

# **AGENDA**

## **CITY COUNCIL MEETING CITY OF WHEAT RIDGE, COLORADO 7500 WEST 29<sup>TH</sup> AVENUE, MUNICIPAL BUILDING**

**March 26, 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 City Council Minutes of March 12, 2018 and Study Session Notes of March 5, 2018**

### **PROCLAMATIONS AND CEREMONIES**

Fruitdale Presentation  
FEMA Class 5 CRS Community Presentation

### **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 an Agenda Item, please sign the GENERAL AGENDA ROSTER.
- c. Citizens who wish to speak on a Public Hearing item, please sign the PUBLIC HEARING ROSTER before the item is called to be heard.
- d. Citizens who wish to speak on Study Session Agenda Items, please sign the STUDY SESSION AGENDA ROSTER.

### **APPROVAL OF AGENDA**

### **PUBLIC HEARING AND ORDINANCES ON SECOND READING**

1. Council Bill 01-2018– approving the rezoning of property located on the West of Interstate-70, between approximately 34<sup>th</sup> Avenue and Clear Creek from Planned Commercial Development (PCD) to Planned Mixed Use Development (PMUD) (Case No. WZ-16-07/Clear Creek Crossing ) (Postponed from February 12, 2018)



**PUBLIC HEARING AND ORDINANCES ON SECOND READING cont.**

2. Council Bill 05-2018 – approving the rezoning of property located at 4433 Tabor Street from Agricultural-One (A-1) to Mixed Use-Neighborhood (MU-N) (Case No. WZ-18-01/Kennedy)

**ORDINANCES ON FIRST READING**

3. Council Bill 09-2018 – approving a zone change from Agricultural-One (A-1) to Planned Residential Development (PRD) with an Outline Development Plan (OD) for property located at 5372 and 5392 Quail Street (Case No. WZ-17-11/Clark)

**DECISIONS, RESOLUTIONS AND MOTION**

4. Resolution 16-2018 – amending the Fiscal year 2018 General Fund Budget to reflect the approval of a Supplemental Budget Appropriation in the amount of \$20,000 to fund a Landscape Inspection and Enforcement Program
5. Resolution 17-2018 – approving I-70 an Intergovernmental Agreement between the City of Wheat Ridge and the Longs Peak Metropolitan District for construction of the I-70 and 32<sup>nd</sup> Avenue Interchange
6. Resolution 18-2018 – authorizing approval of an Intergovernmental Agreement between the City of Wheat Ridge and the Colorado Department of Transportation (CDOT) to approve a contract with CDOT for construction oversight and maintenance responsibilities associated with the Interstate 70 and 32<sup>nd</sup> Avenue Interchange Improvements
7. Resolution 19-2018 - approving an Intergovernmental Agreement between the City of Wheat Ridge and the Longs Peak Metropolitan District for Hook Ramp Cost Reimbursement
8. Motion to approve the use of the City's 1% Utility Undergrounding Fund for the Overhead Utilities on 38<sup>th</sup> Avenue between Kipling Street and Lee Street
9. Motion to approve appointments to Boards and Commissions

**CITY MANAGER'S MATTERS**

**CITY ATTORNEY'S MATTERS**

**ELECTED OFFICIALS' MATTERS**

**ADJOURNMENT**



**CITY COUNCIL MINUTES**  
**CITY OF WHEAT RIDGE, COLORADO**  
**7500 WEST 29<sup>TH</sup> AVENUE, MUNICIPAL BUILDING**

**March 12, 2018**

Mayor Pro-Tem Fitzgerald 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**

Zachary Urban	Janeece Hoppe	Monica Duran	Tim Fitzgerald
Larry Mathews	Leah Dozeman	Kristi Davis (arrived at 7:05)	

Absent: Bud Starker (excused) and George Pond (excused)

Also present: City Clerk, Janelle Shaver; City Attorney, Gerald Dahl; Police Chief, Daniel Brennan (sitting in for City Manager Patrick Goff); Public Works Director, Scott Brink; interested citizens.

**APPROVAL OF Council Minutes of February 12, 2018, February 26, 2018 and Special Study Session Notes of February 26, 2018**

There being no objections, the Council Minutes of February 12, 2018, February 26, 2018 and the Special Study Session Notes of February 26, 2018 were approved as published.

**PROCLAMATIONS AND CEREMONIES**            none

**CITIZENS RIGHT TO SPEAK**

**Dorothy Archer** (WR) spoke to the word sustainable. Concern has been expressed that Wheat Ridge has no representation on the County Sustainability committee. She spoke about affordable housing being a part of sustainability. ~ She had questions about the citizen survey that has been sent out. The survey will go only to randomly selected registered voters. ~ She asked Council to look at page 51 in the Masterplan as she will be addressing it next time.

**Bob Brazell** (WR) reported getting a survey notice and noted that surveys can be written to get any answer you want. He believes the questions on ADU's are poorly written, noting there is no explanation of what ADU's are and no question asking people if they even approve or disapprove of them. He believes the questions are designed to get certain answers, and regardless of the answer it is a stacked deck. ~ Councilmember Fitzgerald explained to him that the online survey will not be done. Council realizes some of the questions may appear difficult to understand, but the



## CITY COUNCIL MINUTES: MARCH 12, 2018

consulting firm that wrote the survey assures them the answers will be valid. ~ Mr. Brazell believes the questions invalidate the survey.

**Rollie Sorrentino** (WR) addressed the issue of houses with popped tops and residential building heights. He had been asked by a councilperson what he thought about this issue, and he didn't really have an answer. Now he has looked into it and he believes Mrs. Archer has presented a good compromise. She has done a great deal of research on this and he defended her position. ~ He also reported seeing the baseball lights on at Anderson Field one evening last week. He went and saw several soccer teams practicing in the outfield area of the baseball field – under the lights. He thinks that should be noted in the consideration about Anderson Field.

### **APPROVAL OF THE AGENDA**

### **PUBLIC HEARING AND ORDINANCES ON SECOND READING**

1. Council Bill 04-2018– An Ordinance amending Sections 11-201 and 11-401 of the Wheat Ridge Code of Laws, concerning the authorized activities of Marijuana Testing Facilities.

This ordinance will authorize City-licensed marijuana testing facilities to conduct a broader array of testing activities – to include those recently authorized by state law. Other types of activities, such as cultivation, product development and clinical trials, will still be prohibited within testing facilities in the City.

Councilmember Urban introduced Council Bill 04-2018.

Mayor Pro-Tem Fitzgerald opened the public hearing.

City Attorney Dahl explained the ordinance. It is important to point out that while additional types of testing will now be allowed in Wheat Ridge, other research and development activities such as those involving clinical trials and cultivation will still *not* be permitted.

Clerk Shaver assigned Ordinance 1636.

Mayor Pro-Tem Fitzgerald closed the public hearing.

**Motion** by Councilmember Urban to approve Council Bill 04-2018, an ordinance amending Sections 11-201 and 11-401 of the Wheat Ridge Code of Laws, concerning the authorized activities of marijuana testing facilities on second reading, and that it take effect fifteen days after final publication; seconded by Councilmember Hoppe; carried 7-0.



## CITY COUNCIL MINUTES: MARCH 12, 2018

2. Council Bill 06-2018 – An Ordinance repealing unnecessary Code Sections in Chapter 19 concerning Civil Service Procedures for the Police Department.

This is a City Code clean up item. These procedures are outdated and no longer used.

Mayor Pro-Tem Fitzgerald opened the public hearing.

Councilmember Urban introduced Council Bill 06-2018.

### Staff presentation

Mr. Dahl explained that some of these policies are much better covered in the City personnel policies. There honestly is no need to have them in the Code, and they conflict with some of the provisions in the City's overall personnel policies. He recommends repeal and noted it will make certain we have a single set of personnel policies and thus prevent confusion for the public and the employees.

### Council Questions

Councilmember Urban asked about police officers being required to testify. Chief Brennan explained that is covered in personnel policies and department Code of Conduct policies. He assured that officers will still be required to testify.

Clerk Shaver assigned Ordinance 1637.

Mayor Pro-Tem Fitzgerald Mayor Fitzgerald closed the public hearing.

**Motion** by Councilmember Urban to approve Council Bill 06-2018, an ordinance repealing unnecessary Code Sections in Chapter 19 concerning Civil Service Procedures for the Police Department on second reading, and that it take effect upon adoption; seconded by Councilmember Duran; motion carried 7-0.

## **ORDINANCES ON FIRST READING**

3. Council Bill 07-2018– An Ordinance approving the rezoning of property located at 6320 W. 44<sup>th</sup> Ave. from Neighborhood Commercial (N-C) to Mixed Use-Neighborhood (MU-N) (Case No. WZ-18-02/Wedgwood)

Rezoning to MU-N will allow the property to be developed as residential, commercial, or a mix of both. Should the property be developed under the MU-N zoning, only an administrative site plan review would be required to confirm that standards are met.

Councilmember Davis introduced Council Bill 07-2018 and noted it is near Hopper Hollow Park.

**Motion** by Councilmember Davis to approve Council Bill 07-2018 an ordinance approving the rezoning of property located at 6320 W. 44<sup>th</sup> Ave. from Neighborhood Commercial (N-C) to Mixed Use-Neighborhood (NU-N) on first reading, order it published, public hearing set for Monday, April 9, 2018, at 7 p.m. in City Council



## CITY COUNCIL MINUTES: MARCH 12, 2018

Chambers, and that it take effect 15 days after final publication; seconded by Councilmember Urban; carried 7-0.

### **DECISIONS, RESOLUTIONS AND MOTION**

4. Motion to approve February and March Kaiser Permanente for February 2018 and March 2018 Membership Billing in the amount of \$195,376.34 and \$218,976.12, respectively.

Monthly bills over \$75,000 require City Council approval. The City offers employees two medical plans through Kaiser Permanente; a High Deductible plan and a Deductible HMO Plan. Both plans are also offered as COBRA protection for former employees.

Councilmember Dozeman introduced Item 4.

There was no staff presentation or discussion.

**Motion** by Councilmember Dozeman to approve February and March Kaiser Permanente for February 2018 and March 2018 Membership Billing in the amount of \$195,376.34 and \$218,976.12; seconded by Councilmember Duran; carried 7-0.

5. Resolution 15-2018 – A resolution opposing Conversion Therapy for Minors in Wheat Ridge and Supporting a Statewide Ban against Conversion Therapy for Minors

Councilmember Duran introduced Item 5. She read .....

... the Colorado cities of Edgewater and Westminster have passed either a resolution or proclamation against conversion therapy.

... a list of states that have banned the practice of conversion therapy.

... a list of professional organizations that have condemned it as harmful to youth

... that in 2001 the Surgeon General reported it has no effect.

... that a 2007 American Psychiatric Association task force concluded it increases suicides, depression, illegal drug use and a higher risk for HIV and STD's.

#### **Public Comment**

**Apryl Alexander** (Denver) spoke in support of this resolution. She expressed there is a crisis for LGBTQ youth for increased risk for various mental health conditions because they don't have a special place to go. There is a stigma behind this practice in clinical psychology, counselling and social work. She feels it is important to communicate to these children that there are alternatives and organizations that support more affirmative, evidence-based, trauma-informed treatment approaches.

**Motion** by Councilmember Duran to approve a resolution opposing conversion therapy for minors in Wheat Ridge and supporting a statewide ban against conversion therapy for minors; seconded by Councilmember Hoppe.



## CITY COUNCIL MINUTES: MARCH 12, 2018

Councilmember Urban asked if there is any evidence that this practice has occurred in Wheat Ridge or that any Wheat Ridge residents have experienced this. Chief Brennan stated he had no information about that.

Councilmember Urban asked what the force of this resolution would be regarding conversion therapy. Mr. Dahl advised that the resolution does not make the practice illegal in Wheat Ridge. It does urge that legislation to ban it be passed at the state level. This resolution provides nothing that can be enforced.

Councilmember Mathews noted being against 1890's-style Draconian treatment practices, but expressed some concerns about the resolution -- feeling it is vague and simplistic. His concerns are

- It includes no definition of conversion therapy or explanation of what it involves. He has found different explanations online.
- He believes Council should hear from both sides. If hormone therapy is being suggested as an alternative, his research shows that to be detrimental and dangerous too.
- He also worries about parental rights and is against government intrusion into family issues.
- He firmly believes we should protect children, but suggested we should also be condemning hormone therapy and protecting the family unit. None of that is addressed in this resolution.

He will vote no because it does not provide adequate protection for children on all levels of this issue.

Councilmember Hoppe referenced her first-hand experience with throw away youth who were expelled from their homes for being gay and youth who came out of straight camp. She has witnessed the psychological damage, the damage it does to their self esteem, and the harmful acting out that follows because they don't feel safe, comfortable or in control. She noted that several emails had been sent to the Council; they were forwarded to the City Clerk and will become part of the record. She read from the resolution that being lesbian, gay, bisexual, transgender or queer is not a disease, disorder, deficiency or shortcoming and it should be celebrated as a cultural group. She will support this.

Councilmember Duran expressed that she doesn't think it's necessary to get into the weeds about the wording on this -- that is the job of the legislature. She re-read the portion of the resolution that Councilmember Hoppe read. She feels it's important for Council to send the message that we are inclusive, accepting, and tolerant.

Councilmember Fitzgerald noted that parental rights are limited if they are acting against the public good -- citing the example that parents are not allowed to murder a female child.

The motion carried 6-1, with Councilmember Mathews voting no.



## CITY COUNCIL MINUTES: MARCH 12, 2018

6. Motion to approve the installation of a Traffic Calming Device on Ammons Street between 38<sup>th</sup> and 39<sup>th</sup> Avenues in accordance with the Neighborhood Traffic Management Program (NTMP)

Residents on Ammons Street petitioned the City to address traffic issues for the segment from 38<sup>th</sup> to 39<sup>th</sup> Avenue. The City's Neighborhood Traffic Management Policy (NTMP) was followed and the residents have filed a petition with the necessary number of signatures to support the installation of a speed hump.

Councilmember Mathews introduced Item 6. The financial impact will be about \$6,000.

### Public Comment

**Shirley Dingerson** (WR) lives on Ammons Street. She shared that her street is like a race track because it is a short cut between 38<sup>th</sup> and 44<sup>th</sup>. She has had several close calls with cars almost clipping her because the drivers don't pay attention. She supports the speed humps and likes the term "traffic calming device".

**John Brown** (WR) lives on Ammons Street. He gave some history of traffic counts and the speed trailers having no affect. He supports this.

### Staff presentation

Scott Brink reported the process for this area started in 2014 with public meetings. A speed hump was put on Balsam. At that time there was not enough support for speed humps on this particular section of Ammons. Now there is. Staff recommends approval.

**Motion** by Councilmember Mathews to approve the installation of a traffic calming device on Ammons Street between 38<sup>th</sup> and 39<sup>th</sup> Avenues in accordance with the Neighborhood Traffic Management Program; seconded by Councilmember Davis;

Councilmember Davis noted this is a neighborhood that is at risk for a lot of traffic issues due to the nearby school and proximity to the hospital. When work on Wadsworth begins more cut-through traffic is likely.

Councilmember Mathews noted attending a Wadsworth widening neighborhood meeting, and he agrees that construction cut-through traffic is expected. He suggested we be proactive during that construction.

Councilmember Urban thanked the neighbors for coming together and agreeing; that is often a hard thing to do.

The motion carried 7-0.

7. Motion to approve Appointments to Boards and Commissions

March of the current year is the annual renewal period for Board and Commission appointments. The positions were advertised in the Wheat Ridge Transcript and on Channel 8, Facebook, and the City's Website. Current members were contacted by



## CITY COUNCIL MINUTES: MARCH 12, 2018

mail and asked if they wanted to serve another term. All applications were received and compiled by the Clerk's Office, and have been forwarded to the City Council.

Councilmember Hoppe introduced Item 7. She asked councilmembers to hand her their appointments for At Large positions so she can make that motion. She also offered to make all the appointments for all the districts.

**Motion** by Councilmember Hoppe to postpone the appointments to Boards and Commissions to the next regular meeting; seconded by Councilmember Duran; carried 7-0.

**Melissa Antol** (WR) had signed up to speak and was given the opportunity. She has applied for the District 3 seat for Planning Commission. She has worked in community development for the last 20 years. She has a master's degree in community planning and has extensive experience in the field. She wants to advance the goals of the City.

Councilmember Urban inquired about the board members' terms that expired on March 2. Mr. Dahl advised that board members serve until they are reappointed or replaced; no Council action is necessary to extend the terms of the current members.

8. Motion to Ratify the Mayoral Reappointment(s) of Shane Nicholson and Walt Pettit to the At Large Positions on the Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge, terms to expire March 2, 2023

Mr. Nicholson and Mr. Pettit were contacted to see if they were interested in reapplying for a five-year term on Renewal Wheat Ridge. Both Mr. Nicholson and Mr. Pettit responded they would like to serve for five more years.

Councilmember Hoppe introduced Item 8.

**Motion** by Councilmember Hoppe to ratify the Mayoral reappointment of Shane Nicholson to the At-Large Position on the Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge, term to expire March 2, 2023; seconded by Councilmember Duran; carried 7-0

**Motion** by Councilmember Hoppe to ratify the Mayoral reappointment of Walt Pettit to the At-Large Position on the Wheat Ridge Urban Renewal Authority dba Renewal Wheat Ridge, term to expire March 2, 2023; seconded by Councilmember Urban; carried 7-0.

## **CITY MANAGER'S MATTERS**

**Chief Brennan** reported that today was the first day of the transfer of communication services to Jeffcom. There were but a few glitches, and they were fixed. Member agencies are coming on board in a staggered schedule. Wheat Ridge will transfer on March 22



## CITY COUNCIL MINUTES: MARCH 12, 2018

He also announced that another Clear Creek Crossing community meeting for the public will be held on Thursday, March 22 at the Recreation Center from 7-8:30pm.

### CITY ATTORNEY'S MATTERS

none

### ELECTED OFFICIALS' MATTERS

**Clerk Shaver** informed Council that the Liquor Authority voted to proceed with a resolution changing the radius requirement for the Needs & Desires surveys that are required for a new liquor license application. The current radius requirement is 1 mile. The Authority feels ½ mile is more appropriate to sample the needs and desires of residents and business owners who may be more affected. Research revealed that most of our neighboring cities use a ½ mile radius. Council approval is not needed.


**Tim Fitzgerald** reported that the neighborhood meeting he and Mr. Pond had on Saturday was successful. He added that Channel 9 reported tonight that the G Line will take at least three months before it can open.

**Janece Hoppe** clarified some items from Public Comment. 1) There will not be an online survey. 2) Localworks did not write the survey; it was done by a third party. ~ She also recommended tightening up on the Council Rule that councilmembers not address citizens during public comment.

**Monica Duran** asked for clarification that the resolution on conversion therapy did pass. Social media was already reporting it failed. Clerk Shaver advised that it did pass, 6-1.

### ADJOURNMENT

The City Council Meeting adjourned at 8:03 pm.

  
Janelle Shaver, City Clerk

APPROVED BY CITY COUNCIL ON MARCH 26, 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. 29<sup>th</sup> Avenue**  
**March 5, 2018**

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

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

Absent: Monica Duran (excused)

Also present: City Clerk, Janelle Shaver; City Manager, Patrick Goff; Parks and Recreation Director, Joyce Manwaring, other staff, guests and interested citizens.

**CITIZEN COMMENT ON AGENDA ITEMS**

**Tony Collins** (Hylands Ranch) has served as president, vice-president or field manager of the Denver Men's senior baseball league for over 30 years. He has played over 500 games at Anderson Field himself, and the league over 5,000 games in 30 years. He has helped work on the pitcher's mound -- donating time and money. It is a home away from home for him from February to November. He told Council there aren't enough fields to play on in the Denver area -- less than five lit fields are accessible to them. He told how well known this field is -- everyone knows where it is. By the time he heard about this he thought it was a done deal. Now he hopes it can be saved.

**Dick Orcutt** (WR) said when the vote for the bond issue came up (which he voted for) the baseball community was naïve. They thought money would be used to improve the field. ~ He reported the support to keep this field runs very deep. A sister organization, the National Adult Baseball Association, whose national headquarters are in Littleton, has 80-90 teams in Denver alone. They report they could play on the Anderson Field every day and all day/nite on weekends for 6-7 months of the year at a rate higher than what Parks is currently receiving, but they've never been able to get on the field. ~ With the number of fields shrinking, he predicted that if Council lets this field go, it won't be long before they will be prodded to build another one. He suggested the field and lights can be used for other events; an entrance onto the field already exists and another entrance near right field would be economical. He asked why Council would want to cause a problem for themselves by getting rid of something that's a tradition. Why would they try to figure out a place for a new field when they already have one? ~ He suggested the Parks and Recreation Department has not used this well-known landmark field as the income producer it could be. He suspects an undercurrent of wishes to remove the field to reduce the work so the field can be idle most of the time and have an occasional event. He posed there is plenty of space for other events. ~ He apologized for the baseball folks not entering the conversation sooner. They didn't have the slightest idea they would ever be in a position that this would even be thought of.



**Rollie Sorrentino** (WR) noted having spoken before in support of keeping Anderson Field. He doesn't know what's in the presentation for Council; he would like to comment on it after it is presented. ~ He delivered a message from Adam Miller, the WRHS baseball coach, who couldn't be here due to baseball practice. His teams use the field and he supports saving it. ~ Mr. Sorrentino said it's about the future. This icon in Wheat Ridge is in an ideal location; foul balls don't go onto roads; the lights are down low. He suggested it's not a good idea to remove what you have before another location is found.

Mayor Starker advised Mr. Sorrentino that Council Rules limit public comment to the beginning of the meeting only.

**Tom Sondheim** (WR) expressed his concerns again with five questions:

- 1) Why not improve the present sight?
- 2) If you're moving it, where to?
- 3) Is there a vision regarding baseball in the community?
- 4) How many open field areas do we already have?
- 5) Isn't there a gain to the Carnation Festival from the lights at this field?

1. Staff Report(s) none

2. Anderson Park Baseball Field Relocation Options

Joyce Manwaring began with a reminder that the Masterplan that was adopted included removing the field. City Council had also requested information on possible relocation options and costs associated with those options, including lights.

She started with a summary of reasons for removal of the ball field.

- 1) To create a festival friendly park
- 2) Majority of use is by one group (MSLB); non-residents; April thru September.  
WRHS uses the field 2 months in the spring and doesn't use the lights.
- 3) Cost of replacing lights
- 4) Periodic complaints by neighbors to the east and south about the lights

She went through the field specifications and size requirements for a regulation baseball field. It requires 4 acres for the field, plus more area for parking.

The main differences between a regulation adult baseball and softball field requirements:

- Pitcher's mound
- Size of field -- Softball fields require 2.5 acres
- Grass versus skinned infield
- Ages served -- Softball fields can be used by little league baseball

We receive about \$9K a year in revenue from adult baseball.



## STUDY SESSION NOTES: March 5, 2018

Ms. Manwaring reviewed the search criteria for another field. It included:

- Vacant parcels, private and city owned, 4 acres or larger
- Not a site of impending redevelopment
- Potentially accessible from a public street
- Existing softball fields that could be converted
- Can't be an Open Space area that is restricted from active use by resolution'

### Results

- 5 parcels identified. Fruitdale Park is the only open area meeting all the criteria.
- No existing park fields have the space needed for a regulation size baseball field.

### Cost

- Estimated cost to build a field that would replace Anderson: \$400,000 to \$450,000
- Cost variables (beyond construction costs) include land purchase, water tap fees, parking lot, bleachers, scorer's booth, sand-based infield, and retaining walls.
- Lighting costs: estimate \$285,000 - \$325,000
- Total estimated cost range (without land purchase): \$685,000 to \$775,000

### Options

- Gather information regarding private properties to include seller interest and cost
- Hold neighborhood meeting on Fruitdale Park
- No action
- Other

Extensive discussion followed. Topics included but were not limited to:

- How to make Anderson Field a flex field
- The Festival likes the field there for staging the fireworks and for the lights.
- The lights are the only source of lighting for the Festival. It would cost to install new lights for the Festival?
- Moveable fences would allow for other uses. Moveable fence products exist.
- Some neighbors like the lights as it deters the homeless from setting up camps.
- Possibility of a partnership with the school district to light Everitt's field. Not likely, as all HS fields must be the same. e.g. If one has lights, they all must have lights.
- Clear Creek Crossing is not an option. All property is platted for other use.
- Commercial developments are not required to have parkland dedication.
- There is some soccer practice on Anderson Field in the fall.
- Highest reason for removing the baseball field was the public input process – not the need for soccer fields.
- Performances in the park serves 300-350 users.
- We will pay for lights regardless. Concerts and festivals need them too. If we yank the lights, we'll regret it; we'll have to put lights in later.
- Surely there are ways to make the infield flexible for concerts; Coors Field does it.
- Councilmember Dozeman represented the Festival in the public process. She was disappointed there was no option offered to keep the baseball field.
- Maintenance costs for the field are about \$48K a year. Context is necessary, as not all fields generate revenue.



## STUDY SESSION NOTES: March 5, 2018

- Fruitdale Park would accommodate three soccer fields; Anderson Park only two.
- The Fruitdale Park Masterplan was done in the early 1990's; should be revisited.
- Surely lighting technology has made advances regarding lighting pollution and glare.
- Should ask the baseball folks what ideas they have about flexibility.
- The sticking point is flexibility; some kind of lights should stay.
- Would there be staff costs to administer a moveable fence?
- Still want to look for another location.
- Respect the public process, but sometimes there are unintended consequences.
- Mr. Goff noted that new land would likely cost about \$2M.
- If we keep the baseball field, would it hinder any of the other planned uses? No.
- Ms. Manwaring advised it's not the design, it's the budget. However, there is some cost savings in keeping the baseball field.
- Re-doing the Fruitdale masterplan will take a long time; and the dog park is there.

Councilmember Pond received consensus to.....

- 1) Look at the Fruitdale Park masterplan for possibility as a relocation site
- 2) Talk to the school district about partnering to light the Everitt field (or other).
- 3) Pursue lights in the Anderson Park masterplan
- 4) Pursue the feasibility for Clear Creek Crossing or Coors property for a field

Councilmember Davis received consensus to

- 5) Ask the consultant to look at the possibility for the design of the Anderson ball field as a flexible space.

Ms. Manwaring advised that all 5 actions were feasible, but noted the Fruitdale Masterplan will be a much longer process.

### 3. Tree Grant Program ~ Margaret Paget

Joyce Manwaring began with an overview of the existing Forestry Program and additional background regarding the existing urban tree canopy.

In 2002/2003 five of seven full time positions were eliminated.

- In 2004 duties of the Open Space Supervisor expanded to supervise both OpenSpace and Forestry/Horticulture (previously supervised by City Forester)
- In 2012 one horticulture tech was added back.

## 2018

Current staff is 3 FTE: 1 forestry tech, 1 forestry assistant and 1 horticulture tech

*Scope of work for Forestry:*

- 2 FTE's, plus 1-2 seasonal
- 8,000 City-owned trees in parks and ROWs
- Inventoried trees do not include Open Space/Greenbelt or Lena Gulch drainage

*Tasks for City tree maintenance:*



## STUDY SESSION NOTES: March 5, 2018

- Tree inventory tracking location, species, condition and health
- Working with residents on trees in ROW's or in front of houses
- In-house removals, pruning and planting (mulching, wrapping, watering)
- Insect/disease management: detection; spraying; treatment; Emerald Ash Borer
- Contract management for inspections, removal, pruning and planting
- Purchasing
- Christmas Tree drop off (recycling and chipping)
- Education and Outreach
- Development Review – review landscape plans for Community Development
- Project review – tree assessment for interference with construction projects (Public Works)
- Herbicide application, certification, record tracking
- Snow removal team for parks and facilities
- On-call duties
- Storm response (Wind, hail and snow events average 1-2 per year since 2009)

### *Program and Services eliminated due to no funding and no staff capacity*

- Cost sharing on tree planting with private property owners
- Cost sharing or “loan” programs for dead tree removal
- Arborist services and assessments on private property
- Code Enforcement for hazardous trees and/or landscaping on private property
- Eliminated citizen Arborist Board

### *Current Forestry Programs*

- Happiness Gardens – 120 plots
- TLC Team tree assessments – Police Department
- Tree Company licensing
- Tree City USA
- Memorial Trees in parks
- Volunteer projects: IES, Wheat Ridge High School, scout groups
- Wood Recycling mulch and limited firewood – free program for residents

### *Horticulture Scope of Work and Tasks*

- Maintain 102 annual displays, (71 flower beds and 31 containers) ,109 perennial beds and 108 shrub beds in parks, streetscape, traffic calming islands and ROW
- Annual design/redesign of beds
- Material purchasing/quantities of species, locations, pick up
- Planting
- Seasonal weeding/dead heading
- Mulching
- Watering
- Herbicide application, certification, record tracking
- Snow removal
- On-call response duties

### *Increase in Scope of Work since 2002 layoffs*

- Addition of 4 parks – Founders', Hopper Hollow, Creekside and Discovery
- 38<sup>th</sup> Avenue Streetscape – Sheridan to Harlan
- 38<sup>th</sup> Avenue Pop Up Café planters and street planters
- ROW Streetscape at TOD site and Tabor Street
- 32<sup>nd</sup> Avenue Dudley to Yarrow planting beds – 6 unirrigated (hand watered)



## STUDY SESSION NOTES: March 5, 2018

- Kipling and I-70 – Landscaped entry and exit ramps
- 50<sup>th</sup> Avenue median at Target
- As projects and work loads allow, staff in Forestry Horticulture, Parks and Open Space Sections crossover and support projects and workloads of other sections

*Tree Needs* -- Margaret Paget elaborated on current Tree Needs in parks and ROW:

- A 5-year maintenance plan is being developed with costs to include: removal of 30 trees per year, rotational pruning, aerial lift inspection of largest trees,
- Pruning and hazardous large tree inspection
- Additional forestry assistant request for 2018, will request again in 2019
- Current contractual annual budget for Forestry services is \$180,000
- Emerald Ash Borer Plan/Program (protection/treatment, removal, disposal, replace)

### *A City Tree Grant Program?*

Ms. Manwaring advised we do not have the staff capacity to administer it, but it could be contracted out.

- Tasks and scope would need to be identified
- She went through some examples of costs for various elements of a tree removal/pruning program
- City Council needs to decide:  
Amount of funding? Certain area? Target number of trees to be removed? Only removal or include pruning? How many years? Any cost sharing? Income level qualification? First come first served or by tree condition based on assessment?
- Mr. Goff advised the issues are staff time and the need for extra staff for management

Discussion followed.

- Councilmember Hoppe explained how she envisions the grant program, and .....
  - Because we have older trees and elderly citizens, she would like a cost sharing program that includes removal, pruning and/or replacement.
  - She'd like to use local contractors that are already licensed.
  - She approached Localworks' board members about managing the grant program. They are excited about it, but would have to be approved by their board. Their staff has experience administering grants, but they would have to be compensated for their time.
  - Councilmember Dozeman asked about staff time if the City managed this, rather than Localworks. Mr. Goff advised staffing would depend on the scope of work and amount of funding for the program. They considered just having Localworks administer the pre-approval process. Staff would be needed for tree assessments and working with the contractors. Councilmember Dozeman expressed concern about adding too many bureaucratic steps.
- Councilmember Mathews pointed out that private property rights include responsibility to maintain the property. Where does this end?



## STUDY SESSION NOTES: March 5, 2018

- Councilmember Hoppe felt the work should be done and paid for by citizens before grant money was given out. She also thinks the cost for Localworks to manage the program is reasonable.
- Councilmember Davis agreed about property ownership responsibilities. She presented questions about who and what would be eligible for grants.
- Councilmember Fitzgerald pointed out this doesn't do anything for trees in the ROW or address the Ash Borer issue that we will have to face. He approves of Localworks managing the grants. ~ Mr. Goff noted that many cities require citizens to maintain ROW trees in front of their houses.
- Councilmember Urban asked if there were any goals for the number of City trees. Ms. Paget said there was nothing specific, but that could be done.
  - Councilmember Urban suggested reaching out to large landowners that have the space (school district, etc.) about helping them add more trees.
  - He agreed with private responsibility, but noted that sometimes when a tree/branch falls on power lines it affects others, so there is a preventative aspect of this that could be justified.
- Councilmember Pond elaborated on his main concerns of safety and forestry management. Regarding managements he supports a lean efficient process, but knows there will be some cost. He supports equity for services offered, but agrees there should be some type of need-based element.

Several councilors felt it should be based on need, and for trees that are dangerous.

There was discussion about where the funds would come from - general budget, TABOR overage, or roofing permit revenues. Mr. Goff advised that TABOR is still being decided and that Council never really stipulated how the tree program would be funded.

- Councilmember Mathews felt that excess dollars should be spent in public ROW.
- Councilmember Davis suggested we have bigger priorities.

Councilmember Hoppe asked for consensus to table the program as currently presented, but if we do this later that staff provide more information about levels of income and financial need in the City. Mr. Goff said that could be put together. The consensus did not have sufficient support to pass.

There were some additional comments from the Council. Without objection, Mayor Starker declared there was consensus to postpone this subject indefinitely.

Mayor Starker declared a 10 minute recess at 8:54pm.  
The meeting resumed at 9:02pm.

## 4. Landscape Inspection Program Update ~ Meredith Reckert



## STUDY SESSION NOTES: March 5, 2018

Meredith Reckert gave a Power Point presentation updating Council on the creation of and preliminary results from the pilot Landscape Inspection Program that staff began in 2017.

- Landscaping is primarily and historically done by Code Enforcement.
- Commercial and industrial developments have landscape requirements. Maintenance may not occur.
- In the summer of 2017 the Planning Division created a program for the proactive management of landscaping.
- Site selection focused on property developed within the last 10 years and included commercial, industrial, and planned residential development located primarily on collector and arterial streets.
- The process included hiring an intern, developing a list of properties, locating approved plans in the City archives, performing site visits and documenting areas of concern. The properties were contacted and staff worked with the owners to achieve compliance.
- Due to time and seasonal weather constraints, owners were offered a Landscape restoration agreement deferring completion until June 2018.

Pictures of sample infractions were shown – including before and after pictures.

- 45 site around town were inspected. 35 property owners responded to initial letter.
  - 12 properties were brought into full compliance
  - 8 owners did some work and will finish in 2018
  - 11 property owners still corresponding with staff
  - 10 didn't respond; will be contacted again this spring.
  - 2 owners objected to added investment ("Just cut it down", and have nothing.)
- Cost to City was minimal. \$6,240 paid the intern 25 hrs/week for 5 months – with some assistance from Ms. Reckert. Use of City vehicle, computer, office supplies.
- Most property owners agreed that quality landscaping is vital for a positive image of the city and are willing to work on it.

Ken Johnstone had some comments:

- We do a good job up front to see that proper landscaping is installed, but we don't have follow-up to make sure it's maintained. We need to create an ethos for a desire to keep landscaping looking nice.
- It's good people acknowledged this is important and that they need to spend money.
- We would like to start earlier in the 2018 growing season (budget more hours).
- We didn't budget for this in 2018 - wanted to talk to Council first. But there is money and we can do a supplementary appropriation. Staff request is for \$10,000 this year.

Questions and discussion followed.

Councilmember Mathews had questions.

