018 9:00 AM
To: Patrick Goff; Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; zurban@wheatridge.co.us; tfitzergald@ci.wheatridge.co.us
Subject: New proposed hospial

Dear honored council members, Manager and Mayor;

Have you looked out your window on your drive to and from work, school, the grocery store etc. lately? The only thing you see are pop up urgent care centers, and drive in E.R. centers. These centers are everywhere, expensive, and quite frankly are ugly eye sores when you see one every single block.

Another facility, non-profit or otherwise is not needed and would seem to many a waste of our city and states resources that could be better put to use in our schools or even in homeless prevention and outreach. I would rather see the people of our cities that are facing homelessness and poverty given a leg up with actually affordable housing so they are not sleeping out in the open in our streets and parks than ANOTHER hospital room that will only bring in people with skills from OTHER areas to work, but not live and spend in our communities.

I don't shop where I work, I do that where I LIVE. With housing prices the way they are the average human beings with the skill set to work at a hospital are NOT going to sell their house, up root their family and lives just to live where they now work, they will commute and their money will come out of our area and go back into theirs.

Also, the last thing Wheat Ridge and the surrounding areas such as Arvada and Golden need is another sprawling glass and concrete hospital center sitting in an area already heavily contested during the morning and evening rush hours, this will have a huge environmental impact on a city known for it's green trees, open trails and parks, not for it's grand sprawling office buildings and hospital campuses.

I urge you to listen to the people that put you in the offices you now hold, the majority of us do not want or need another hospital, Lutheran and St. Anthony's have served us well and continue to do so, please do not add another eye sore to our city.

Thank you for your time and continued service to our communities and it's people.

Best regards,

Lisa R. Spano

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:50 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Speaks, Heather [mailto:Heather.Speaks@sclhs.net]
Sent: Monday, February 5, 2018 2:57 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.
This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.
Respectfully,

Heather Speaks
Clinical Projects Coordinator
303-403-3784
Heather.speaks@sclhs.net

Laura McAvoy

From: Bud Starker
Sent: Friday, February 9, 2018 6:06 AM
To: Patrick Goff
Subject: Fwd: Rezoning the Clear Creek Crossing development to build a new UCH facility

Get Outlook for iOS

---------- Forwarded message ----------
From: "**LILIANA STAGAKES**" <lildiaz_72@yahoo.com>
Date: Thu, Feb 8, 2018 at 7:13 PM -0700
Subject: Rezoning the Clear Creek Crossing development to build a new UCH facility
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Patrick Goff" <pgoff@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

Dear Sir or Madam,

I am writing to you today as a speech-language pathologist at Lutheran Medical Center (LMC), to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For the following reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. Lutheran Medical Center, St. Anthony's Hospital, and OrthoColorado are all located within 5 miles of this proposed development. Based on Colorado Hospital Association data, the area is already over-bedded by 100 beds. Even with additional population growth projections, no more than 20 beds would be needed to meet this need. Additional hospital beds/hospital competition does not lower healthcare costs when the supply already exceeds the demand. In fact, as excess capacity occurs, prices are forced to be raised to keep underutilized plants in operation. Another non-profit healthcare facility will not provide any new tax revenue to the city of Wheat Ridge. The new hospital will not be a source of new employment. Given the shortage of nurses across the nation and in Colorado, a new facility will simply shift employment of these resources from LMC or other local hospitals to the new facility.

This plan was developed behind closed doors, without appropriate community involvement. The planning for a hospital was conducted under a non-disclosure agreement between the developer and UC Health for many months. LMC was given only a few weeks to address this issue due to the fast tracked process the city and developer have engaged in. The CDOT requirements placed on the Cabela's development are not being required in the same fashion for the current development.

I ask that you consider the negative impact that another healthcare facility will have on your

citizens, your local businesses and the affordability of healthcare in the city of Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Liliana Stagakes

Patrick Goff

From: Storch, Steve <Steve.Storch@sclhs.net>
Sent: Tuesday, February 6, 2018 9:44 AM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a 15 year associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Steve Storch
Director, Purchasing

SCL Health

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:22 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Helen Story [mailto:hstory@Familycaresw.com]
Sent: Monday, February 5, 2018 8:26 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

Dear Mayor and City Council Members:
I have been a family physician in private practice in Jefferson County since 1985. For the last 5 years, my practice has been working hundreds of physicians in a coalition of Medicare, Medicaid and insurance payers to control healthcare costs, unnecessary hospitalizations and emergency room visits. This initiative is called CPC+.

There has already been a proliferation of free-standing (expensive) emergency rooms throughout the metro area and now the health care systems all seem to be competing with each other to set up more facilities. This does not serve the welfare of patients, as the costs of these services will increase as each facility markets services in order to cover its start-up and operating costs. This is not the sort of business where competition drives prices down. There is currently no price menu or transparency in pricing for patients who go to the ER or hospital in a vulnerable state, expecting that the costs will be paid by their insurance.

I recommend exercising due diligence by checking in with Center for Improving Value in Health Care (CIVHC) www.civhc.org/ Their data will make it apparent that Jefferson County does not need another hospital.
CIVHC is a public-private entity created to identify and advance initiatives across Colorado that enhance consumers' health care experiences, contain costs and improve the health of Coloradans by creating an efficient, high-quality and transparent health care.

I a private practioner who has been on the staff of these hospitals for many years. (SCL Lutheran Medical Center, St. Anthony, Porter, Swedish, Littleton, and Sky Ridge Hospitals). I am also an associate professor for the University of Colorado School of Medicine.
I am not speaking as an advocate for any hospital system, but as an advocate for spending health care dollars in Colorado effectively to minimize the cost/benefit ratio.

Helen Story, MD
Family Care Southwest, PC
6169 S. Balsam Way #250
Littleton, CO 80123
303-933-4555

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:27 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Teague, Marcia L [mailto:Marcia.Teague@sclhs.net]
Sent: Monday, February 5, 2018 4:36 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

I consider Lutheran Medical Center my hospital. I have worked here over 30 years and take great pride in it being THE only hospital in Wheat Ridge and seeing the support of the community for the work we do here. I am very opposed to University, or any other organization building another hospital in Jefferson County. We already have too many hospital beds at times, and to add more, would dilute the workforce at each hospital, creating nursing shortages and unsafe patient care.
I urge you to deny the request to allow zoning which would allow a hospital to be built on this site.

Sincerely,

Marcia

Marcia Teague MS, RNC
Patient Experience Director and Clinical Manager Mom Baby GYN/Women and Family Services
Lutheran Medical Center
303-425-2531
Marcia.Teague@sclhs.net

"Every job is a self-portrait of the person who did it. Autograph your work with excellence"

Patrick Goff

From: Tellis, Brett <BRETT.TELLIS@sclhs.net>
Sent: Tuesday, February 6, 2018 8:57 AM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as the Chief Nuclear Medicine Technologist at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully

Brett Tellis MS, BS, CNMT
Team Lead Nuclear Medicine
Office 303-425-2036
Cell 303-919-8307
Fax 303-403-6487

Laura McAvoy

From: Cunningham, Phyllis <Phyllis.Cunningham@sclhs.net>
Sent: Tuesday, February 6, 2018 1:57 PM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Cindy Threlkeld

Laura McAvoy

From: Bud Starker
Sent: Thursday, February 8, 2018 10:35 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: **"Topper, Lori"** <Lori.Topper@sclhs.net>
Date: Thu, Feb 8, 2018 at 9:19 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

My name is: Lori Topper
I am (writing to you today) as an {associate} at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed. Thank you.

Laura McAvoy

From:	Valentino, John <John.Valentino@sclhs.net>
Sent:	Wednesday, February 7, 2018 2:21 PM
To:	Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Larry Mathews; Leah Dozeman
Subject:	Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate of Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

John Valentino RN
Clinical Manager
Office: 303-425-2534
Cell: 303-489-9426

Laura McAvoy

From: Patrick Goff
Sent: Wednesday, February 7, 2018 4:26 PM
To: Laura McAvoy
Subject: FW: Rezoning Clear Creek Crossing development

Patrick Goff
City Manager
City of Wheat Ridge
7500 W. 29th Ave.
Wheat Ridge, CO 80033
303-235-2805 (office)
303-995-6465 (mobile)
www.ci.wheatridge.co.us

City of Wheat Ridge
CITY MANAGER'S OFFICE

From: Velasquez, Richard [mailto:Richard.Velasquez@sclhs.net]
Sent: Wednesday, February 7, 2018 3:27 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Patrick Goff <pgoff@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; lmatthews@ci.wheatridge.co.us; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Rezoning Clear Creek Crossing development

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an employee at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.
Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.
Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Richard Velasquez
Practice Manager

Lutheran Spine Center / SCL Health
1687 Cole Blvd., Ste 103
Lakewood, Colorado 80401
Work Phone: (303) 403.6680 Ext. 26680
E-mail: Richard.velasquez@sclhs.net

"Respect the Dignity and Worth of every person..."

The information contained in this message may be privileged and confidential from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any other dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by replying to the message and deleting it from your computer. Thank You

Patrick Goff

From: Vigil, Zachery <ZACHERY.VIGIL@sclhs.net>
Sent: Tuesday, February 6, 2018 6:51 AM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an **associate** at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Zachery M. Vigil, RDCS, BS
Echocardiography
SCL Health
8300 W. 38th Ave,
Wheat Ridge, CO 80033
P: 303-467-4825
M: 720-333-2983
F: 303-467-8826
zachery.vigil@sclhs.net

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:25 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Volk, Stacy [mailto:Stacy.Volk@sclhs.net]
Sent: Monday, February 5, 2018 5:05 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a pharmacist leader at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge. Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens. Lutheran also has almost 80 inpatient beds devoted to mental and behavioral health, including drug and alcohol addiction, that will almost certainly not be included in a new hospital

space. It goes without saying that 2018 is not the time to push out this bedrock of mental healthcare in our community.

I've worked in multiple hospital systems, including University Hospital, and I can tell you that Lutheran Medical Center is one of the best, if not the best, hospitals for whom I've been an associate. Trading in a trusted community partner whose focus is developing affordable, innovative healthcare for an unknown result is all that would be accomplished with this rezoning and development plan.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,
Stacy Volk

Stacy Volk, PharmD, BCPS
Clinical Pharmacy Specialist | Infectious Diseases
Antimicrobial Stewardship Program | Co-director
Lutheran Medical Center
Wheat Ridge, CO 80033
303-403-3532 - work
303-960-7927 - cell
stacy.volk@sclhs.net
www.sclhealthsystem.org

Laura McAvoy

From: Bud Starker
Sent: Thursday, February 8, 2018 10:32 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Wade, Dana A**" <Dana.Wade@sclhs.net>
Date: Thu, Feb 8, 2018 at 10:27 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Registered Nurse at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Dana Wade RN

Patrick Goff

From: Bud Starker
Sent: Tuesday, February 6, 2018 6:24 AM
To: Patrick Goff
Subject: Fwd: New Hospital in Wheat Ridge? Why?

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Bruce**" <bwaringmd@comcast.net>
Date: Mon, Feb 5, 2018 at 11:30 PM -0700
Subject: New Hospital in Wheat Ridge? Why?
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>

Mayor Starker,

I recently attended our planning commission meeting where a zoning change request was made by the developers of the Clear Creek Crossing project. Overall, I am in favor of the overall development concept but to the surprise of many who attended the neighborhood meetings and focus groups last year, there was a specific request to allow building of a hospital on the business section of the development. I understand that you have not had this discussion with your constituents due to a non-disclosure agreement. I find to be counter to the transparency expected of our council members. This had not been presented to any of the neighbors in the initial presentations for input in 2016 or any of the focus groups discussion. This requires a specific change in zoning to make this a permissible use.

I would question the traffic and potential ambulance impact on the close neighbors. But more importantly, I question the need for another hospital where we have St Anthony Hospital to the south and our largest employer in Wheat Ridge, SCL Lutheran Medical Center, less than 2 miles to the east.

The impact to Lutheran would be detrimental not only to the institution and it's employees but to many of us who are practicing physicians with a longstanding commitment in our community. I have been in private practice, Surgical Specialists of Colorado, taking care of patients in your community since 1992 and our practice has been providing excellent surgical care since the inception of Lutheran Hospital in 1964.