- How many other properties are there? 100's. Could probably do a four year cycle. Hope to create an expectation for the business owners that they will be visited.



STUDY SESSION NOTES: March 5, 2018

- Enforcement tools? We have the administrative hearing process. We didn't go to the court level yet on our pilot effort.

Councilmember Davis believes we need to keep on the 10 who did not respond, and thinks that many of the worst offenders are older properties.

Mr. Johnstone addressed some of the challenges with older properties.

- May not even have a landscape plan.
- Some have old irrigation systems that have been allowed to deteriorate.
- They don't budget for landscaping. Would like to change that mentality over time.

Councilmember Urban suggested reaching out to all property owners to help create an awareness of expectations (i.e. give fair warning)? Mr. Johnstone said staff could do that.

Councilmember Hoppe wants to be sure we aren't overlapping the TLC program areas.

Mr. Johnstone listed what residential landscaping requirements there are:


- A front yard tree requirement
- Porous area of front yard should be 100% landscaped. Sometimes hard to quantify.
- Planned residential developments do have specific landscaping plans.

Councilmember Fitzgerald received consensus to budget \$15K for the 2018 effort, and allow staff the flexibility to go up to, but not exceed, \$20K; and to approve use of enforcement tools.

There was some discussion about using a "stick and carrot" approach. The Visual Impact Grant (commercial) is available from the Wheat Ridge Business District.

5. Elected Officials' Report(s) none

**ADJOURNMENT** The Study Session adjourned at 9:40 p.m.

  
Janelle Shaver, City Clerk

APPROVED BY CITY COUNCIL ON March 26, 2018

  
Tim Fitzgerald, Mayor pro tem



# Memorandum

**TO:** Mayor and City Council

**FROM:** Patrick Goff, City Manager

**DATE:** March 16, 2018 (for March 26 study session)

**SUBJECT:** Fruitdale School Lofts, City Loan Payment and Annual Report

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The Fruitdale School has been successfully redeveloped into a 16-unit, mixed income family housing project. The redevelopment was made possible in large part through the terms of a joint Development Agreement among the City of Wheat Ridge, Fruitdale School Partners (HEI Development) and the Wheat Ridge Housing Authority. Pursuant to the terms of the Development Agreement, the City was due to be paid back a significant portion of their \$2,115,000 loan upon the sale of the project's state and federal historic preservation tax credits. In late January, those tax credits were sold and on February 10, the City received \$1,500,000 as the initial repayment of that loan.

Jim Hartman and Susan Ely with Hartman Ely Investments will be present at the meeting to present a ceremonial check for this initial loan repayment and to give an overall project update.

**ATTACHMENT:**

1. Loan repayment letter from HEI, LLC, dated February 10, 2018





February 10, 2018

Mr. Patrick Goff  
City Manager  
City of Wheat Ridge  
7500 West 29<sup>th</sup> Avenue  
Wheat Ridge, CO 80033

Re: Fruitdale School Lofts  
City Loan Payment and Annual Report

Dear Patrick,

We are writing to follow up our recent discussions regarding loan issues per our attached Development Agreement (DA). Fruitdale School Partners LLC received our last tax equity payment from our tax credit investors on January 31, 2018. As a result, we will make our first repayment of City Loan principal next week. Details related to that payment and other City Loan issues are summarized below:

1. We have received \$900,000 from the State Historic Tax Credit Investor and \$887,004.49 from our Federal Tax Credit investors. Per DA paragraph 5.04, 7, a, we will withhold \$300,000 of the \$900,000 for our tax obligations, yielding a net amount to the City of \$1,487,004.49.

However, as part of our appreciation for a great partnership with the City and the Wheat Ridge Housing Authority (WRHA), the amount of our Initial Repayment of the City Loan will be \$1,500,000. We will deliver that check to the City on February 14, 2018.

2. Please consider this letter to be the annual report required by DA paragraph 5.04, 7, b (i).
3. Per DA paragraphs, 5.04, 7, a and 5.04, 8, February 1, 2018 will be the loan interest start date for calculating interest amounts due for the City Loan. Interest will be calculated on a loan principal amount of \$2,115,000 from 2-1-18 through 2-14-18. After the 2-14-18 Initial Repayment, interest will be calculated from 2-15-18 on a principal amount of \$615,000.

Please let us know if you have any questions or comments.

It has been a pleasure working with the City. We look forward to seeing everyone at the March 26, 2018 City Council meeting for the public event related to this loan payment.

Sincerely,

HARTMAN ELY INVESTMENTS LLC, Managing Member, Fruitdale School Partners LLC

  
Jim Hartman  
Manager

  
Susan Ely  
Member

Encl: Development Agreement dated 11-29-16



**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 34<sup>TH</sup> 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 1<sup>ST</sup> READING (1/8/18)  
☒ ORDINANCES FOR 2<sup>ND</sup> READING (3/26/18)

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.

The applicant requested continuance of the public hearing at the February 12, 2018 City Council meeting. City Council voted to continue the public hearing to March 26, 2018. After continuing the public hearing, the City Council also voted to suspend their rules and accept testimony on the application, outside of the official public hearing process. The City Attorney advised at that time that when the public hearing is re-opened, City Council would have the option to vote to enter into the public hearing record the public testimony taken on February 12. If Council so desires, a motion should be made to enter said testimony in the public hearing record.

**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 (40<sup>th</sup> 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 40<sup>th</sup> 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 34<sup>th</sup> 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. Outline Development Plan
4. Design Pattern Book
5. Vision Book



6. Planning Commission draft meeting minutes
7. Letters of opposition to WZ-16-07 Clear Creek Crossing
8. Letters of support for WZ-16-07 Clear Creek Crossing



**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 OF INTERSTATE-70, BETWEEN APPROXIMATELY 34<sup>TH</sup> AVENUE AND CLEAR CREEK FROM PLANNED COMMERCIAL DEVELOPMENT (PCD) TO PLANNED MIXED USE DEVELOPMENT (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 34<sup>th</sup> 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 34<sup>th</sup> 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:



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 8<sup>th</sup> 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, postponed to Monday, March 26, 2018 at 7:00 o'clock p.m.** in the Council Chambers, 7500 West 29<sup>th</sup> 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

1<sup>st</sup> publication: January 11, 2018; February 15, 2018

2<sup>nd</sup> 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)

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**LOCATION OF REQUEST:** West of I-70 between Clear Creek and 34<sup>th</sup> Ave (approximately)

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

**APPROXIMATE AREA:** Approximately 109 acres

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**PRESENT ZONING:** Planned Commercial Development (PCD)

**COMPREHENSIVE PLAN:** Mixed-Use Commercial, Regional Commercial Center

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**ENTER INTO RECORD:**

COMPREHENSIVE PLAN  
ZONING ORDINANCE

CASE FILE & PACKET MATERIALS  
DIGITAL PRESENTATION

---

**VICINITY MAP**





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 34<sup>th</sup> 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 40<sup>th</sup> (complete) – (Exhibit 5, Site Photos)
- Widening 32<sup>nd</sup> 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 32<sup>nd</sup>, 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 (40<sup>th</sup> 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 20<sup>th</sup> 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 40<sup>th</sup> 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.

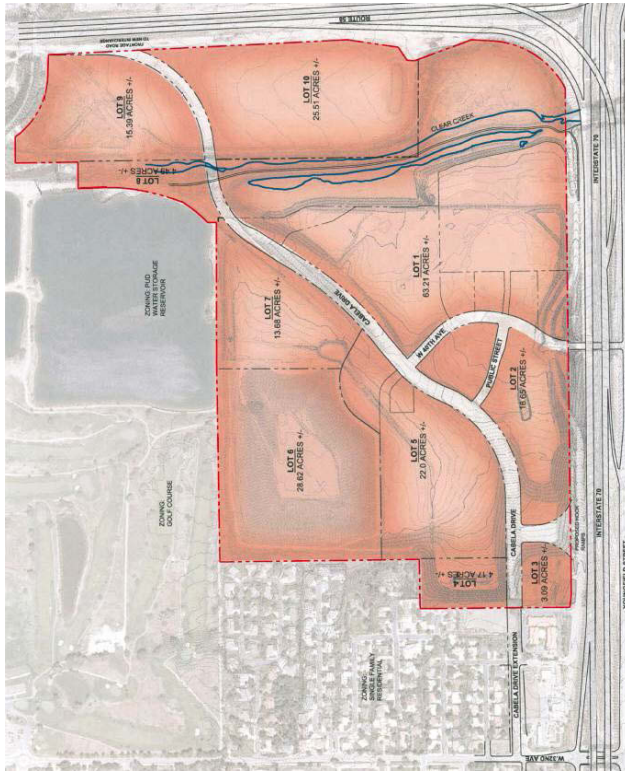
*PA-6* – This area was previously planned as the Walmart site and is a large site that can accommodate larger format users, including possibly larger retail users and possibly larger entertainment uses. However, with its western views and adjacency to water it could also have potential for multi-family 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

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.

Development centered around Super Walmart and Cablea's with a very suburban development pattern featuring large setbacks filled with parking.

Permitted uses were almost exclusively retail and commercial.

Maximum building height reflective of retail entitlement, ranging from 35' – 50' depending on the lot.



### Current Proposal

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 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)

Mix of permitted uses, including residential, retail, office, employment, hospitality, and entertainment.

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 identifies 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 encouraged in lieu of multiple ‘other tenant’ signs.
- Secondary monument – similar 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. 40<sup>th</sup> 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 40<sup>th</sup> 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 Commercial 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 32<sup>nd</sup> 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 34<sup>th</sup> 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



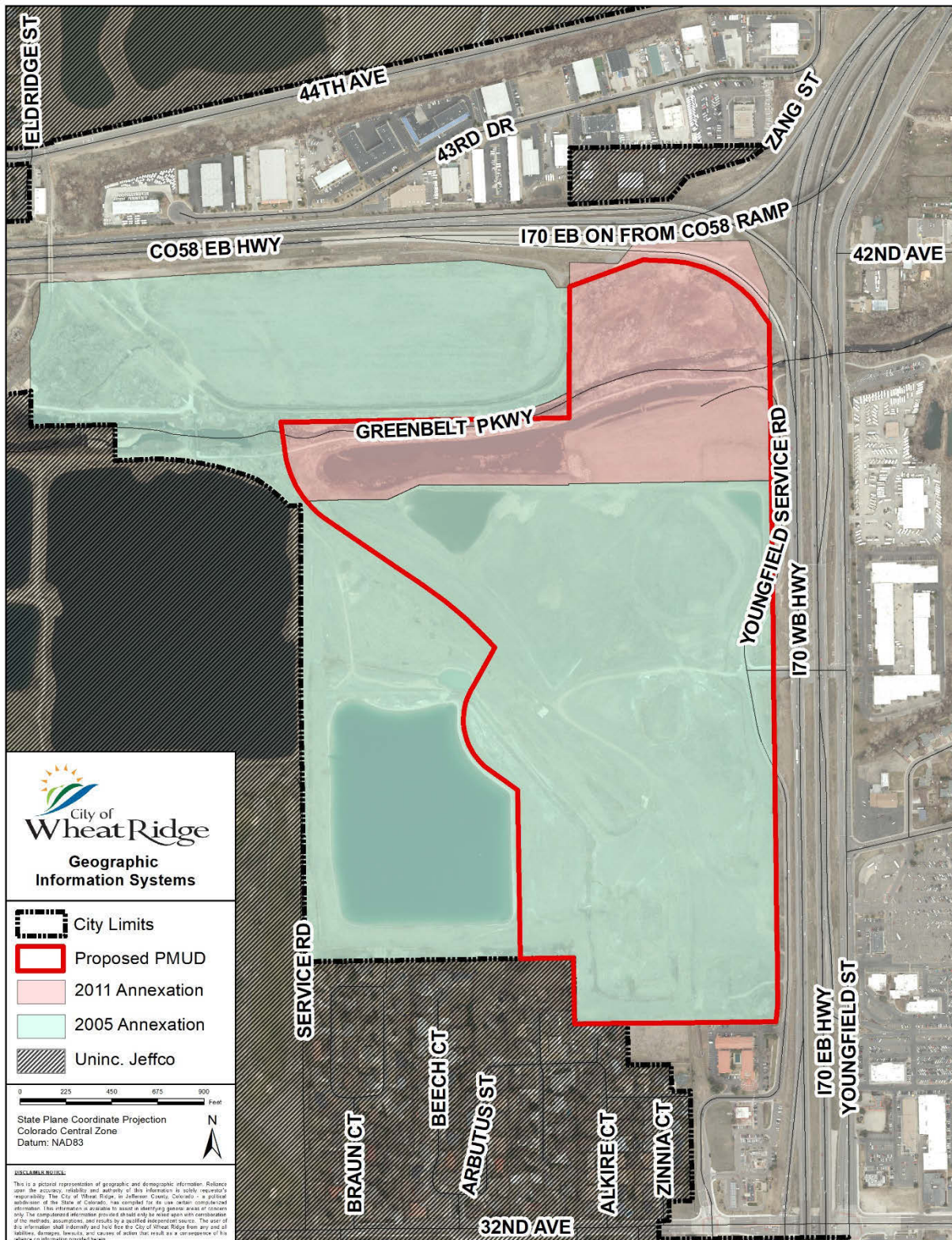


## EXHIBIT 2: ZONING MAP





# 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. 29<sup>th</sup> 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 32<sup>nd</sup> 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 40<sup>th</sup> Avenue. Outside of small adjustments to the alignment of Clear Creek Drive and 40<sup>th</sup> 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



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**



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 32<sup>nd</sup> & I-70, and a connection from 40<sup>th</sup> 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](mailto: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 32<sup>nd</sup> 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 32<sup>nd</sup> Avenue.





View of the intersection of 32<sup>nd</sup> 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 40<sup>th</sup> 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 32<sup>nd</sup> 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.

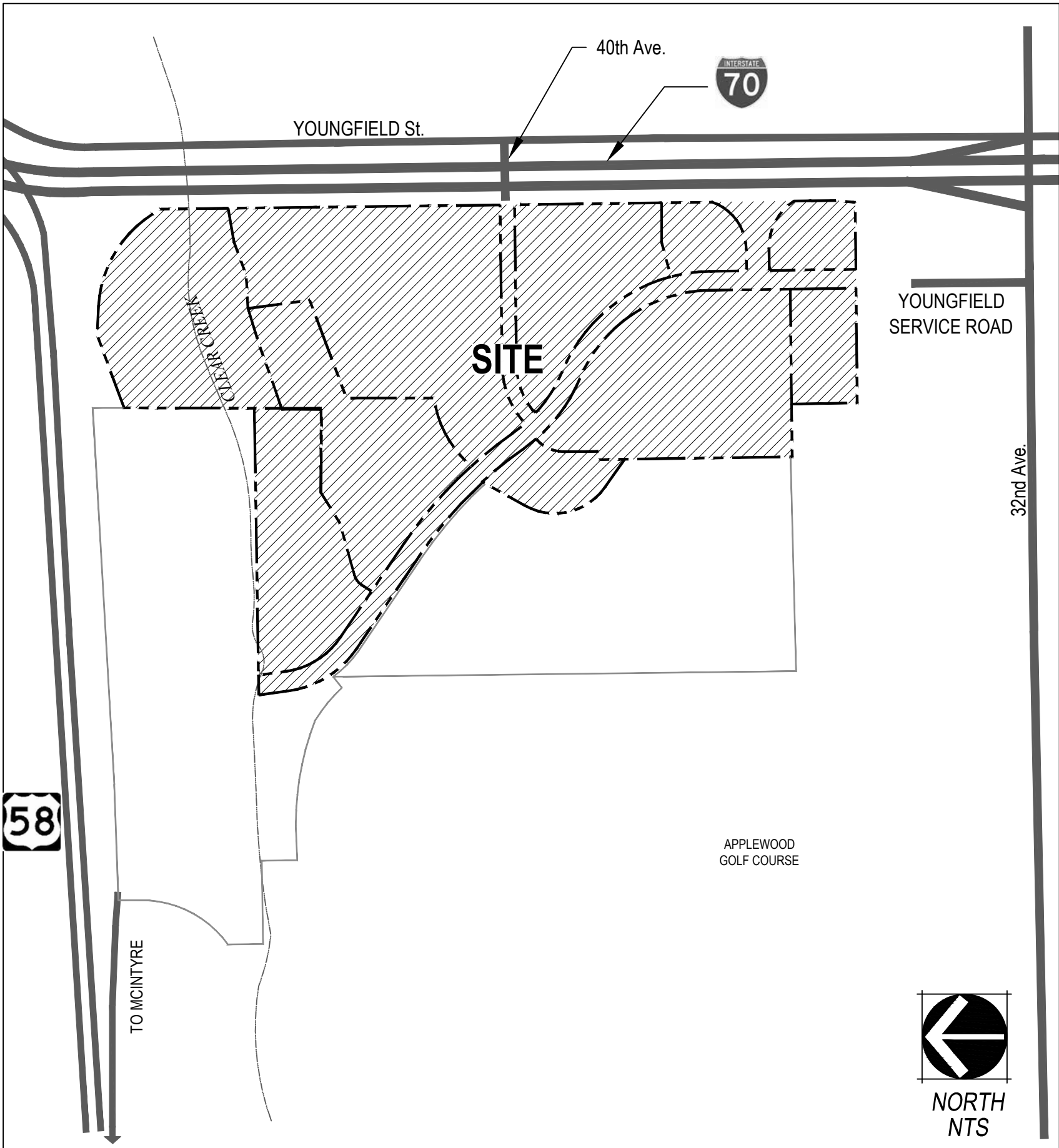
### GENERAL NOTE

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 )  
COUNTY OF JEFFERSON ) SS

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 )  
COUNTY OF JEFFERSON ) SS

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 SIGNATURE SURVEYOR'S SEAL

### 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 )  
COUNTY OF JEFFERSON ) SS

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

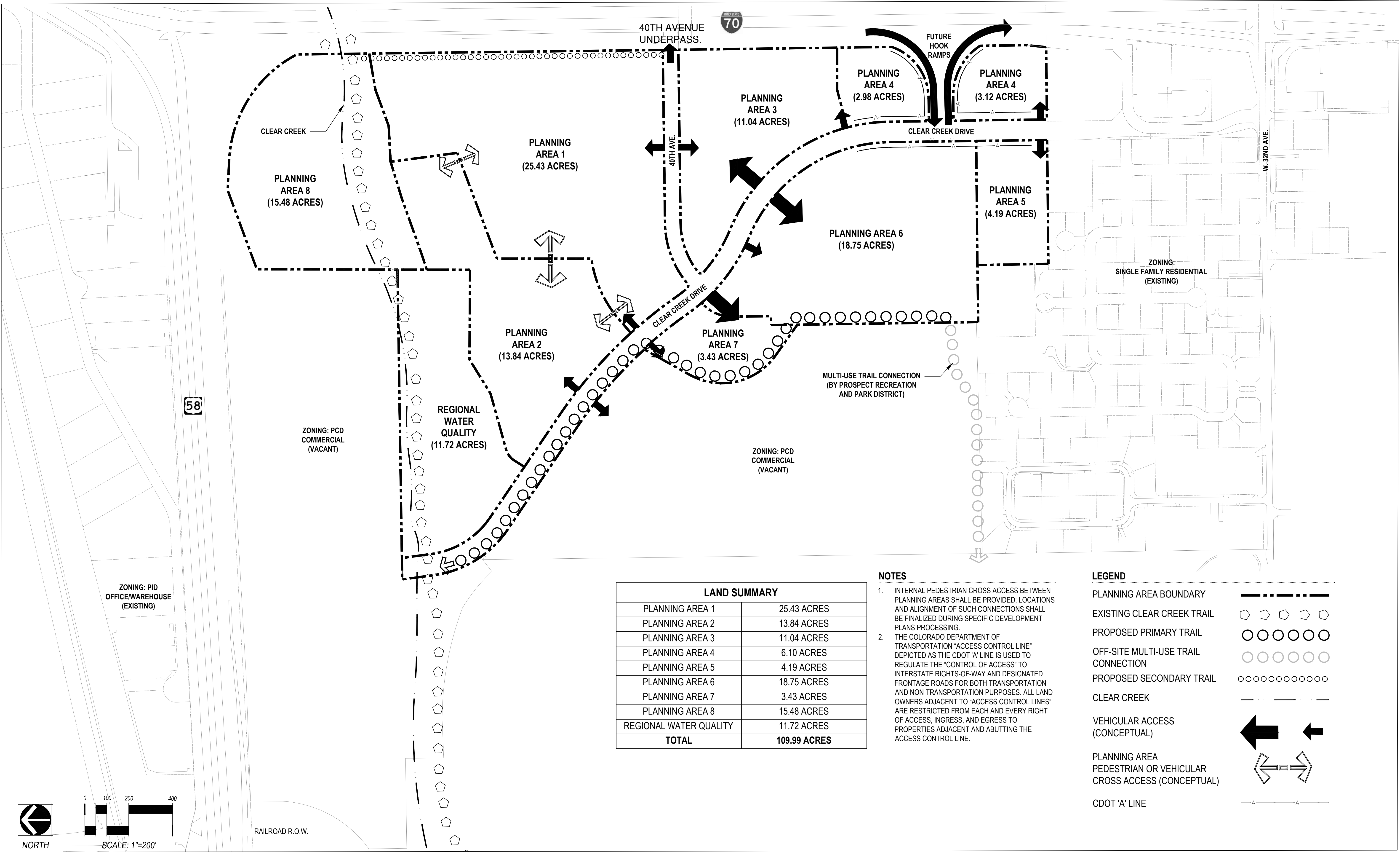
BY: \_\_\_\_\_  
DEPUTY



# 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



NOT FOR CONSTRUCTION



# CLEAR CREEK CROSSING

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

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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
<b><u>RESIDENTIAL INCLUDING:</u></b>								
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
<b><u>PUBLIC, CIVIC AND INSTITUTIONAL INCLUDING:</u></b>								
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
<b><u>COMMERCIAL SERVICES AND RETAIL INCLUDING:</u></b>								
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.

APPLICANT:



LEAR CREEK CROSSING, L.L.C.

3 S. BELLAIRE STREET  
SUITE 1200  
DENVER, CO 80222

# NOI 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




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

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

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.
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**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

---

1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186  
[www.norris-design.com](http://www.norris-design.com)

APPLICANT:

 **Evergreen**  
Development | Services | Investment

CLEAR CREEK CROSSING, L.L.C.

1873 S. BELLAIRE STREET  
SUITE 1200  
DENVER, CO 80222

SHEET TITLE:  
USE TABLE  
CONTINUED



## **EXHIBIT 8: DESIGN PATTERN BOOK**

[see attached document]





# CLEAR CREEK CROSSING

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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



<b>4.0 MATERIALS</b>	<b>75</b>
4.1 Building Materials .....	
4.2 Material Types .....	
<b>5.0 LANDSCAPE</b> .....	<b>79</b>
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 .....	
<b>6.0 LIGHTING</b> .....	<b>87</b>
6.1 Street & Parking Area Lighting .....	
6.2 Pedestrian Lighting .....	
6.3 Accent Lighting .....	
6.4 General Light Standards and Intensity .....	
<b>7.0 SIGNAGE</b> .....	<b>93</b>
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 specific 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 Specific 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 Specific Development Plan public hearing.

## MODIFICATION OF DESIGN STANDARDS

These Design Standards are intended to have some flexibility. The ACC, with Wheat Ridge Community Development Director review and approval, may grant an alternative to a design standard if it finds the Applicant has satisfied 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 significant 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



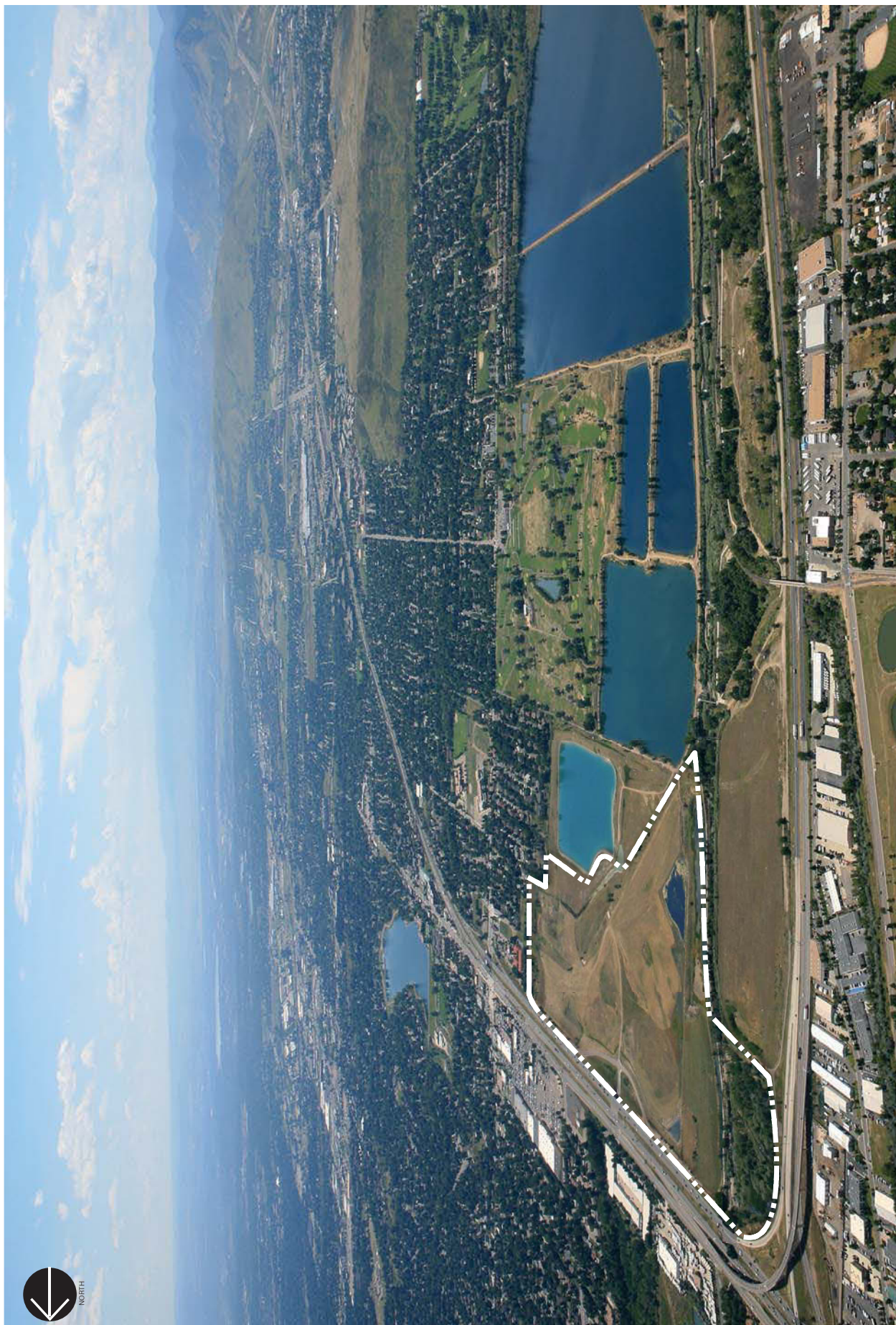
Located at the southwest quadrant of Hwy 58 and I-70 in Wheat Ridge, Clear Creek Crossing is an 100-acre Planned Mixed-Use development, including retail, entertainment, hotel, multifamily residential and employment land uses. With the site's proximity to Clear Creek, the Project will include a strong 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 significant 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. 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.





## 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 Specific 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 confluence 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 flexible. 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 flexibility 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, office and/or employment into a cohesive Project with strong patterns that are walkable and easily identifiable, 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 defined 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 efficient 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 specific 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 specific 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 traffic 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" traffic, 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 fields to accommodate parking-ratio requirements and optimize access to buildings from parking lots,
    - iii. Ring road providing access to parking fields 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 Traffic" Diners
  - f. Drive-through customers, whether to bank(s), fuel, restaurants or "other" such as pharmacy, car wash, package pick-up, etc.
  - g. Traffic with no intentions of stopping at CCC, including local traffic as well as "bypass" traffic 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 significant 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 define 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

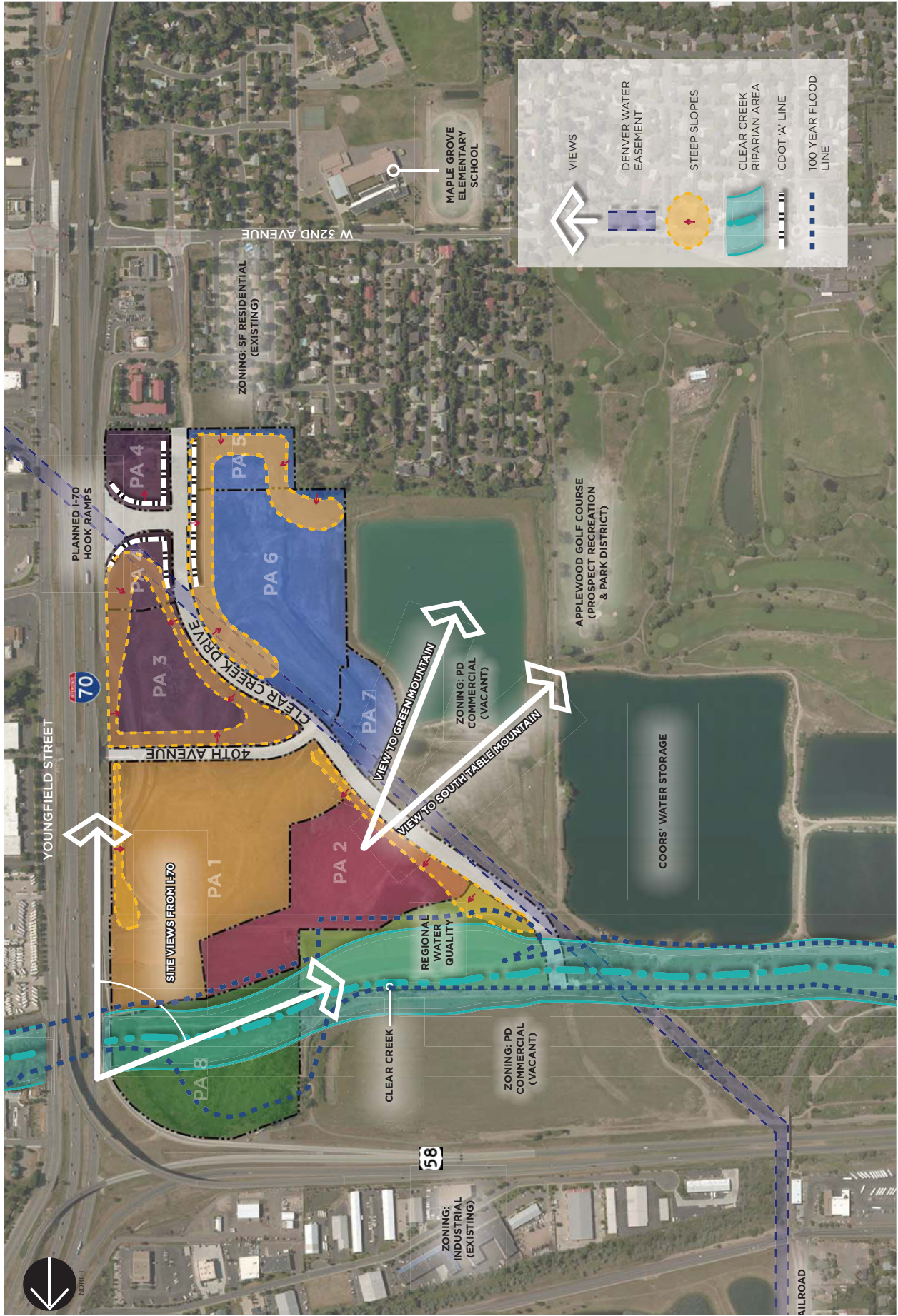


The site planning approach for Clear Creek Crossing is influenced by several key opportunities as well as constraints presented by the existing site conditions that drive the development plan. The proximity to Clear Creek as well as its regional trail, and spectacular views of Green Mountain and South Table Mountain are significant 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 defined area associated with the freeway ramps, limits access point flexibility to several parcels also directing the overall traffic patterns in the development. Also, the steep slopes throughout the site drive where access points can be placed along public roadways and influence 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 flood 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 confluence of a major traffic corridor. The planned development will celebrate the intrinsic values that define 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 unified 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 archetypes 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, wayfinding 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 traffic corridors, specifically 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, office 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 define 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 defined areas, while still maintaining cohesive theming through the use of architecture, landscape, urban design and signage within the Project. There are five unique District types within the Project:

**MILL** - 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. Parking is likely to be a combination of surface and structure. Building height, density and setbacks reflect 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.