The recent expansion of the University and capital used on building hospitals does not lower the cost of care. If Colorado was a Certificate of Need state, there would be no need for this additional hospital.

As a concerned Wheat Ridge voter, a business owner and employer in Wheat Ridge, a provider of care in Wheat Ridge, I would ask you to evaluate the unintended consequences in allowing this zoning change to be approved. Wheat Ridge does not need another hospital.

As you meet on Monday 2/12/2018, I would ask you to help the council to put this zoning change on hold until further input can occur.

I am happy to provide additional input and I look forward to having a discussion to address my concerns.

Thanks you for all you do for Wheat Ridge.

Bruce Waring, MD

3370 Oak Street

Wheat Ridge, CO 80033

303-239-8991 home

303-204-5100 cell

Sent from Mail for Windows 10

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:52 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Waring, Kimberly [mailto:Kimberly.Waring@sclhs.net]
Sent: Monday, February 5, 2018 2:42 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest. The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer. Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts. Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Kim Waring
Hospice Administrative Assistant
3210 Lutheran Park Way, Bldg. 20
Wheat Ridge Co 80033
P: 303-403-7279
F: 303-403-7295

Laura McAvoy

From: Bud Starker
Sent: Friday, February 9, 2018 6:06 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**Bruce**" <bwaringmd@comcast.net>
Date: Thu, Feb 8, 2018 at 7:43 PM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

We am writing to you today, as a physician and nurse at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

Having attended the Planning Commission hearing in person, this project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a

chance to study and understand all of the impacts. Where is the transparency we expect from our city council?

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Bruce Waring, MD

Nancy Pattridge Waring, RN, MS, NP

Sent from Mail for Windows 10

Laura McAvoy

From: Patrick Goff
Sent: Thursday, February 8, 2018 8:40 AM
To: Laura McAvoy
Subject: Fwd: Rezoning

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Waters, Brittany" <Brittany.Waters@sclhs.net>
Date: 2/7/18 7:33 PM (GMT-07:00)
To: Bud Starker <bstarker@ci.wheatridge.co.us>, Patrick Goff <pgoff@ci.wheatridge.co.us>, Monica Duran <mduran@ci.wheatridge.co.us>, Janeece Hoppe <jhoppe@ci.wheatridge.co.us>, Kristi Davis <KDavis@ci.wheatridge.co.us>, Zachary Urban <zurban@ci.wheatridge.co.us>, Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>, George Pond <GPond@ci.wheatridge.co.us>, Larry Mathews <lmathews@ci.wheatridge.co.us>, Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Rezoning

My name is: Brittany Waters,

I am writing to you today as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Thank you,
Brittany Waters

Laura McAvoy

From: Patrick Goff
Sent: Wednesday, February 7, 2018 4:50 PM
To: Laura McAvoy
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Patrick Goff
City Manager
City of Wheat Ridge
7500 W. 29th Ave.
Wheat Ridge, CO 80033
303-235-2805 (office)
303-995-6465 (mobile)
www.ci.wheatridge.co.us

-----Original Message-----
From: Welch, Heidi, M [mailto:Heidi.Welch@sclhs.net]
Sent: Wednesday, February 7, 2018 4:48 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

My name is Heidi Welch.
I am writing to you today as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed. Thank you.
Sincerely, Heidi Welch

Patrick Goff

From: Wesenberg, Laura <Laura.Wesenberg@sclhs.net>
Sent: Tuesday, February 6, 2018 8:41 AM
To: Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Laura Wesenberg

Pulmonary Rehab Supervisor

Lutheran Medical Center

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Cathy Westfall
Colorado Eastern Regional Manager Coding/Compliance
Systems and Technology Service Center - HIM

Laura McAvoy

From: Bud Starker
Sent: Thursday, February 8, 2018 10:32 AM
To: Patrick Goff
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Get Outlook for iOS

---------- Forwarded message ----------
From: "**White-Uecker, Tammy A**" <TAMMY.WHITE-UECKER@sclhs.net>
Date: Thu, Feb 8, 2018 at 10:23 AM -0700
Subject: Opposition to Clear Creek Crossing Rezoning
To: "Bud Starker" <bstarker@ci.wheatridge.co.us>, "Monica Duran" <mduran@ci.wheatridge.co.us>, "Janeece Hoppe" <jhoppe@ci.wheatridge.co.us>, "Kristi Davis" <KDavis@ci.wheatridge.co.us>, "Zachary Urban" <zurban@ci.wheatridge.co.us>, "Tim Fitzgerald" <tfitzgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "Larry Mathews" <lmathews@ci.wheatridge.co.us>, "Leah Dozeman" <ldozeman@ci.wheatridge.co.us>

My name is: Tammy White Uecker

I am writing to you today as a Registered Nurse at Lutheran Medical Center, to express my **strong** opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and **reject** this rezoning request as it is proposed. Thank you.

Tammy White Uecker RN

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:21 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Whitley, Ann [mailto:Ann.Whitley@sclhs.net]
Sent: Monday, February 5, 2018 9:52 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

Dear Mayor Bud Starker and the Wheat Ridge City Council Members,

I am writing to you today, as an **associate** at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Ann Whitley

EKG Technician

Ann Whitley
Lutheran Medical Center
8300 W. 38th Ave.
Wheat Ridge, CO 80033
P: 303-425-2405
F: 303-467-8826
Ann.Whitley@sclhs.net

Laura McAvoy

From:	Taisa Wiedel <taisa.wiedel@gmail.com>
Sent:	Friday, February 9, 2018 8:48 AM
To:	Bud Starker; Patrick Goff; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman
Subject:	Objection to new hospital development

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members,

I am writing as both a community member and a physician of Lutheran Hospital. I have been in the medical community in Denver for my entire training and career; at no hospital have I witnessed such collaborative staff and dedicated physicians. There is a spirit of community and of charity. Our patients' loyalty toward Lutheran Hospital is unprecedented. I have many patients' who will go to no other hospital.

In my experience with the University of Colorado system, where I was in fact trained, is very different. In that system, there is little sense of community and no trace of charity. The mindset is profit and expansion.

Permitting the rezoning of the Clear Creek Crossing development to allow another hospital to be built in the City of Wheat Ridge, in such close proximity to Lutheran, would be a devastating loss to our community.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Dr. Taisa Wiedel

Laura McAvoy

From: Monica Duran
Sent: Wednesday, February 7, 2018 9:47 AM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Wilking, Sharon Laverne" <SharonLaverne.Wilking@sclhs.net>
Date: February 7, 2018 at 8:26:58 AM MST
To: "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a nurse at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Thank you for allowing e this input.

Sharon Wilking RN

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:27 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Woods, Lisa [mailto:Lisa.Woods@sclhs.net]
Sent: Monday, February 5, 2018 4:30 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an associate and nurse consultant at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Lisa Woods, MSN, RN-BC, CWOCN
Wound, Ostomy and Contininence Nurse
Lutheran Medical Center (Part of the Sisters of Charity of Leavenworth Hospital System SCLHS)
8300 West 38th Avenue
Wheat Ridge, CO 80033
Phone: 303 425-2510; in-house ext. 22510s
Pager number 303-266-2754
Lisa.Woods@sclhs.net

Notice - The information and attachment(s) contained in this communication are intended for the addressee only, and may be confidential and/or legally privileged. If you have received this communication in error, please contact the sender immediately, and delete this communication from any computer or storage system. Any interception, review, printing, copying, re-transmission, dissemination, or other use of, or taking of any action upon this information by persons or entities other than the intended recipient is strictly prohibited by law and may subject them to criminal or civil liability.

Patrick Goff

From: Bud Starker
Sent: Monday, February 5, 2018 10:29 PM
To: Patrick Goff
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Bud Starker
Mayor
City of Wheat Ridge
Office Phone: 303-235-2800

From: Kimberly Wright MD [mailto:KWrightMD@RMRad.co]
Sent: Monday, February 5, 2018 3:23 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a physician at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

I do not believe that another hospital in such close proximity to Lutheran Medical Center, and two other nearby hospitals, is in the best interest of our community. There are already sufficient hospital beds to serve the community, and furthermore, would result in a devastating outcome to all of us who have built our careers, and lives, around Lutheran Medical Center.

There would be no beneficial tax revenue to the city. There would be no employment benefit, as nurses and physicians would simply have to shift their careers to a new site - hopefully while remaining in Colorado. The rushed and somewhat secretive rezoning process is disturbing, and does not allow for the community to fully understand the impact of this possible project.

Lutheran has been committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. We, as physicians, are dedicated to our community and want to continue serving our neighbors with the high quality, lost cost care that they have come to expect.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,
Kimberly Hawn Wright, MD

Laura McAvoy

From: Monica Duran
Sent: Wednesday, February 7, 2018 9:46 AM
To: Patrick Goff
Cc: Janelle Shaver
Subject: Fwd: Opposition to Clear Creek Crossing Rezoning

Sent from my iPhone

Begin forwarded message:

From: "Yantorni, Sarah" <Sarah.Yantorni@sclhs.net>
Date: February 7, 2018 at 8:16:03 AM MST
To: "'bstarker@ci.wheatridge.co.us'" <bstarker@ci.wheatridge.co.us>, "'mduran@ci.wheatridge.co.us'" <mduran@ci.wheatridge.co.us>, "'jhoppe@ci.wheatridge.co.us'" <jhoppe@ci.wheatridge.co.us>, "'kdavis@ci.wheatridge.co.us'" <kdavis@ci.wheatridge.co.us>, "'zurban@ci.wheatridge.co.us'" <zurban@ci.wheatridge.co.us>, "'tfitzgerald@ci.wheatridge.co.us'" <tfitzgerald@ci.wheatridge.co.us>, "'gpond@ci.wheatridge.co.us'" <gpond@ci.wheatridge.co.us>, "'lmathews@ci.wheatridge.co.us'" <lmathews@ci.wheatridge.co.us>, "'ldozeman@ci.wheatridge.co.us'" <ldozeman@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Registered Nurse at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the City of Wheat Ridge.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in a devastating economic blow to Lutheran, the city's longtime healthcare partner and largest employer.

Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals to the new facility.

This project is being rushed through the rezoning process after being conducted almost entirely in secret, without giving the community a chance to study and understand all of the impacts.

Lutheran has been a committed partner to the Wheat Ridge community for more than 100 years and provides its citizens with access to the high-quality healthcare they need at low cost. A new facility will jeopardize our ability to do so, especially for your underserved citizens.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,
Sarah Reck RN

Laura McAvoy

From: Patrick Goff
Sent: Wednesday, February 7, 2018 5:36 PM
To: Laura McAvoy
Subject: FW: Opposition to Clear Creek Crossing Rezoning

Patrick Goff
City Manager
City of Wheat Ridge
7500 W. 29th Ave.
Wheat Ridge, CO 80033
303-235-2805 (office)
303-995-6465 (mobile)
www.ci.wheatridge.co.us

From: Yeske, Cheryl [mailto:Cheryl.Yeske@sclhs.net]
Sent: Wednesday, February 7, 2018 5:34 PM
To: Bud Starker <bstarker@ci.wheatridge.co.us>; Monica Duran <mduran@ci.wheatridge.co.us>; Janeece Hoppe <jhoppe@ci.wheatridge.co.us>; Kristi Davis <KDavis@ci.wheatridge.co.us>; Zachary Urban <zurban@ci.wheatridge.co.us>; Tim Fitzgerald <tfitzgerald@ci.wheatridge.co.us>; George Pond <GPond@ci.wheatridge.co.us>; Larry Mathews <lmathews@ci.wheatridge.co.us>; Leah Dozeman <ldozeman@ci.wheatridge.co.us>; Patrick Goff <pgoff@ci.wheatridge.co.us>
Subject: Opposition to Clear Creek Crossing Rezoning

My name is Cheryl Yeske.

I am writing to you today as an associate at Lutheran Medical Center, to express my strong opposition to rezoning the Clear Creek Crossing development plan to allow another hospital to be built in the city of Wheat Ridge.

For a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest and it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. This plan was developed behind closed doors, without appropriate community involvement.

I ask that you consider the negative impact that another healthcare facility will have on your citizens, your local businesses and the affordability of healthcare in Wheat Ridge. Please reject this rezoning request as it is proposed.