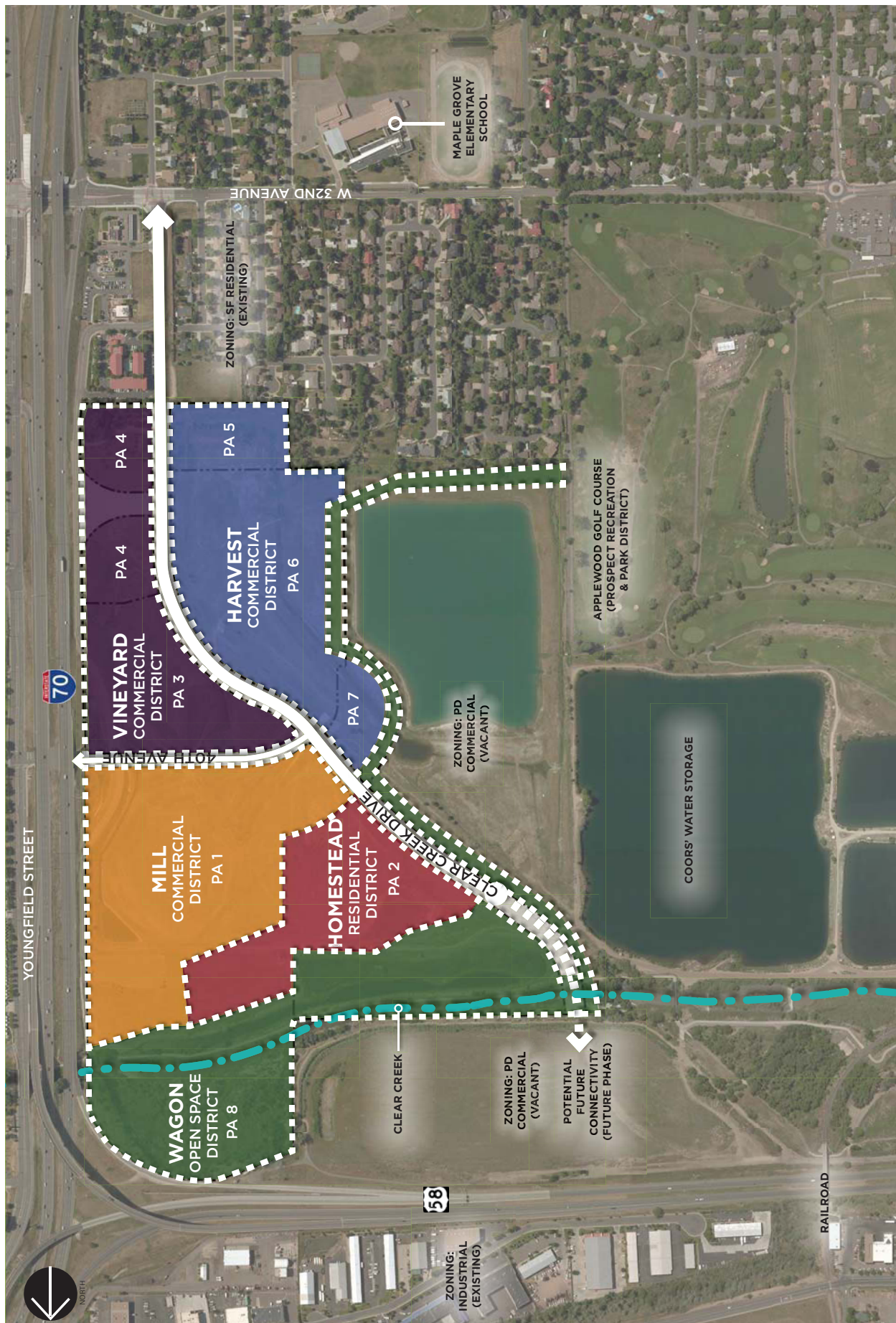
**HARVEST** - Retail, in the form of large-format retail with accessory small retail, restaurants and hotel uses will create the Harvest District. Buildings shall be placed according to the requirements of the respective use and in consideration of the characteristics of the site particularly its shape 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, wayfinding 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





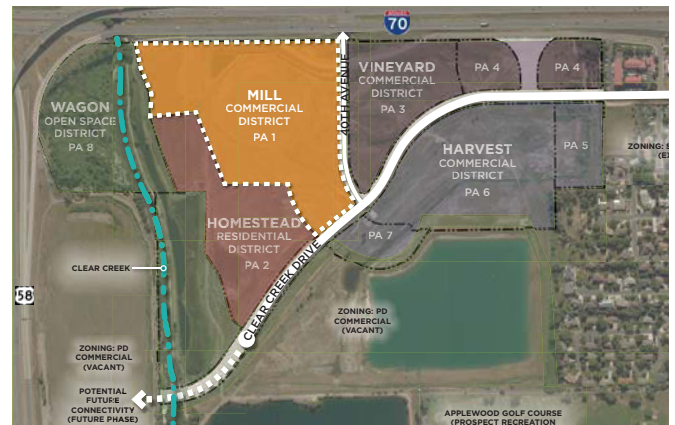
## 2.2.2 PLANNING AREA 1: MILL DISTRICT



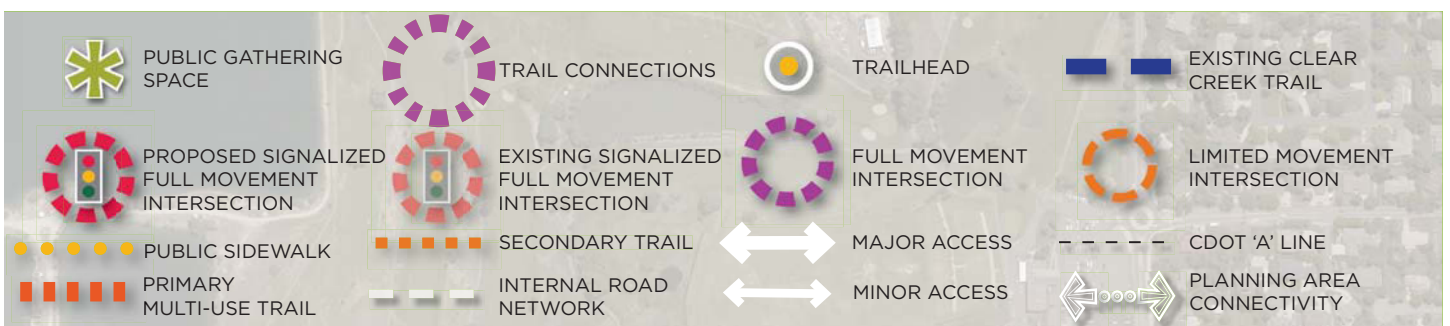
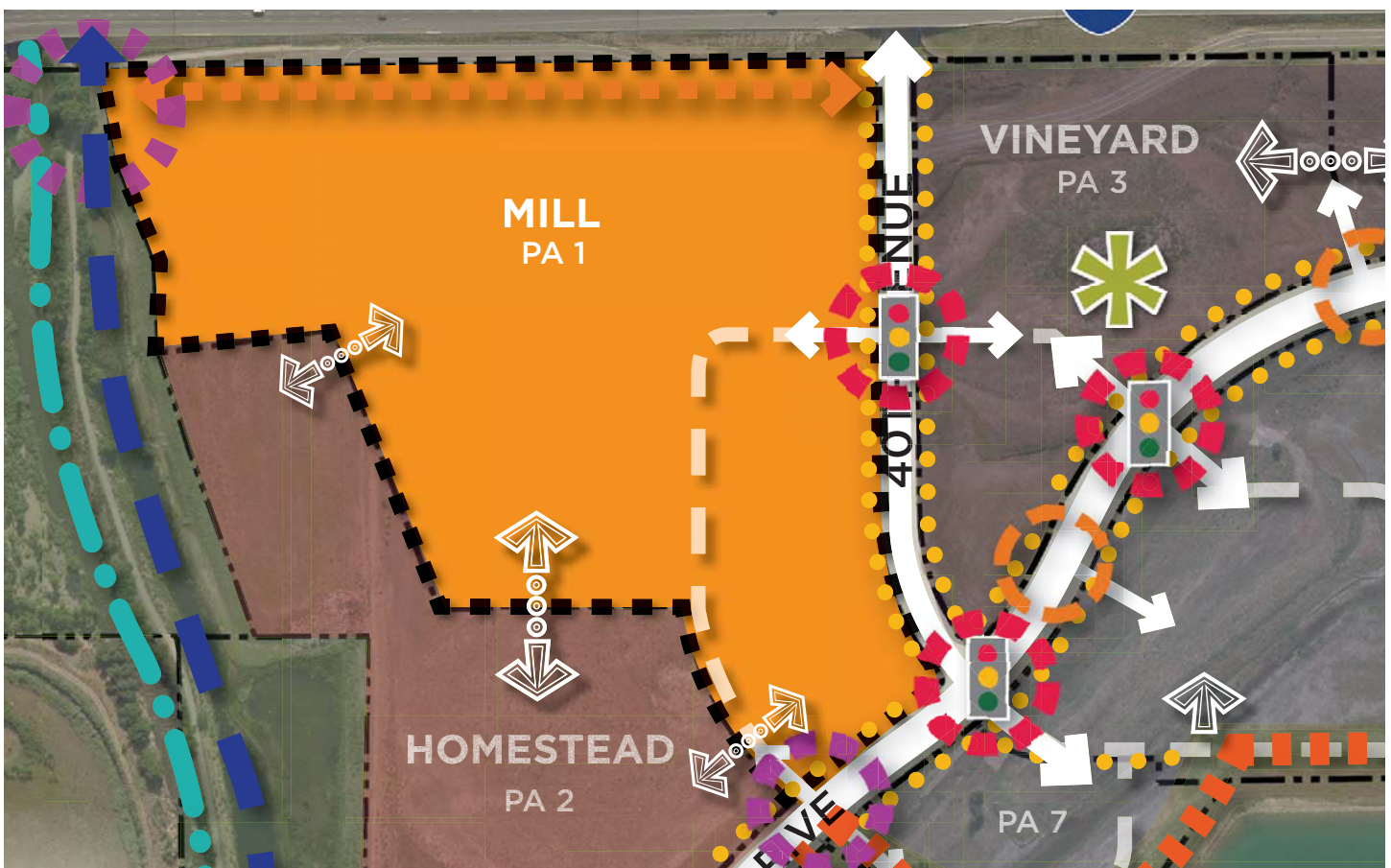
### MILL DISTRICT

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

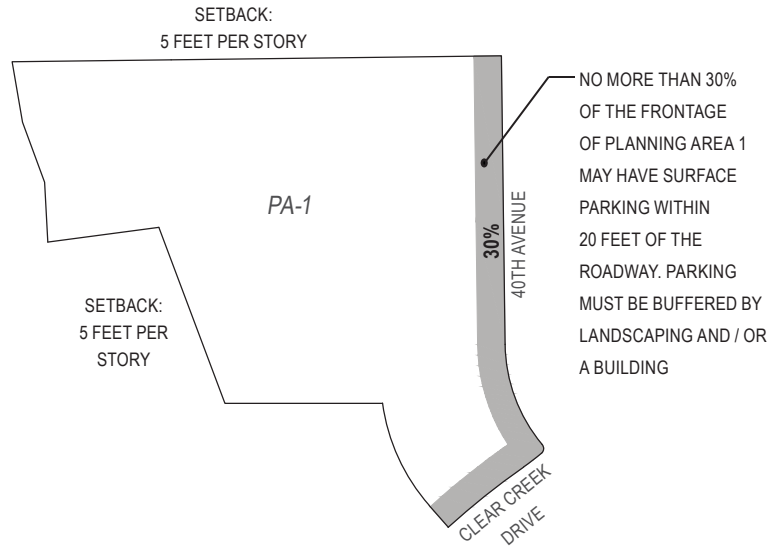
PERMITTED USES	REFER TO CLEAR CREEK CROSSING OUTLINE DEVELOPMENT PLAN AMENDMENT FOR ALL PERMITTED USES	
SETBACKS AND BUILDING ORIENTATION	<b>PRIMARY EMPLOYMENT USES</b>	
	<ul style="list-style-type: none"> <li>NO MORE THAN 30% OF THE FRONTAGE OF PA-1 MAY HAVE SURFACE PARKING WITHIN 20 FEET OF A ROADWAY. PARKING MUST BE BUFFERED FROM THE ROADWAY BY LANDSCAPING AND / OR A BUILDING</li> </ul>	
	<ul style="list-style-type: none"> <li>MINIMUM SETBACK ADJACENT TO PA-2 SHALL BE 5' PER STORY</li> </ul>	
	<b>COMMERCIAL / RETAIL / OTHER USES</b>	
	<u>PRIMARY STREET FRONTAGE: CLEAR CREEK DRIVE</u>	
	<ul style="list-style-type: none"> <li>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</li> </ul>	
	<u>SECONDARY STREET FRONTAGE: 40TH AVENUE</u>	
	<ul style="list-style-type: none"> <li>AT LEAST 30% OF THE PROPERTY'S FRONTAGE ALONG 40TH AVENUE MUST CONTAIN A BUILDING WITHIN THE REQUIRED 0-20 FOOT BUILD-TO AREA</li> </ul>	
	<ul style="list-style-type: none"> <li>WHERE THE PROVIDED BUILD-TO EXCEEDS THE MINIMUM REQUIREMENT, THE EXCESS SHALL BE TRANSFERRED TO MEET THE STANDARD ON THE OTHER STREET FRONTAGE</li> </ul>	
	<ul style="list-style-type: none"> <li>MINIMUM SETBACK ADJACENT TO PA-2 SHALL BE 5' PER STORY</li> </ul>	
	<ul style="list-style-type: none"> <li>NOTE: BUILDING PLACEMENT, HEIGHT, DENSITY AND SETBACKS REFLECT THE SITE'S LOCATION AT THE JUNCTION OF A STATE HIGHWAY AND AN INTERSTATE FREEWAY</li> </ul>	
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

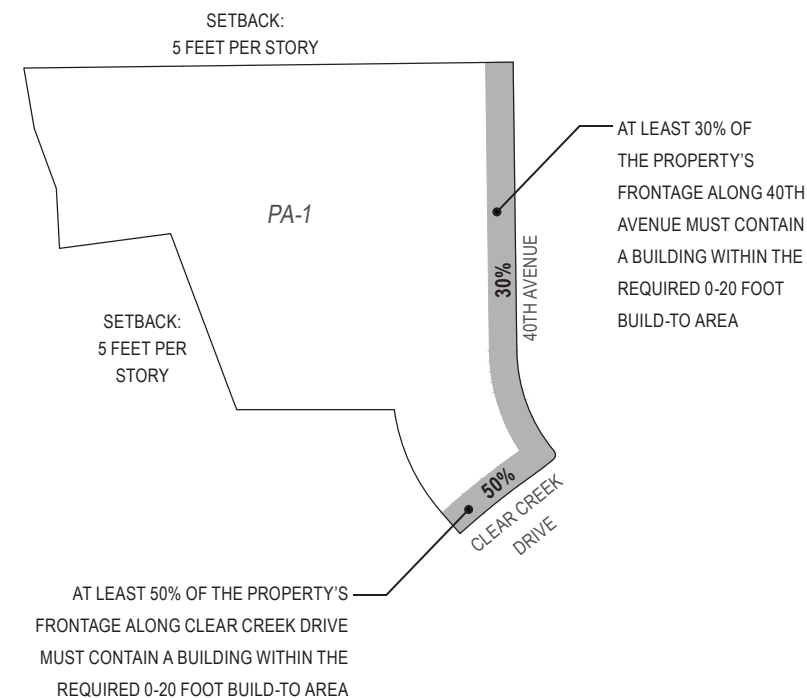
BUILDING ORIENTATION AND SETBACKS ILLUSTRATION (NOT TO SCALE)



**FIGURE 2:**

PLANNING AREA 1: COMMERCIAL / RETAIL / OTHER USES

BUILDING ORIENTATION AND SETBACKS ILLUSTRATION (NOT TO SCALE)



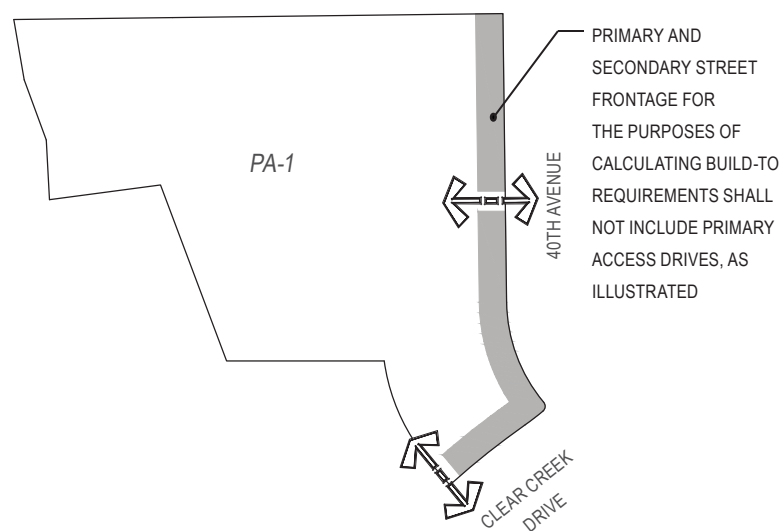




**FIGURE 3:**

PLANNING AREA 1

PRIMARY AND SECONDARY FRONTAGE ILLUSTRATION (NOT TO SCALE)





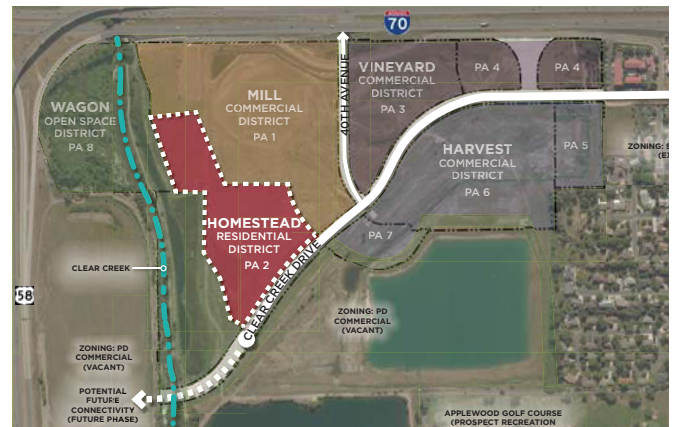
## 2.2.3 PLANNING AREA 2: HOMESTEAD DISTRICT



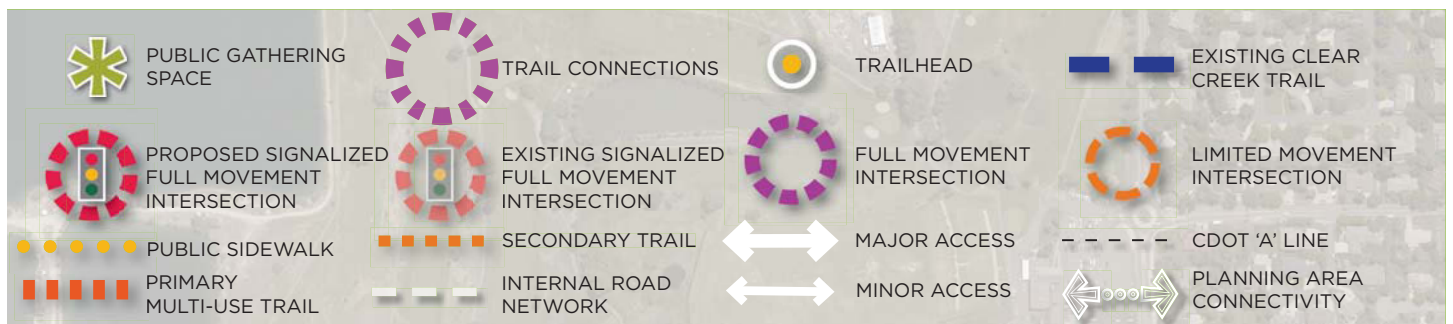
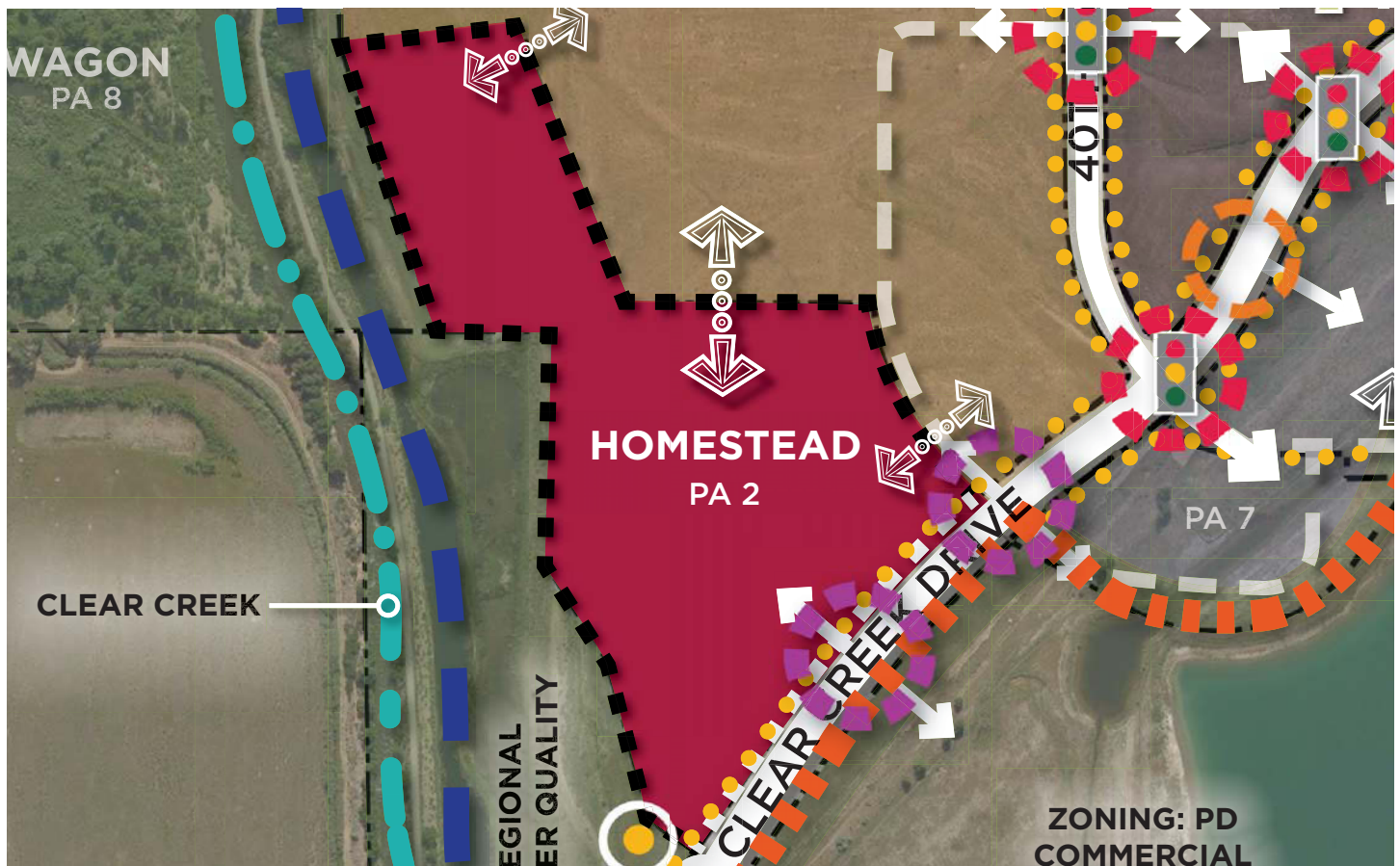
### HOMESTEAD DISTRICT

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	<b>RESIDENTIAL USES</b>	
	<u>PRIMARY FRONTAGE: CLEAR CREEK ORIENTATION</u>	
	<ul style="list-style-type: none"> <li>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</li> </ul>	
	<u>SECONDARY FRONTAGE: CLEAR CREEK DRIVE</u>	
	<ul style="list-style-type: none"> <li>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</li> </ul>	
	<b>NON-RESIDENTIAL USES:</b>	
	<u>PRIMARY FRONTAGE: CLEAR CREEK DRIVE</u>	
	<ul style="list-style-type: none"> <li>AT LEAST 50% OF THE PROPERTY'S FRONTAGE ALONG CLEAR CREEK DRIVE MUST CONTAIN A BUILDING WITHIN 0-20 FEET OF THE PROPERTY LINE</li> </ul>	
	<u>SECONDARY FRONTAGE: INTERNAL DRIVE</u>	
	<ul style="list-style-type: none"> <li>AT LEAST 30% OF THE PROPERTY'S FRONTAGE ALONG THE INTERNAL DRIVE MUST CONTAIN A BUILDING WITHIN THE 0-20 FOOT BUILD-TO AREA</li> <li>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</li> </ul>	
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	

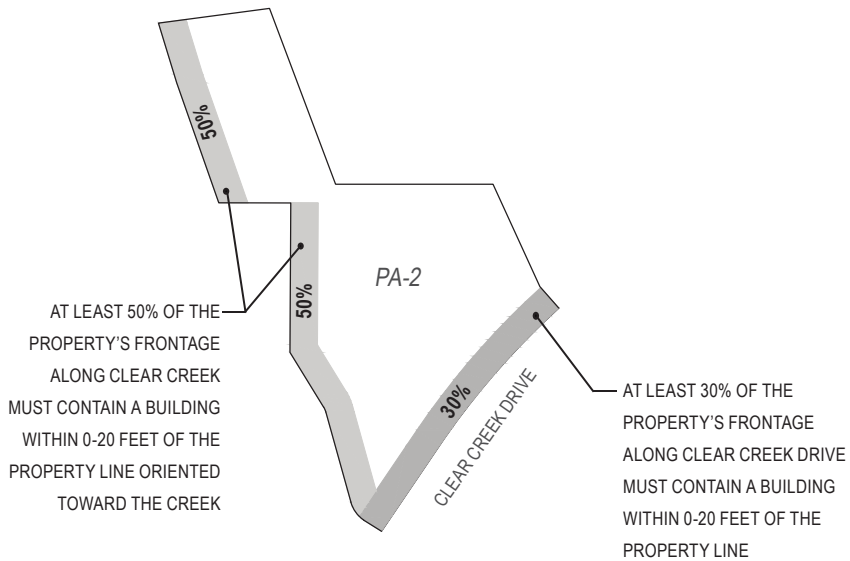




**FIGURE 1:**

PLANNING AREA 2: RESIDENTIAL USES

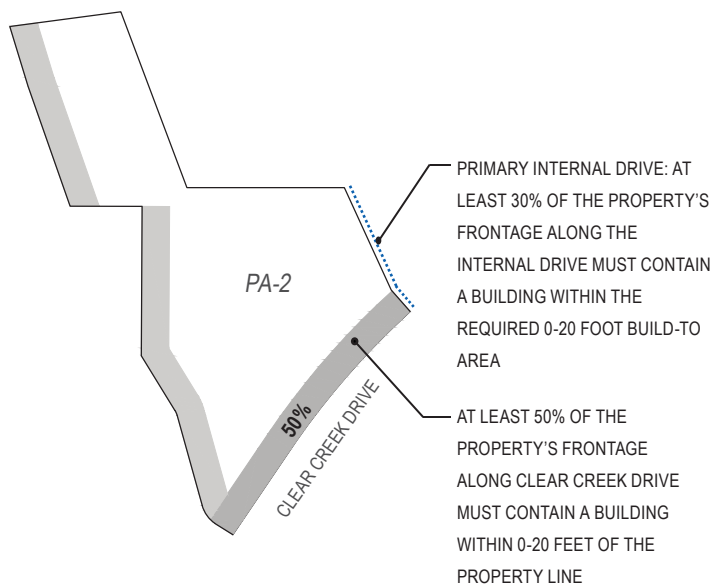
BUILDING ORIENTATION AND SETBACKS ILLUSTRATION (NOT TO SCALE)



**FIGURE 2:**

PLANNING AREA 2: NON-RESIDENTIAL USES

BUILDING ORIENTATION AND SETBACKS ILLUSTRATION (NOT TO SCALE)



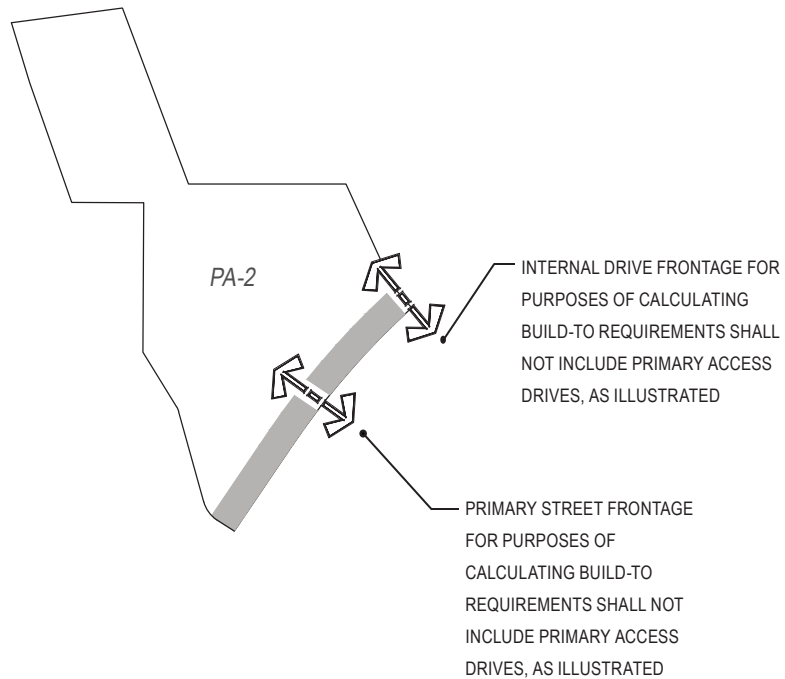




**FIGURE 3:**

PLANNING AREA 2

PRIMARY AND SECONDARY FRONTAGE ILLUSTRATION (NOT TO SCALE)





## 2.2.4 PLANNING AREAS 3-4: VINEYARD DISTRICT

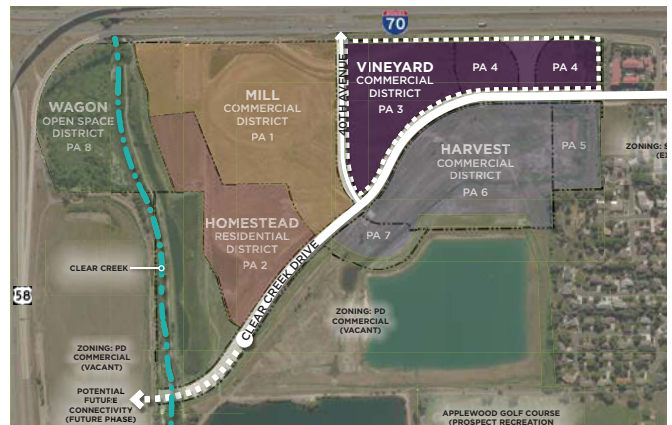
### VINEYARD DISTRICT

Planning Area 3: Commercial uses including retail, restaurant and entertainment at a highly visible and accessible location adjacent to I-70.

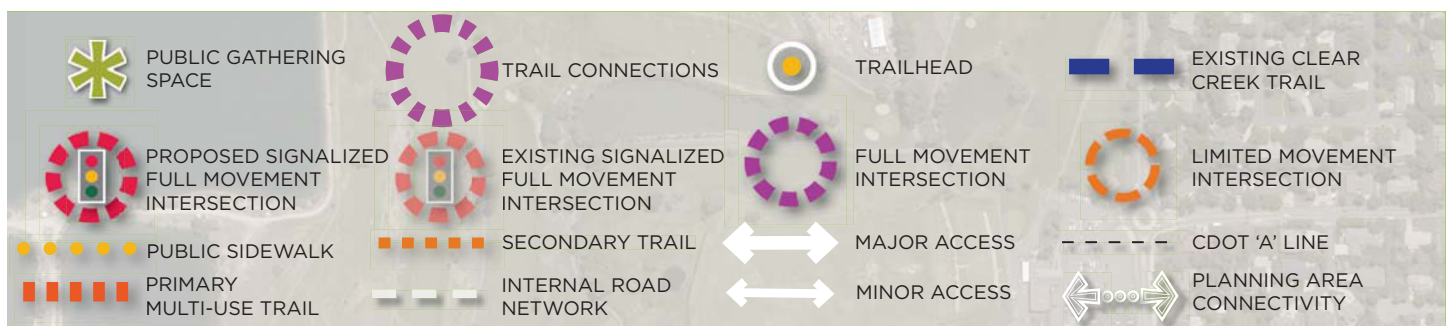
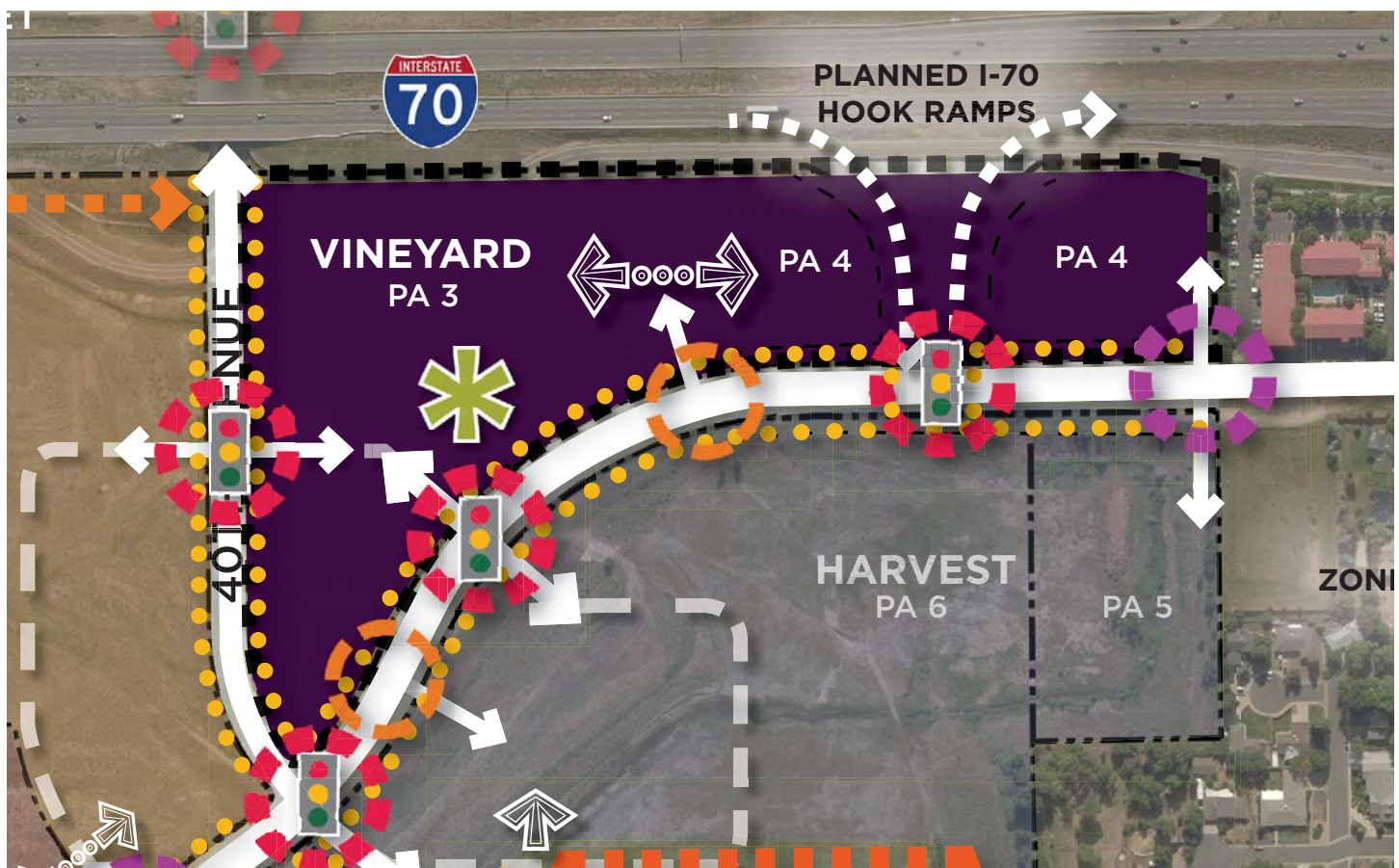
Planning Area 4: Commercial uses including retail and restaurant on highly visible and accessible pad locations north and south of the planned westbound I-70 hook ramps.