Thank you,

Cheryl Yeske, RN Case Manager
Women and Family Center
Lutheran Medical Center, SCL Health
Phone: 303-425-8402
Fax: 303-403-6275
Cheryl.Yeske@sclhs.net

City of Wheat Ridge

ITEM NO: 3.
DATE: February 12, 2018

REQUEST FOR CITY COUNCIL ACTION

TITLE: COUNCIL BILL 04-2018 - AN ORDINANCE AMENDING SECTIONS 11-291 AND 11-401 OF THE WHEAT RIDGE CODE OF LAWS, CONCERNING THE AUTHORIZED ACTIVITIES OF MARIJUANA TESTING FACILITIES

☐ PUBLIC HEARING
☐ BIDS/MOTIONS
☐ RESOLUTIONS
☒ ORDINANCES FOR 1ST READING (2/12/2018)
☐ ORDINANCES FOR 2ND READING (3/12/2018)

QUASI-JUDICIAL: ☐ YES ☒ NO

City Attorney **City Manager**

ISSUE:
Council Bill 04-2018 authorizes City-licensed marijuana testing facilities to conduct all marijuana *testing* activities authorized by state law. Other types of activities, such as cultivation, product development and clinical trials, are still prohibited within testing facilities in the City.

PRIOR ACTION:
At the December 18, 2017 Study Session, City Council provided consensus to bring forward an ordinance that allows marijuana "testing facilities" to conduct a broader array of testing activities than is currently permitted by local law. The new array of testing activities that would be allowed are only those that state law currently defines, regulates and permits.

FINANCIAL IMPACT:
No financial impact is projected.

BACKGROUND:
During the 2017 legislative session, the state legislature adopted House Bill 17-1367, creating and authorizing two (2) new types of marijuana-related licenses: the "research and development" license and the "research and development cultivation" license. The new "research and development" license authorizes its holder to conduct a variety of activities, including the testing of marijuana, conducting clinical trials and investigations, and researching the efficacy and safety of marijuana as a medical treatment.

The City currently allows and licenses "marijuana testing facilities" within the City. These City testing facilities are currently authorized to conduct only those activities that the state allows state-licensed "testing facilities" to conduct. HB 17-1367 allows the new "research and development" licenses to conduct additional types of testing activities.

On December 18, 2017 the Council discussed the possibilities of authorizing additional marijuana testing activities in the City and/or authorizing "research and development" licenses in the City. Consensus of Council that evening was that no additional local license types are currently desired. Council expressed that it should consider permitting City "testing facilities" – a license type already locally allowed – to conduct the full gamut of testing activities authorized by state law, whether authorized under state law to "testing" licenses or to "research and development" licenses, under the state's nomenclature.

Council further directed that the draft ordinance make clear that any other activities authorized by state law to occur in "research and development" facilities – such as clinical trials, cultivation of marijuana, research projects – remain prohibited in City testing facilities.

RECOMMENDATIONS:
Staff recommends approval of the ordinance on first reading.

RECOMMENDED MOTION:
"I move to approve Council Bill 04-2018, an ordinance amending sections 11-291 and 11-401 of the Wheat Ridge Code of Laws, concerning the authorized activities of marijuana testing facilities, on first reading, order it published, public hearing set for Monday, March 12, 2018 at 7:00 p.m. in City Council Chambers, and that it take effect fifteen (15) days after final publication."

Or,

"I move to postpone indefinitely Council Bill 04-2018, an ordinance amending sections 11-291 and 11-401 of the Wheat Ridge Code of Laws, concerning the authorized activities of marijuana testing facilities, for the following reason(s)_____."

REPORT PREPARED AND REVIEWED BY:
Carmen Beery, City Attorney's Office
Kenneth Johnstone, Community Development Director
Patrick Goff, City Manager

ATTACHMENTS:
1. Council Bill 04-2018
2. HB 17-1367

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER
Council Bill No. 04
Ordinance No. _____
Series 2018

TITLE: AN ORDINANCE AMENDING SECTIONS 11-291 AND 11-401 OF THE WHEAT RIDGE CODE OF LAWS, CONCERNING THE AUTHORIZED ACTIVITIES OF MARIJUANA TESTING FACILITIES

WHEREAS, the City of Wheat Ridge ("City") is a home rule municipality operating under a charter adopted pursuant to Article XX of the Colorado Constitution and vested with the authority by that article and the Colorado Revised Statutes to adopt ordinances for the regulation of land use and the protection of the public health, safety and welfare; and

WHEREAS, pursuant to the authority granted by Section 14, Article XVIII and Section 16, Article XVIII of the Colorado Constitution, the Colorado Retail Marijuana Code, Article 43.4, Title 12, C.R.S., and the Colorado Medical Marijuana Code, Article 43.3, Title 12, C.R.S., the Wheat Ridge City Council ("Council") previously adopted local regulations governing marijuana establishments; and

WHEREAS, such regulations, codified in part under Articles XII and XIII, respectively, of Chapter 11 of the Wheat Ridge Code of Laws ("Code"), authorize the location and conduct of marijuana "testing facilities" within the City; and

WHEREAS, during the 2017 legislative session, the Colorado legislature adopted House Bill 17-1367, creating and authorizing two new types of marijuana-related licenses, the "research and development" license and the "research and development cultivation" license; and

WHEREAS, the newly-created "research and development" license authorizes its holder to conduct a variety of activities, including the testing of marijuana, conducting clinical trials and investigations, and researching the efficacy and safety of marijuana as a medical treatment; and

WHEREAS, the Council finds that the testing activities authorized by "research and development" licenses, under state law, are consistent and compatible with the testing activities that the City currently permits to be conducted by "testing facilities" within the City; and

WHEREAS, the Council further finds that all other types of activities authorized by "research and development" licenses under state law, such as research, product development and clinical trials, are inconsistent and incompatible with the testing activities that City-licensed "testing facilities" may conduct; and

WHEREAS, the Council therefore wishes to authorize City-licensed "testing facilities" to also conduct only those testing activities authorized by state law to be undertaken by the new "research and development" licenses created by HB 17-1367.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO:

Section 1. Section 11-291 of the Wheat Ridge Code of Laws ("Code"), concerning definitions applicable to medical marijuana establishment licensing, is hereby amended by the following amendment to the existing definition:

> M*edical marijuana testing facility* shall mean a premises licensed TO TEST MARIJUANA AND MARIJUANA—INFUSED PRODUCTS pursuant to ~~the Colorado Medical Marijuana Code to operate a business as described by~~ C.R.S. § 12-43.3-405 (MEDICAL MARIJUANA TESTING LICENSE) AND/OR C.R.S. § 12-43.3-408(1)(A) (MARIJUANA RESEARCH AND DEVELOPMENT LICENSE). NOTWITHSTANDING ANY PROVISION OF THE COLORADO MEDICAL MARIJUANA CODE, OR THE RULES PROMULGATED THEREUNDER, TO THE CONTRARY, SUCH FACILITIES MAY CONDUCT TESTING ACTIVITIES ONLY; ANY OTHER ACTIVITY PERMITTED IN SUCH FACILITIES BY STATE LAW OR RULE, INCLUDING BUT NOT LIMITED TO CULTIVATION, RESEARCH, PRODUCT DEVELOPMENT AND CLINICAL TRAILS, ARE EXPRESSLY PROHIBITED.

Section 2. Section 11-401 of the Code, concerning definitions applicable to retail marijuana establishment licensing, is hereby amended by the following amendments to two (2) existing definitions set forth thereunder:

> M*edical marijuana testing facility* shall mean a premises licensed TO TEST MARIJUANA AND MARIJUANA—INFUSED PRODUCTS pursuant to ~~the Colorado Medical Marijuana Code to operate a business as described by~~ C.R.S. § 12-43.3-405 (MEDICAL MARIJUANA TESTING LICENSE) AND/OR C.R.S. § 12-43.3-408(1)(A) (MARIJUANA RESEARCH AND DEVELOPMENT LICENSE). NOTWITHSTANDING ANY PROVISION OF THE COLORADO MEDICAL MARIJUANA CODE, OR THE RULES PROMULGATED THEREUNDER, TO THE CONTRARY, SUCH FACILITIES MAY CONDUCT TESTING ACTIVITIES ONLY; ANY OTHER ACTIVITY PERMITTED IN SUCH FACILITIES BY STATE LAW OR RULE, INCLUDING BUT NOT LIMITED TO CULTIVATION, RESEARCH, PRODUCT DEVELOPMENT AND CLINICAL TRIALS AND INVESTIGATIONS, ARE EXPRESSLY PROHIBITED.

Retail marijuana testing facility means a ~~person~~ PREMISES licensed TO TEST MARIJUANA AND MARIJUANA—INFUSED PRODUCTS pursuant to ~~the Colorado Retail Marijuana Code to operate a business as described in~~ C.R.S. § 12-43.4-405 (RETAIL MARIJUANA TESTING LICENSE) AND/OR C.R.S. § 12-43.3-408(1)(A) (MARIJUANA RESEARCH AND DEVELOPMENT LICENSE). NOTWITHSTANDING ANY PROVISION OF THE COLORADO MEDICAL MARIJUANA CODE, THE COLORADO RETAIL MARIJUANA CODE, OR THE RULES PROMULGATED THEREUNDER, TO THE CONTRARY, SUCH FACILITIES MAY CONDUCT TESTING ACTIVITIES ONLY; ANY OTHER ACTIVITY PERMITTED IN SUCH FACILITIES BY STATE LAW OR RULE, INCLUDING BUT NOT LIMITED TO CULTIVATION, RESEARCH, PRODUCT DEVELOPMENT AND CLINICAL TRIALS AND INVESTIGATIONS, ARE EXPRESSLY PROHIBITED.

Section 3. Severability, Conflicting Ordinances Repealed. If any section, subsection or clause of this Ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected thereby. All other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 4. Effective Date. This Ordinance shall take effect fifteen (15) days after final publication, as provided by Section 5.11 of the Charter.

INTRODUCED, READ, AND ADOPTED on first reading by a vote of ___ to _____ on this _____ day of _____, 2018, ordered published in full in a newspaper of general circulation in the City of Wheat Ridge, and Public Hearing and consideration on final passage set for _____ , 2018, at 7:00 p.m., in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of ___ to ___, this _____ day of _____, 2018.

SIGNED by the Mayor on this _____ day of _____, 2018.

_____
Bud Starker, Mayor

ATTEST:

_____
Janelle Shaver, City Clerk

Approved as to Form

_____
Gerald E. Dahl, City Attorney

First Publication:
Second Publication:
Wheat Ridge Transcript
Effective Date:

An Act

HOUSE BILL 17-1367

BY REPRESENTATIVE(S) Pabon and Arndt, Ginal, Gray, Hansen, Herod, Hooton, Jackson, Kennedy, Kraft-Tharp, Lebsock, Lontine, Melton, Michaelson Jenet, Pettersen, Rosenthal, Singer, Duran;
also SENATOR(S) Jahn and Baumgardner, Coram, Crowder, Hill, Holbert, Kefalas, Neville T., Smallwood, Sonnenberg, Grantham.

CONCERNING MARIJUANA RESEARCH AUTHORIZATION, AND, IN CONNECTION THEREWITH, MAKING AN APPROPRIATION.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 12-43.3-202, **amend** (2)(a) introductory portion, (2)(a)(XX), and (2)(a)(XXI); and **add** (2)(a)(XXII) as follows:

12-43.3-202. Powers and duties of state licensing authority - rules. (2) (a) Rules promulgated pursuant to ~~paragraph (b) of subsection (1)~~ SUBSECTION (1)(b) of this section may include, but need not be limited to, the following subjects:

(XX) Such other matters as are necessary for the fair, impartial, stringent, and comprehensive administration of this ~~article; and~~ ARTICLE 43.3;

ATTACHMENT 2

Capital letters indicate new material added to existing statutes; dashes through words indicate deletions from existing statutes and such material not part of act.