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	<u>PRIMARY FRONTAGE: CLEAR CREEK DRIVE</u>	
	<ul style="list-style-type: none"> <li>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</li> </ul>	
	<u>SECONDARY FRONTAGE: 40TH AVENUE</u>	
	<ul style="list-style-type: none"> <li>AT LEAST 30% OF THE PROPERTY'S FRONTAGE ALONG 40TH MUST CONTAIN A BUILDING WITHIN THE REQUIRED 0-20 FOOT BUILD-TO AREA</li> </ul>	
	<ul style="list-style-type: none"> <li>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</li> </ul>	
	<ul style="list-style-type: none"> <li>A SETBACK OF 5 FEET PER STORY SHALL APPLY FROM THE PROPERTY LINE ABUTTING INTERSTATE 70</li> </ul>	
	<ul style="list-style-type: none"> <li>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</li> </ul>	
	<ul style="list-style-type: none"> <li>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)</li> </ul>	
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)	

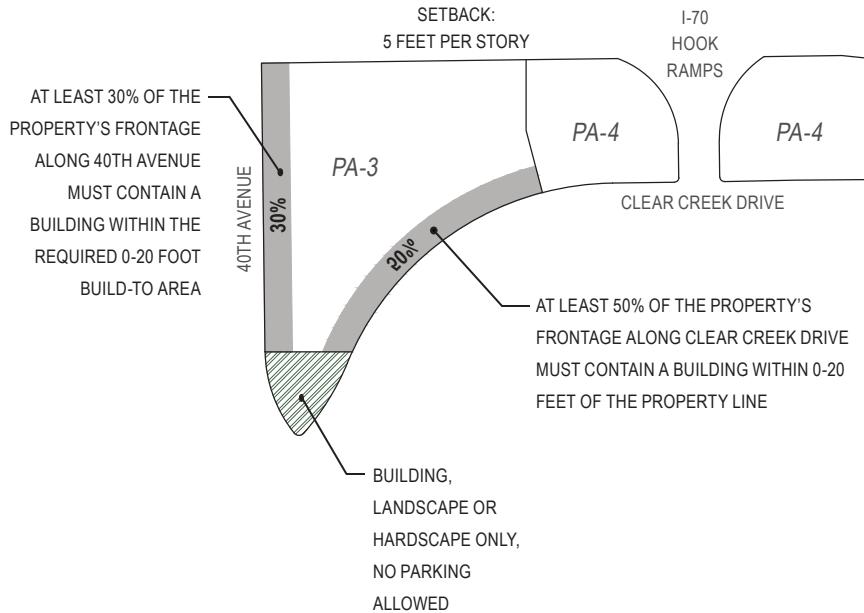




**FIGURE 1:**

PLANNING AREAS 3 & 4: ALL ALLOWABLE USES

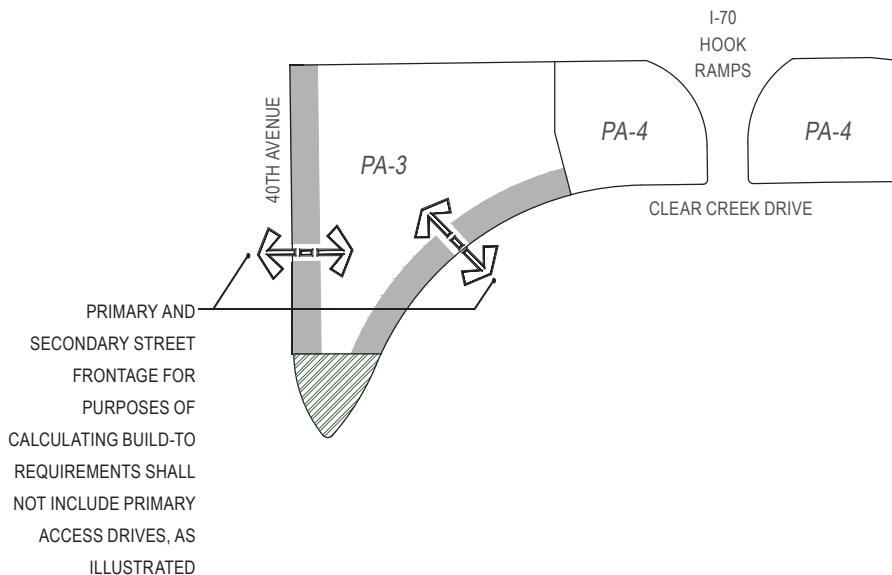
BUILDING ORIENTATION AND SETBACKS ILLUSTRATION (NOT TO SCALE)



**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

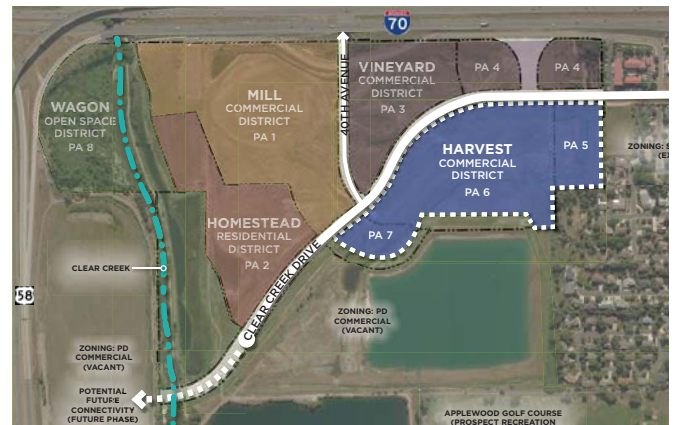
Planning Area 5: Commercial uses including retail, restaurant and hotel on accessible pad sites along Clear Creek Drive.

Planning Area 6: Commercial uses including retail, restaurant and entertainment at a highly visible and accessible location adjacent to I-70.

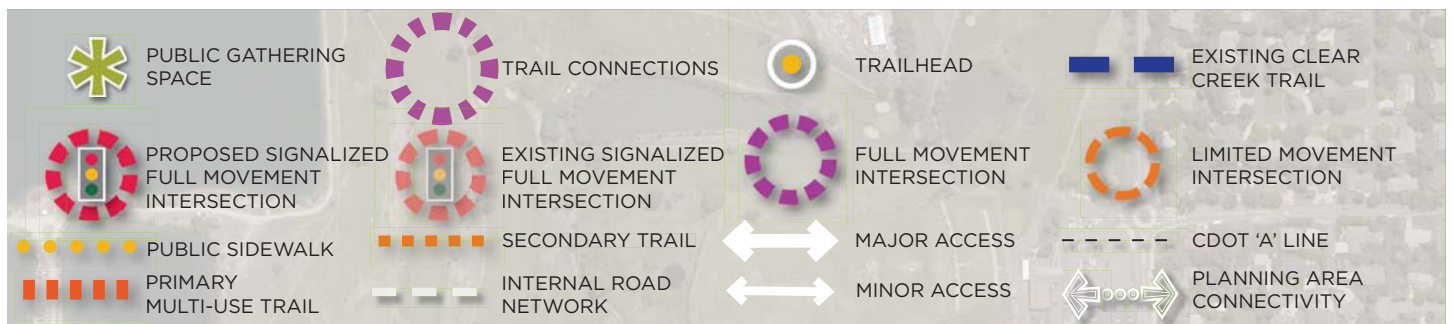
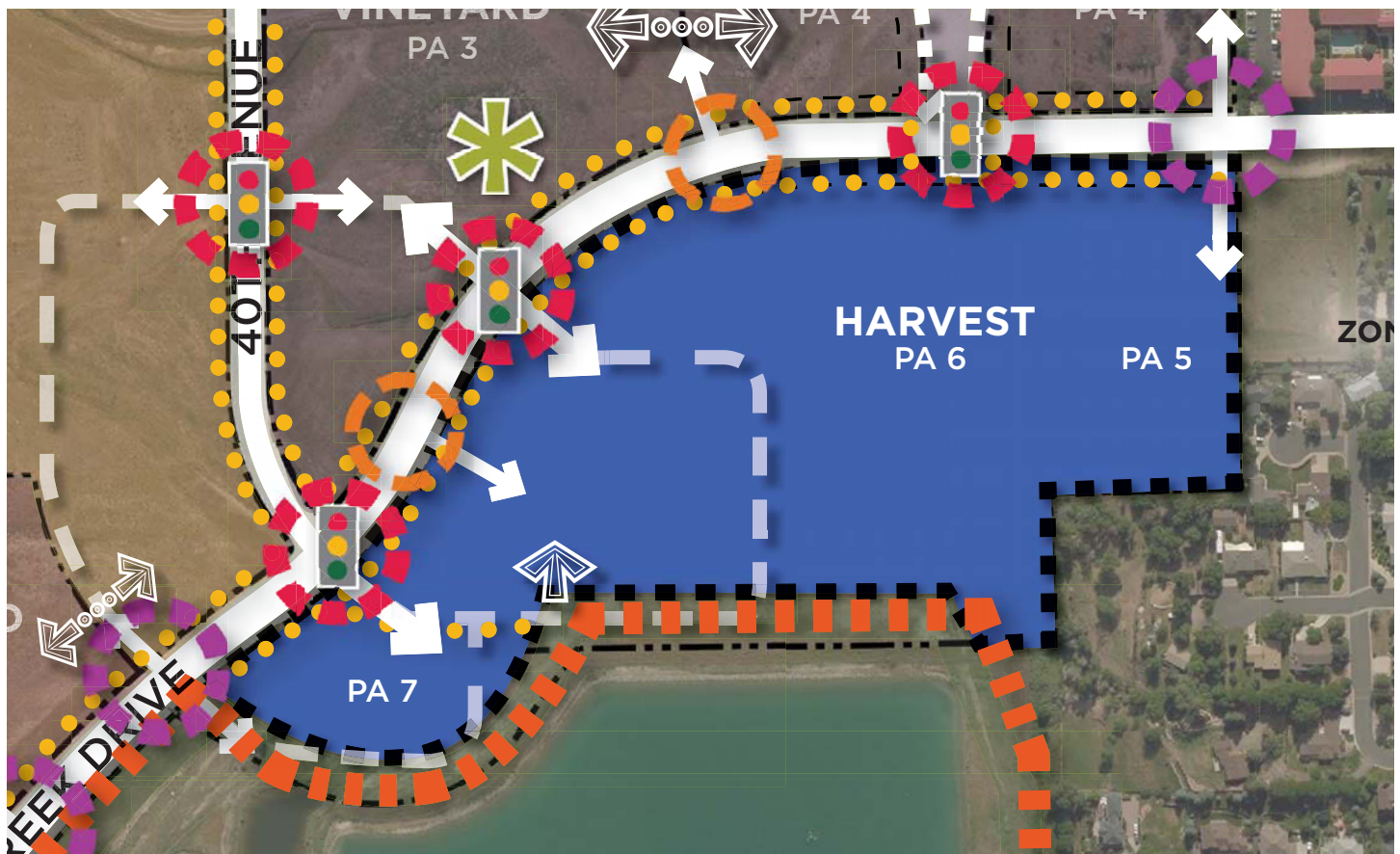
Planning Area 7: Commercial uses including retail, restaurant and hotel on accessible pad sites along Clear Creek Drive at the 40th Avenue intersection.

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





# 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
	<ul style="list-style-type: none"> <li>MINIMUM SETBACK IS 5' PER STORY</li> <li>WHERE DEVELOPMENT ABUTS A LOW DENSITY RESIDENTIAL USE, A 20 FOOT SETBACK LANDSCAPED WITH GRASS AND TREES AND/OR SHRUBS SHALL APPLY</li> </ul>
	PLANNING AREA 6
	<ul style="list-style-type: none"> <li>BUILDINGS SHALL BE ORIENTED PROXIMATE TO PRIMARY PEDESTRIAN ROUTES WITHIN AND AMONG THE PLANNING AREA, TO BE APPROVED DURING SDP REVIEW</li> <li>ALONG THE SOUTHERN AND WESTERN PROPERTY LINES OF THE PLANNING AREA, A MINIMUM SETBACK OF 5 FEET PER STORY SHALL APPLY</li> <li>WHERE DEVELOPMENT ABUTS A LOW DENSITY RESIDENTIAL USE, A 20 FOOT SETBACK LANDSCAPED WITH GRASS AND TREES AND/OR SHRUBS SHALL APPLY</li> </ul>
	PLANNING AREA 7:
	<ul style="list-style-type: none"> <li>MINIMUM SETBACK OF 5 FEET PER STORY SHALL APPLY</li> </ul>
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

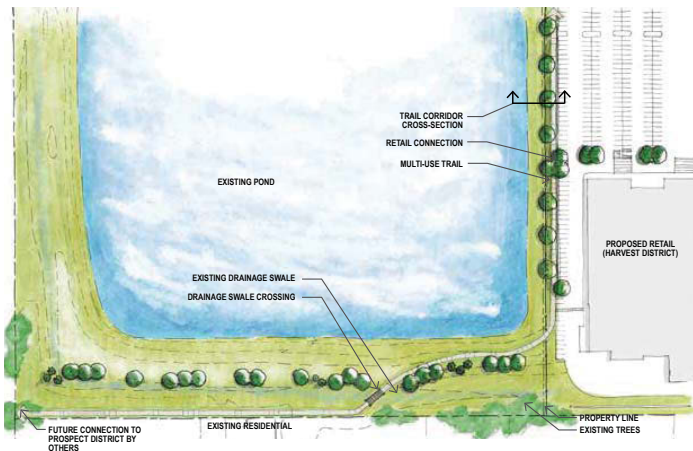
Multi-use trail, open space and water storage land uses, connected by a pedestrian network that links to the Clear Creek Regional Trail. Consistent with intent, guidelines and standards set forth for design theme and architecture as well as site elements detailed in the Design Pattern Book.

### KEY MAP

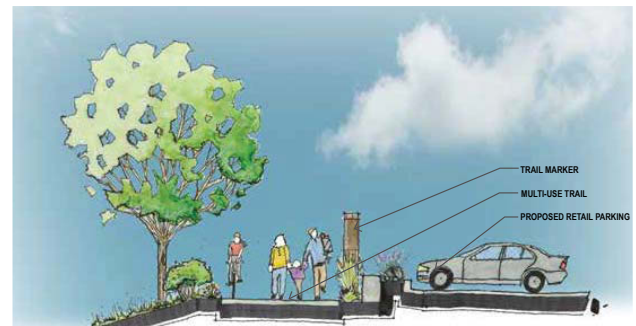


### MULTI-USE TRAIL

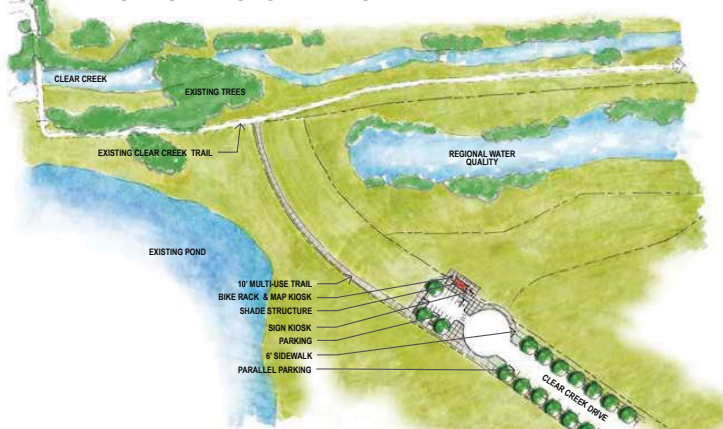
#### NEIGHBORHOOD TRAIL CONNECTION



#### 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.

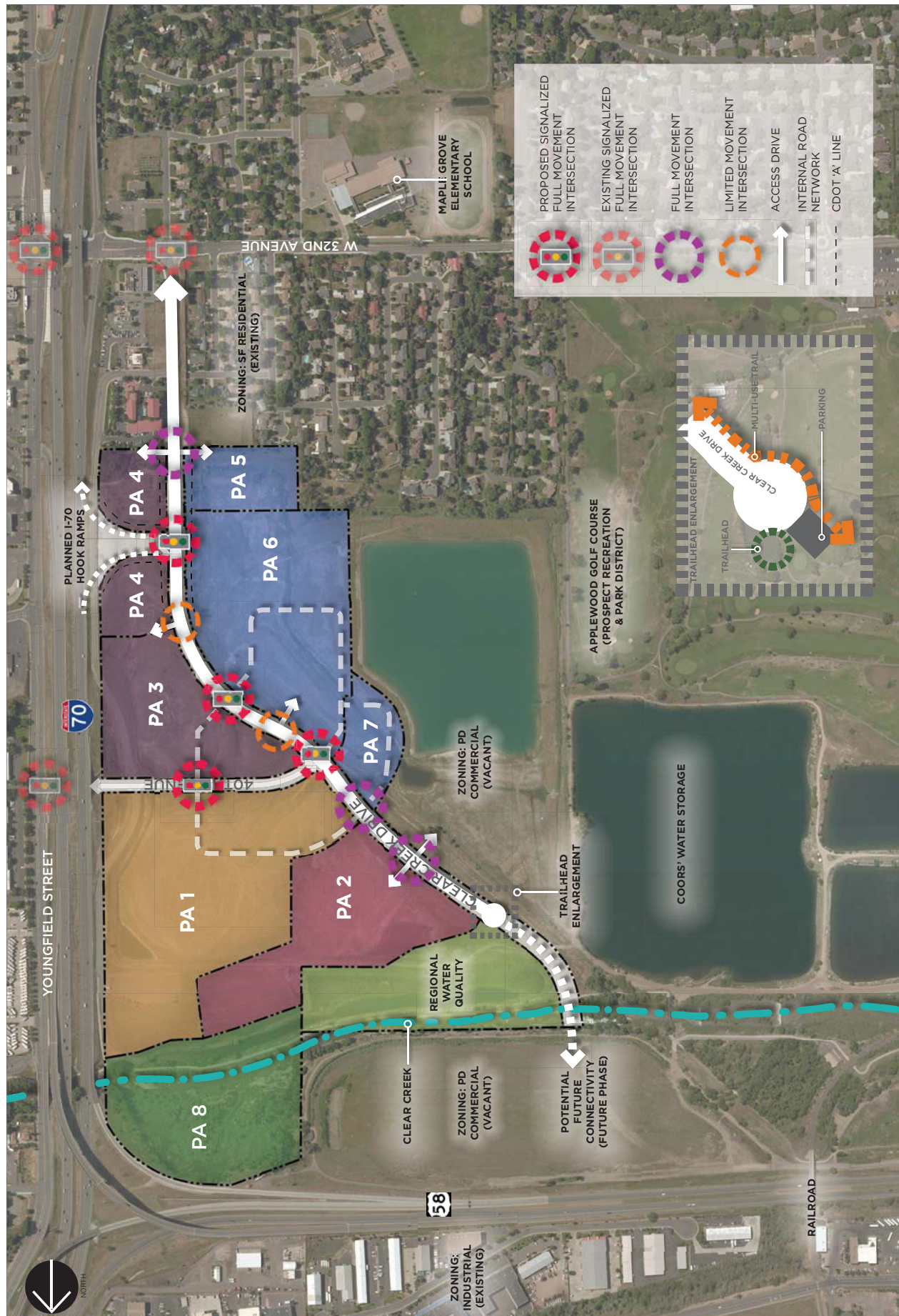
There are two primary streets within Clear Creek Crossing, both extending and connecting to existing streets adjacent to the Site. Clear Creek Drive is a planned four-lane street with a dedicated turning lane extending southerly to its alignment with the existing Youngf eld Service Rd, where it connects 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 five 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



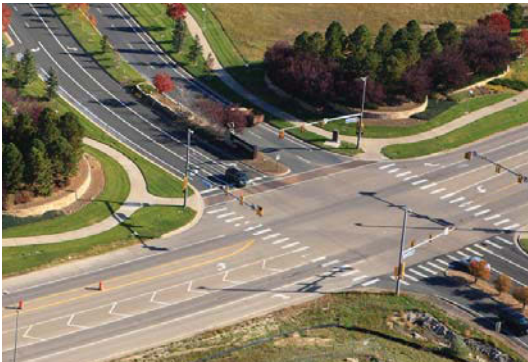


## 2.3.1 Public Street Design and Circulation



### 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 traffic.
- 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 identifies 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-five (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 traffic conflicts 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 wayfinding signage to communicate access to trail connection amenities is highly encouraged. Provide wayfinding 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 traffic is dispersed efficiently 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 conflicts 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, wayfinding, 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 traffic.
- 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 identifies the Project and its users from the streets.

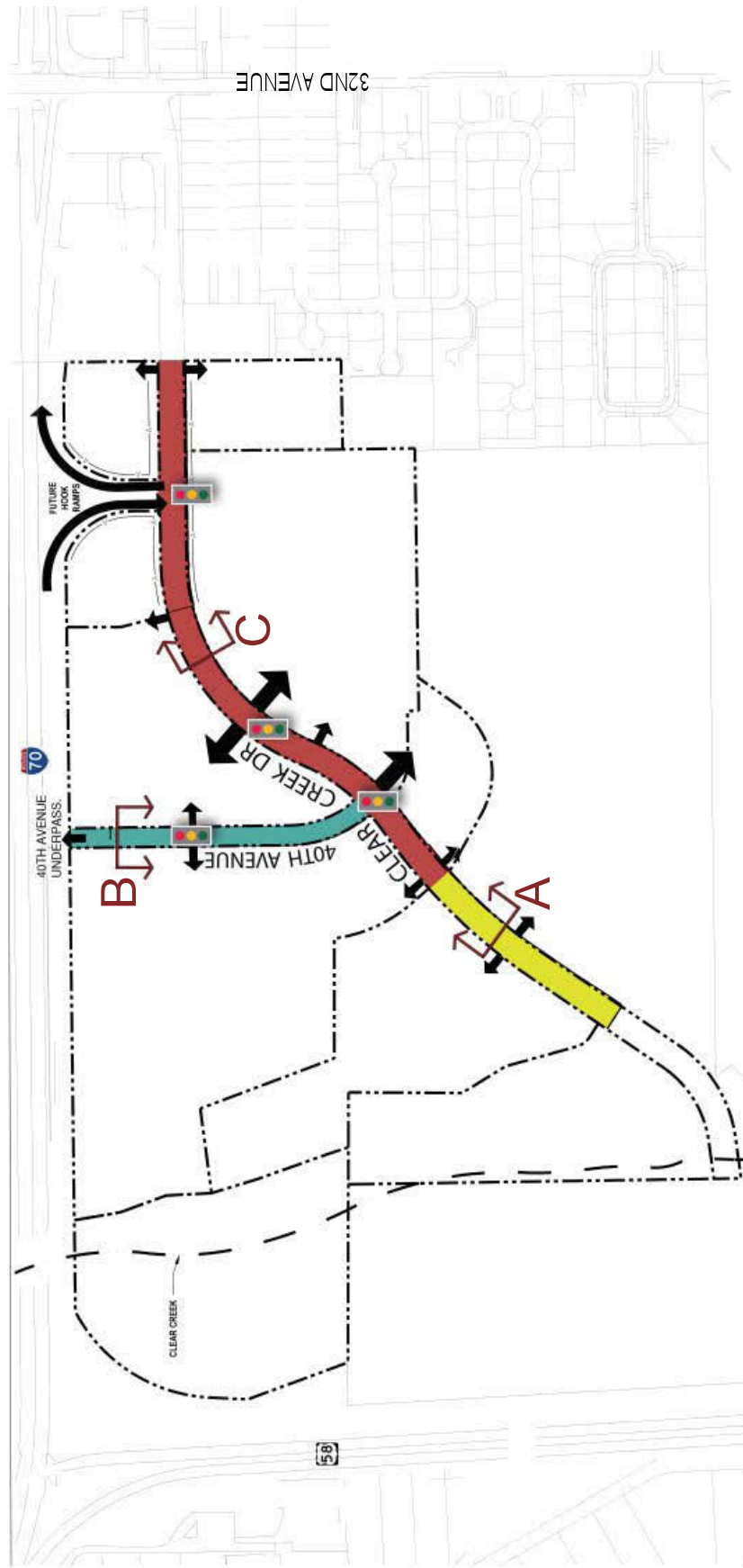


*Landscaped amenity zone*





Proposed Access Point

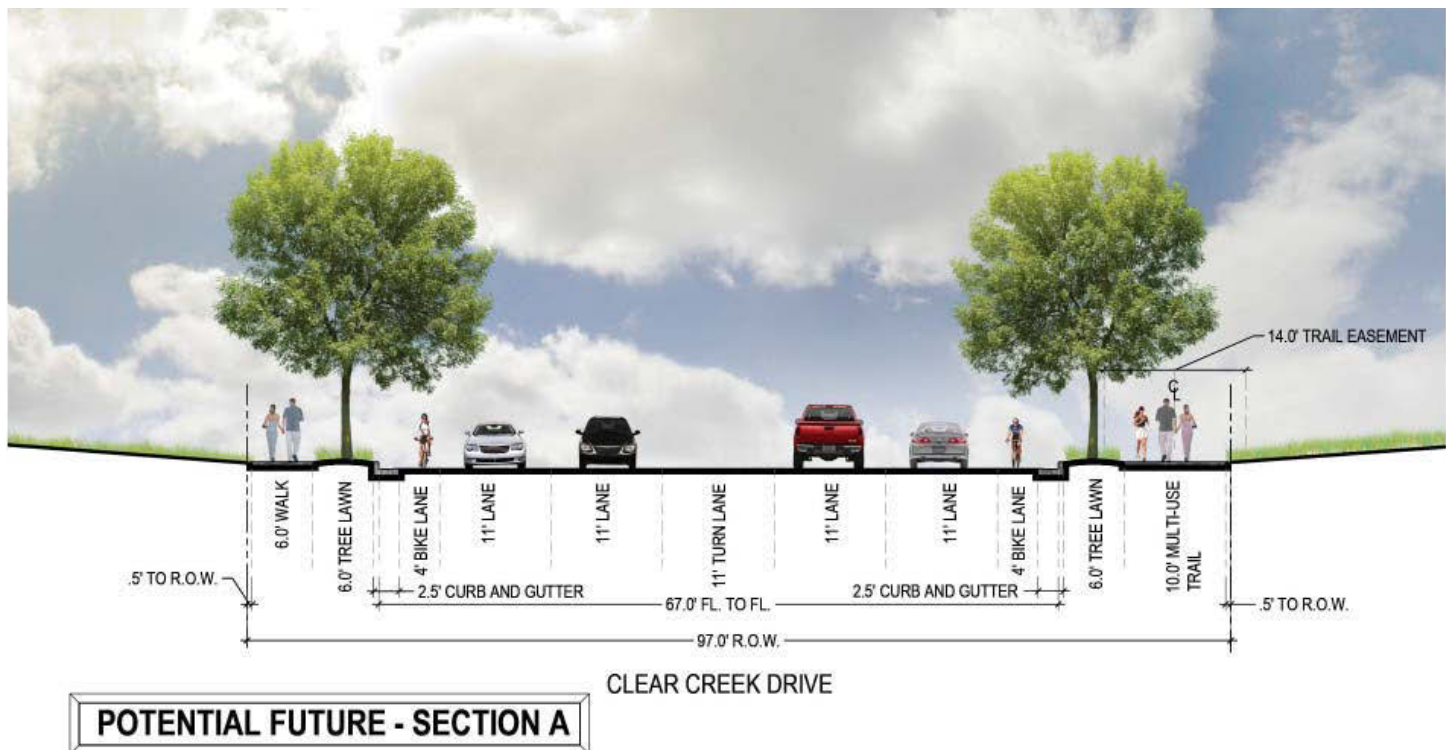
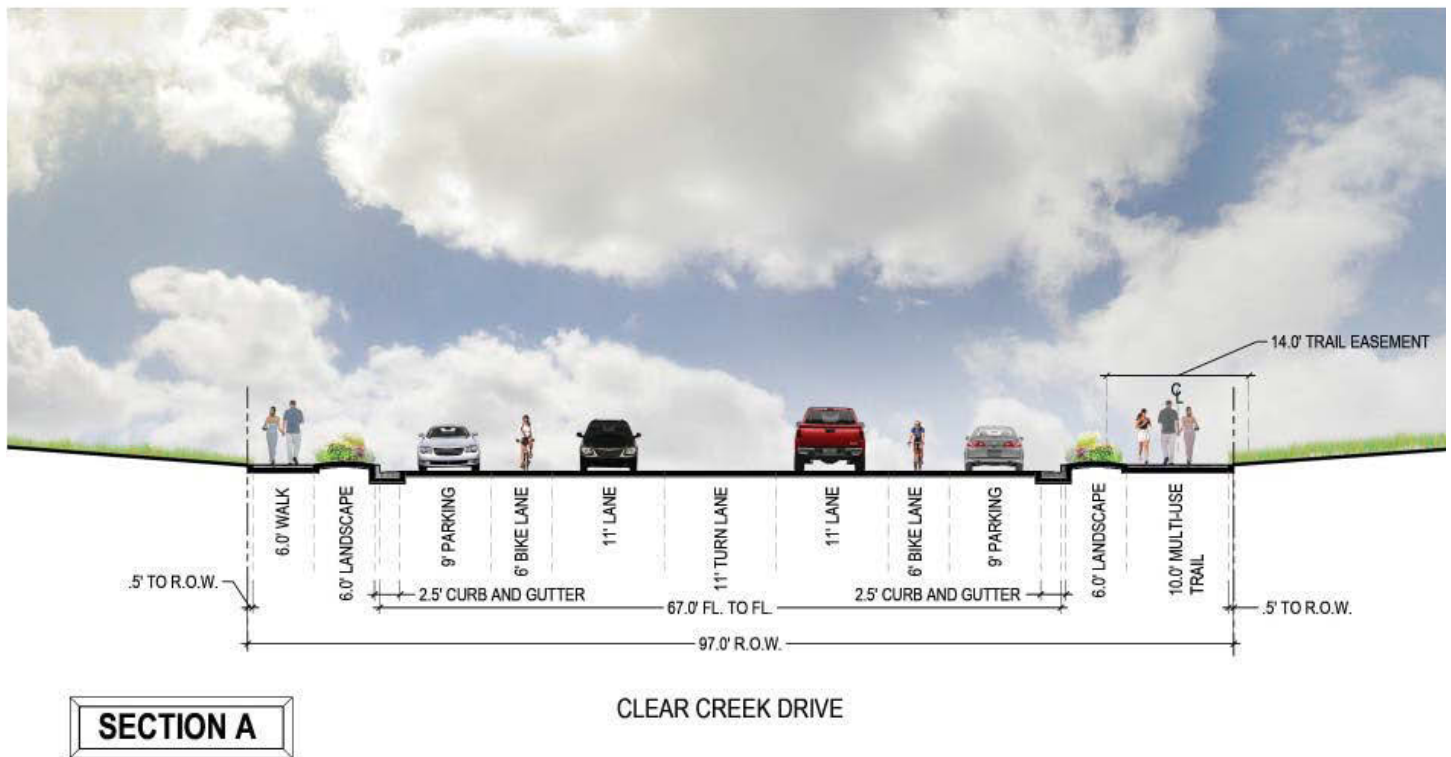


ROAD SECTION - R.O.W. WIDTHS		
SECTION A	97' R.O.W.	
SECTION B	71' R.O.W.	
SECTION C	93' R.O.W.	