(XXI) The parameters and qualifications of an indirect beneficial interest owner and a qualified limited passive investor;

(XXII) MARIJUANA RESEARCH AND DEVELOPMENT LICENSES AND MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSES, INCLUDING APPLICATION REQUIREMENTS; RENEWAL REQUIREMENTS, INCLUDING WHETHER ADDITIONAL RESEARCH PROJECTS MAY BE ADDED OR CONSIDERED; CONDITIONS FOR LICENSE REVOCATION; SECURITY MEASURES TO ENSURE MARIJUANA IS NOT DIVERTED TO PURPOSES OTHER THAN RESEARCH; THE AMOUNT OF PLANTS, USEABLE MARIJUANA, MARIJUANA CONCENTRATES, OR MARIJUANA-INFUSED PRODUCTS A LICENSEE MAY HAVE ON ITS PREMISES; LICENSEE REPORTING REQUIREMENTS; THE CONDITIONS UNDER WHICH MARIJUANA POSSESSED BY MEDICAL MARIJUANA LICENSEES MAY BE DONATED TO MARIJUANA RESEARCH AND DEVELOPMENT LICENSEES AND MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSEES; PROVISIONS TO PREVENT CONTAMINATION; REQUIREMENTS FOR DESTRUCTION OF MARIJUANA AFTER THE RESEARCH IS CONCLUDED; AND ANY ADDITIONAL REQUIREMENTS.

SECTION 2. In Colorado Revised Statutes, 12-43.3-301, **amend** (1)(d); and **add** (1)(g) and (1)(h) as follows:

12-43.3-301. Local licensing authority - applications - licenses. (1) A local licensing authority may issue only the following medical marijuana licenses upon payment of the fee and compliance with all local licensing requirements to be determined by the local licensing authority:

(d) A medical marijuana testing facility license; ~~and~~

(g) A MARIJUANA RESEARCH AND DEVELOPMENT LICENSE; AND

(h) A MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSE.

SECTION 3. In Colorado Revised Statutes, 12-43.3-401, **amend** (1) introductory portion; and **add** (1)(g) and (1)(h) as follows:

12-43.3-401. Classes of licenses. (1) For the purpose of regulating the cultivation, manufacture, distribution, and sale of medical marijuana,

the state licensing authority in its discretion, upon application in the prescribed form made to it, may issue and grant to the applicant a license from any of the following classes, subject to the provisions and restrictions provided by this ~~article~~ ARTICLE 43.3:

(g) MARIJUANA RESEARCH AND DEVELOPMENT LICENSE; AND

(h) MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSE.

SECTION 4. In Colorado Revised Statutes, **add** 12-43.3-409 as follows:

12-43.3-409. Marijuana research and development license - marijuana research and development cultivation license - definition. (1) (a) A MARIJUANA RESEARCH AND DEVELOPMENT LICENSE MAY BE ISSUED TO A PERSON TO POSSESS MARIJUANA FOR THE LIMITED RESEARCH PURPOSES IDENTIFIED IN SUBSECTION (2) OF THIS SECTION.

(b) A MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSE MAY BE ISSUED TO A PERSON TO GROW, CULTIVATE, POSSESS, AND TRANSFER, BY SALE OR DONATION, MARIJUANA PURSUANT TO SECTION 12-43.3-202 (2)(a)(XXII) OR SUBSECTION (4) OF THIS SECTION FOR THE LIMITED RESEARCH PURPOSES IDENTIFIED IN SUBSECTION (2) OF THIS SECTION.

(2) A LICENSE IDENTIFIED IN SUBSECTION (1) OF THIS SECTION MAY BE ISSUED FOR THE FOLLOWING LIMITED RESEARCH PURPOSES:

(a) TO TEST CHEMICAL POTENCY AND COMPOSITION LEVELS;

(b) TO CONDUCT CLINICAL INVESTIGATIONS OF MARIJUANA-DERIVED MEDICINAL PRODUCTS;

(c) TO CONDUCT RESEARCH ON THE EFFICACY AND SAFETY OF ADMINISTERING MARIJUANA AS PART OF MEDICAL TREATMENT;

(d) TO CONDUCT GENOMIC, HORTICULTURAL, OR AGRICULTURAL RESEARCH; AND

(e) TO CONDUCT RESEARCH ON MARIJUANA-AFFILIATED PRODUCTS OR SYSTEMS.

(3) (a) AS PART OF THE APPLICATION PROCESS FOR A MARIJUANA RESEARCH AND DEVELOPMENT LICENSE OR MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSE, AN APPLICANT SHALL SUBMIT TO THE STATE LICENSING AUTHORITY A DESCRIPTION OF THE RESEARCH THAT THE APPLICANT INTENDS TO CONDUCT AND WHETHER THE RESEARCH WILL BE CONDUCTED WITH A PUBLIC INSTITUTION OR USING PUBLIC MONEY. IF THE RESEARCH WILL NOT BE CONDUCTED WITH A PUBLIC INSTITUTION OR WITH PUBLIC MONEY, THE STATE LICENSING AUTHORITY SHALL GRANT THE APPLICATION IF IT DETERMINES THAT THE APPLICATION MEETS THE CRITERIA IN SUBSECTION (2) OF THIS SECTION.

(b) IF THE RESEARCH WILL BE CONDUCTED WITH A PUBLIC INSTITUTION OR PUBLIC MONEY, THE SCIENTIFIC ADVISORY COUNCIL ESTABLISHED IN SECTION 25-1.5-106.5 (3) SHALL REVIEW AN APPLICANT'S RESEARCH PROJECT TO DETERMINE THAT IT MEETS THE REQUIREMENTS OF SUBSECTION (2) OF THIS SECTION AND TO ASSESS THE FOLLOWING:

(I) THE PROJECT'S QUALITY, STUDY DESIGN, VALUE, OR IMPACT;

(II) WHETHER THE APPLICANT HAS THE APPROPRIATE PERSONNEL; EXPERTISE; FACILITIES; INFRASTRUCTURE; FUNDING; AND HUMAN, ANIMAL, OR OTHER APPROVALS IN PLACE TO SUCCESSFULLY CONDUCT THE PROJECT; AND

(III) WHETHER THE AMOUNT OF MARIJUANA TO BE GROWN BY THE APPLICANT IS CONSISTENT WITH THE PROJECT'S SCOPE AND GOALS.

(c) IF THE SCIENTIFIC ADVISORY COUNCIL DETERMINES THAT THE RESEARCH PROJECT DOES NOT MEET THE REQUIREMENTS OF SUBSECTION (2) OF THIS SECTION OR ASSESSES THE CRITERIA IN THIS SUBSECTION (3) TO BE INADEQUATE, THE APPLICATION MUST BE DENIED.

(4) A MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSEE MAY ONLY TRANSFER, BY SALE OR DONATION, MARIJUANA GROWN WITHIN ITS OPERATION TO OTHER MARIJUANA RESEARCH AND DEVELOPMENT LICENSEES OR MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSEES. THE STATE LICENSING AUTHORITY MAY REVOKE

A MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSE FOR VIOLATIONS OF THIS SUBSECTION (4) AND ANY OTHER VIOLATION OF THIS ARTICLE 43.3.

(5) A MARIJUANA RESEARCH AND DEVELOPMENT LICENSEE OR MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSEE MAY CONTRACT TO PERFORM RESEARCH IN CONJUNCTION WITH A PUBLIC HIGHER EDUCATION RESEARCH INSTITUTION OR ANOTHER MARIJUANA RESEARCH AND DEVELOPMENT LICENSEE OR MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSEE.

(6) THE GROWING, CULTIVATING, POSSESSING, OR TRANSFERRING, BY SALE OR DONATION, OF MARIJUANA IN ACCORDANCE WITH THIS SECTION AND THE RULES ADOPTED PURSUANT TO IT, BY A MARIJUANA RESEARCH AND DEVELOPMENT LICENSEE OR MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSEE, IS NOT A CRIMINAL OR CIVIL OFFENSE UNDER STATE LAW. A MARIJUANA RESEARCH AND DEVELOPMENT LICENSE OR MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSE MUST BE ISSUED IN THE NAME OF THE APPLICANT AND MUST SPECIFY THE LOCATION IN COLORADO AT WHICH THE MARIJUANA RESEARCH AND DEVELOPMENT LICENSEE OR MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSEE INTENDS TO OPERATE. A MARIJUANA RESEARCH AND DEVELOPMENT LICENSEE OR MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSEE SHALL NOT ALLOW ANY OTHER PERSON TO EXERCISE THE PRIVILEGE OF THE LICENSE.

(7) IF THE RESEARCH CONDUCTED INCLUDES A PUBLIC INSTITUTION OR PUBLIC MONEY, THE SCIENTIFIC ADVISORY COUNCIL SHALL REVIEW ANY REPORTS MADE BY MARIJUANA RESEARCH AND DEVELOPMENT LICENSEES AND MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSEES UNDER STATE LICENSING AUTHORITY RULE AND PROVIDE THE STATE LICENSING AUTHORITY WITH ITS DETERMINATION ON WHETHER THE RESEARCH PROJECT CONTINUES TO MEET RESEARCH QUALIFICATIONS PURSUANT TO THIS SECTION.

SECTION 5. In Colorado Revised Statutes, 12-43.3-405, **amend** (1) as follows:

12-43.3-405. Medical marijuana testing facility license - rules. (1) A medical marijuana testing facility license may be issued to a person

who performs testing and research on medical marijuana for medical marijuana licensees, MEDICAL MARIJUANA AND MEDICAL MARIJUANA-INFUSED PRODUCTS FOR MARIJUANA AND RESEARCH DEVELOPMENT LICENSEES AND MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSEES, AND MARIJUANA OR MARIJUANA-INFUSED PRODUCTS GROWN OR PRODUCED BY A REGISTERED PATIENT OR REGISTERED PRIMARY CAREGIVER ON BEHALF OF A REGISTERED PATIENT, UPON VERIFICATION OF REGISTRATION PURSUANT TO SECTION 25-1.5-106 (7)(e) AND VERIFICATION THAT THE PATIENT IS A PARTICIPANT IN A CLINICAL OR OBSERVATIONAL STUDY CONDUCTED BY A MARIJUANA RESEARCH AND DEVELOPMENT LICENSEE OR MARIJUANA RESEARCH AND DEVELOPMENT CULTIVATION LICENSEE. The facility may develop and test medical marijuana products.

SECTION 6. In Colorado Revised Statutes, 25-1.5-106.5, **amend** (5) as follows:

25-1.5-106.5. Medical marijuana health research grant program. (5) **Sources of marijuana.** (a) The attorney general shall seek authority from the federal government to permit Colorado institutions of higher education to contract with the national institute of drug abuse to cultivate marijuana and its component parts for use in research studies funded pursuant to this section.

(b) A PERSON WHO HOLDS AN OPTIONAL PREMISES CULTIVATION LICENSE OR MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING LICENSE ISSUED PURSUANT TO PART 4 OF ARTICLE 43.3 OF TITLE 12 OR A RETAIL MARIJUANA CULTIVATION FACILITY LICENSE OR A RETAIL MARIJUANA PRODUCTS MANUFACTURING LICENSE ISSUED PURSUANT TO PART 4 OF ARTICLE 43.4 OF TITLE 12 MAY TRANSFER MARIJUANA TO A MEDICAL RESEARCH FACILITY, INCLUDING AT AN INSTITUTION OF HIGHER EDUCATION, FOR USE IN RESEARCH STUDIES FUNDED PURSUANT TO THIS SECTION. NOTWITHSTANDING ANY OTHER PROVISION OF LAW, A MEDICAL RESEARCH FACILITY AUTHORIZED PURSUANT TO THIS SECTION TO CONDUCT MEDICAL RESEARCH REGARDING MARIJUANA IS EXEMPT FROM ALL OTHERWISE APPLICABLE RESTRICTIONS ON THE POSSESSION AND USE OF MARIJUANA; EXCEPT THAT THE FACILITY SHALL USE THE MARIJUANA ONLY FOR THE MEDICAL RESEARCH AUTHORIZED PURSUANT TO THIS SECTION, SHALL NOT POSSESS AT ANY TIME A QUANTITY OF MEDICAL MARIJUANA OR MEDICAL MARIJUANA-INFUSED PRODUCT IN EXCESS OF THE LIMIT

ESTABLISHED IN RULES PROMULGATED BY THE STATE LICENSING AUTHORITY, AND SHALL DESTROY ALL MARIJUANA REMAINING AFTER THE RESEARCH HAS BEEN COMPLETED. FOR THE FISCAL YEARS BEGINNING ON OR AFTER JULY 1, 2017, THE GENERAL ASSEMBLY MAY ANNUALLY APPROPRIATE UP TO ONE PERCENT OF THE AVAILABLE MONEY IN THE MARIJUANA TAX CASH FUND CREATED IN SECTION 39-28.8-501 TO THE DEPARTMENT TO BE USED TO AWARD GRANTS PURSUANT TO THIS SECTION TO MEDICAL RESEARCH FACILITIES SO THAT A FACILITY MAY:

(I) PURCHASE MARIJUANA FROM A LICENSEE SPECIFIED IN THIS SUBSECTION (5)(b) THAT WILL BE USED IN THE RESEARCH; AND

(II) CONDUCT THE MEDICAL RESEARCH.