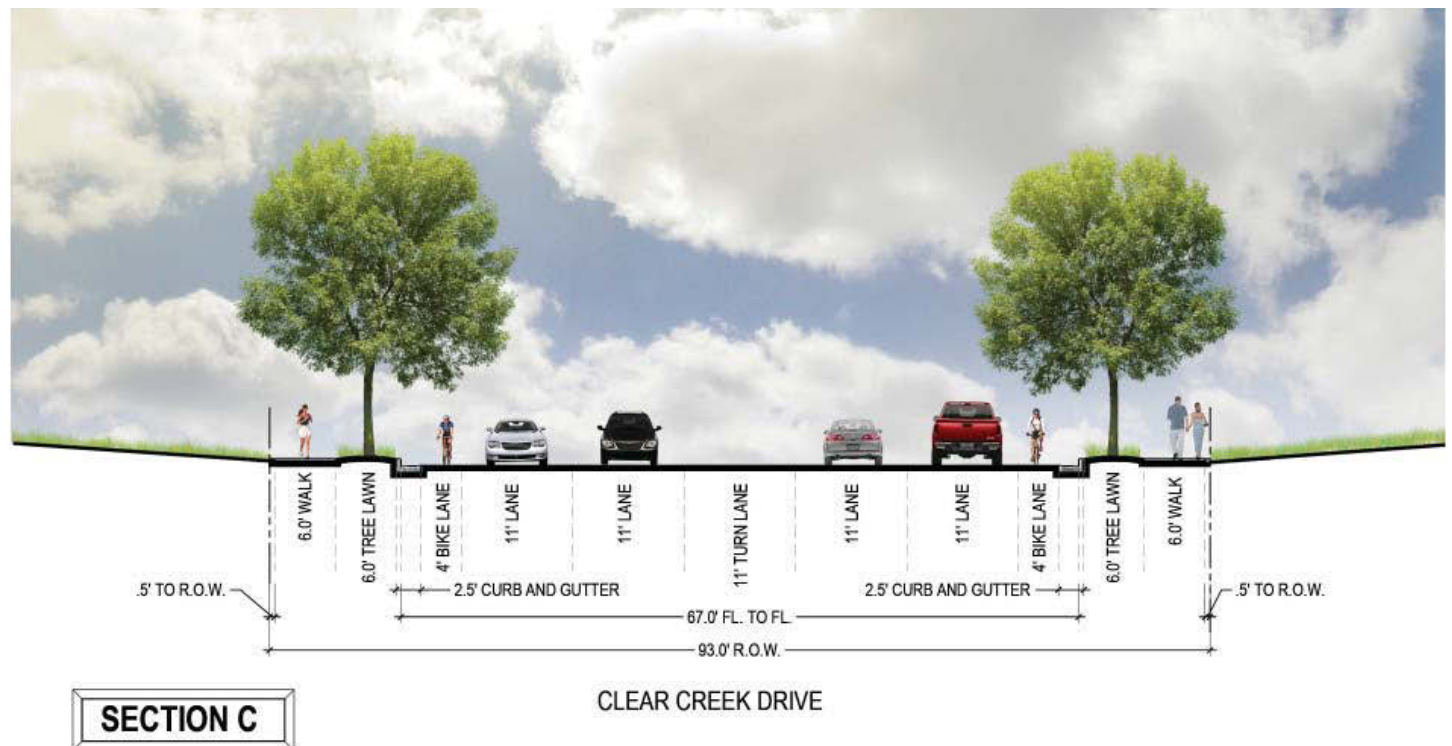
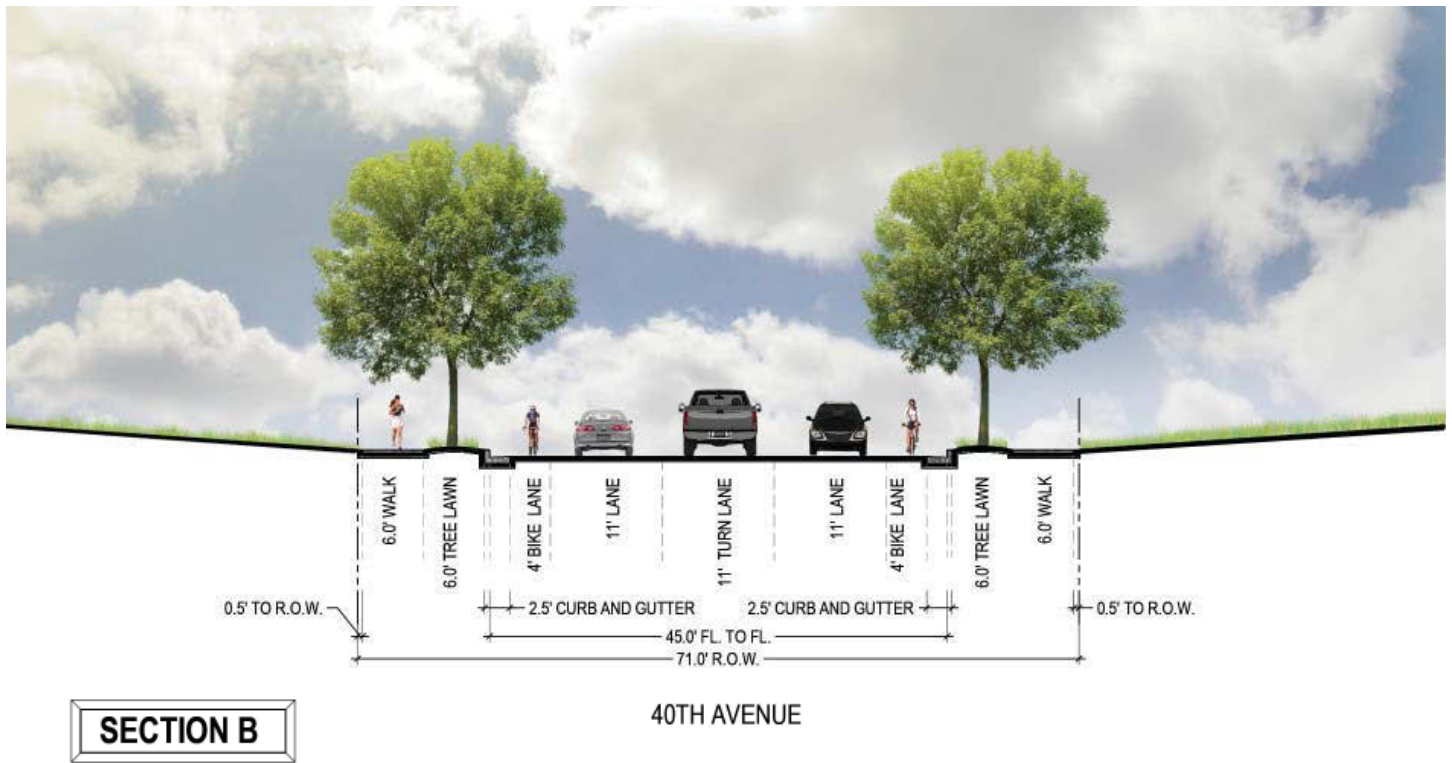


## 2.3.3 Public Street Sections (cont.)



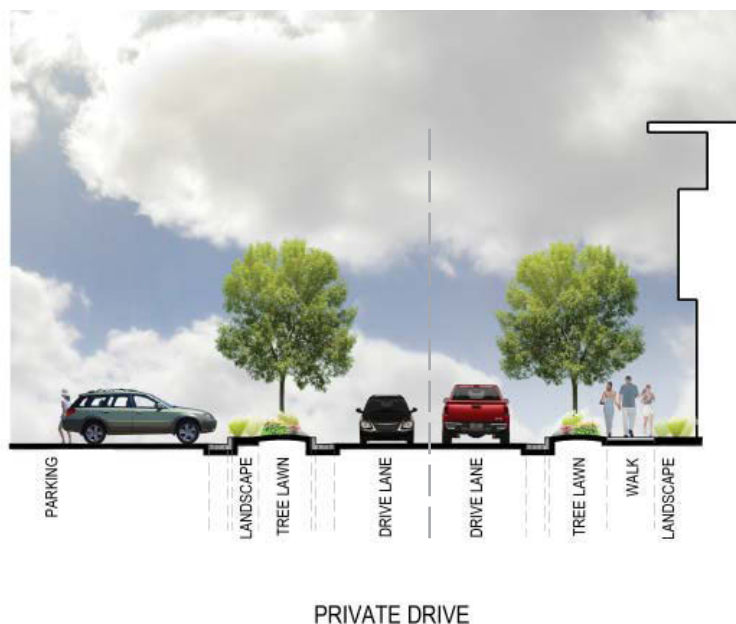


## 2.3.3 Public Street Sections (cont.)





## 2.3.4 Conceptual Private Street Section



### 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 Specific Development Plan. The above graphic demonstrates two street section instances, the left demonstrating a street abutting a parking field 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



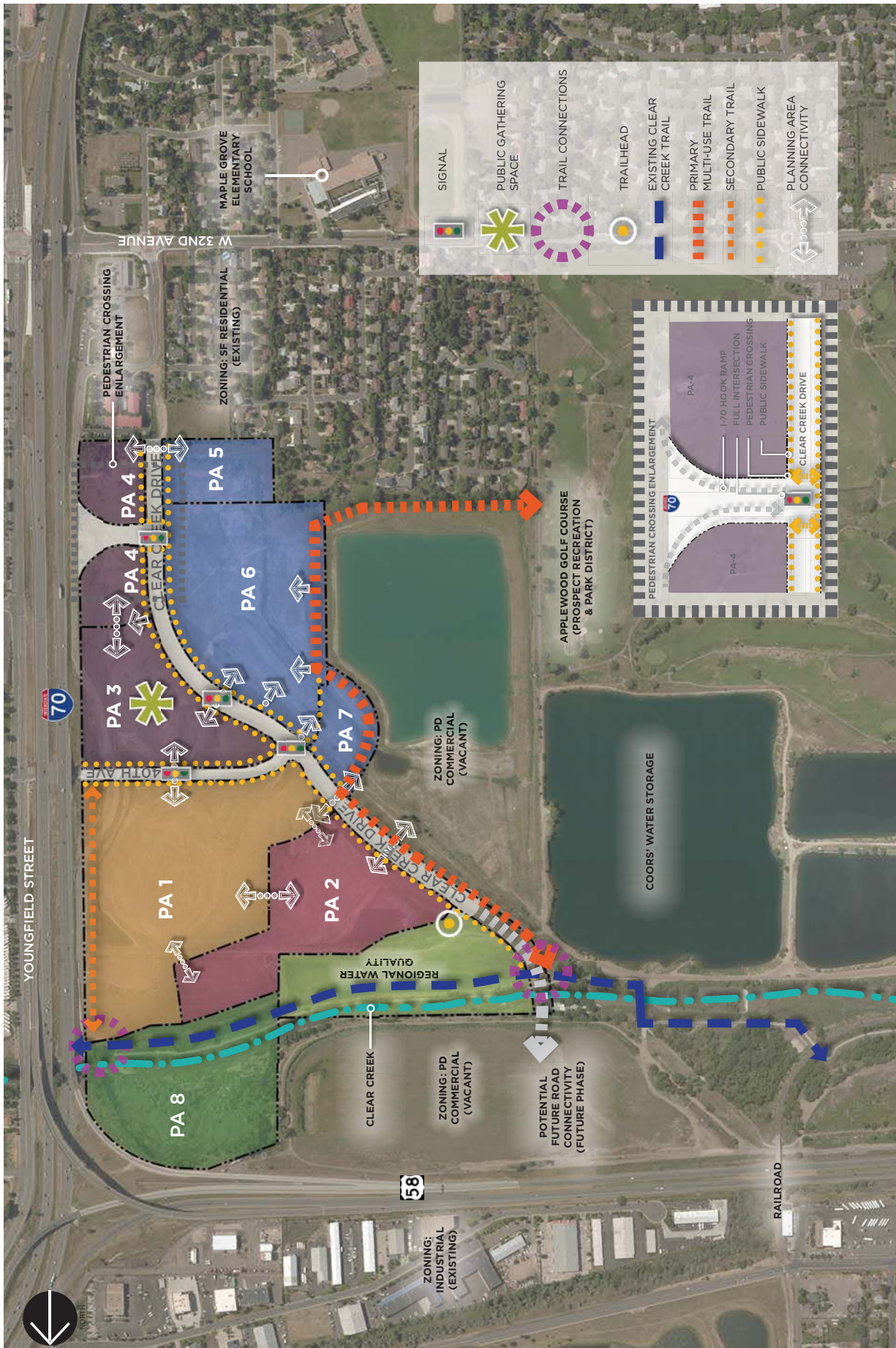
A major component of Clear Creek Crossing is pedestrian connectivity, both internal to the site, as well as externally to existing adjacent neighborhoods and the Clear Creek Trail. This connectivity is intended to serve the needs of the community encouraging use of the trail. Access to the Clear Creek 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

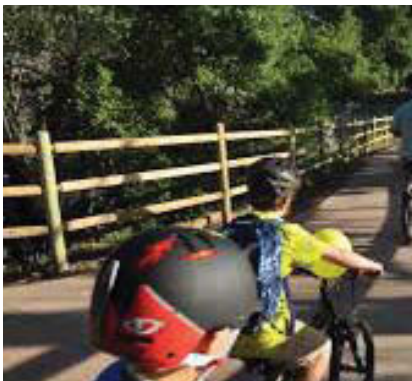


### DESIGN INTENT

- 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 conflicts.
- 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 conflicts 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 office 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 significance 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 traffic, 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*

### 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 specific uses such as hotels, employment, and residential areas may be allowed when deemed appropriate and not in conflict with the general pedestrian and vehicular traffic 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.



*Clear walkways along building facade*



*Material change at walkways*



## 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-five (25) spaces shall have at least one (1) interior landscaped island per twenty-five (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 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.

### 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*



*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

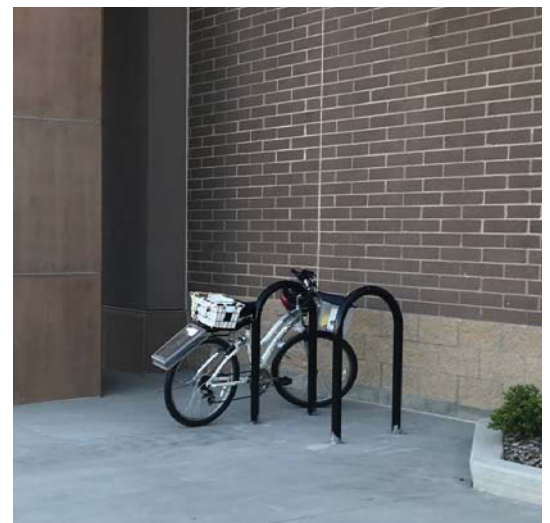
- Bicycle parking requirements by use are set forth in the Development Standards Table on Page 12 of this document.
- The required bicycle rack is the “inverted U” type and shall count as two (2) bicycle spaces. Other types of bicycle racks may be approved by the community development director
- Parking 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 50 feet away.

### 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*



*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 conflicts 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 fire 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.
- Sufficient 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 five 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 efficiency 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 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

### 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 reflecting 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 modified.
- 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.



Site Fencing



Screen Wall



## 2.9 Walls



### DESIGN INTENT

- Walls, particularly in visible areas, will incorporate or give the appearance of field 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 reflected 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.

### 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 finish similar to field stone or natural stone and may include faux stone products.



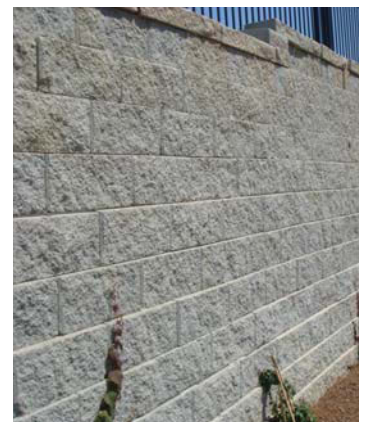
*Segment Block*



*Board Form*



*Gabion*



*MSE*

CLEAR CREEK CROSSING



## 2.10 Plaza & Gathering Areas



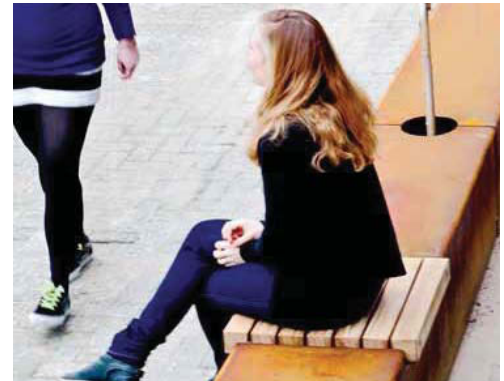
Plazas and gathering areas

### 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 that 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 efficient wayfinding.
- Provide multi-functional spaces that can accommodate special events and functions.

### DESIGN GUIDELINES

- 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 five (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 fines, brick or stone pavers, exposed aggregates and/or other decorative finish 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/fields.
- 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 modified for special plaza conditions, configurations, 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 fixtures 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*

### 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 or 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.



*Multi-use trail*

### 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.



*Site Views*



## 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.



*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 traffic.
- 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.



*Mural*



*Sculptural art*









## 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 defined 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 throughout the Project.
- Provide visual interest at pedestrian levels, reduce the bulk of large buildings and use architectural features and materials to reflect the Project's character.
- Create buildings with mass and form that provide a human-scale relationship between structures, streets and open spaces/plazas.



*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 lines and modulated flat 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 flat roofs.
- Encourage rooftop activation that captures scenic views of the mountains and Clear Creek.



*Varied roof form*



*Agrarian forms*



*Clear delineation of building entries*



## 3.2 Pedestrian Oriented Design



*Activate pedestrian zones*

### DESIGN INTENT

- Use the location of building walls to define 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*

### DESIGN STANDARDS

- Ground floors 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 traffic close to buildings.



*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 traffic 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 traffic, 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 finished 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 setbacks
  - Dormers
  - Recessed entries
  - Porticos
  - Recessed windows and/or storefronts
  - Offset in the general plane of the facade including columns, pilasters, protruding bays, reveals, fins, 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 reflects; 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 define 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, floor 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 floor transparency shall be measured by the length of transparent area between 0 feet and 10 feet above finish floor 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 reflective coatings on the first surface of the glass.
  - Open display of individual merchandise is permitted.
  - Where operationally required for screening of utility spaces such as kitchens, stock rooms, offices, 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 floor, 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 significantly obstruct views through the windows.
- A lower ratio of transparency to opacity may be allowed on the upper floors of buildings if additional architectural treatments are provided.
- Retail or restaurant uses: Where a retail or restaurant use occupies the ground floor, 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 floor, 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-reflective glass within the area between three (3) feet and eight (8) feet above the first floor finished elevation.
  - Transparent doors and window mullions shall count as transparent area.
  - Structural elements and opaque or reflective 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

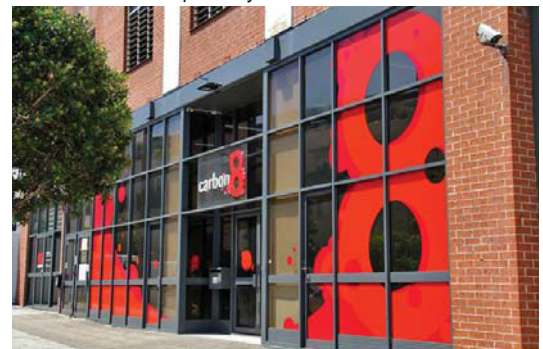
- In Districts with commercial uses provide glazing on the ground floor that increases the visibility of active uses or goods.
- Create a pedestrian-friendly street environment and encourage visitors to walk between multiple destinations within the Project.
- Reveal the activity of the building to the pedestrian, to activate and secure the street.



Ground floor transparency



Ground floor transparency



Window display graphic



## 3.6 Building Entries



### DESIGN INTENT

- Visually emphasize the major entry or entries to a building or ground floor 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*

### 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.



*Change in material*



*Greater amount of transparency*



## 3.7 Awnings and Canopies



*Cantilevered details*

### DESIGN INTENT

- Create clear identifiable entry points for specific 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.

### 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.



*Identifiable entries*



*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 fit within the context of the District.
- Provide ground floor 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*

### 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 fixtures.
- Parking structures that front on public streets, shall include retail, commercial, or office on 40% of the ground level.
- Enhanced architecture with upgraded materials shall be required on first floor (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 floor level.



*Durable materials*



*Durable materials*



*Durable materials*

### 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 floor 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 floor activation or to conceal the garage behind other street facing uses, the architectural treatment of the street facing garage facade, especially the ground floor, 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 flat 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 defined 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.



*Reinforce pedestrian activity*



*Material variation*

### DESIGN STANDARDS

- Facade detail: Building facades visible from a street or public space shall provide a level of finished 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 floor, 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 defined 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.



*Varied roof heights*



*Defined entrances*



*Material variation*

### 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 fluorescent colors shall be limited in use, as accents or to create brand identity 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 finishes having self-healing patinas are preferred over painted finishes.
  - The three primary metal panel options are the following:
    - a. **Standing Seam:** Metal panels that utilize 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 flat 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 finishes are the following:
- **Board and Batten:** Flat panel
  - **Pre-finished 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 flush joints. May be installed in vertical or horizontal patterns 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 unfit 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 finish 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 floor, 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 floors (2nd Floor and above) on all building types but may not exceed 75% of the facade material including windows and fenestration.
- If located on the ground floor 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 fields 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.
- Specified 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 efficient 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.
- Artificial turf or artificial plants are not allowed.
- Reference the recommended plant list in Appendix C. Final plant selection to be reviewed at time of specific 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 efficiency 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 traffic 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 confined 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

- Specified plant materials shall meet industry standards and City requirements and be suited to an urban environment.
- Artificial turf or artificial 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 specific 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*

CLEAR CREEK CROSSING



## 5.4 Streetscapes



*Interactive design elements*

### 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 have a cohesive rhythm created by street trees, plantings, furnishings, paving, and lighting.
- Street furnishings, trees and amenities should occupy consistent, well defined 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.

### DESIGN INTENT

- Create a functional streetscape environment that unifies 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 influencing elements within the streetscape.



*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



### 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 fixtures.
- 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 unified color palette and agrarian feel shall be maintained in site furnishing choices.



Site Furnishings

### 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 fixtures, harmonizing with the agrarian theme.
- The street and parking area light fixture 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 efficiency and promote sustainability initiatives at the Project.

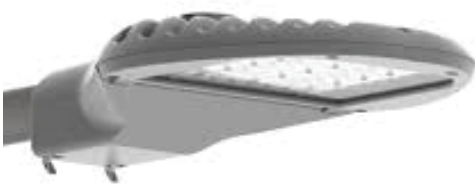


*Parking Lot Lighting*



## 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 fixtures should complement the lighting of adjacent streets and properties using consistent fixtures, LED color temperature and illumination levels.
- Street lighting fixture 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 unified, organized appearance throughout the development, with spacing that meets the lighting criteria standards, as outlined.
- Accessories and banners may be included in pole and fixture 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 fixtures shall be integral LED type.
- Light fixtures 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 fixture 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 defining the pedestrian path of travel.
- Raw, simple materials and finishes 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 fixtures as a design element that unifies 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 fixtures 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 fixture 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 traffic through the Districts.
- Fixture color selection shall correlate with the material palette as well as natural color choices. Galvanized aluminum or similar finishes are also acceptable.
- Simple, rustic, or plain forms shall be emphasized over ornate or decorative styles.
- A unified color temperature and lamp type shall be maintained wherever possible.
- Fixtures shall contain only low wattage bulbs that are not greater than fifty lumens per bulb (equivalent to a seven watt C7 incandescent lamp); LED lamps are preferred.
- Light fixtures 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 fixture 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 wayfinding.
- 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 fixtures shall be used on all exterior locations.
- A photometric lighting plan is required for all Specific 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 five (5) feet above the ground at the property line to the nearest and brightest light source on the property. Light plans shall reflect 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 fixture/lamp) for all types of exterior lights proposed. The specified lighting levels for any use are maximums under any fixture 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 fixture illumination:

<b>Commercial and Retail Uses Minimum to Maximum*</b>	
<i>Parking Lots</i>	<i>1.0 to 5.0 foot-candles</i>
<i>Driveways</i>	<i>1.0 to 2.0 foot-candles</i>
<i>Property Line</i>	<i>No Minimum to 0.10 foot-candle (line of sight)</i>
<i>Walkways</i>	<i>2.0 to 2.0 foot-candles</i>
<i>Canopy Areas / Entryways</i>	<i>5.0 to 5.0 foot-candles</i>
<i>Loading Docks</i>	<i>5.0 to 5.0 foot-candles</i>
<i>Bikeways, Multi-Use Trails</i>	<i>1.0 to 2.0 foot-candles</i>
<i>Courts, Plazas, Terraces</i>	<i>1.5 to 2.0 foot-candles</i>

\*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 unified 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 unified 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 specifications 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 efficient style that connects to the Project's agrarian theme and the material palette, with some flexibility 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 conflicts, blockages and obstructions of both circulation patterns and view corridors.



## 7.2 Signage Family



### BRAND DESIGN

The landmark “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 refined metal, again reinforcing the relationships between Clear Creek and the Project and uniquely identifies Clear Creek Crossing with a logo: a beautiful natural amenity 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.



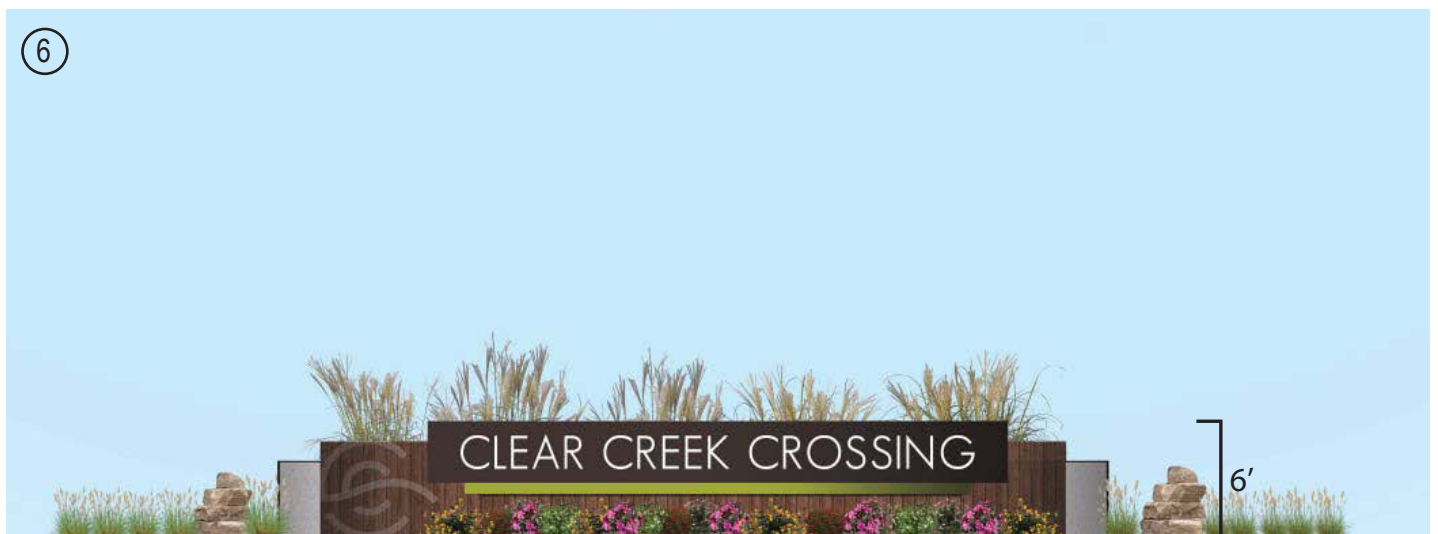
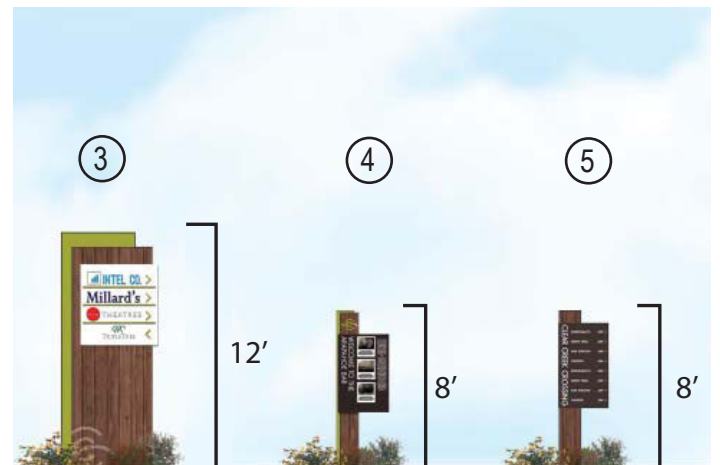
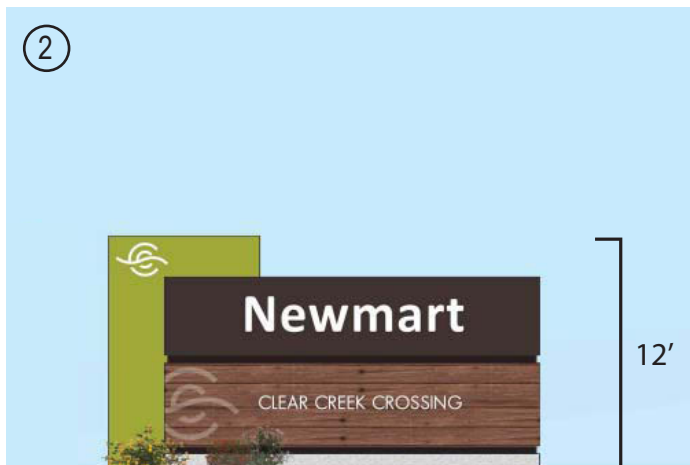
Landmark ID



## 7.2 Signage Family, Cont.



- ① Primary Monument
- ② Major Tenant ID
- ③ Secondary Monument
- ④ Interpretive / Trail Head
- ⑤ Wayfinding
- 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.

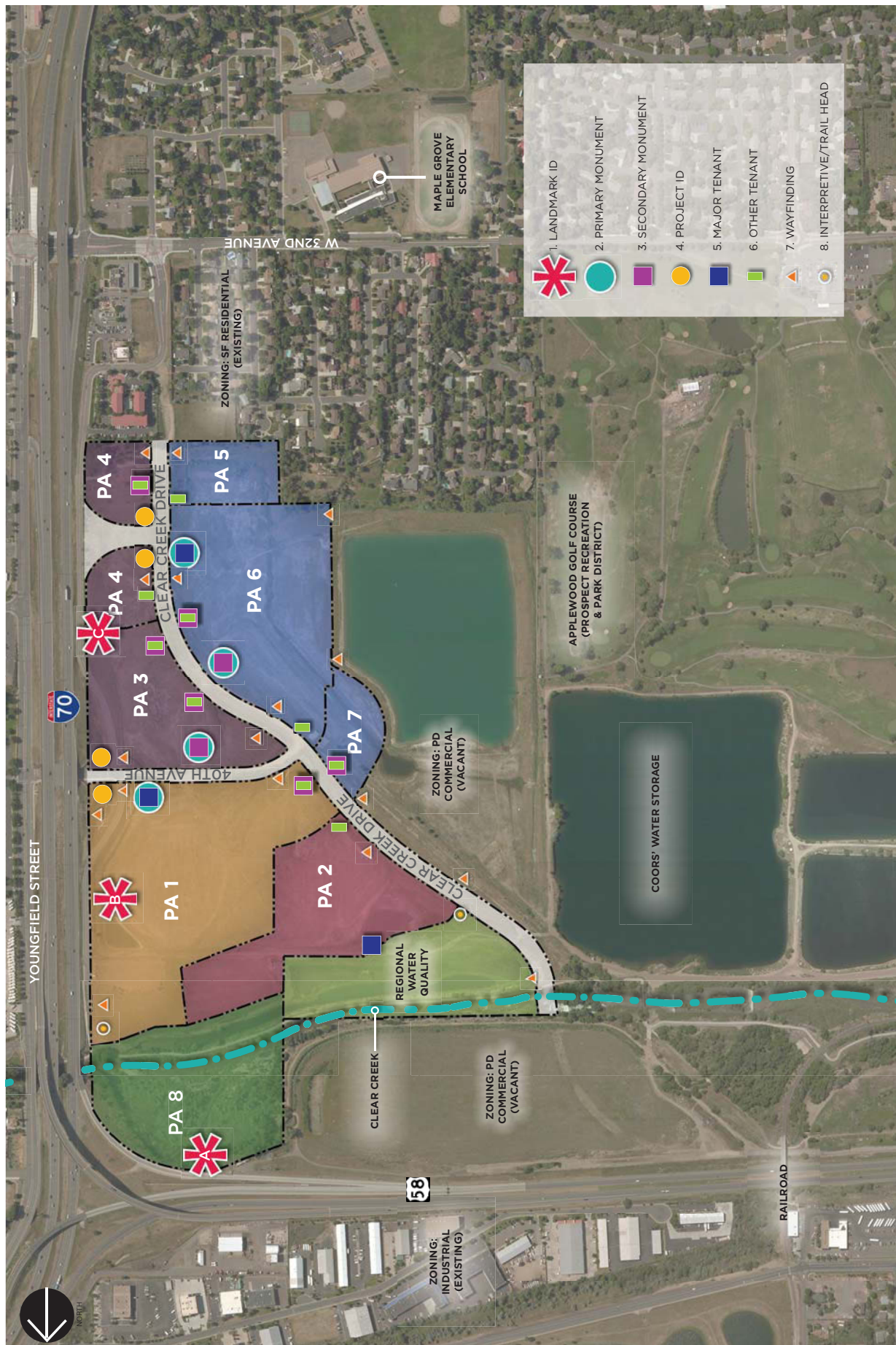








## 7.3 Signage Map





## 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
  - Wayfinding Signage
  - Interpretive / Trail head Signage
- Landmark ID Monument Signs shall be designed to be visible by traffic along the adjacent highways, with clear identification 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 traffic; 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 flexibility 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 significance 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 fixtures at a minimum.
- Except for Other Tenant signs, all sign types should have simple, modern, and efficient 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

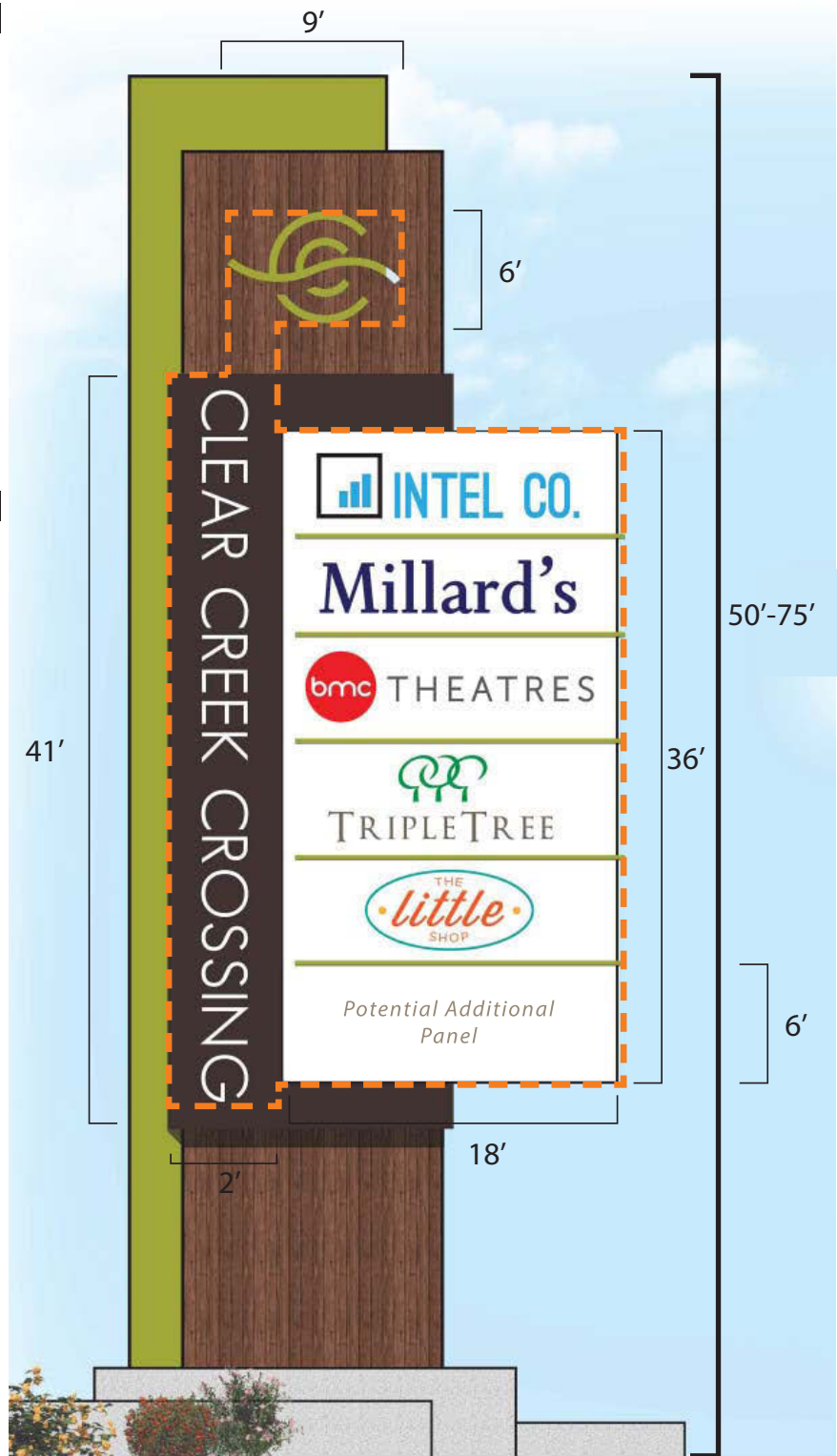
Freestanding sign, significant in height to allow visibility from freeway and highway corridors

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

	<u>Dimensions</u>	<u>Total</u>
CCC Logo	9' x 6'	54 SF
'Clear Creek Crossing':	41' x 2'	82 SF
Store Panels (6)	6' x 18'	648 SF
<b>Total Sign Area:</b>		<b>784 SF</b>



Landmark ID



## 7.4 Freestanding Signs (cont.)



### PRIMARY MONUMENT

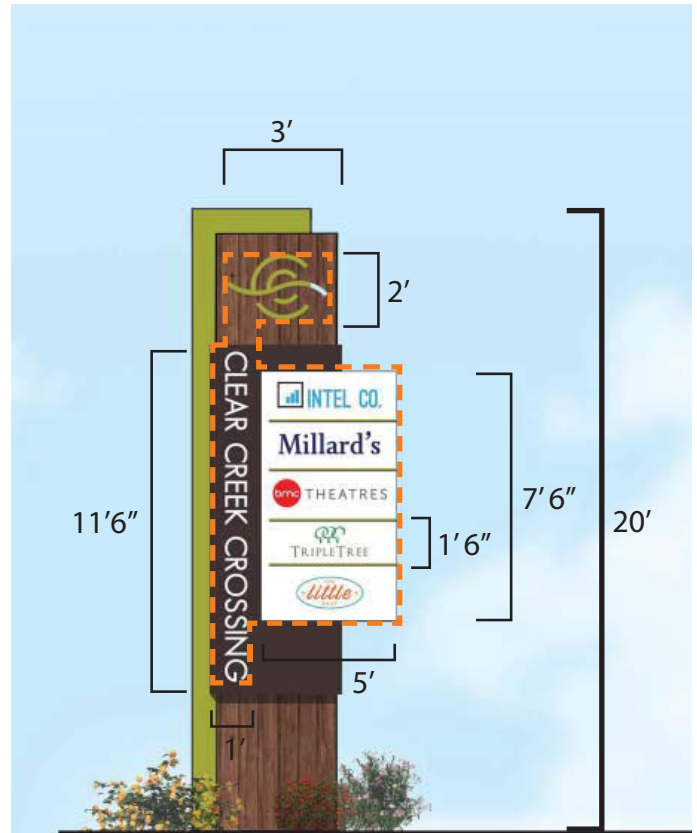
Freestanding sign, providing prominent onsite identification of both CCC and its most significant retail, entertainment and employment uses at CCC. Primary Monument Signs will be encouraged to minimize the total number of Major Tenant Signs

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

	<u>Dimensions</u>	<u>Total</u>
CCC Logo	3' x 2'	6 SF
'Clear Creek Crossing':	11'-6" x 1'	11.5 SF
Major Tenant / User	5' x 1' 6"	45 SF
Panels (6)		
<b>Total Sign Area:</b>		<b>62.5 SF</b>



Primary Monument

### SECONDARY MONUMENT

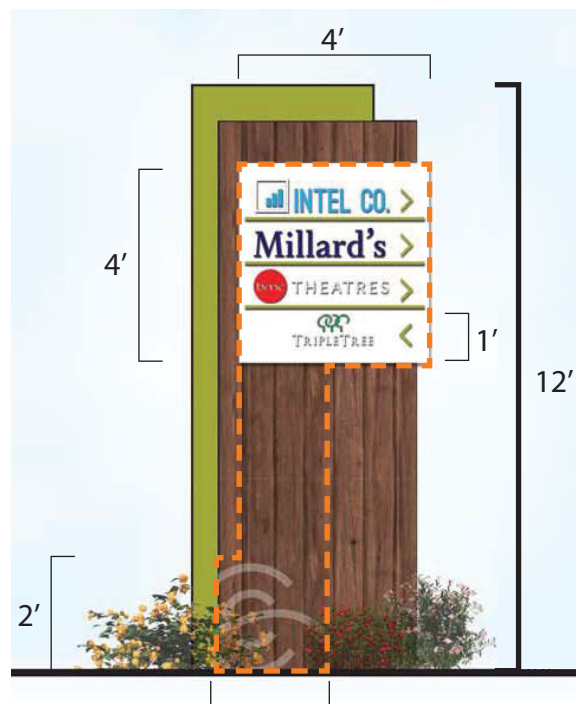
Freestanding sign, designed to identify CCC as well as smaller tenants/users. Located along public streets, near access drives within CCC. Secondary Monument signs will be encouraged to minimize the total number of 'Other Tenant' signs.

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

	<u>Dimensions</u>	<u>Total</u>
CCC Logo	2' x 2'	4 SF
Tenant / User Panels (4)	4' x 1'	16 SF
<b>Total Sign Area:</b>		<b>20 SF</b>



Secondary Monument



## 7.4 Freestanding Signs (cont.)

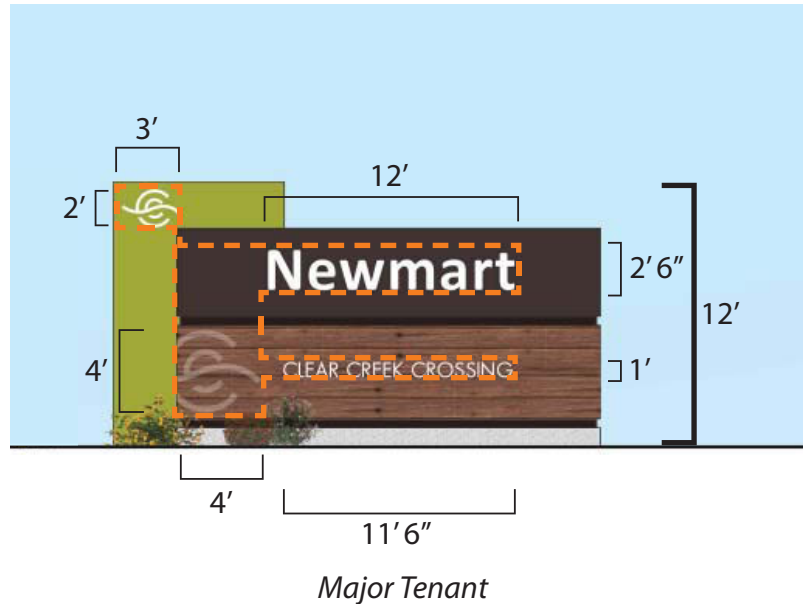


### MAJOR TENANT MONUMENT

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 identification 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

- Identification of CCC is required
- Signs may be internally illuminated
- Signs must be placed within a landscaped area



### SIGNAGE AREA CALCULATION

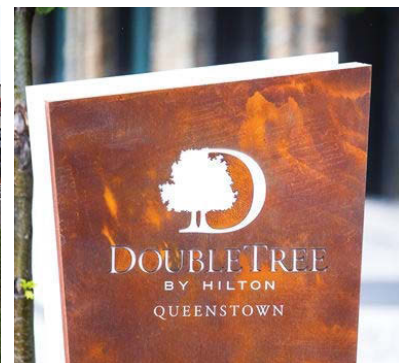
	Dimensions	Total
CCC Logo	3' x 2' / 4' x 4'	22 SF
'Clear Creek Crossing':	11'-6" x 1'	11.5 SF
Major Tenant Logo	12' x 2'-6"	30 SF
<b>Total Sign Area:</b>		<b>63.5 SF</b>

### 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 identification 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 of Other Tenant signs.

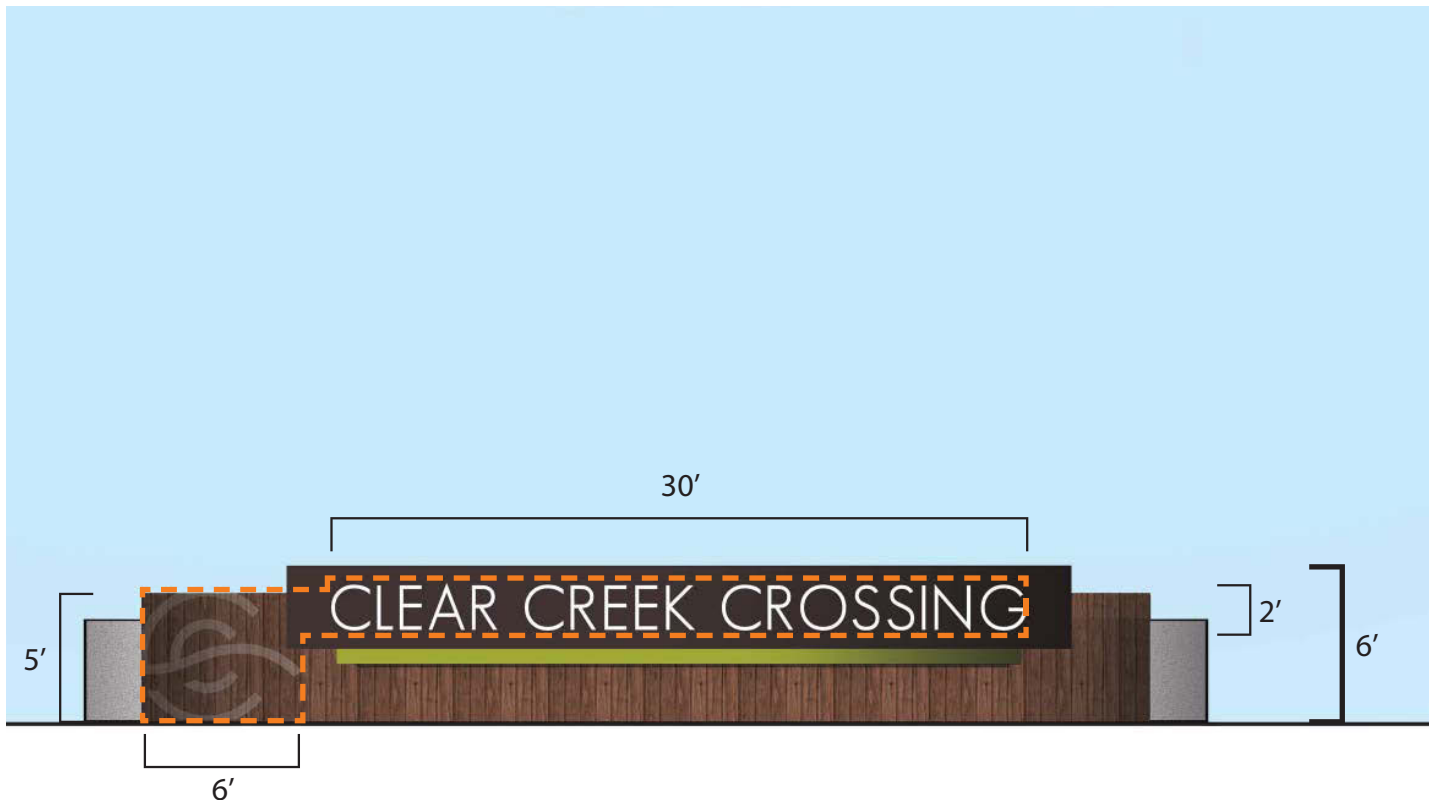
Maximum area:	50 SF
Maximum height:	8'
Minimum setback:	5'
Maximum number in project:	12

- Identification 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 identification 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

	<u>Dimensions</u>	<u>Total</u>
CCC Logo	5' x 6'	30 SF
'Clear Creek Crossing':	30' x 2'	60 SF
<b>Total Sign Area:</b>		<b>90 SF</b>



## 7.4 Freestanding Signs (cont.)



### INTERPRETIVE / TRAIL HEAD

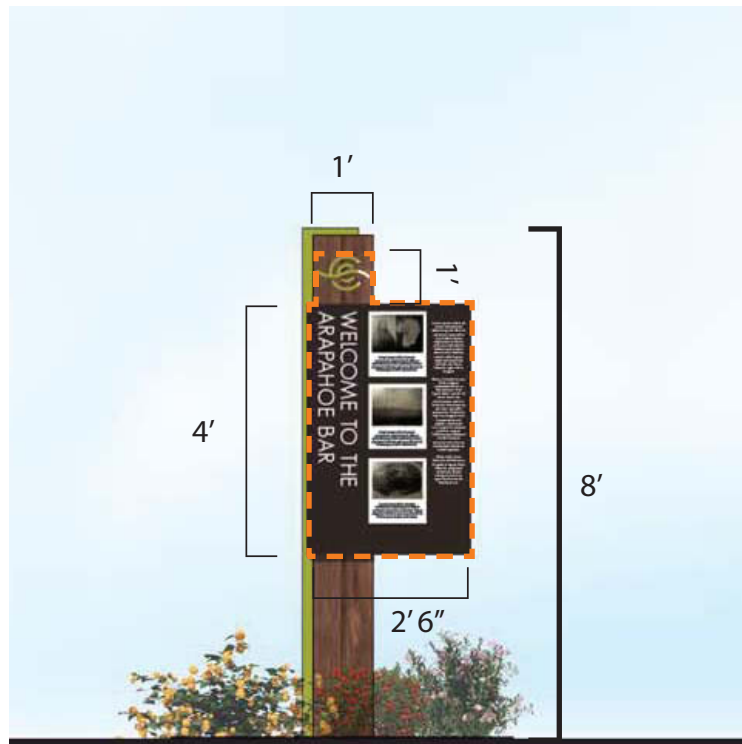
Freestanding Interpretive / Trail head signs are directional signs associated with the multi-use trail and have the similar design and scale of the Wayfinding signs within the Project. The Interpretive / Trailhead signs are located where they best assist pedestrians, hikers and cyclists.

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
<b>Total Sign Area:</b>		<b>11 SF</b>



*Interpretive / Trail Head*

### WAYFINDING

Freestanding Wayfinding signs are directional signs within the Project, providing distance/direction to tenants/users, trails and other CCC Project amenities. Wayfinding signs are located where they can provide guidance within CCC.

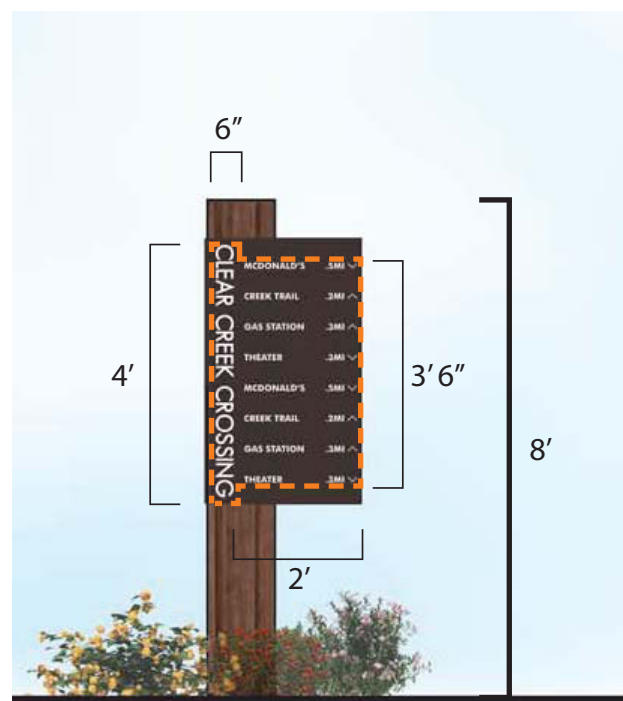
Maximum area:	25 SF
Maximum height:	8'
Minimum setback:	5'
Maximum number in project:	8

- 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 traffic thoroughfares, depending upon orientation.
- Through materials and style, connects to building architecture.
- Prioritize legibility and brand recognition, providing clear identification 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 linear foot of eligible frontage.
- In determining wall eligibility, only the footprint of the structure can be used. The floor 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 affixed 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.)



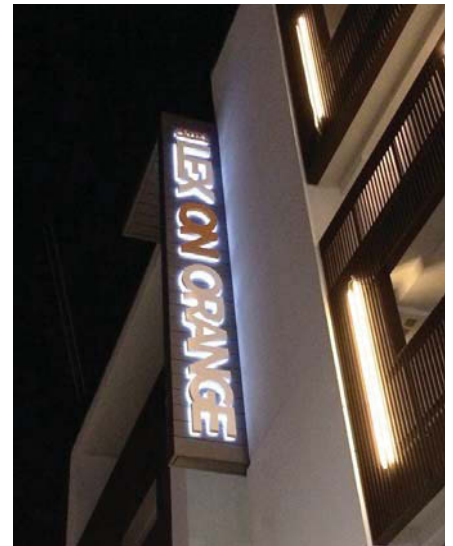
### Under Canopy Sign:

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 defined as signs affixed 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 for 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



## **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 Official 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.

The terms included here are terms that are consistently referenced throughout this design guidelines and standards document.



**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 floor 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, fixtures, 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 filled with rocks used for landscaping. A gabion wall is a retaining wall made of stacked stone-filled 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 floor 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)**



# Glossary of Terms



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 defined to include plazas and landscape areas open to the sky. This definition 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 flanking 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 that 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 floor 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







## 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 flat surface and utilize dry or wet sealed joints in rhythmic or random patterns for articulation.

## WOOD

- **Board and Batten:** Flat panel prefinished 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 flush joints. May be installed in vertical or horizontal patterns 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 unfit 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 finish 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 floor, 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







## DECIDUOUS CANOPY TREES

### Scientif c Name

Acer Miyabei 'Morton'  
Catalpa speciosa  
Celtis occidentalis  
Gleditsia triacanthos inermis 'Imperial'  
Gleditsia triacanthos inermis 'Shademaster'  
Gymnocladus dioicus  
Populus x acuminata  
Populus sargentii  
Quercus macrocarpa  
Ulmus Parvifolia 'Emerii'

### Common Name

State Street Maple  
Western Catalpa  
Western Hackberry  
Imperial Honeylocust  
Shademaster Locust  
Kentucky Coffeetree  
Lanceleaf Cottonwood  
Plains Cottonwood  
Burr Oak  
Allee Elm

## ORNAMENTAL TREES

### Scientif c Name

Acer grandidentatum  
Amelanchier x grandiflora  
Betula occidentalis fontinalis  
Crataegus crus-galli 'Inermis'  
Crataegus phaenopyrum  
Korelaurea paniculata  
Malus X 'Spring Snow'  
Prunus americana  
Syringa reticulata

### Common Name

Bigtooth Maple  
Autumn Brilliance Serviceberry  
Western Red Birch  
Thornless Cockspur Hawthorn  
Washington Hawthorn  
Goldenrain Tree  
Spring Snow Crabapple  
American Plum  
Japanese Tree Lilac

## EVERGREEN TREES

### Scientif c Name

Abies concolor  
Juniperus scopulorum  
Picea pungens  
Picea engelmanni  
Pinus aristata  
Pinus edulis  
Pinus flexilis  
Pinus nigra  
Pinus ponderosa

### Common Name

White Fir  
Rocky Mountain Juniper  
Colorado Spruce  
Engelman Spruce  
Bristlecone Pine  
Pinyon Pine  
Limber Pine  
Austrian Pine  
Ponderosa Pine

## EVERGREEN SHRUBS

### Scientif c Name

Arctostaphylos 'Panchito'  
Cotoneaster dammeri 'Coral Beauty'  
Euonymus Fortunei 'Emerald Gaiety'  
Picea pungens 'Globosa'  
Picea pungens 'R.H. Montgomery'  
Pinus mugo 'Slowmound'  
Pinus mugo 'Tannenbaum'  
Pinus mugo 'White Bud'  
Juniperus communis 'Mondap'  
Juniperus sabina 'Monna'  
Juniperus sabina 'Buffalo'  
Juniperus virginiana 'Blue Arrow'  
Yucca filamentosa 'Ivory Tower'

### Common Name

Panchito Manzanita  
Coral Beauty Cotoneaster  
Emerald Gaiety Euonymus  
Globe Spruce  
R.H. Montgomery Spruce  
Slowmound Mugo Pine  
Tannenbaum Mugo Pine  
White Bud Mugo Pine  
Alpine Carpet Juniper  
Calgary Carpet Juniper  
Buffalo Juniper  
Blue Arrow Juniper  
Ivory Tower Yucca

## DECIDUOUS SHRUBS

### Scientif c Name

Amelanchier alnifolia  
Amorpha fruticosa  
Aronia arbutifolia 'Brilliantissima',  
Aronia melanocarpa 'Iriquois Beauty'  
Buddleia davidii  
Caryopteris x clandonensis  
Cercocarpus intricatus  
Chamaebatiaria millefolium  
Chrysothamnus nauseosus  
Cornus sericea 'Isanti'  
Forsythia 'Arnold Dwarf'  
Lonicera involucrata  
Mahonia repens  
Philadelphus microphyllus  
Physocarpus monogynus  
Prunus besseyi  
Prunus besseyi 'Pawnee Buttes'  
Rhus Glabra  
Rhus trilobata  
Ribes cereum  
Rosa woodsii  
Salix purpurea 'Nana'

### Common Name

Saskatoon Serviceberry  
False Indigo  
Brilliant Red Chokeberry  
Dwarf Chokecherry  
Butterfly Bush  
Blue Mist Spirea  
Littleleaf Mountain Mahogany  
Fernbush  
Rabbitbrush  
Isanti Dogwood  
Arnold Dwarf Forsythia  
Twinberry Honeysuckle  
Creeping Oregon Grape  
Littleleaf Mockorange  
Mountain Ninebark  
Western Sandcherry  
Pawnee Buttes Sandcherry  
Smooth Sumac  
Three Leaf Sumac  
Golden Currant  
Woods Rose  
Dwarf Arctic Blue Willow

### Scientif c Name

Spiraea Japonica 'Goldflame'  
Spiraea Nipponica 'Snowmound'  
Spiraea Japonica 'Little Princess'  
Symphoricarpos albus  
Syringa patula 'Miss Kim'  
Syringa vulgaris  
Physocarpus monogynus  
Prunus besseyi  
Prunus besseyi 'Pawnee Buttes'  
Rhus Glabra  
Rhus trilobata  
Ribes cereum  
Rosa woodsii  
Salix purpurea 'Nana'  
Spiraea Japonica 'Goldflame'  
Spiraea Nipponica 'Snowmound'  
Spiraea Japonica 'Little Princess'  
Symphoricarpos albus  
Syringa patula 'Miss Kim'  
Syringa vulgaris

### Common Name

Goldflame Spirea  
Snowmound Spirea  
Little Princess Spirea  
Snowberry  
Miss Kim Lilac  
Common Purple Lilac  
Mountain Ninebark  
Western Sandcherry  
Pawnee Buttes Sandcherry  
Smooth Sumac  
Three Leaf Sumac  
Golden Currant  
Woods Rose  
Dwarf Arctic Blue Willow  
Goldflame Spirea  
Snowmound Spirea  
Little Princess Spirea  
Snowberry  
Miss Kim Lilac  
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 acutiflora '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 punctata	Spotted Gayfeather
Oenothera caespitosa	Tufted Evening Primrose
Penstemon strictus	Rocky Mountain Penstemon
Ratibida columnifera	Mexican Hat
Rudbeckia hirta	Black Eyed Susan
Thermopsis divaricarpa	Gold Banner
Yucca glauca	Soapweed
Zinnia Grandiflora	Rocky Mountain Zinnia





## **EXHIBIT 9: VISION BOOK**

[see attached document]





. . . where a community comes together





*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.

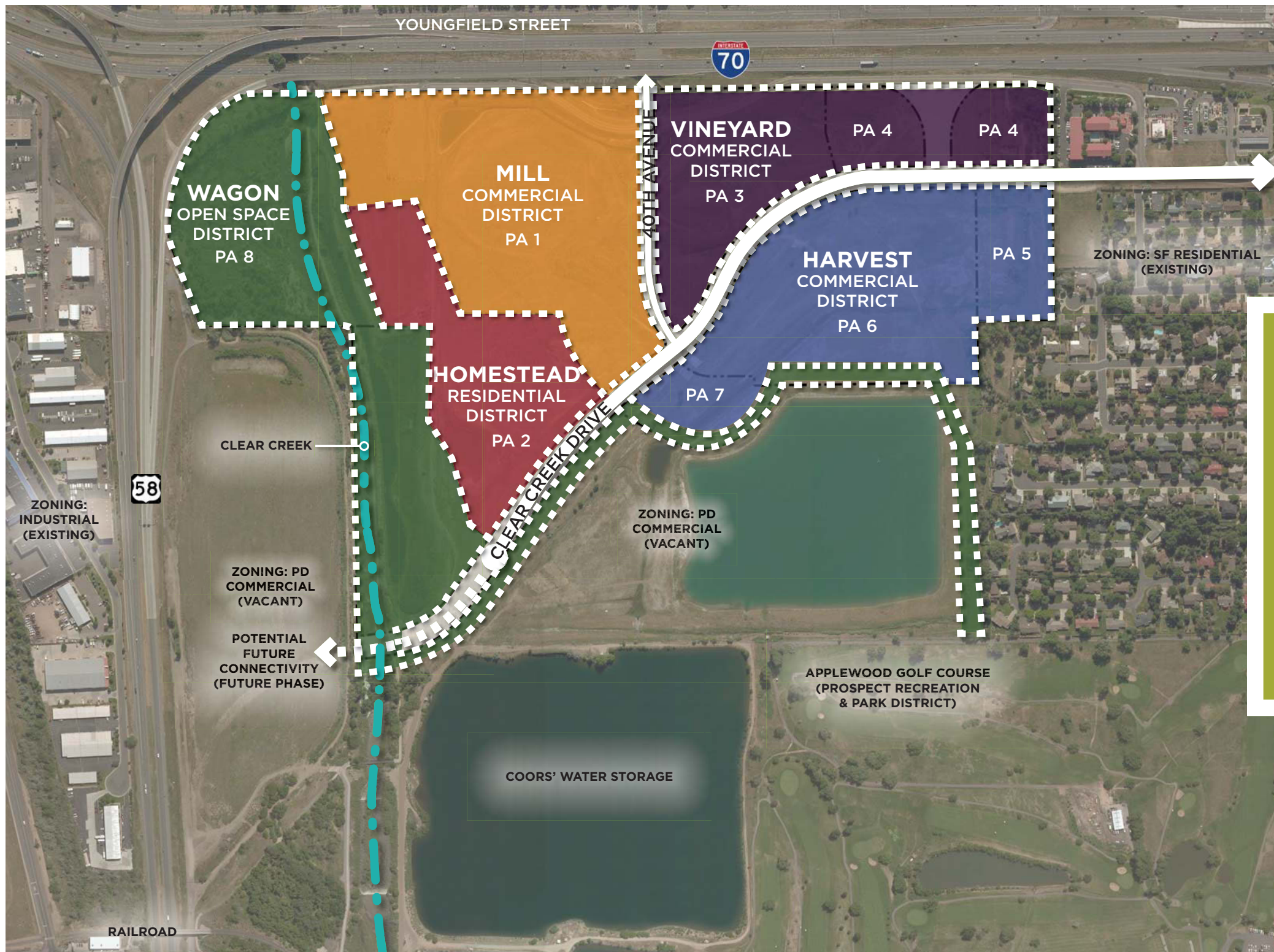


## SITE HISTORY

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.





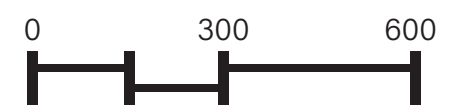


## Project Districts

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



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.



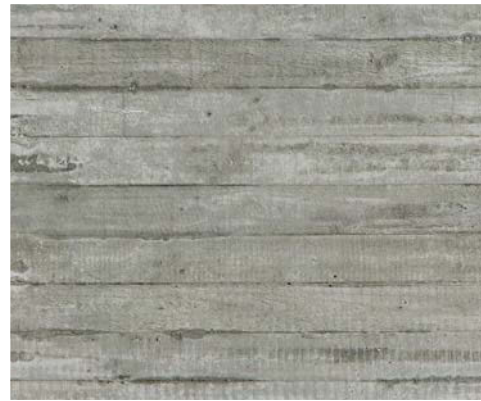
The roof forms of the buildings are intended to be one of the key design elements for the buildings at Clear Creek Crossing. Buildings will incorporate a variety of roof types, slopes, and materials.





# AGRARIAN MATERIAL PALETTE

## SECONDARY



BOARD FORMED CONCRETE



STUCCO



CMU

## WOOD



BOARD & BATTEN



CEDAR SIDING



RECLAIMED

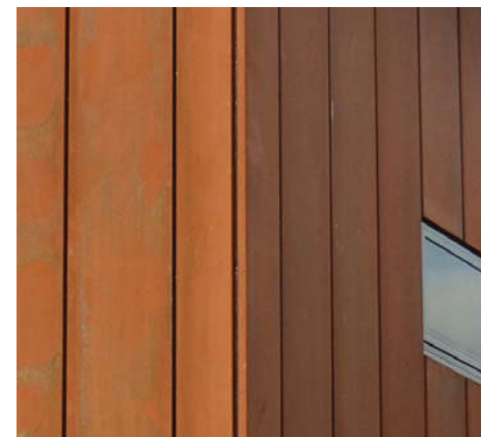
## METAL



WEATHERED

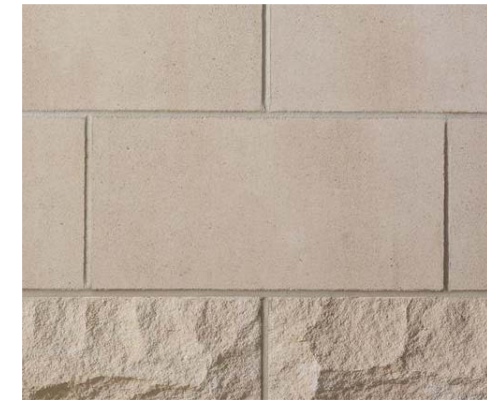


STANDING SEAM

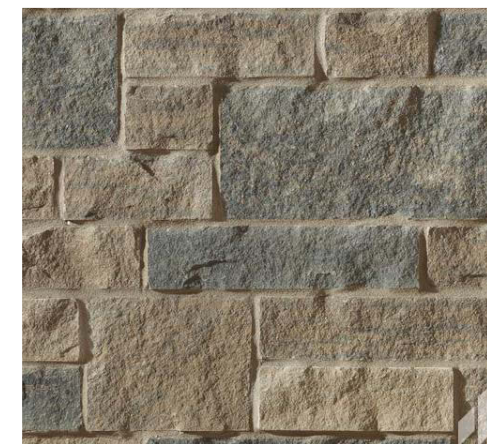


RUSTIC

## STONE



COURSED STONE



CUT STONE



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.



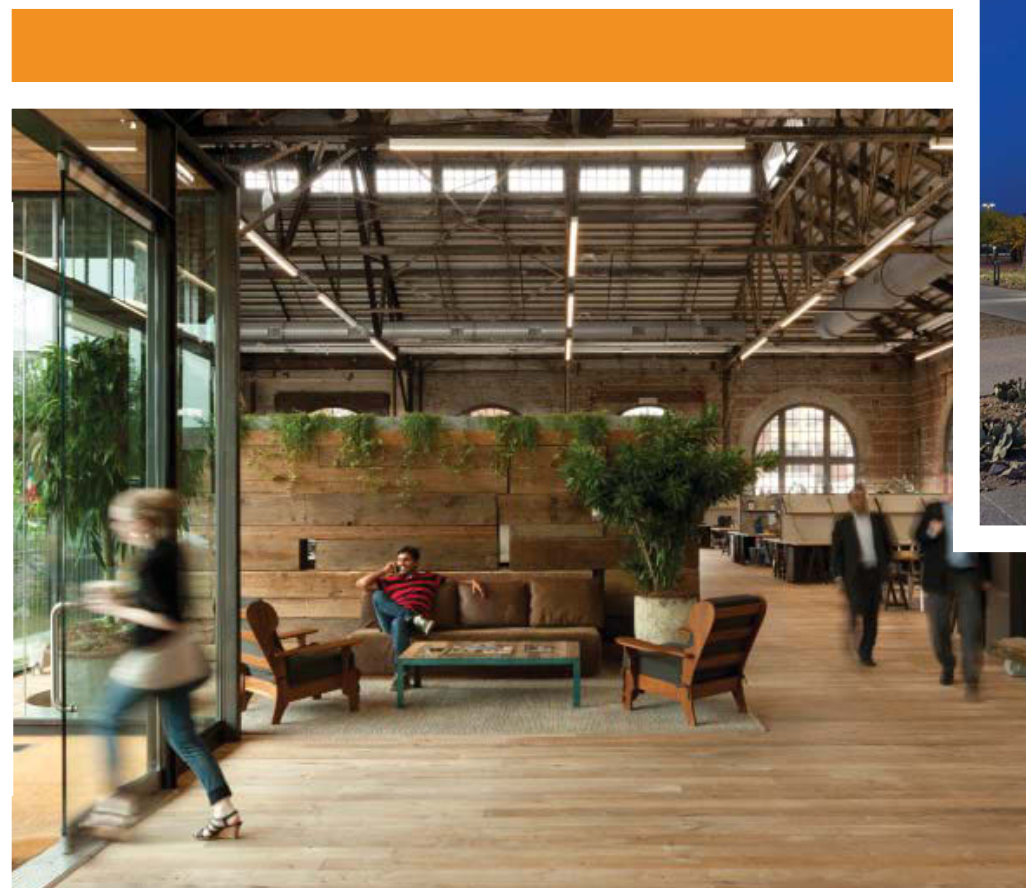




While a cohesive and inviting environment is the intention, the architectural style of individual buildings may remain reasonably flexible, responding to the needs and expression of the respective uses, as suggested within the Districts.







### Mill District

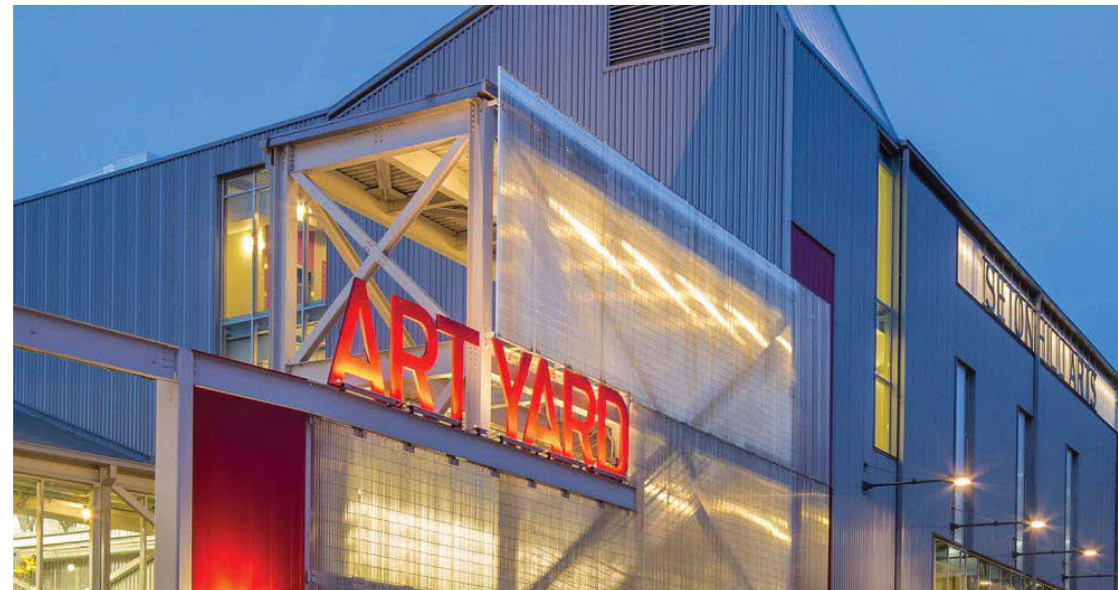
Employment uses including corporate campus facilities, offices, hospital, research and development buildings.





## Vineyard District

Retail uses including stores and shop buildings, banks, and restaurants arranged both individually and in a collective format.

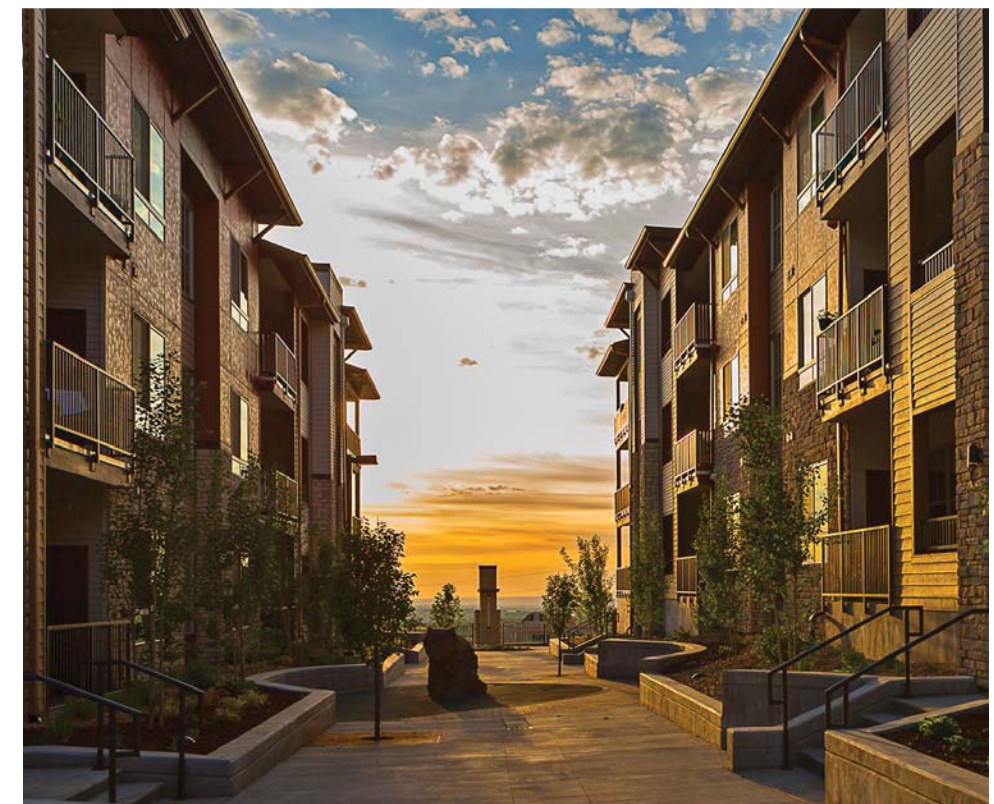






## Homestead District

Multi-family residential uses including apartments and townhomes.