SECTION 7. In Colorado Revised Statutes, 12-43.3-202, **amend** (1)(h) and (2.5)(a) introductory portion; and **add** (2.5)(a)(I)(G) as follows:

12-43.3-202. Powers and duties of state licensing authority - rules. (1) The state licensing authority shall:

(h) Develop and maintain a seed-to-sale tracking system that tracks medical marijuana from either the seed or immature plant stage until the medical marijuana or medical marijuana-infused product is sold to a customer at a medical marijuana center to ensure that no medical marijuana grown or processed by a medical marijuana establishment is sold or otherwise transferred except by a medical marijuana center; EXCEPT THAT THE MEDICAL MARIJUANA OR MEDICAL MARIJUANA-INFUSED PRODUCT IS NO LONGER SUBJECT TO THE TRACKING SYSTEM ONCE THE MEDICAL MARIJUANA OR MEDICAL MARIJUANA-INFUSED PRODUCT HAS BEEN:

(I) TRANSFERRED TO A MEDICAL RESEARCH FACILITY PURSUANT TO SECTION 25-1.5-106.5 (5)(b); OR

(II) TRANSFERRED TO A PESTICIDE MANUFACTURER IN QUANTITIES THAT ARE LIMITED AS SPECIFIED IN RULES PROMULGATED BY THE STATE LICENSING AUTHORITY, IN CONSULTATION WITH THE DEPARTMENTS OF PUBLIC HEALTH AND ENVIRONMENT AND AGRICULTURE. THE RULES MUST DEFINE A PESTICIDE MANUFACTURER THAT IS AUTHORIZED TO CONDUCT RESEARCH AND MUST AUTHORIZE A PESTICIDE MANUFACTURER TO CONDUCT RESEARCH TO ESTABLISH SAFE AND EFFECTIVE PROTOCOLS FOR

THE USE OF PESTICIDES ON MEDICAL MARIJUANA. NOTWITHSTANDING ANY OTHER PROVISION OF LAW, A PESTICIDE MANUFACTURER AUTHORIZED PURSUANT TO THIS SUBSECTION (1)(h)(II) TO CONDUCT PESTICIDE RESEARCH REGARDING MARIJUANA MUST BE LOCATED IN COLORADO, MUST CONDUCT THE RESEARCH IN COLORADO, AND IS EXEMPT FROM ALL OTHERWISE APPLICABLE RESTRICTIONS ON THE POSSESSION AND USE OF MEDICAL MARIJUANA OR MEDICAL MARIJUANA-INFUSED PRODUCT; EXCEPT THAT THE MANUFACTURER SHALL:

(A) NOT POSSESS AT ANY TIME A QUANTITY OF MEDICAL MARIJUANA OR MEDICAL MARIJUANA-INFUSED PRODUCT IN EXCESS OF THE LIMIT ESTABLISHED IN RULES PROMULGATED BY THE STATE LICENSING AUTHORITY;

(B) USE THE MEDICAL MARIJUANA AND MEDICAL MARIJUANA-INFUSED PRODUCT ONLY FOR THE PESTICIDE RESEARCH AUTHORIZED PURSUANT TO THIS SUBSECTION (1)(h)(II);

(C) DESTROY, IN COMPLIANCE WITH RULES PROMULGATED BY THE STATE LICENSING AUTHORITY, ALL MEDICAL MARIJUANA AND MEDICAL MARIJUANA-INFUSED PRODUCT REMAINING AFTER THE RESEARCH HAS BEEN COMPLETED; AND

(D) NOT APPLY PESTICIDES FOR RESEARCH PURPOSES ON THE LICENSED PREMISES OF A MEDICAL MARIJUANA BUSINESS.

(2.5) (a) Rules promulgated pursuant to ~~paragraph (b) of subsection (1)~~ SUBSECTION (1)(b) of this section must include, but need not be limited to, the following subjects:

(I) (G) A STATE, LOCAL, OR MUNICIPAL AGENCY SHALL NOT EMPLOY OR USE THE RESULTS OF ANY TEST OF MEDICAL MARIJUANA OR MEDICAL MARIJUANA-INFUSED PRODUCTS CONDUCTED BY AN ANALYTICAL LABORATORY THAT IS NOT CERTIFIED PURSUANT TO THIS SUBSECTION (2.5)(a)(I) FOR THE PARTICULAR TESTING CATEGORY AND ACCREDITED TO THE INTERNATIONAL ORGANIZATION FOR STANDARDIZATION/INTERNATIONAL ELECTROTECHNICAL COMMISSION 17025:2005 STANDARD, OR ANY SUBSEQUENT SUPERSEDING STANDARD, IN THAT FIELD OF TESTING.

SECTION 8. In Colorado Revised Statutes, 12-43.4-202, **amend** (1) and (3)(a) introductory portion; and **add** (3)(a)(IV)(H) as follows:

12-43.4-202. Powers and duties of state licensing authority - rules. (1) TO ENSURE THAT NO MARIJUANA GROWN OR PROCESSED BY A RETAIL MARIJUANA ESTABLISHMENT IS SOLD OR OTHERWISE TRANSFERRED EXCEPT BY A RETAIL MARIJUANA STORE OR AS AUTHORIZED BY LAW, the state licensing authority shall develop and maintain a seed-to-sale tracking system that tracks retail marijuana from either seed or immature plant stage until the marijuana or retail marijuana product is sold to a customer at a retail marijuana store; ~~to ensure that no marijuana grown or processed by a retail marijuana establishment is sold or otherwise transferred except by a retail marijuana store.~~ EXCEPT THAT RETAIL MARIJUANA OR RETAIL MARIJUANA PRODUCT IS NO LONGER SUBJECT TO THE TRACKING SYSTEM ONCE THE RETAIL MARIJUANA HAS BEEN:

(a) TRANSFERRED TO A MEDICAL RESEARCH FACILITY PURSUANT TO SECTION 25-1.5-106.5 (5)(b); OR

(b) TRANSFERRED TO A PESTICIDE MANUFACTURER IN QUANTITIES THAT ARE LIMITED AS SPECIFIED IN RULES PROMULGATED BY THE STATE LICENSING AUTHORITY, IN CONSULTATION WITH THE DEPARTMENTS OF PUBLIC HEALTH AND ENVIRONMENT AND AGRICULTURE. THE RULES MUST DEFINE A PESTICIDE MANUFACTURER THAT IS AUTHORIZED TO CONDUCT RESEARCH AND MUST AUTHORIZE A PESTICIDE MANUFACTURER TO CONDUCT RESEARCH TO ESTABLISH SAFE AND EFFECTIVE PROTOCOLS FOR THE USE OF PESTICIDES ON RETAIL MARIJUANA. NOTWITHSTANDING ANY OTHER PROVISION OF LAW, A PESTICIDE MANUFACTURER AUTHORIZED PURSUANT TO THIS SUBSECTION (1)(b) TO CONDUCT PESTICIDE RESEARCH REGARDING RETAIL MARIJUANA MUST BE LOCATED IN COLORADO, MUST CONDUCT THE RESEARCH IN COLORADO, AND IS EXEMPT FROM ALL OTHERWISE APPLICABLE RESTRICTIONS ON THE POSSESSION AND USE OF RETAIL MARIJUANA; EXCEPT THAT THE MANUFACTURER SHALL:

(I) NOT POSSESS AT ANY TIME A QUANTITY OF RETAIL MARIJUANA IN EXCESS OF THE LIMIT ESTABLISHED IN RULES PROMULGATED BY THE STATE LICENSING AUTHORITY;

(II) USE THE RETAIL MARIJUANA ONLY FOR THE PESTICIDE RESEARCH AUTHORIZED PURSUANT TO THIS SUBSECTION (1)(b);

(III) DESTROY, IN COMPLIANCE WITH RULES PROMULGATED BY THE STATE LICENSING AUTHORITY, ALL RETAIL MARIJUANA REMAINING AFTER THE RESEARCH HAS BEEN COMPLETED; AND

(IV) NOT APPLY PESTICIDES FOR RESEARCH PURPOSES ON THE LICENSED PREMISES OF A RETAIL MARIJUANA ESTABLISHMENT.

(3) (a) Rules promulgated pursuant to ~~paragraph (b) of subsection (2)~~ SUBSECTION (2)(b) of this section must include, but need not be limited to, the following subjects:

(IV) (H) A STATE, LOCAL, OR MUNICIPAL AGENCY SHALL NOT EMPLOY OR USE THE RESULTS OF ANY TEST OF MARIJUANA OR MARIJUANA PRODUCTS CONDUCTED BY AN ANALYTICAL LABORATORY THAT IS NOT CERTIFIED PURSUANT TO THIS SUBSECTION (3)(a)(IV) FOR THE PARTICULAR TESTING CATEGORY AND ACCREDITED TO THE INTERNATIONAL ORGANIZATION FOR STANDARDIZATION/INTERNATIONAL ELECTROTECHNICAL COMMISSION 17025:2005 STANDARD, OR ANY SUBSEQUENT SUPERSEDING STANDARD, IN THAT FIELD OF TESTING.

SECTION 9. Appropriation. (1) For the 2017-18 state fiscal year, $62,210 is appropriated to the department of revenue. This appropriation is from the marijuana cash fund created in section 12-43.3-501 (1)(a), C.R.S. To implement this act, the department may use this appropriation as follows:

(a) $43,200 for marijuana enforcement; and

(b) $19,010 for the purchase of legal services.

(2) For the 2017-18 state fiscal year, $19,010 is appropriated to the department of law. This appropriation is from reappropriated funds received from the department of revenue under subsection (1)(b) of this section and is based on an assumption that the department of law will require an additional 0.1 FTE. To implement this act, the department of law may use this appropriation to provide legal services for the department of revenue.

SECTION 10. Appropriation. (1) For the 2017-18 state fiscal year, $164,461 is appropriated to the department of revenue. This

appropriation is from the marijuana cash fund created in section 12-43.3-501 (1)(a), C.R.S. To implement this act, the department may use this appropriation as follows:

(a) $78,421 for marijuana enforcement, which amount is based on an assumption that the department will require an additional 0.5 FTE;

(b) $10,000 for tax administration IT system (GenTax) support; and

(c) $76,040 for the purchase of legal services.

(2) For the 2017-18 state fiscal year, $76,040 is appropriated to the department of law. This appropriation is from reappropriated funds received from the department of revenue under subsection (1)(c) of this section and is based on an assumption that the department of law will require an additional 0.4 FTE. To implement this act, the department of law may use this appropriation to provide legal services for the department of revenue.

SECTION 11. Act subject to petition - effective date - applicability. (1) Sections 1 through 5, section 10, and this section 11 of this act take effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly (August 9, 2017, if adjournment sine die is on May 10, 2017); except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against section 1, 2, 3, 4, 5, 10, or 11 of this act within such period, then the section or sections will not take effect unless approved by the people at the general election to be held in November 2018 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.

(2) (a) Sections 6 through 9 of this act take effect January 1, 2018; except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against section 6, 7, 8, or 9 of this act within the ninety-day period after final adjournment of the general assembly, the section or sections will not take effect unless approved by the people at the general election to be held in November 2018 and, in such case, will take effect on January 1, 2019, or on the date of the official declaration of the vote thereon by the governor, whichever is later.

(b) Sections 6 through 9 of this act apply to conduct occurring on or after the applicable effective date of this act.

Crisanta Duran
SPEAKER OF THE HOUSE
OF REPRESENTATIVES

Kevin J. Grantham
PRESIDENT OF
THE SENATE

Marilyn Eddins
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES

Effie Ameen
SECRETARY OF
THE SENATE

APPROVED _____

John W. Hickenlooper
GOVERNOR OF THE STATE OF COLORADO

STATE OF COLORADO

OFFICE OF THE GOVERNOR

136 State Capitol
Denver, Colorado 80203
Phone (303) 866-2471
Fax (303) 866-2003

John W. Hickenlooper
Governor

June 7, 2017

The Honorable Colorado House of Representatives
General Assembly
State Capitol
200 E. Colfax Ave.
Denver, CO 80203

Dear Members of the Colorado House of Representatives:

Today, we filed with the Secretary of State House Bill 17-1367, "Concerning Marijuana Research Authorization" (HB 17-1367). As I am neither signing nor vetoing HB 17-1367, the bill's provisions will take effect on the applicable effective dates set out in the bill. This letter sets forth my reasons for allowing HB 17-1367 to become law absent my signature.