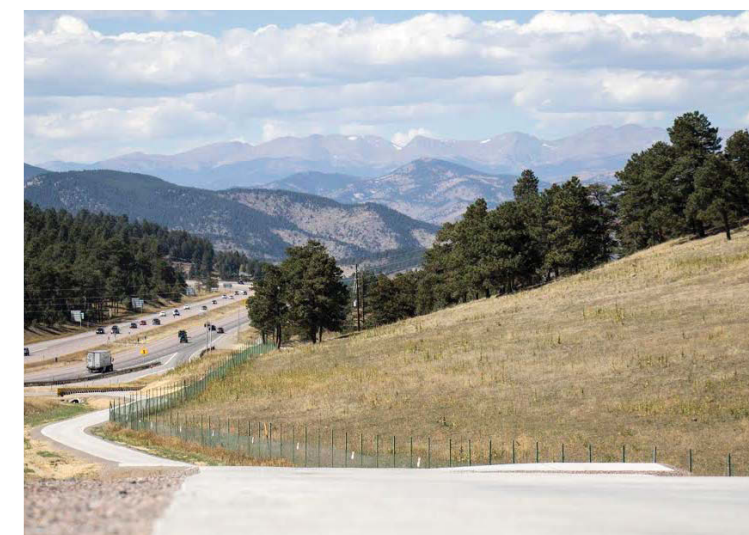


## Harvest District

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.

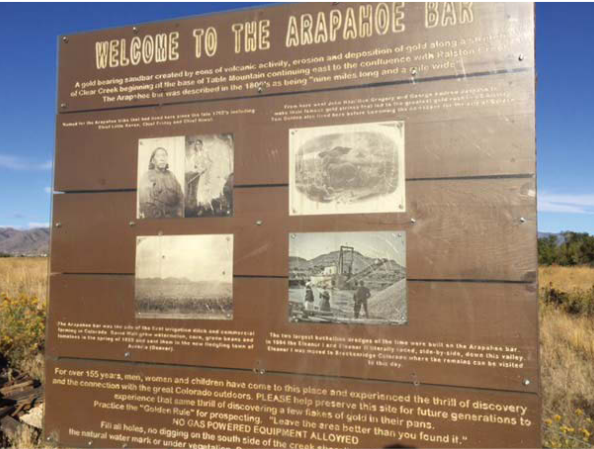








ARAPAHOE BAR INTERPRETATIVE SIGN



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.



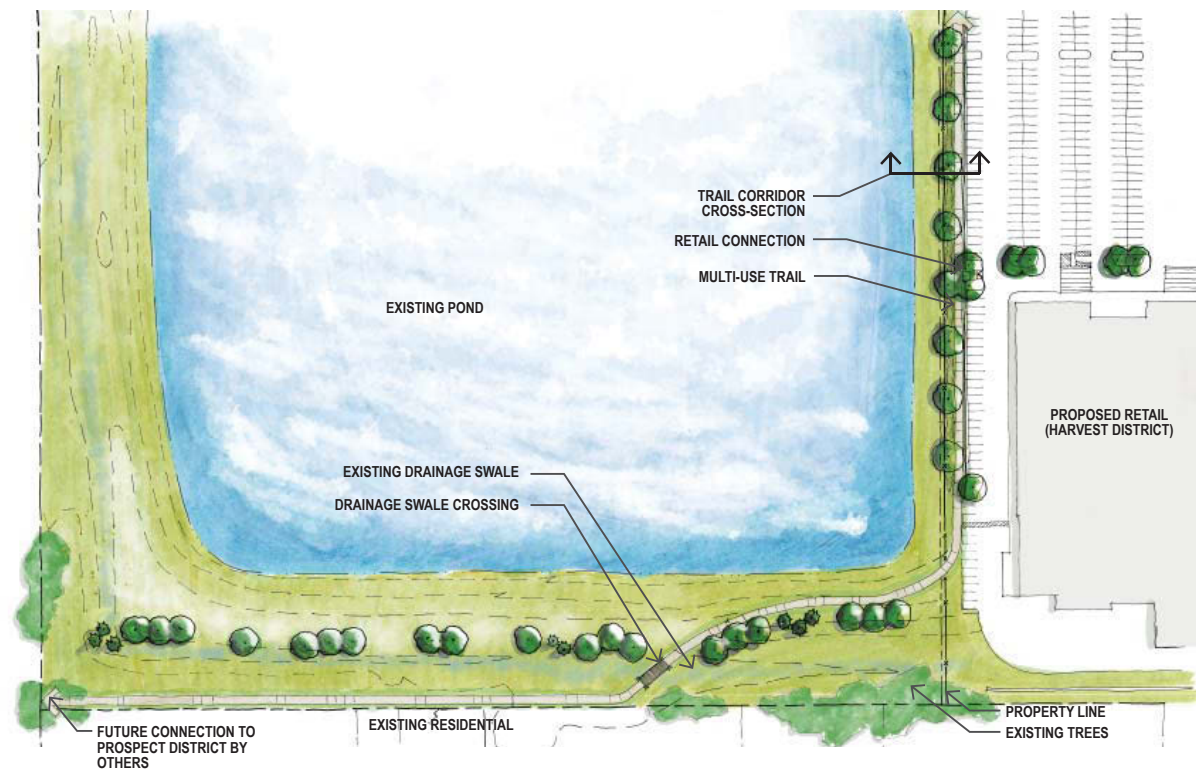


*Trail connections* throughout Clear Creek Crossing connect pedestrian and bicyclists to the Districts, emphasizing the underlying theme of the development: the great Colorado outdoors. Fundamental to the culture of the surrounding communities, the trail network links to both the existing Clear Creek Regional Trail as well as the surrounding neighborhoods.





## 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.

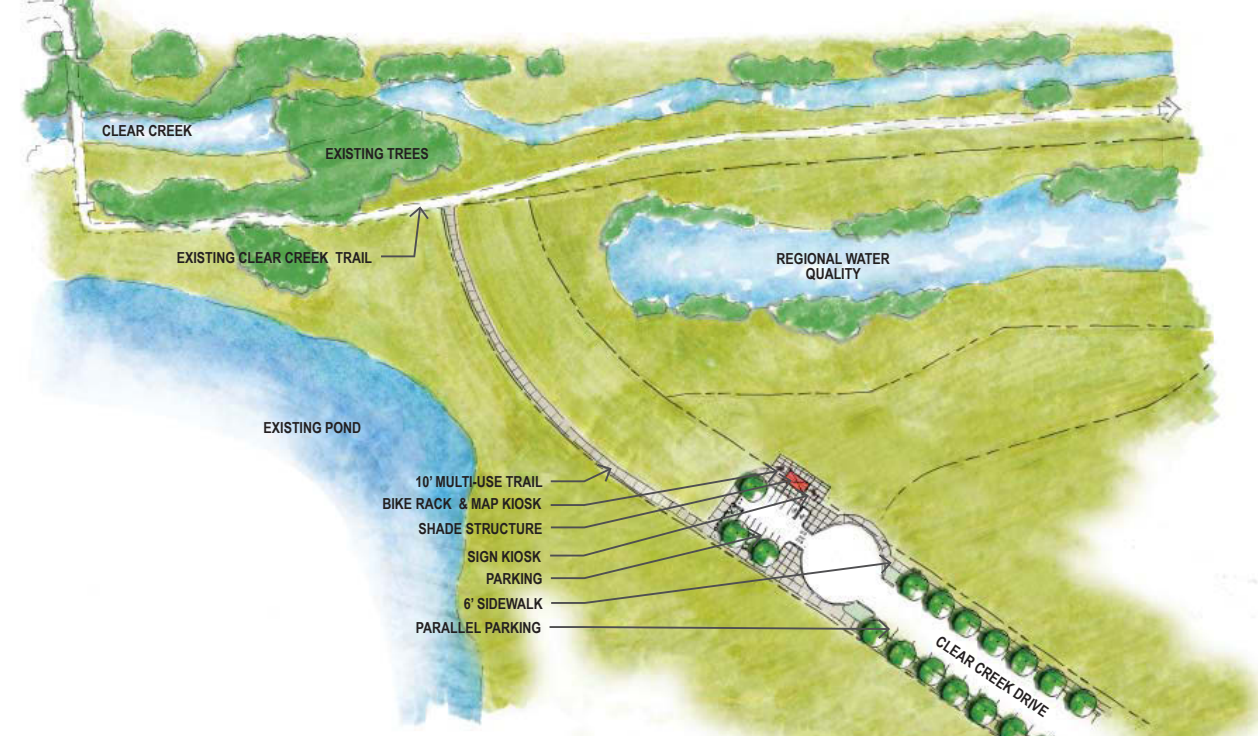
## TRAIL CORRIDOR CROSS-SECTION



NORTH

\*NOT TO SCALE - applies to all graphics on this page.

## CONNECTION TO CLEAR CREEK TRAIL



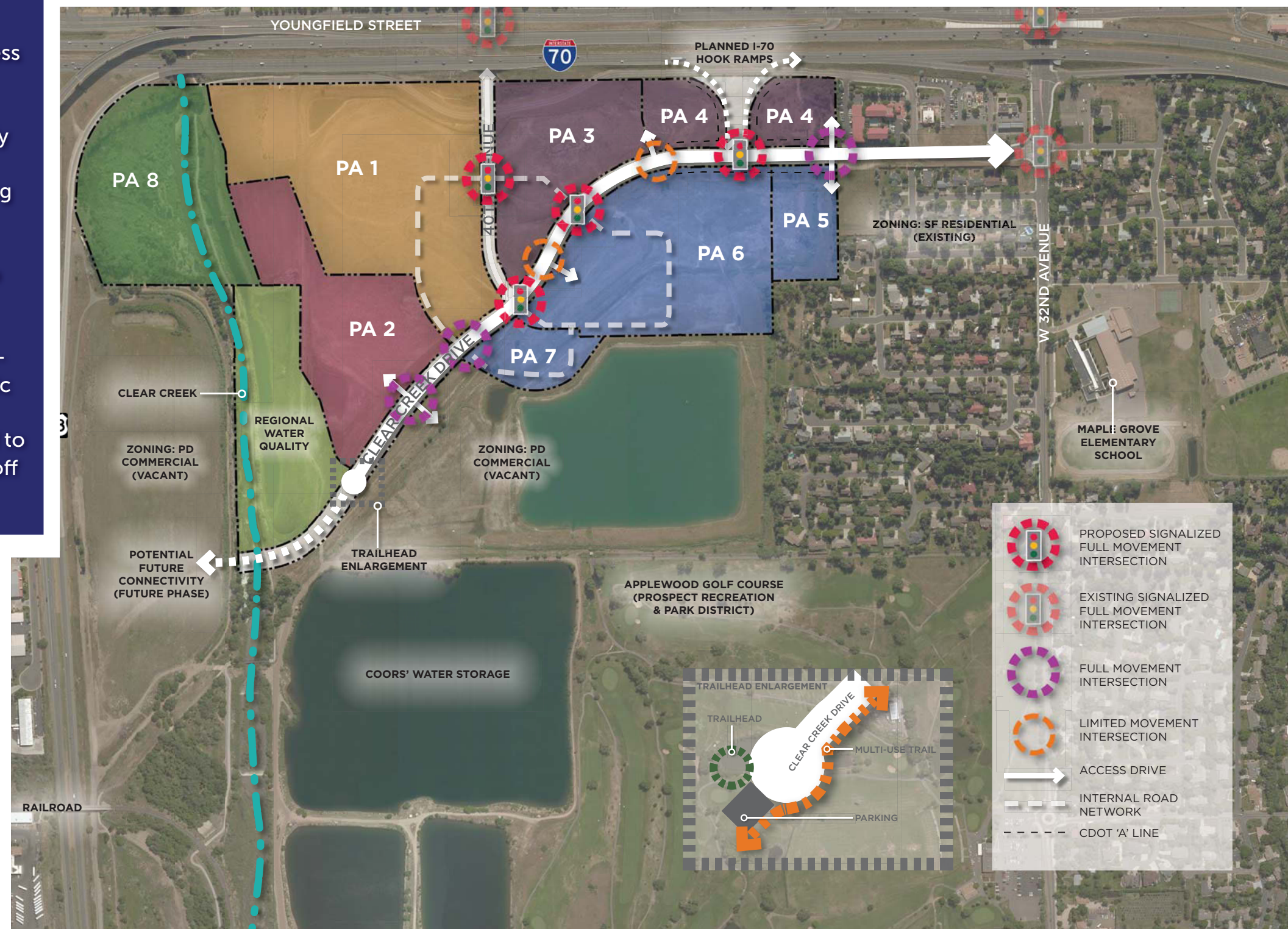
Note: Both of the above trail alignment and amenity graphics are conceptual in nature and subject to change pursuant to future approvals by the City of Wheat Ridge





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.







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.



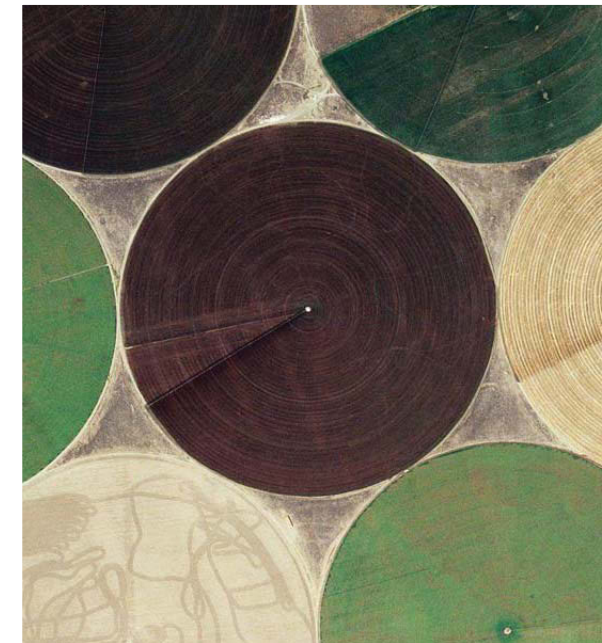
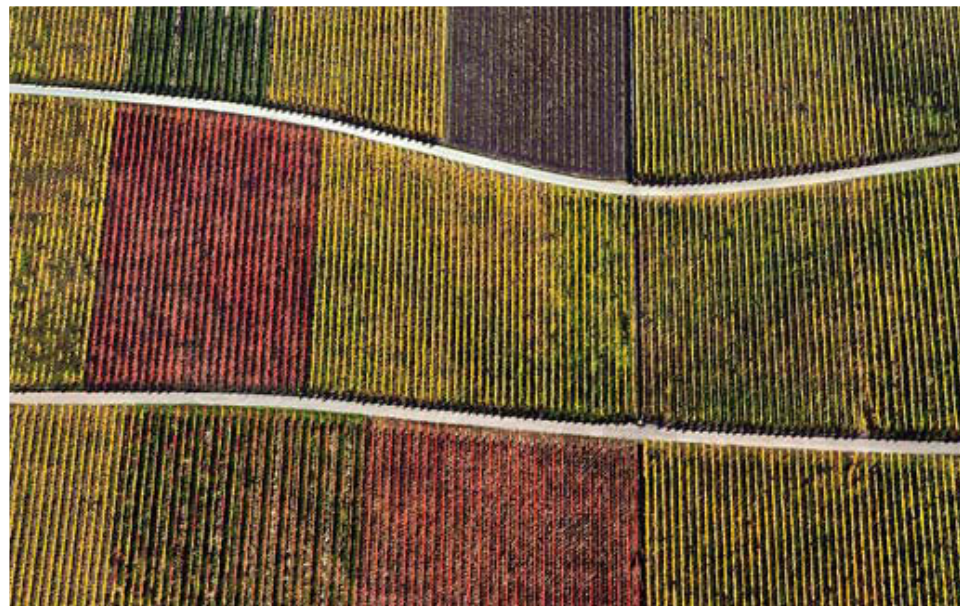
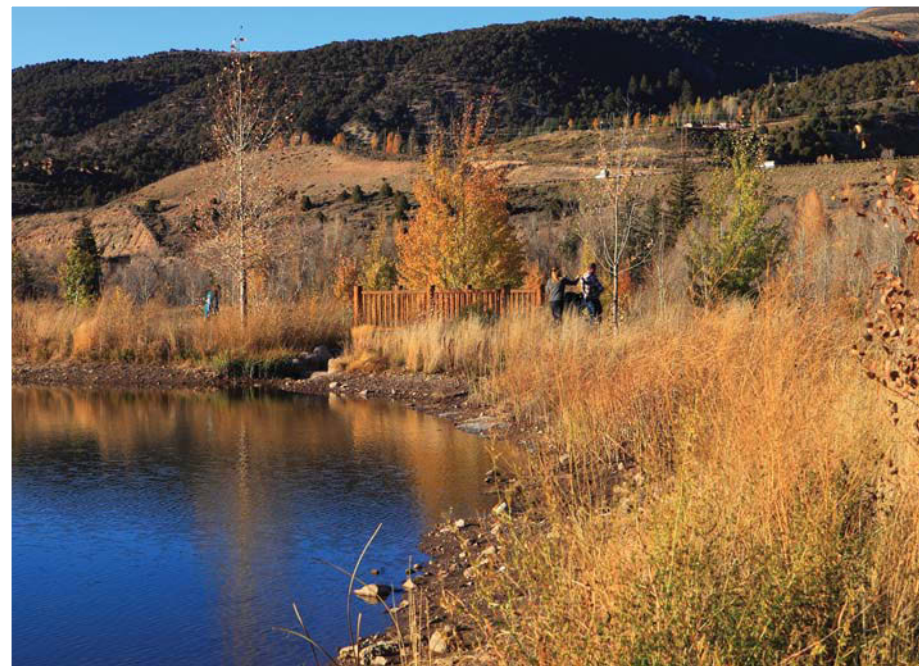


*High quality landscaping* and urban design will unify Clear Creek Crossing and create a place for the community to gather. Landscape treatment will bring added interest to walkways, entries, parking areas, and open space areas. Site amenities will add layers of interest by inviting visitors to stop and enjoy the outdoors with conveniences such as benches, shade, and bike racks.





CROP PATTERNS



SIMPLE NATURAL FORM



RADIATING LINES

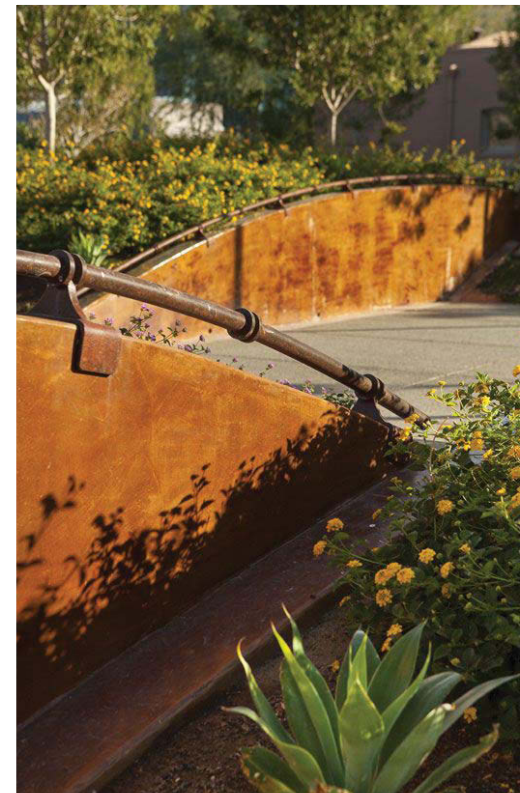
Landscape design inspiration is taken from agrarian land and farming precedents to anchor this project in its rich environmental heritage. Adding to that theme will be a strong focus on creating a naturalized landscape setting that relates closely to Clear Creek and the adjacent foothills. More concentrated urban settings will be developed on the interior of Clear Creek Crossing and will be inspired by this theme.





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.

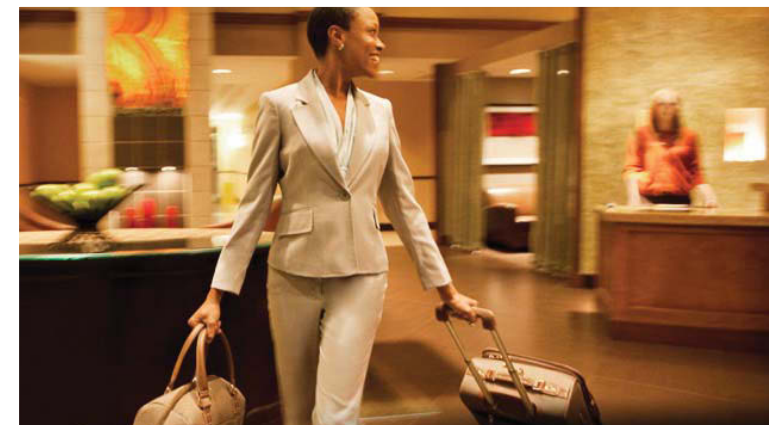
PLAY



DINE



STAY



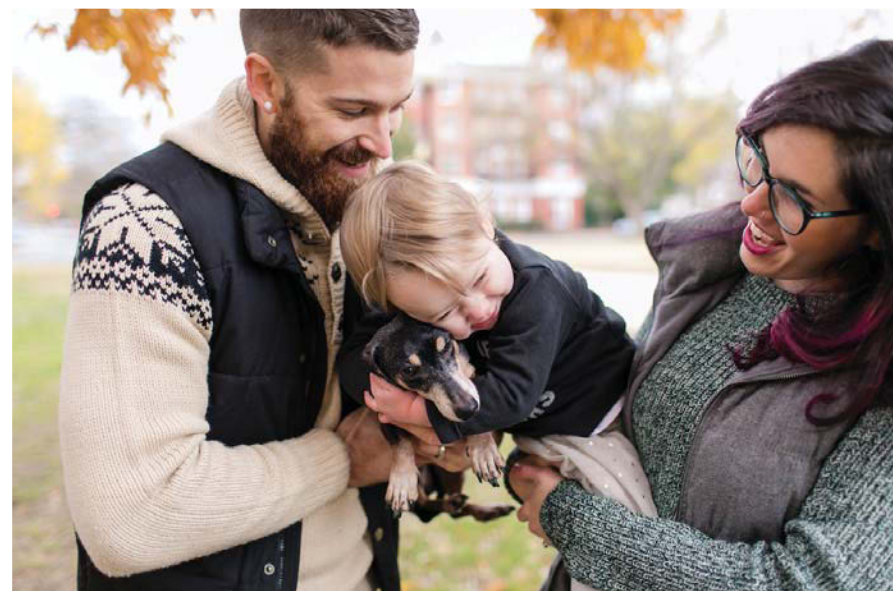
SHOP



EXERCISE



WORK



LIVE



SOCIALIZE





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 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.



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](http://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 29<sup>th</sup> 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.**



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. **Case No. WZ-16-07:** 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 34<sup>th</sup> 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 32<sup>nd</sup> 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.



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



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 16<sup>th</sup> 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



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 38<sup>th</sup> 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.



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 a 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.



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 34<sup>th</sup> 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.



**Motion passed 6-0.**

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**Scott Ohm, Chair**

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**Tammy Odean, Recording Secretary**

DRAFT





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.

## ATTACHMENT 7



## 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



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**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
<del>Linda Louder</del>	<del>Linda Louder</del>	
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	2-6-18



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
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. Hayer	Bonnie K. Hayer	2/6/18
Jane Schnabel	Jane M. Schnabel	2/6/18
Jane Hill	Jane Hill	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
Dono Henry	Dono 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](mailto: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](mailto: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



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**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](http://www.sclhealth.org)

500 Eldorado Blvd, Suite 4300

Broomfield, CO, 80021

P: 303.813.5121 (x25121)

M: 303.870.7217





**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



---

**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](mailto: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. 38<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
P: 303-403-6981  
[Melissa.Baca@sclhs.net](mailto: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](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janeece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto: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](mailto: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>, Janece 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



**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](mailto: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](mailto: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



**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. 38<sup>th</sup> Ave  
Wheat Ridge, CO 80033





## 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



---

**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.

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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](mailto: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](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Patrick Goff" <[pgoff@ci.wheatridge.co.us](mailto:pgoff@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto: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@rmmrad.co](mailto:fboschinimd@rmmrad.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. 38<sup>th</sup> Avenue  
Wheat Ridge, CO 80033  
[Julie.Bridges@slchs.net](mailto:Julie.Bridges@slchs.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



**From:** Bud Starker  
**Sent:** Thursday, February 8, 2018 10:33 AM  
**To:** Patrick Goff  
**Subject:** Fwd: Opposition to Clear Creek Crossing Rezoning

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----- 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>, "Janece 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 <lidozeman@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

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----- 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 38<sup>th</sup> Ave  
Wheat Ridge, CO 80033  
720.975.4200 cell  
303.403.6810 or x26810  
[Indica.bushee@sclhs.net](mailto: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. 29<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
303-235-2805 (office)  
303-995-6465 (mobile)  
[www.ci.wheatridge.co.us](http://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](mailto:cheekd@usacs.com)>  
**Date:** February 5, 2018 at 5:42:58 PM MST  
**To:** "[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "[kdavis@ci.wheatridge.co.us](mailto:kdavis@ci.wheatridge.co.us)" <[kdavis@ci.wheatridge.co.us](mailto:kdavis@ci.wheatridge.co.us)>, "[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)" <[lmathews@ci.wheatridge.co.us](mailto: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](mailto: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](mailto:cheekd@usacs.com)



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## Laura McAvoy

---

**From:** Bud Starker  
**Sent:** Thursday, February 8, 2018 10:33 AM  
**To:** Patrick Goff  
**Subject:** Fwd: Opposition to Clear Creek Crossing Rezoning

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----- 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 38<sup>th</sup> 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@schs.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](mailto: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](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janeece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto: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.

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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. 38<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
P: 303-467-8973  
F: 303-425-2027  
[Kristen.Davis@sclhs.net](mailto: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. 29<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
303-235-2805 (office)  
303-995-6465 (mobile)  
[www.ci.wheatridge.co.us](http://www.ci.wheatridge.co.us)



---

**From:** Bud Starker  
**Sent:** Thursday, February 8, 2018 2:13 PM  
**To:** Patrick Goff <[pgoff@ci.wheatridge.co.us](mailto:pgoff@ci.wheatridge.co.us)>  
**Subject:** Fwd: STRONG Opposition to Clear Creek Crossing Rezoning

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----- Forwarded message -----

**From:** "Julynn DeMarco" <[demarco@mimdocs.com](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto: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.

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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

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----- 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" <lidozeman@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@wids.biz](mailto:jdesjardin@wids.biz)

[www.wids.biz](http://www.wids.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.

In 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 institutions 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

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----- 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







## 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](mailto:Armi.earlam@sclhs.net)

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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,

A handwritten signature in cursive script, reading "Melissa K. Edwards". The signature is written in dark ink and is positioned above the printed name and title.

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

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----- 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>, "Janece 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





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 <lmavoy@ci.wheatridge.co.us>  
**Subject:** FW: against UHC hospital

Patrick Goff  
City Manager  
City of Wheat Ridge  
7500 W. 29<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
303-235-2805 (office)  
303-995-6465 (mobile)  
[www.ci.wheatridge.co.us](http://www.ci.wheatridge.co.us)



---

**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](mailto: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

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----- 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>, "Janece 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@gmail.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@gmail.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>, "Janece 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" <tfitgerald@ci.wheatridge.co.us>, "George Pond" <GPond@ci.wheatridge.co.us>, "lmatthews@ci.wheatridge.co.us" <lmatthews@ci.wheatridge.co.us>, "ldozeman@ci.wheatridge.co.us" <ldozeman@ci.wheatridge.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

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----- 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>, "Janece 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. 29<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
303-235-2805 (office)  
303-995-6465 (mobile)  
[www.ci.wheatridge.co.us](http://www.ci.wheatridge.co.us)



---

**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 <lidozeman@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](mailto: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

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----- 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>, "Janece 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 Bonnie Furlong. I am writing to you today as a 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 Lutheran and this will create more problems for our neighborhood. Lutheran 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

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----- Forwarded message -----

From: "**Garcia, Hayden, T**" <[Hayden.Garcia@sclhs.net](mailto: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](mailto: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. 29<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
303-235-2805 (office)  
303-995-6465 (mobile)  
[www.ci.wheatridge.co.us](http://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](mailto: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

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**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>, "Janece 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 38<sup>th</sup> 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](mailto:jog@REDROCKSOBGYN.COM)>  
**Date:** February 6, 2018 at 9:18:29 PM MST  
**To:** "[bstarker@ci.wheatridge.co.us](mailto:bstarker@ci.wheatridge.co.us)" <[bstarker@ci.wheatridge.co.us](mailto:bstarker@ci.wheatridge.co.us)>, "[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "[kdavis@ci.wheatridge.co.us](mailto:kdavis@ci.wheatridge.co.us)" <[kdavis@ci.wheatridge.co.us](mailto:kdavis@ci.wheatridge.co.us)>, "[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "[gpond@ci.wheatridge.co.us](mailto:gpond@ci.wheatridge.co.us)" <[gpond@ci.wheatridge.co.us](mailto:gpond@ci.wheatridge.co.us)>, "[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "[ldezeman@ci.wheatridge.co.us](mailto:ldezeman@ci.wheatridge.co.us)" <[ldezeman@ci.wheatridge.co.us](mailto:ldezeman@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](mailto: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](mailto:James.Hackbarth@sclhs.net)>  
**Date:** February 7, 2018 at 8:26:52 AM MST  
**To:** "[bstarker@ci.wheatridge.co.us](mailto:bstarker@ci.wheatridge.co.us)" <[bstarker@ci.wheatridge.co.us](mailto:bstarker@ci.wheatridge.co.us)>, "[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "[kdavis@ci.wheatridge.co.us](mailto:kdavis@ci.wheatridge.co.us)" <[kdavis@ci.wheatridge.co.us](mailto:kdavis@ci.wheatridge.co.us)>, "[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "[gpond@ci.wheatridge.co.us](mailto:gpond@ci.wheatridge.co.us)" <[gpond@ci.wheatridge.co.us](mailto:gpond@ci.wheatridge.co.us)>, "[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "[ldozeman@ci.wheatridge.co.us](mailto:ldozeman@ci.wheatridge.co.us)" <[ldozeman@ci.wheatridge.co.us](mailto: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. 29<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
303-235-2805 (office)  
303-995-6465 (mobile)  
[www.ci.wheatridge.co.us](http://www.ci.wheatridge.co.us)



---

**From:** Bud Starker  
**Sent:** Wednesday, February 7, 2018 4:29 PM  
**To:** Patrick Goff <[pgoff@ci.wheatridge.co.us](mailto: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](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto: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.

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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.

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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 <lidozeman@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

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----- 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>, "Janece 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; Janece 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



**Subject:**

FW: [Marketing Mail] Opposition to Clear Creek Crossing Rezoning

----- Forwarded message -----

From: "**Michelle Hepting**" <[Michelle@rockymtnpulmonary.com](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janeece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto: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 3<sup>rd</sup> 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](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto: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; Janece 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.

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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)<sup>CM</sup>**

Laboratory Supervisor

Phone: 303-425-2609

email: [constance.hester@sclhs.net](mailto:constance.hester@sclhs.net)





## 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.

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Respectfully,

**Sarah Hodgson, MS, PMP**

Performance Improvement Specialist/Project Manager

Performance Improvement

Lutheran Medical Center

[sarah.hodgson@sclhs.net](mailto: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.

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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

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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 38<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
303-425-8362  
[Connie.Hudson@sclhs.net](mailto: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

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----- Forwarded message -----

**From:** "Sarah Hughes" <[shughes@rockymtnpulmonary.com](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janeece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[lidozeman@ci.wheatridge.co.us](mailto:lidozeman@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

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----- 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 is 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

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## Patrick Goff

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**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



---

**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 <lidozeman@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

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----- Forwarded message -----

From: "Michael Johnson" <[mpj@REDROCKSOBGYN.COM](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janeece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto: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

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**From:** Bud Starker  
**Sent:** Friday, February 9, 2018 6:06 AM  
**To:** Patrick Goff  
**Subject:** Fwd: Clear creek crossing rezoning

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----- Forwarded message -----

**From:** "R.Keith Jones" <[rkeithjones@gmail.com](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Janeece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Leah Dozeman" <[lidozeman@ci.wheatridge.co.us](mailto:lidozeman@ci.wheatridge.co.us)>, "lmathews@wheatridge.co.us" <[lmathews@wheatridge.co.us](mailto:lmathews@wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Patrick Goff" <[pgoff@ci.wheatridge.co.us](mailto:pgoff@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "zurban@wheatridge.co.us" <[zurban@wheatridge.co.us](mailto: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

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----- 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 <lidozeman@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

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----- Forwarded message -----

**From:** "David Leventhal" <[dmleventhal@gmail.com](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janeece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto: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. 29<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
303-235-2805 (office)  
303-995-6465 (mobile)  
[www.ci.wheatridge.co.us](http://www.ci.wheatridge.co.us)



---

**From:** Bud Starker  
**Sent:** Thursday, February 8, 2018 5:14 PM  
**To:** Patrick Goff <[pgoff@ci.wheatridge.co.us](mailto:pgoff@ci.wheatridge.co.us)>  
**Subject:** Fwd: New Hospital at Clear Creek Crossing

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----- Forwarded message -----

**From:** "Ham Lokey" <[hlokey@comcast.net](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto:ldozeman@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>  
**Cc:** "Ham Lokey" <[hlokey@comcast.net](mailto: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

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----- 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>, "Janece 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](mailto: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](mailto: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, Maldives 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. 29<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
303-235-2805 (office)  
303-995-6465 (mobile)  
[www.ci.wheatridge.co.us](http://www.ci.wheatridge.co.us)



---

**From:** Bud Starker  
**Sent:** Wednesday, February 7, 2018 4:07 PM  
**To:** Patrick Goff <[pgoff@ci.wheatridge.co.us](mailto:pgoff@ci.wheatridge.co.us)>  
**Subject:** Fwd: MY Opposition to Clear Creek Crossing Rezoning

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----- Forwarded message -----

**From:** "McKellips, Susan" <[Susan.McKellips@sclhs.net](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janeece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto: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 38<sup>th</sup> Avenue, 5th Floor  
Wheat Ridge, CO 80033  
Office: 303-425-2523  
Cell: 303-908-4293  
[Susan.mckellips@sclhs.net](mailto: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

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----- 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>, "Janece 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. 29<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
303-235-2805 (office)  
303-995-6465 (mobile)  
[www.ci.wheatridge.co.us](http://www.ci.wheatridge.co.us)



---

**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; Janece 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



**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@scihs.com](mailto:Raenette.Mitchell@scihs.com)



## Patrick Goff

---

**From:** Moline, Wendy <Wendy.Moline@sclhs.net>  
**Sent:** Tuesday, February 6, 2018 9:23 AM  
**To:** Bud Starker; Monica Duran; Janece 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.