HB 17-1367 creates a new license type for entities using marijuana for research purposes, provides the Marijuana Enforcement Division (MED) rulemaking authority, and makes changes to medical and recreational marijuana testing. We take no issue with the bill's goals. However, there is one critical matter that should be addressed. Sections 7 and 8 of HB 17-1367 both provide that:

> [A] [S]tate, local, or municipal agency shall not employ or use the results of any test of marijuana or marijuana products conducted by an analytical laboratory that is not certified pursuant to this subsection (3)(a)(IV) for the particular testing category *and* accredited to the International Organization for Standardization/International Electrotechnical Commission 17025:2005 standard, or any subsequent superseding standard, in that field of testing (emphasis added).

During HB 17-1367's consideration, multiple amendments were added in the final days of session. As part of one amendment, the word "and" (emphasized above) was inserted to replace the word "or." We confirmed with the sponsors this change was unintended. However, the change has significant implications. Due to this change, no state or local agency may use or employ test results from a lab not certified by the Department of Revenue (DOR), and accredited to the International Organization for Standardization/International Electrotechnical Commission (ISO Accredited). At present, only two testing facilities in the State meet both requirements. Consequently, this provision will limit the MED's ability to rely on test results for regulatory and enforcement purposes.

During the brief period between the effective date of January 1, 2018 and the initial days of the 2018 Regular Session, when corrective action may be enacted, licensees will remain subject to all potency and contaminants testing requirements. Additionally, the State pesticide and random testing programs will

remain in operation. However, MED will be unable to initiate enforcement actions triggered by failed testing unless the law is changed. Given the processes for testing and enforcement established in MED rules, it is highly unlikely that any enforcement action will be triggered in the first month of 2018. Therefore, a correction enacted by the General Assembly in the early weeks of session is critical.

We communicated this issue to the sponsors and proponents of HB 17-1367. As a result of these conversations, the sponsors and proponents, in coordination with State agencies, will present draft legislation to the General Assembly for consideration in the initial days of the 2018 Regular Session. This will correct the language error and restore the affected components of the State's testing program. We urge the General Assembly to address this matter as soon as possible, so the State's testing program, which exists to protect marijuana consumers and employees of licensed marijuana businesses, will not be compromised. We stand ready to work with the General Assembly in this effort.

For these reasons, and with the understanding that all parties will work cooperatively and expeditiously in the 2018 Regular Session, I allowed HB 17-1367 to become law without my signature.

Sincerely,

John W. Hickenlooper
Governor

City of Wheat Ridge

ITEM NO: 4.
DATE: February 12, 2018

REQUEST FOR CITY COUNCIL ACTION

TITLE: MOTION TO APPROVE A CONTRACT IN AN AMOUNT NOT TO EXCEED $825,000 TO CHARLES ABBOTT ASSOCIATES, INC. FOR ONGOING BUILDING PERMIT, PLAN REVIEW AND INSPECTION SERVICES AND AUTHORIZING ALL SUBSEQUENT PAYMENTS

☐ PUBLIC HEARING
☒ BIDS/MOTIONS
☐ RESOLUTIONS
☐ ORDINANCES FOR 1ST READING
☐ ORDINANCES FOR 2ND READING

QUASI-JUDICIAL: ☐ YES ☒ NO

Director of Community Development **City Manager**

ISSUE:
The City has historically contracted with an outside professional services firm to provide a portion of the City's building division customer service functions related primarily to building inspections. When the building division has been fully staffed, this outside contract firm has provided coverage for staff absences for vacations and trainings. Additionally, the outside firm provides technical expertise in areas such as commercial electrical inspections, which the City has not always been able to provide with in-house staff. Complex building permit plan reviews have also frequently been outsourced to our outside contract firm.

For several reasons explained further below, the City has negotiated a contract with Charles Abbott and Associates (CAA) to provide full service building division services. In other words, the City is proposing to fully outsource our building division staffing to allow CAA to function effectively as an extension of City Staff.

PRIOR ACTION:
The contract for building division professional services periodically is placed out for public bidding and most recently, in early 2017, the City selected CAA to provide those services. CAA has been functioning in this role since April 2017, starting with the City just weeks before the May 8 hailstorm. Because of the abrupt timing of the departure of the City's previous contract

firm and the significantly higher volume of permits and inspections associated with the May 8 storm, it was not possible to finalize a long-term contract with CAA when bringing them on board in mid-April and they have been providing services to the City under an interim Letter of Agreement.

FINANCIAL IMPACT:

The fee structure in the contract (attached) is such that CAA receives the majority of the building permit fees paid to the City, exclusive of use tax. Those fees include building permit fees, plan review fees and contractor licensing fees. The proposal is that CAA would receive 68% of those fees, meaning that the City still receives 32% of the fees, which will cover staff administrative costs for other Community Development staff who are involved in a smaller way in processing building permits and conducting inspections. The contract is also structured in a manner whereby when building permit revenues exceed certain thresholds in any given month, the percentage portion of what is shared back with CAA will be reduced slightly (from 68% to 60% when revenues exceed $60,001/month and from 60% to 55% when monthly revenues exceed $100,000). This is in recognition of some efficiencies they are able to achieve as work volume increases.

CAA will also play a role in reviewing and approving all business licenses, which are processed through the City's Administrative Services Department. CAA will assign all business license applications to an inspector for review and then schedule a field inspection. If corrective work is required to comply with applicable building codes, a re-inspection will also be required on a portion of these license applications before final approval. CAA proposes to assign a flat fee of $95 per application for those services. Based on an average number of licenses processed by the building division over the past 4 years (240/year), CAA would be due $22,800 for that work.

CAA will also provide 24-hour coverage for after-hours emergency inspections that are needed for situations where the integrity of a building is affected by instances such as fires or vehicle crashes that cause structural damage. No additional fee will be assessed for those responses.

It is of course important to understand what the anticipated impact will be to the City's General Fund budget, which is where all building permit revenues are allocated and from where all current building division expenses are paid. To that end, staff has looked back at past years to analyze and compare the CAA proposed pricing structure relative to the actual building division budget.

The following table illustrates how the proposed contract would have impacted the City's General Fund budget in 2014-2016.

	2014	**2015**	**2016**
Revenue Baseline	$1,010,285	$1,006,882	$857,151
68% Revenue Share with CAA	$686,994	$684,680	$582,863
32% City Revenue	$323,291	$322,202	$274,288

Business License Costs	$22,800	$22,800	$22,800
Expenses	$495,330	$591,081	$627,062
Impact on General Fund	Negative $214,464	Negative $116,400	Positive $21,400

These raw revenue and expense figures do not factor in City expenses related to city issued vehicles, mobile phones, Surface Pros, etc., all of which would be fully covered by CAA per the terms of the proposed contract. These figures also do not factor in staff time and expense associated with recruiting and training new building division staff. Finally, these figures do not account for the reduced percentage share back that would occur in months where certain building division revenue thresholds are exceeded, as explained on page 2 of this council action form. On balance, staff feels this outsourced model will generally be revenue neutral and any potential additional expenses are outweighed by what we believe will be an improved customer service delivery model.

The 2018 Budget includes a total of $868,433 for the Building Division. Of that, $402,000 was estimated for contractual inspection services. In "Personnel Services," which includes staff salaries, wages and benefits, a total of $433,742 was approved. A portion of that $433,742 will be needed to cover staff expenses through the end of February – approximately $36,000. Of the total budget of $868,433, staff estimates $825,000 will be able to be moved into the Contractual Services line item to cover estimated CAA costs.

BACKGROUND:

As noted, the City has always had a need to maintain a contract based professional services firm to provide a portion of the City's customer service functions of the building division within the Community Development Department. The building division provides four (4) core functions: contractor licensing, building permitting and associated plan review, building inspections and hotel/motel inspections. The building division also provides support to other departments/divisions in regards to business licensing and code enforcement.

Historically, the amount of work outsourced to our contract firm has ebbed and flowed based on our work volume and level of internal staffing. When internal staff positions have been vacant or specialty technical skill sets have been absent in our internal staffing, we have relied more heavily on our contract inspection firm to provide building division services.

As City Council may be aware, it has been challenging to keep our building division fully staffed over the last several years. The pool of qualified candidates for building inspector positions is limited and the profession has not been adequately replacing itself with the number of new professionals entering the field. Similarly, the pool of qualified Chief Building Official candidates is extremely limited and as a result, it has been challenging to recruit and retain individuals in that position. As a result, the CBO position has been vacant for extended periods over the past 3+ years. Lacking a permanent CBO also makes recruitment and retention of other building division staff (Permit Technicians and Inspectors/Plans Reviewers) more difficult.

The model of fully out-sourcing building division services is certainly not without precedent in the Denver Metro and Front Range area. Centennial has long fully out-sourced those functions and Denver also outsources a portion of these functions. Small communities like the Towns of Bennett and Lyons fully outsource and most of the mid to large Denver metro communities out-source a portion of these functions to be able to respond more quickly to ebbs and flows in permit and inspection work volumes.

For these and other reasons, the City is proposing a long-term contract with CAA to provide 100% of our building division staffing as a seamless extension of the Community Development Department staff. It should be noted that CAA provides full service building division services to the majority of their clients, many of whom are based in California. In checking references as part of the process of selecting CAA in early 2017, we received very positive feedback about CAA from several of those clients that they fully service. Many of their clients have used CAA for over 20 years. Staff believes the outsourced building division staffing model has the strong potential of improving customer service, for the following reasons:

- CAA has a strong customer service ethos and provides regular training for their employees in that regard
- CAA has a depth of well-trained staff resources who are able to deliver high quality professional services from the first day they are assigned to the City; no training is required as would otherwise be the case when the City hires new team members
- CAA has an ability to rapidly adjust the amount of staffing as work volume ebbs and flows, ensuring the City always has adequate inspectors and permit techs to meet changing demands

As a practical matter, because of the significant staffing needs resulting from the May 8 hailstorm, CAA has been functioning almost like a full service building division contract firm over the course of much of 2017. On a daily basis, CAA has provided as many as 6 inspectors and 3 or 4 permit technicians to augment City staff at the peak volume of work flow associated primarily with residential re-roof permits resulting from the May 8 hailstorm. CAA has also conducted a large percentage of building permit plan reviews. The City was fortunate that CAA had sufficient staff resources to meet the City's needs and has been providing staff from as far away as Georgia, Nevada and California. CAA has been absorbing costs associated with car rentals, hotels, per diems, etc. with these employees who are based in these out of state locations.

RECOMMENDATIONS:

While this is a significant change in business model for the City, staff is confident it can result in improved and consistent customer service delivery. Staff is committed to ensuring that the CAA employees working through this contract will be perceived in the community as extensions of City staff and ultimately are accountable to the Community Development Director and City Manager in the same manner as City employees would be. To that end, they will have City ID badges and business cards, wear City logo clothing, place City logos on sides of vehicles, etc.

RECOMMENDED MOTION:
"I move to approve a contract in an amount not to exceed $825,000 to Charles Abbott Associates, Inc., Broomfield, CO, for ongoing building permit, plan review and inspection services and authorizing all subsequent payments."

Or,

"I move to deny approval of a contract in an amount not to exceed $825,000 to Charles Abbott Associates, Inc., Broomfield, CO, for ongoing building permit, plan review and inspection services for the following reason(s) _____."

REPORT PREPARED/REVIEWED BY:
Ken Johnstone, Director of Community Development
Patrick Goff, City Manager

ATTACHMENTS:
1. Professional Services Contract with Charles Abbott Associates, Inc.

CONSULTANT SERVICES AGREEMENT
FOR FULL SERVICE
BUILDING DIVISION SERVICES

THIS AGREEMENT made this _____ day of _____ **2018**, by and between the City of Wheat Ridge, Colorado, hereinafter referred to as the "City" or "Owner" and CHARLES ABBOTT ASSOCIATES, INC., hereinafter referred to as "Consultant", with corporate offices located at 27401 Los Altos, Suite 220, Mission Viejo, CA 92691 and local offices located at 390 Interlocken Crescent, 3rd Floor, Broomfield, CO 80021.

WITNESSETH, that the City of Wheat Ridge and the Consultant in consideration of the foregoing and the mutual promises and covenants herein contained, the parties hereto agree as follows:

ARTICLE 1 – SERVICES

The City proposes to utilize the services of Consultant for Full Service Building Division Services.

The Consultant has represented to the City that the Consultant has the requisite qualifications and experience, and has the requisite facilities to properly perform the proposed services in a thorough, competent, professional, and workmanlike manner.

A. Consultant will perform services and the related work described above, as per the Statement of Work, attached as Exhibit A.

B. Consultant will perform services based on directives issued by the City. Consultant will not undertake any work, which will result in costs, expenses, or fees without written permission from the City. Consultant will not further subcontract or assign said work to any other individual or company without consent of the City.

C. The City may require Consultant to provide additional services beyond the items described above. For such services, the rates and quantities will be negotiated between the City and Consultant. If approved by the City, a written work order will be provided.

D. Consultant will perform the services under this Agreement in a skillful and competent manner and according to the standards observed by a competent practitioner of the work in which Consultant is engaged. Services provided pursuant to this Agreement will be provided in a substantial, first class, and workmanlike manner to conform to the standards of quality normally provided in the field.

ARTICLE 2 – TERM

This Agreement will take effect upon signing by both parties and issuance of a Notice to Proceed by the City. The initial term of the contract will be 3 years from the effective date, with the option of the Parties to mutually agree to an additional 2-year extension.

Notwithstanding any other provision in the Contract to the contrary, the Parties understand and acknowledge that the City is subject to Article X, § 20 of the Colorado Constitution ("TABOR"). The Contract does not create a multi-fiscal year direct or indirect debt or obligation within the meaning of TABOR and, therefore, notwithstanding anything in the Contract to the contrary, all payment obligations of the City are expressly dependent and conditioned upon the continuing appropriation of funds beyond the term of the City's current fiscal period ending upon the next succeeding December 31. Financial obligations of the City payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with ordinances and resolutions of the City and other applicable law.

ATTACHMENT 1

ARTICLE 3 – PAYMENT AND FEE SCHEDULE

It is understood and agreed, by and between the parties hereto, that the City shall pay the Consultant for services provided based on a percentage of fees collected on a monthly basis. The Consultant shall accept a a Not to Exceed amount of **Eight Hundred Twenty-five Thousand dollars, $825,000** as full payment for such services, except as otherwise approved by City Council, if the earned amount exceeds this annual amount.

Consultant will provide monthly invoices, which will itemize all work performed and related charges for that work. The City will pay each such invoice within 30 days of receipt of each invoice. Consultant will provide an unconditional release for any and all amounts due upon receiving payment from the City. The City will contact Consultant not later than 5 days of receipt of any invoice which is in dispute.

CAA proposes to provide all Building and Safety Services outlined in the Scope of Work for the following percentage of fees collected, except Business License processing and inspection fees will be $95 per license application. Fees below are inclusive of all costs, including general and administrative, travel, per diem, training, materials, supplies, and other items necessary to complete the project. Fees listed include:

- As-Needed Company Liaison
- As-Needed Operational Support
- Certified Building Official
- Certified Building Inspectors
- Certified Plan Reviewer
- Permit Technicians

Additional qualified personnel are available as needed.

Monthly Fees Collected*	CAA's % of Fees
First $60,000/month	68%
Amounts from $60,001/month - $100,000/month	60%
Over $100,001/month	55%

** cumulative*
CAA will respond to all emergency inspections after hours at no cost to the city.

A. Invoices by Task
Invoices will be submitted by the Consultant monthly for services performed and expenses incurred pursuant to this Agreement during the prior month. The processing of payment will be expedited by the Treasurer's Office through proper accounting procedures. Payment will be made to the Consultant within thirty (30) days of the receipt of the approved invoices for services rendered.

B. Funding
There is in effect within the City of Wheat Ridge, Colorado, a provision of the City's Code of Laws which limits the amount for which the City shall be liable to the amount expressly appropriated by the City Council, either through budgeted appropriation, or contract or bid award. The Consultant is specifically advised of the provisions of this portion of the Code of Laws of the City of Wheat Ridge, which was enacted pursuant to Ordinance 787, Series of 1989, and expressly incorporated herein. This contract is specifically subject to the provisions of said Ordinance and adopted Code Section.

ARTICLE 4 – INDEPENDENT CONSULTANT

In performing the work under this Agreement, the Consultant acts as an independent Consultant and is solely responsible for necessary and adequate worker's compensation insurance, person injury and property damage insurance, as well as errors and omissions insurance. The Consultant, as an independent Consultant, is obligated to pay federal and state income tax on monies earned. The personnel employed by the Consultant are not and shall not become employees, agents or servants of the City because of the performance of any work by this agreement. The Consultant warrants that it has not employed or retained any company or person, other than a bonafide employee working solely for it, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than bona fide employees working solely for the Consultant, any commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, the City will have the right to annul this Agreement without liability or in its discretion to deduct from the Agreement price or consideration, or otherwise recover the full amount of such fee, commission, percentage, brokerage fee, gift, or contingent fee.

ARTICLE 5 – INSURANCE

A. In accordance with Article 4 above, the Consultant shall furnish a certificate of insurance upon notification of award and prior to performance. Consultant will neither work under this Agreement until it has obtained all insurance required hereunder from a company or companies rated A or better, nor will Consultant allow any additional Sub-Consultant to commence work for any part of this agreement until all insurance required of this Agreement (as outlined below) has been obtained.

B. Throughout the term of this Agreement, at Consultant's sole cost and expense, Consultant will keep, or cause to be kept, in full force and effect, for the mutual benefit of the City and Consultant the following insurance policies:

- General Liability Insurance – Providing protection of $1,000,000 per occurrence / $2,000,000 annual aggregate against claims and liabilities for personal injury, death, or property damage arising from Consultant's activities.
- Professional Liability Insurance – Providing protection for at least $2,000,000 per occurrence/annual aggregate against claims and liabilities of the Consultant.
- Automobile Liability Insurance – Providing protection for at least $1,000,000 combined single limit.
- Worker's Compensation Insurance – In accordance with the provisions of the laws of the State of Colorado.

All insurance required by this Agreement will be carried only with responsible insurance companies licensed to do business in the State of Colorado. General and Auto Liability policies will name the City, its officers, agents and employees as additional insured.

Nothing herein shall be deemed or construed as a waiver of any of the protections to, which the Agencies may be entitled pursuant to the Colorado Governmental Immunity Act, sections 24-10-101, C.R.S., as amended.

ARTICLE 6 – INDEMNIFICATION

To the fullest extent permitted by law, Contractor agrees to indemnify and hold the City harmless from and against any damage, liability or cost (including reasonable attorney fees and cost of defense) to the extent caused by the Contractor's negligent acts, errors or omissions in the performance of the services under the Contract and those of any sub-contractors, sub-consultants or anyone for whom the Contractor is legally liable. It is the intention of the Parties that each shall be responsible for their own negligent acts. These defense and indemnification obligations shall survive the expiration or termination of the Contract. The Parties acknowledge that the provisions of this Paragraph are not intended to waive or alter any of the immunities, limitations, and defenses afforded to the City under the common law, the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101, et seq. or any other law.

ARTICLE 7 – CHANGE ORDERS OR EXTENSIONS

The City may, from time to time, require changes in the scope of services of the Consultant to be performed herein. Such changes, including any increase or decrease in the amount of the Consultant's compensation, must be mutually agreed upon in writing by the City and the Consultant. The Consultant shall be compensated for all authorized changes in services, pursuant to the Request for Proposal, or if no provision exists, pursuant to the terms of the Change Order.

ARTICLE 8 – EQUAL EMPLOYMENT OPPORTUNITY

The Consultant shall not discriminate against any employee or applicant for employment because of age, race, color, religion, sex, or national origin. The Consultant shall adhere to acceptable affirmative action guidelines in selecting employees and shall ensure that employees are treated equally during employment, without regard to their age, race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship., The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices provided by the local public agency setting forth the provisions of this nondiscrimination clause.

The Consultant will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that such provisions will be binding upon each sub-consultant, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

ARTICLE 9 – CHARTER, LAWS AND ORDINANCES

The Consultant at all times during the performance of this Agreement, agrees to strictly adhere to all applicable Federal, State and Local laws, rules, regulations, and ordinances that affect or govern the work as contemplated under this Agreement.

ARTICLE 10 – LAW AND VENUE

The laws of the State of Colorado shall govern as to the interpretation, validity, and effect of this Agreement. The parties agree that venue and jurisdiction for disputes regarding performance of this contract is with the District Court of Jefferson County, Colorado.

ARTICLE 11 – TERMINATION

This Agreement may be terminated by the City for any reason or for no reason by notifying the Consultant in writing of the same not less than thirty (30) days prior to the intended date of termination. Notwithstanding any other provision of the Contract, upon the City's failure to appropriate funds for payment of the compensation required by the Contract, the Contract shall automatically terminate as of the date prior appropriated funds are exhausted.

Consultant may terminate this agreement by providing the City with written notice, at least 60 days in advance of such termination.

Termination shall not affect rights, duties and liability which accrue prior to termination. In the event of any termination, the City shall be liable to Consultant for payments representing compensation for services up to the point of termination, based on the work competed to such date. The Parties each agree to bear their own attorneys' fees and costs incurred in connection with any termination, including any judicial proceedings resulting therefrom.

ARTICLE 12 – NOTICES

City Contact:	Contractor Contact:
Ken Johnstone	
Community Services Director	Charles Abbott Associates
7500 W. 29th Ave.	
Wheat Ridge, CO 80033	
kjohnstone@ci.wheatridge.co.us	
Phone: 303-235-2844	Phone:

ARTICLE 13 – ASSIGNMENT AND SUB-CONSULTANTS

The duties and obligations of the Consultant arising hereunder cannot be assigned, delegated, nor subcontracted except with the express written consent of the City. The sub-consultants permitted by the City shall be subject to the requirements of this Agreement, and the Consultant is responsible for all subcontracting arrangements and the delivery of services as set forth in this Agreement. The Consultant shall be responsible for the performance of any sub-consultant.

ARTICLE 14 – SEVERABILITY

To the extent that the Agreement may be executed and performance of the obligations of the parties may be accomplished within the intent of the Agreement, the terms of this Agreement are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof. The waiver of any breach of a term hereof shall not be construed as a waiver of any other term, or the same term upon subsequent breach.

ARTICLE 15 – INTEGRATION OF UNDERSTANDINGS

This Agreement supersedes any and all agreements, either oral or written, between the parties hereto, and contains all of the covenants and agreements between the parties with respect to rendering of services described herein. This Agreement is intended as the complete integration of all understandings between the parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force and effect whatsoever, unless embodied herein in writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto shall have any force or effect unless embodied in writing and signed by an authorized representative of the City and the Consultant.

ARTICLE 16 – PROHIBITION ON EMPLOYING OR CONTRACTING WITH ILLEGAL ALIENS

A. The Consultant hereby certifies that at the time of executing this Agreement it does not knowingly employ or contract with an illegal alien who will perform work under this Agreement and that it will participate in either the E-Verify Program or Department Program as those terms are defined in C.R.S. §§ 8-17.5-101(3.7) and (3.3), respectively, (the "Programs") in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement.

B. The Consultant shall not knowingly employ or contract with an illegal alien to perform the work under this Agreement or enter into a contract with a sub-consultant that fails to certify to the Consultant that the sub-consultant shall not knowingly employ or contract with an illegal alien to perform work under this Agreement.

C. The Consultant has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under the Agreement through participation in either the E-Verify Program or the Department Program.

D. The Consultant is prohibited from using the Programs procedures to undertake pre-employment screening of job applicants while this Agreement is being performed.

E. If the Consultant obtains actual knowledge that a sub-consultant performing the work under this Agreement knowingly employs or contracts with an illegal alien, the Consultant shall be required to: (a) notify the sub-consultant and the City within three (3) days that the Consultant has actual knowledge that the sub-consultant is knowingly employing or contracting with an illegal alien; and (b) terminate the subcontract with the sub-consultant if within three (3) days of receiving the notice, required pursuant to C.R.S. § 8-17.5-102(2)(III)(A), the sub-consultant does not stop employing or contracting with the illegal alien; except that the Consultant shall not terminate the contract with the sub-consultant if during such three (3) days the sub-consultant provides information to establish that the sub-consultant has not knowingly employed or contracted with an illegal alien.

F. The Consultant shall comply with any reasonable request by the Colorado Department of Labor and Employment (the "Department") made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5-102(5).

ARTICLE 17 – OWNERSHIP OF DOCUMENTS

Consultant agrees that all original documents, plans, reports, and other materials developed during the course of providing the services specified in the Agreement will be the property of the City and will be provided by the Consultant to the City upon their completion.

ARTICLE 18 – CONSULTANT'S RECORDS

Consultant will keep records and invoices in connection with its work to be performed under this Agreement. Consultant will maintain complete and accurate records with respect to the costs incurred under this Agreement. All such records will be clearly identifiable. Consultant will allow a representative of the City during normal business hours to examine, audit, and make transcripts or copies of such records. Consultant will allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of five years from the date of final payment under this Agreement.

ARTICLE 19 – NON-SOLICITATION

During and for a period of six (6) months following termination of this Agreement, the City shall not directly or indirectly solicit for hire or engage any personnel (whether as employee, consultant or in any other capacity) of CAA with responsibilities related to this Agreement without CAA's prior written consent.

ARTICLE 20 – AUTHORIZATION

Each party represents and warrants that it has the power and ability to enter into this Agreement, to grant the rights granted herein and to perform the duties and obligations described herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in **two** (2) copies, each of which shall be deemed an original on the day and year first written above.

ATTEST:

_____
JANELLE SHAVER, CITY CLERK

_____
DATE

(Seal)

APPROVED AS TO FORM:

_____
GERALD DAHL, CITY ATTORNEY

ATTEST TO CONTRACTOR:

_____
NAME

_____
TITLE

_____
DATE

OWNER

CITY OF WHEAT RIDGE
7500 W 29TH AVENUE
WHEAT RIDGE, CO 80033
303-234-5900

_____
BUD STARKER, MAYOR

CONSULTANT

Charles Abbott Associates, Inc.
27401 Los Altos, Suite 220
Mission Viejo, CA 92691
PHONE

_____
AUTHORIZED SIGNATURE

Rusty R. Reed
PRINT NAME

CEO/President
TITLE

_____
DATE

EXHIBIT A - STATEMENT OF WORK

Charles Abbott Associates, Inc. (CAA) will provide Full Service Building Division Services to the City of Wheat Ridge (City), including plan review and building inspection services as well as Building Official services. CAA offers to provide the requested services to the City as dictated by workload, including building, electrical, mechanical, plumbing, and residential code inspections and plan check, support staffing at the public counter during regular business hours, complex code interpretation, policy and procedure recommendations, complaint investigations, and all other related activities. CAA will provide guaranteed turnaround times and on-call emergency staff as needed.

CAA is committed to fulfilling these services in a comprehensive and thorough manner with staff that is service oriented, courteous, and reliable. CAA will provide ICC certified staff to serve as the City's Building Official, Permit Technician(s) as well as ICC Certified Building Inspector(s), Plans Examiner(s), and Registered Professionals as dictated by workload. CAA's Building Inspector(s) will be available to conduct all inspection requests no later than the next business day. CAA staff will process and route construction drawings for plan check, calculate permit fees, issue and close out permits, conduct minor plan checks over the counter, and perform related tasks as needed. CAA will provide building code related code enforcement and be available to consult with office staff on building department or permit issues and questions as they arise.

Administration

CAA will serve as the City's Building Official and be responsible for the administration and enforcement of the City's various codes and ordinances related to building safety while ensuring that the health and safety of the public are maintained through adherence to the requirements established by law for the construction, alteration or use of new and existing buildings. Through cooperation with other departments, CAA is able to assist in protecting the economic interests of the community with the ultimate goal of ensuring the development of safe and sustainable buildings for subsequent generations. Complete Administration of the Building Safety Division includes the following Certified Building Official Responsibilities:

- Quality control review of plan checks and inspections
- Building codes updates and adoption
- Enforce building codes and ADA Standards for Accessible Design
- Enforce adopted codes with regard to unsafe structures, existing building, rental property maintenance and energy code compliance
- Lend expertise in the plan review and inspection of historic structures
- Ensure compliance with zoning conditions, certificate of appropriateness, and conditions of approval
- Resolution of residents inquiries and complaints
- Building Official Administration, processing of complex Building Code Issues and dispute resolution
- Building and Safety Procedures Manual development and maintenance

- Ensure preparation of detailed monthly, quarterly, and annual reports of their activities to the City on accountability report forms approved by the City. The reports will include, but are not limited to, staffing levels provided, staff hours expended, the number of plans reviewed, number of inspections performed, and other statistical information pertinent to the services provided

- Participate in pre-development review and provide comments

- Attendance of Building Code Advisory Board, Planning Commission and Council meetings (as-needed)

- Ensure the maintenance of all necessary equipment to perform the contracted services

- Ensure proper staffing levels, supervision and training of all subordinate team members in order to maintain the minimum production standards

- Ensure records maintenance of approved plans and permits as required by law

- Develop training and educational materials relevant to building safety for dissemination to the elected and appointed officials, contractors and general public

- Attend court hearings regarding building code violations when requested

- Attend meetings of other local building officials to discuss proposed code changes, enforcement issues, new code compliant technology and alternatives

- Review for approval all alternative materials, designs or methods of construction for compliance with the intent and provisions of the code

- Consultation with City staff in other departments/divisions on applicability of building codes and regulations on City projects, such as something like a minor Rec Center remodel.

- Assist in website maintenance and development for Building Division content

- Assist the City in acquiring and implementing new building permitting software

- Building Division Policy and procedure drafting and implementation

- Establish and communicate communications and reporting protocols

- Establish and communicate to the City how CAA will communicate and report out to the City/Community Development Director (CDD)

- Establish billing protocols

- Additional services as needed and as requested

Building Inspection

CAA will provide the inspection of structures under construction in the City for compliance with all local ordinances, state and federal laws that pertain to Building and Safety and for compliance with the adopted Building Code, Residential Code, Plumbing Code, Electrical Code, Mechanical Code, Property Maintenance Code, City adopted or proposed Sustainability Standards, and Accessibility

and Energy Codes in addition to any Building Division Policy Statements as issued by the Chief Building Official.

CAA will provide inspectors as required by workload. A CAA Building Inspector will be available at all times to conduct urgent building inspections, should they arise.

- **Inspection Personnel Qualifications**

CAA assigned staff will perform inspection services as required by the City. Our staff will meet or exceed the City's minimum qualifications for all position(s). Competent inspectors will be provided whose background, experience, applicable certifications and demeanor demonstrates the ability to conduct inspections in accordance with jurisdiction standards. All CAA inspectors are ICC certified.

- **Inspection Responsibilities**

Inspectors assigned to the City will perform periodic construction inspections to verify that the work of construction is in conformance with the approved project plans, as well as identifying issues of non-compliance with applicable codes. Projects under construction by permit from the City will be inspected for compliance with the City adopted Building, Mechanical, Plumbing, Electrical, Energy, Property Maintenance, and Accessibility Codes, as well as a working familiarity with the Fire Codes. Inspectors are accessible and available to meet with the project design team and/or the client's representatives to work out problems and help resolve issues quickly and efficiently. Our inspection staff easily integrates into client organizations.

- **Guaranteed Response Times**

In an effort to provide quality assurance, CAA proposes to use our "best service guarantee" program. This program assures the City that all turn around times are met or improved, all inspections are conducted when requested, and emergency response is timely and effective.

- CAA will conduct any necessary or required building investigations as directed by the City. Investigations will include field and office research, investigation follow-ups and preparation of notices, letters, or documents.
- CAA will provide and maintain all vehicles and equipment required or necessary to carry out inspections and duties of the Building Services Division.
- CAA will conduct all inspections the following day for all requests received the day before up to 12 A.M.

Plan Review

CAA will provide the plan review of any and all types of structures including, but not limited to, single family dwellings, multi-family dwellings, industrial and commercial buildings for compliance with all local ordinances and State and Federal laws that pertain to Building and Safety, and for compliance with the adopted Building Code, Residential Code, Plumbing Code, Electrical Code, and Mechanical Code, Building Standards Code, Accessibility and Energy Standards, and the Municipal Code. Plan review will be performed in-house in most cases and off-site when the need arise due to workload variations and in order to meet our committed timelines. All initial reviews will be returned within 10 business days for single family residential, small and large commercial projects, and improvement plans. Rechecks will be returned within 5 working days. These are maximum times, and we typically are able to turn around simple plan reviews in less than half the time. CAA will provide Rapid Plan Review services at the public counter on Thursday and Friday mornings

By cooperating and working closely with all of the entities responsible for project approval, CAA forms a collaborative working relationship that centers on successful project processing. As a result, the development approval process with other departments is timely, seamless and efficient. Team members minimize surprises that can lead to costly delays due to plan revisions late in the approval process by beginning work early with the project design team involved in major construction projects. CAA plan reviewers are always willing to meet with clients for pre-design meetings, pre-submittal meetings or as needed to resolve complex code related plan review issues in the most efficient manner possible; this is just part of the facilitative approach to plan review which emphasizes building safety while allowing for innovation to resolve complicated building design issues.

Our approach to plan review ensures that plans submitted to CAA for review are properly tracked and processed. Our system ensures that each plan or permit is assigned, returned, and handled on time and within budget. The status of any plan can easily be determined at any point in time.

Our registered professionals and certified plan examiners review all plans and calculations, thus assuring that the technical components and all code items are thoroughly reviewed. Most of our plans examiners are cross-trained and also certified as inspectors, providing a very efficient use of personnel and expediting the process for the applicant. We provide timely turnaround of plan reviews and re-reviews based on guaranteed turn-around times. Our staff also handles any coordination required as part of the review.

Building Counter Operations

CAA can provide permit technician assistance at the public counter to receive and review applications, issue permits, license building contractors, respond to in-person queries, be available for scheduled meetings, and provide assistance over the phone and via email to both City staff and the public as required. CAA will also provide staffing to the City's Thursday and Friday morning Rapid Review process.

CAA will provide the processing and issuance of Building permits including building, plumbing, electrical and mechanical permits, plan check submittals, data entry, scanning, reporting, and other related permit technician duties as assigned. Optionally, CAA will provide a Permit Technician with computer skills and knowledge of plan check issues to the City to coordinate the plan check and inspection process, including the tracking, routing, and storage of building plans and filing of building permit applications.

Our staff will provide information regarding building permit applications, plan check, inspection services and related matters to the public in a courteous and expeditious manner.

CAA will calculate and collect all necessary fees and permits for plan submission, permits, and inspections, including contractor license fees and will also facilitate the collection of fees from other departments and/or agencies related to the issuance of a building permit.

Staffing

CAA will offer employment to the current City Building Division staff contingent on contract award and cover any costs associated with ensuring continuous health insurance coverage during the transition from City employment to CAA employment.

Operational Cost

CAA will provide all materials, resources, tools and training required for our professionals to perform their assigned duties, including vehicles, cell phones, iPads, and other technology devices that enhance our service. CAA expects CAA employees to receive City badges, business cards, Outlook e-mail access, ADG access, and other IT network access as needed and appropriate, so that they can seamlessly function as an extension of City Staff.

Fee Schedule

CAA proposes to provide all Building and Safety Services outlined in the Scope of Work for the following percentage of fees collected, except Business License processing and inspection fees will be $95 per license application. Fees below are inclusive of all costs, including general and administrative, travel, per diem, training, materials, supplies, and other items necessary to complete the project. Fees listed include:

- As-Needed Company Liaison
- As-Needed Operational Support
- Certified Building Official
- Certified Building Inspectors
- Certified Plan Reviewer
- Permit Technicians

Additional qualified personnel are available as needed.

Monthly Fees Collected*	CAA's % of Fees
First $60,000/month	68%
Amounts from $60,001/month - $100,000/month	60%
Over $100,001/month	55%

** cumulative*

CAA will respond to all emergency inspections after hours at no cost to the city.