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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. 38<sup>th</sup> 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.

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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](mailto:Robert.Morelock@sclhs.net)>  
**Date:** February 6, 2018 at 3:51:04 PM MST  
**To:** "[bstarker@ci.wheatridge.co.us](mailto:bstarker@ci.wheatridge.co.us)" <[bstarker@ci.wheatridge.co.us](mailto:bstarker@ci.wheatridge.co.us)>, "[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "[kdavis@ci.wheatridge.co.us](mailto:kdavis@ci.wheatridge.co.us)" <[kdavis@ci.wheatridge.co.us](mailto:kdavis@ci.wheatridge.co.us)>, "[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "[gpond@ci.wheatridge.co.us](mailto:gpond@ci.wheatridge.co.us)" <[gpond@ci.wheatridge.co.us](mailto:gpond@ci.wheatridge.co.us)>, "[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "[ldozeman@ci.wheatridge.co.us](mailto:ldozeman@ci.wheatridge.co.us)" <[ldozeman@ci.wheatridge.co.us](mailto: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.

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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](mailto:bstarker@ci.wheatridge.co.us)" <[bstarker@ci.wheatridge.co.us](mailto:bstarker@ci.wheatridge.co.us)>, "[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "[kdavis@ci.wheatridge.co.us](mailto:kdavis@ci.wheatridge.co.us)" <[kdavis@ci.wheatridge.co.us](mailto:kdavis@ci.wheatridge.co.us)>, "[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "[gpond@ci.wheatridge.co.us](mailto:gpond@ci.wheatridge.co.us)" <[gpond@ci.wheatridge.co.us](mailto:gpond@ci.wheatridge.co.us)>, "[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "[ldozeman@ci.wheatridge.co.us](mailto:ldozeman@ci.wheatridge.co.us)" <[ldozeman@ci.wheatridge.co.us](mailto: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.

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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](http://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>, "Janece 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



**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; Janece 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. 38<sup>th</sup> 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](mailto: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, M.A.,BSN, RN, NEA-BC*  
*Director of Perioperative Services, Weight Loss Clinic and GI Lab*  
303-425-2987





## 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:** 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 <lidozeman@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](mailto: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](mailto: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 <lidozeman@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](mailto:katherine.repola@sclhs.net)  
[www.supportlutheran.org](http://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. 38<sup>th</sup> 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 38<sup>th</sup> Ave  
Wheat Ridge, CO 80033  
303-425-2073 Office  
303-467-4291 Fax  
516-236-3186 Cell  
[Kristina.Richards@sclhs.net](mailto: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



**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

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From: "Shawna Saeedian" <[shawna4taxes@yahoo.com](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janeece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "ldozeman@ci.wheatridge.co.us" <[ldozeman@ci.wheatridge.co.us](mailto: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 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.

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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

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## 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

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----- Forwarded message -----

**From:** "Denise Schairer" <[dschairer@rockymtnpulmonary.com](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janeece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto: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.

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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. 38<sup>th</sup> Ave., Suite 202  
Wheat Ridge, CO 80033

Phone 303.940.1661  
Fax 303.431.8708



**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.

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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](mailto:patty.schluter@sclhs.net)

[www.sclhealthsystem.org](http://www.sclhealthsystem.org)



Do not place content in this box. This is the area where the signature is placed. The signature is placed in the box to the right of the signature line.



**Laura McAvoy**

---

**From:** jseman@coloroadvocates.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.

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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](mailto: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

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**From:** "Brian Shear, MD" <[shearb@usacs.com](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janeece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto: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.

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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](mailto:shearb@usacs.com)



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## 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. 29<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
303-235-2805 (office)  
303-995-6465 (mobile)  
[www.ci.wheatridge.co.us](http://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 <lidozeman@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. 29<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
303-235-2805 (office)  
303-995-6465 (mobile)  
[www.ci.wheatridge.co.us](http://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>; Janece 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 <lidozeman@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](mailto:Donna.Sims@sclhs.net)  
[www.sclhealthsystem.org](http://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 hospital

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 <lidozeman@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](mailto: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

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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>, "Janece 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





## 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](http://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 am a private practitioner 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](mailto:Marcia.Teague@sclhs.net)]  
**Sent:** Monday, February 5, 2018 4:36 PM  
**To:** Bud Starker <[bstarker@ci.wheatridge.co.us](mailto:bstarker@ci.wheatridge.co.us)>; Monica Duran <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>; Janeece Hoppe <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>; Kristi Davis <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>; Zachary Urban <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>; Tim Fitzgerald <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>; George Pond <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>; Larry Mathews <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>; Leah Dozeman <[lidozeman@ci.wheatridge.co.us](mailto:lidozeman@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](mailto: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 McAvo**

---

**From:** Cunningham, Phyllis <Phyllis.Cunningham@sclhs.net>  
**Sent:** Tuesday, February 6, 2018 1:57 PM  
**To:** Bud Starker; Monica Duran; Janece 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

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----- Forwarded message -----

**From:** "Topper, Lori" <[Lori.Topper@sclhs.net](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto: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. 29<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
303-235-2805 (office)  
303-995-6465 (mobile)  
[www.ci.wheatridge.co.us](http://www.ci.wheatridge.co.us)



---

**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>; Janece 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 <lnozeman@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](mailto:Richard.velasquez@sclhs.net)*

***"Respect the Dignity and Worth of every person..."***

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## **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. 38<sup>th</sup> Ave,  
Wheat Ridge, CO 80033  
P: 303-467-4825  
M: 720-333-2983  
F: 303-467-8826  
[zachery.vigil@sclhs.net](mailto: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](mailto:stacy.volk@sclhs.net)  
[www.sclhealthsystem.org](http://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](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto: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,







## Patrick Goff

---

**From:** Bud Starker  
**Sent:** Tuesday, February 6, 2018 6:24 AM  
**To:** Patrick Goff  
**Subject:** Fwd: New Hospital in Wheat Ridge? Why?

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----- Forwarded message -----

**From:** "Bruce" <[bwaringmd@comcast.net](mailto: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](mailto: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

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**From:** "Bruce" <[bwaringmd@comcast.net](mailto: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](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Janeece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto: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>, Janece 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](http://www.ci.wheatridge.co.us)

-----Original Message-----

From: Welch, Heidi, M [mailto:[Heidi.Welch@sclhs.net](mailto:Heidi.Welch@sclhs.net)]  
Sent: Wednesday, February 7, 2018 4:48 PM  
To: Bud Starker <[bstarker@ci.wheatridge.co.us](mailto:bstarker@ci.wheatridge.co.us)>; Patrick Goff <[pgoff@ci.wheatridge.co.us](mailto: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

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**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. 38<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
P: 303-425-2405  
F: 303-467-8826  
[Ann.Whitley@sclhs.net](mailto: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

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**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



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**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 Continence 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](mailto: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

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**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, low 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**

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**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. 29<sup>th</sup> Ave.  
Wheat Ridge, CO 80033  
303-235-2805 (office)  
303-995-6465 (mobile)  
[www.ci.wheatridge.co.us](http://www.ci.wheatridge.co.us)



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**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 <lidozeman@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](mailto:Cheryl.Yeske@sclhs.net)



## Patrick Goff

---

**From:** Zachary Urban  
**Sent:** Monday, February 12, 2018 4:42 PM  
**To:** Nicole Dominic  
**Subject:** RE: Clear Creek Crossing

Dear Nicole,

Thank you for reaching out to me regarding this pending case. As this rezoning matter is considered quasi-judicial there are certain precautions I am required to take as a Councilmember, I am required to take information only at the public hearing scheduled for Monday Feb 12th at 7:00pm at City Hall, keep in mind this public hearing is likely to be continued to a later date at the request of the applicant. That being said, I am fully aware of all my direct and indirect conflicts of interest with respect to my role on City Council. I will forward your letter to City Staff to be included in a packet for City Council to be entered into the record during the scheduled public hearing on this case. I appreciate your willingness to participate in our City's governance by express your thoughts on this matter.

Sincerely,

Zachary Urban  
City Council Member  
City of Wheat Ridge  
720-252-5930

---

**From:** Nicole Dominic [hellolovedenver@gmail.com]  
**Sent:** Friday, February 09, 2018 8:26 PM  
**To:** Zachary Urban  
**Subject:** Clear Creek Crossing

Dear Mr Urban-

It is my understanding that a vote will be taking place on February 12th regarding zoning for UC Health within the Clear Creek Crossing development. I am hoping you and others with ties to Lutheran will do act ethically by recusing yourself from voting based on your conflict of interest. If not I will be requesting that this matter is thoroughly discussed prior to any vote.

Sincerely,

Nicole M Dominic  
prop + wardrobe stylist  
[www.nicoledstylist.com](http://www.nicoledstylist.com)  
<https://www.instagram.com/nicoledstylist/>  
[303.641.8609](tel:303.641.8609)



**Patrick Goff**

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**From:** Gilmore, Andine, H <Andine.Gilmore@sclhs.net>  
**Sent:** Monday, February 12, 2018 3:35 PM  
**To:** Patrick Goff  
**Subject:** Opposition to Rezoning

Dear Mr.Goff,

My name is Andine H Gilmore. 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 for your consideration.

Sincerely,

**Andine H Gilmore**, BSN, RN, CNOR  
Perioperative Services  
UBC Chair  
SCL Health, Lutheran Medical Center  
O: 303.425.2983  
[andine.gilmore@sclhs.net](mailto:andine.gilmore@sclhs.net)





## **Patrick Goff**

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**From:** Snuffin, Paula <PAULA.SNUFFIN@sclhs.net>  
**Sent:** Monday, February 12, 2018 3:27 PM  
**To:** George Pond; Bud Starker; Patrick Goff; Kristi Davis; Zachary Urban; Tim Fitzgerald  
**Subject:** Clear Creek Crossing development rezoning opposition

Hello all,

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

Paula Snuffin, RN, CGRN  
Clinical Coordinator  
GI Lab  
Lutheran Medical Center



Date: February 7, 2018

To: Jeffco Economic Development Board of Directors  
C: Kristi Pollard, President and CEO  
From: Carol Salzmann, VP Community and Government Affairs, Lutheran Medical Center  
Re: Rezoning Request for Clear Creek Crossing and Impact to Community

Lutheran Medical Center was recently notified by Wheat Ridge city staff that the Clear Creek Crossing development, near the intersection of I-70 and State Highway 58, includes a hospital as the anchor tenant. The Wheat Ridge City Council is meeting Feb. 12 to determine whether or not to allow the Clear Creek Crossing development to be rezoned to include a hospital use.

This aspect of the development was planned behind closed doors, under non-disclosure agreements, and is now being fast-tracked for approval, without giving the community sufficient time to review all potential and real impacts of the project. The neighborhood meetings were conveniently held before the employment anchor could be disclosed, thereby avoiding routine public discourse over the need for another hospital facility. As one of Jefferson County's largest employers and anchor institution for more than 100 years, Lutheran was left out of discussions that could help shape such an important development in the community.

This revelation changes the complexion of the entire project and raises serious concerns, including:

- Traffic congestion and emergency vehicle activity in a 24/7 operation
- A lack of transparency on the part of city government and the developer
- Negative impacts on loyal businesses in the area, including Lutheran Medical Center
- The community already has 100 more hospital beds than needed, and growth in the area is not expected to require more than 20 additional when population growth is taken into account, according to the Colorado Hospital Association.
- Another non-profit healthcare facility will not provide any new tax revenue to Wheat Ridge.
- A 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 Lutheran or other local hospitals to the new facility.
- Are taxpayers helping to bankroll a facility that is unneeded in the community, without an appropriate return on the investment?
- What other unintended consequences have been ignored?

Lutheran Medical Center has an unparalleled economic impact on the community:

- Lutheran invests \$125M annually in payroll for ~2,000 employees.
- Lutheran provides \$34M annually in charity care and other programs to meet community need.
- Lutheran has invested \$225M in capital improvements on the campus since 2010.
- More than 3,000 individuals travel to the campus daily, supporting the business community along Wadsworth and the West 38<sup>th</sup> Ave. corridor.
- Employs more than 2,000 healthcare associates with more than 900 physicians on staff and 600 volunteers
- Annually cares for 16,000 inpatients, including 2,800 births, with 185,000 outpatient visits



- Operates one of the busiest Emergency Departments in the state with 74,000 visits per year
- Provides outreach programs including partnerships with the Senior Resource Center, etc.
- Promotes high-quality care, access and affordability in healthcare through numerous innovative programs

Lutheran supports economic development in the City of Wheat Ridge, when the process is transparent. We invite you to contact Wheat Ridge Mayor and City Council to ask them to consider the negative impact that another healthcare facility will have on citizens, businesses and the affordability of healthcare in our community, and reject this rezoning request as it is proposed. For questions, contact Carol Salzmann at [carol.salzmann@sclhs.net](mailto:carol.salzmann@sclhs.net) or 303-425-2414.

*Contact information for Wheat Ridge city staff and City Council:*

Wheat Ridge Mayor Bud Starker, 303-235-2800, [bstarker@ci.wheatridge.co.us](mailto:bstarker@ci.wheatridge.co.us)

Wheat Ridge City Manager Patrick Goff, 303-235-2805, [pgoff@ci.wheatridge.co.us](mailto:pgoff@ci.wheatridge.co.us)

*Council members:*

Monica Duran, District I, 720-312-0583, [mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)

Janeece Hoppe, District I, 720-556-9425, [jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)

Kristi Davis, District II, 303-757-8488, [kdavis@ci.wheatridge.co.us](mailto:kdavis@ci.wheatridge.co.us)

Zachary Davis, District II, 720-252-5930, [zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)

Tim Fitzgerald, District III, 720-360-0871, [tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)

George Pond, District III and Mayor Pro Tem, 303-880-8729, [gpond@ci.wheatridge.co.us](mailto:gpond@ci.wheatridge.co.us)

Larry Mathews, District IV, 303-396-5201, [lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)

Leah Dozeman, District IV, 720-301-9598, [ldozeman@ci.wheatridge.co.us](mailto:ldozeman@ci.wheatridge.co.us)



## **Laura McAvoy**

---

**From:** Adams, Jody <Jody.Adams@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:05 AM  
**To:** Bud Starker; Monica Duran; Janece 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,

Jody Adams, Pharmacist

Jody Adams, PharmD, BCPS

Clinical Pharmacist II and Acute Care Team Lead

Lutheran Medical Center

8300 West 38th Ave

Wheat Ridge, CO 80033



**Laura McAvoy**

---

**From:** Samuel Ahn <stamd1@hotmail.com>  
**Sent:** Friday, February 9, 2018 1:52 PM  
**To:** Bud Starker; Patrick Goff; Monica Duran; Janece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Subject:** Opposition to Clear Creek Crossing Rezoning for a new hospital

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 have been serving your community as an interventional radiologist since 2000.**

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,

Samuel T. Ahn, MD  
IR Section Chief/Lutheran Medical Center



**From:** Andersen, Cailee <CAILEE.ANDERSEN@sclhs.net>  
**Sent:** Friday, February 9, 2018 8:19 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 name is Cailee Andersen:

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.

Sincerely,

Cailee Andersen BSN,RN



**Laura McAvoy**

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**From:** Janette O'Brien <jjobr14@gmail.com>  
**Sent:** Friday, February 9, 2018 11:00 AM  
**To:** Patrick Goff; Monica Duran; Janece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Subject:** Proposed rezoning - Clear Creek Crossing development

My name is Janette Archer-O'Brien,

I was a long-time resident of Wheat Ridge, growing up in the area and am have been working at Lutheran Medical Center for the past 17 years and with family still residing 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. Lutheran Hospital is synonymous for Wheat Ridge, especially for the generations of families that still work or live in the City. All my family volunteered at the hospital, my children were born here, and went on as volunteers and sometimes patients as well.

I am very proud to be a part of Lutheran and the benefits it provides not being an overly large, corporate hospital - it is truly a family, for both the citizens of Wheat Ridge and the employees. I currently work in the cancer program, which has been growing every year - losing something as valuable as a strong cancer program would severely impact the community and what we have built here at Lutheran. Another large hospital would have a definite impact.

For this and a number of other 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, ie. those of us at Lutheran Medical Center and it's surrounding healthcare providers.

I ask that you consider the negative impact that another healthcare facility/system 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,

Janette Archer-OBrien

16330 W 62nd Drive  
[jjobr14@gmail.com](mailto:jjobr14@gmail.com)  
303-579-9414



## **Laura McAvoy**

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**From:** Paul Arnold <paularnold@centurytel.net>  
**Sent:** Saturday, February 10, 2018 11:38 AM  
**To:** Bud Starker; Patrick Goff; Monica Duran; Janece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; imatthews@ci.wheatridge.co.us; Leah Dozeman  
**Subject:** UC Hospital

Wheat Ridge City Council, Mayor, and Town Manager,

I am writing to share an experience that I had at Lutheran Medical Center.

In the fall of 2013, I was sick from an unknown illness that the doctors in the area that I lived in were not able to figure out. The illness caused me to have to stop working in law enforcement. As I was getting more ill, I moved in with my brother in Arvada. A couple of months later, my brother and his wife had gone out to dinner. When they came home, they got one look at me and called 911. Arvada Fire Department responded and rushed me to Lutheran Medical Center.

It took a couple of hours for the doctors in the Emergency Department to figure out what was wrong with me. I had a MRSA infection in my blood that destroyed the mitral valve in my heart and also shut down my kidneys. I was given a couple of days to live and they would be able to keep me comfortable. I had no insurance and there was no money to do anything else. No one would blame them for just keeping me comfortable.

As it turned out, even without insurance, they performed open heart surgery on me and replaced my failing mitral valve with a mechanical valve. This started a long road to my recovery. I was put on IV antibiotics and spent three weeks in ICU. I was moved upstairs and spent the balance of my time on the top floor. This was close to the dialysis unit where I had to be three or four days each week. When I was released from the hospital, I had a long road ahead of me to get well.

Medicaid covered half of the cost and the hospital forgave me the rest. I still had some doctor bills to pay. I am working on that. In September of 2014, I started volunteering at the hospital. I try to give ten hours per week. I believe that I would have to give more than 27,000 hours to pay back the \$600,000 that the hospital was out of pocket. I am eternally grateful. It did not have to turn out this way.

I don't believe that I would have been treated at any other facility the way that I was treated at Lutheran Medical Center. I was treated without knowing that Medicaid would cover anything.

This brings me to the plans that UC has of building a hospital close by to Lutheran Medical Center. I believe that the pressure from too many hospital beds in a small area would be detrimental to the community. One or both hospitals may fail because of a need for patients. Hospitals must have a certain patient count to remain solvent. If we lose Lutheran Medical Center, we would lose an outstanding nonprofit in Wheat Ridge with no guarantee that UC would be able to fill the gap. I don't believe that UC would have treated me as well as Lutheran Medical Center.

Thank you for supporting Lutheran Medical Center in the past.

Paul Arnold

(970) 343-2020



**Laura McAvoy**

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**From:** Banuelos, Ismelda <Ismelda.Banuelos@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:13 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 name is: RAFAELA 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**

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**From:** Barker, Fajen <FAJEN.BARKER@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:11 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 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,

Fajen Chaney BSN, RN, CNRN



**Laura McAvoy**

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**From:** Bennett, James M <James.Bennett@sclhs.net>  
**Sent:** Friday, February 9, 2018 9:41 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,

Jay Bennett, RN, BSN



**Laura McAvoy**

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**From:** Beverly, Cindy <Cindy.Beverly@sclhs.net>  
**Sent:** Friday, February 9, 2018 12:28 PM  
**To:** 'lmatthews@ci.wheatridge.co.us'; Leah Dozeman; George Pond; Tim Fitzgerald; Janeece Hoppe; Monica Duran; Kristi Davis; 'zurban@ci.wheatridge.co.us'; Patrick Goff; Bud Starker  
**Subject:** Clear Creek Crossing

Dear Wheat Ridge Mayor and City Council Members:

I am writing to you today as an employee 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.

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 am also a resident of Wheat Ridge, and had no knowledge that this was taking place. It doesn't seem right to the people of Wheat Ridge not to have a vote in what is going on in their city. No wonder the city is having difficulty getting new businesses to join our city. If that is how the city does business (negotiating behind closed doors), I don't think I would recommend any business coming to Wheat Ridge.

Thank you for your time and consideration in this matter.

Cindy Beverly  
Radiation Oncology  
8300 W 38<sup>TH</sup> Ave.  
Wheat Ridge, CO 80033  
303 467-8903 X4  
Fax 303 467-8921  
Cindy.Beverly@sclhs.net





**Laura McAvoy**

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**From:** Beverly, Cindy <Cindy.Beverly@sclhs.net>  
**Sent:** Monday, February 12, 2018 12:29 PM  
**To:** Tim Fitzgerald; George Pond; 'lmatthews@ci.wheatridge.co.us'; Leah Dozeman; Zachary Urban; Kristi Davis; Janeece Hoppe; Monica Duran; Patrick Goff; Bud Starker  
**Subject:** Clear Creek Crossing

Dear City of Wheat Ridge Mayor and City Council Members:

I have been a resident of Wheat Ridge for 37 years, and had no knowledge that this was taking place. It doesn't seem right to the people of Wheat Ridge not to have a vote in what is going on in their city. When Walmart wanted to build at 38<sup>th</sup> and Wadsworth it seems that the entire city knew what was happening. and we could voice our opinions about. Not this time. It seems that the city has something to hide by not letting the residents know what is going on. You make a big deal about how and why 38<sup>th</sup> Ave. is the way it is, what is finally happening at 38<sup>th</sup> and Wadsworth etc. Why not about a new hospital? I have checked with several of my neighbors and other citizens of the city, and no one was aware of this happening. Why the big secret? We elected each one of you and I would think that it is your job to keep the people in your districts informed on what is happening. That doesn't seem to be happening. No wonder the city is having difficulty getting new businesses to join our city. If that is how the city does business (negotiating behind closed doors), I don't think I would recommend any business coming to Wheat Ridge.

Please do not let this happen. Other business can be built on that land, not another hospital. It will not create that many new jobs, other hospitals (Lutheran and St. Anthony's) will lose nurses since there is a shortage of nurses.

Thank you for your time and consideration in this matter.





## **Laura McAvoy**

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**From:** Blair, Keeley <Keeley.Blair-Burkholder@sclhs.net>  
**Sent:** Saturday, February 10, 2018 9:50 PM  
**To:** Patrick Goff  
**Subject:** Please DENY the rezoning request! --help LMC survive

My name is Keeley Blair Burkholder

I am writing to you as a concerned hospital pharmacist – that has worked at Lutheran Medical Center for 40 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. Lutheran has always been involved in this community and is thought of as providing a great service to this 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. Keeley Blair Burkholder



**Laura McAvoy**

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**From:** Boyle, Chelsea <Chelsea.Boyle@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:12 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 Pharmacist 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,

Chelsea Boyle, PharmD Graduate

Pharmacy Resident

Lutheran Medical Center

303-425-2120



## **Laura McAvoy**

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**From:** Bronsert, Bridget M. <BRIDGET.BRONSERT@sclhs.net>  
**Sent:** Friday, February 9, 2018 6:17 PM  
**To:** Bud Starker; Patrick Goff; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Subject:** New UCH Hospital in Wheatridge

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an Neonatal Nurse Practitioner 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,

Bridget Bronsert

Bridget Bronsert, DNP, MSN, RNC, NNP-BC

Clinical Coordinator: NNPs

Lutheran Medical Center

8300 W 38th Ave

Wheat Ridge, CO 80033

Phone: (303) 425-2145

Cell: (303) 408-4550

Bridget.Bronsert@sclhs.net <mailto:Bridget.Bronsert@sclhs.net>

[LMC\_EmailSignatureLogo]



**Laura McAvoy**

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**From:** CenturyLink Customer <duckling33@q.com>  
**Sent:** Sunday, February 11, 2018 3:34 PM  
**To:** Patrick Goff  
**Subject:** Rezoning request

My name is Wanda Bruns,

I am writing you today as a 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 reason, 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**

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**From:** Callaway, Leslie <Leslie.Callaway@sclhs.net>  
**Sent:** Saturday, February 10, 2018 11:07 AM  
**To:** Patrick Goff  
**Subject:** Opposition to rezoning the Clear Creek Crossing development plan

My name is Leslie Callaway.

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

**Leslie Callaway, RN, CMSRN**  
RN Discharge Navigator  
Care Management  
SCL Health Lutheran Medical Center  
8300 W. 38<sup>th</sup> Avenue  
Wheat Ridge, CO 80033  
P: 303-403-3369  
F: 303-425-2988  
[Leslie.callaway@sclhs.net](mailto:Leslie.callaway@sclhs.net)





## Laura McAvoy

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**From:** Casson, Kendra <Kendra.Casson@sclhs.net>  
**Sent:** Monday, February 12, 2018 1:14 PM  
**To:** Bud Starker; Monica Duran; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman; Janeece Hoppe; Patrick Goff  
**Subject:** Clear Creek Crossing  
**Attachments:** [Untitled].pdf

Dear Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members,

My name is Kendra Casson and I am the Director of Care Management at Lutheran Medical Center. Like many others in this community I am appalled at the thought of allowing the Clear Creek Crossing development plan to allow another hospital. I am over a team of Social Workers and RN Care Managers, who cover the ED, our mom baby unit, and every other unit in this hospital. We are on the front line of many unfortunate epidemics that face our community. First of all I will tell you that some of my team lives in Wheat Ridge and is second or third generation residents. If they do not live in Wheat Ridge they live in boarding communities like Arvada, North Denver, or Golden. I have several people who drive past a half dozen hospitals to serve this community. Why does this matter? We have all chosen to work at Lutheran Medical Center and the Wheat Ridge area is the community we want to serve. As you know this community faces many challenges in regards to our mixed population. We are functioning like an urban hospital with a fraction of the resources but that does not deter us from coordinating care for each individual we interact with. Our payer mix is majority Medicare, Medicaid, or self-pay (not eligible for coverage) and due to this the population has limited healthcare access, which is why we have built strong relationships with our community partners.

Our hospital works with many individuals who struggle in the Wheat Ridge area. On a regular basis we are treating and often housing IV drug users with infections, homeless individuals, demented elderly, who were abandoned in our ED and need long term placement, addicted individuals including pregnant mothers, failed suicide attempts and other mentally ill populations, and those needing end of life care. We are responsible for facilitating care for every person who enters our hospital regardless of the circumstances. What that means to you is that we don't discharge until we have created a "safe" plan. On a regular basis people are not admitted for just medical reasons but also related to psychosocial needs. Who would serve all these individuals if we did not? University Hospital often sends folks like this right back to community and they are no better off. I guarantee these challenging populations are not the reason UCH is seeking to have another location in Wheat Ridge.

We are a huge part of the Wheat Ridge community and when someone's world falls apart they come to this hospital. We are not just a place for the "sick" but also a place for the desperate and underserved. We love this community. We could work anywhere but we have chosen to work here for a very specific reason and I hope you can understand the big picture detrimental effects that a new hospital would have on our shared community.

Thank you,  
Kendra Casson, RN, BSN  
Director of Care Management  
Lutheran Medical Center  
8300 W 38th Ave.  
Wheat Ridge, CO 80003  
Phone- 303-425-8364  
Cell-720.636.6452  
Fax- 303.425.8537



To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as the Director of Care Management 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,

Kendra Casson, BSN, RN



## • Our Defining Moments



*Kendra Casson, Care Management Director, Lutheran Medical Center, Wheat Ridge, CO*

The moments of care and compassion that we experience as caregivers make our work so rewarding. The defining moment when you realize you are participating in something bigger than yourself is unforgettable. All moment, both large and small, reiterate that we are exactly where we are meant to be. They shape who we are as individuals, and they are strong influencers on our culture.

One of my defining moments occurred as a result of a local resident who was admitted to our hospital with recurrent infections. On the surface, the patient appeared to have the support and resources needed to successfully manage her medical care at home. After multiple admissions over a six-month period, our team met with the patient to conduct a more thorough assessment of her situation.

We discovered that she was not compliant with medical care at home. She was a cancer survivor who suffered from complications as a result. This led to several chronic conditions that required many medications and supplies to manage. The patient shared that it was difficult to meet her family's healthcare needs due to financial barriers. It was overwhelming for them to manage care and afford new supplies, so the patient often washed and re-used many of her medical supplies.

It became clear to our associates that the root cause of her recurrent infections was a lack of proper medical supplies. Additionally, the patient did not have insurance and was ineligible for Medicaid. In an attempt to accommodate the whole family, they would often do a monthly rotation for medical supplies. One month she would get her supplies and the next month another family member would get supplies. However, the family was often forced to decide between food and medical management as they could not afford both.

The Transitions of Care Coordinators evaluated how Lutheran could partner with the community to provide the life-saving resources that this patient desperately needed for long-term sustainability. The first step was to provide an antibiotic so that the patient could begin her treatment course. Our team then arranged for a community partner to provide follow-up primary care, including all of her necessary medications on a sliding scale payment model. We were also able to partner with vendors to help cover her necessary medical supplies and devices. Finally, we were able to arrange transportation options so that missing appointments would no longer be an issue. The team reviewed all of the care instructions with the patient prior to discharge, and the patient was overjoyed to be labeled as 'compliant' for the first time in years.

Our team still sees this patient, but only as a visitor stopping by. She has not been admitted to the hospital with complications in over a year. The patient refers to our team as her "angels"



**Laura McAvoy**

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**From:** Clarke, Katherine R <Katherine.Clarke@sclhs.net>  
**Sent:** Friday, February 9, 2018 8:41 AM  
**To:** Bud Starker; Monica Duran; Janece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Subject:** Opposition to Clear Creek Crossing Rezoning

My name is Katt Clarke,

I am writing to you today as a nurse and 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.

My husband and I are concerned residents of Wheat Ridge. I feel that Lutheran Hospital meets our needs as a community. Lutheran has been in the community for years. It has a local community feel that the residents in Wheat Ridge want. Bringing in another hospital is not an advantage to this community. Wheat Ridge is looking to keep that small town feel. We are not looking to become a hopping big metropolitan city. We didn't need a Walmart and we don't need another hospital.

Thank you!

Katt and Ryan Clarke



## **Laura McAvoy**

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**From:** Colby, Bonnie Ellen <Bonnie.Colby@sclhs.net>  
**Sent:** Saturday, February 10, 2018 2:00 PM  
**To:** Bud Starker; Patrick Goff; Monica Duran; Janeece Hoppe; Janeece Hoppe; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Subject:** Opposition to Clear Creek Crossing Rezoning

My name is:

I am (calling or writing to you today) as an {please specify: associate, physician, volunteer, 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.



## **Laura McAvoy**

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**From:** Day, Scott <Scott.Day@sclhs.net>  
**Sent:** Friday, February 9, 2018 11:58 AM  
**To:** Bud Starker; Patrick Goff; Monica Duran; Janece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Leah Dozeman; Larry Mathews  
**Subject:** Clear Creek Crossing Development Plan

I am the Vice President of Human Resources at Lutheran Medical Center, and 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.

I have been the VP of HR for Lutheran Medical Center for 21 years and for a number of reasons, building an additional hospital in Wheat Ridge is not in the community's best interest. This plan was developed behind closed doors, without appropriate community involvement. First it will strike a huge blow to the city's largest employer and long-time health partner, Lutheran Medical Center. Second, it is not needed. Jefferson County and the Denver Metro area are already over bedded. How could four hospital's survive on even less volume? In addition, there is a national shortage of healthcare workers, especially those with experience. The addition of a 4<sup>th</sup> hospital within a three (3) mile radius will further dilute the experienced workforce (RNs, Pharmacist, Respiratory Therapist, etc.). It would also drive up costs as the three current community hospital spend hundreds of thousands of extra dollars in order to combat a new hospital from cannibalizing the staff from hospitals already in Jefferson County.

I ask that you consider the negative impact that another healthcare facility will have on one of your longest employers, your citizens, your local businesses and the affordability of healthcare in Wheat Ridge. I urge you to reject this rezoning request as it is proposed. Thank you.

Scott Day  
Vice President, Human Resources  
Lutheran Medical Center  
8300 West 38th Avenue  
Wheat Ridge, CO 80033  
303-425-2438  
[www.lutheranmedicalcenter.org](http://www.lutheranmedicalcenter.org)



**From:** Judy Dempsey <jdempseyk1@aol.com>  
**Sent:** Friday, February 9, 2018 11:23 AM  
**To:** Bud Starker; Patrick Goff; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Subject:** opposition to rezoning the Clear Creek Crossing development

Honorable Mayor, City Manager and City Council Members,

My name is Judith Dempsey. I have lived within the Wheat Ridge, Lakewood and Golden area since 1969, or nearly fifty years. I am now 79 years old and have a strong interest in the availability of quality health care in this area.

I am writing to you today as a 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.

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,

Judith Dempsey



**Laura McAvoy**

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**From:** STANLEY DEMPSEY <stanleydempsey@mac.com>  
**Sent:** Friday, February 9, 2018 11:13 AM  
**To:** Bud Starker; Patrick Goff; Monica Duran; Janece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Subject:** opposition to rezoning the Clear Creek Crossing development

Honorable Mayor, City Manager and City Council Members,

My name is Stanley Dempsey. I have lived within the Wheat Ridge, Lakewood and Golden area since 1969, or nearly fifty years. I am now 78 years old and have a strong interest in the availability of quality health care in this area.

I am writing to you today as a 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.

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,

Stanley Dempsey



**Laura McAvoy**

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**From:** Whitney Dempsey <revdempsey@yahoo.com>  
**Sent:** Saturday, February 10, 2018 8:07 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 rezoning the Clear Creek Crossing development

Honorable Mayor, City Manager and City Council Members,

My name is Whitney Dempsey. I have lived in the Wheat Ridge, Lakewood and Golden area since 1969, or nearly fifty years. I have a strong interest in the availability of quality health care in this area.

I am writing to you today as an employee and the spouse of another employee 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.

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,

Whitney Dempsey  
Chaplain  
Collier Hospice



## Laura McAvoy

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**From:** Gay Porter DeNileon <gpdenileon@gmail.com>  
**Sent:** Friday, February 9, 2018 1:13 PM  
**To:** Patrick Goff; Bud Starker; Monica Duran; Janece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Subject:** Cultural Commission Appointment

Dear Manager Goff, Mayor Starker and Council Members,

I have submitted my application to be reappointed to the Cultural Commission for another term. As the At-Large Commissioner, I know that this position is one that would be most available to anyone seeking a position on the commission. I also understand that for the first time since my original appointment — and probably in the life of the commission — a number of people may be interested in getting involved with the commission. This is a good thing, but I am writing to plead my case if there is such a challenger to the at-large position. If not, then may this note reassure you that I am committed to the commission and the work we have ahead and look forward to reappointment.

Even though it was a collaborative process that developed the final vision, I am the primary author of the Wheat Ridge Cultural Vision documents that you reviewed and approved. I very much want to continue my work on seeing the vision implemented through the process we outlined, and to see it take hold in the community. I am also responsible for the Wheat Ridge Reads program and managing our corresponding partnerships with the school and library, and I look forward to continuing to work on that project. The current commission works well together and we have a lot of positive energy moving into 2018, and I also want to continue to be a part of that.

Please reappoint me to the Cultural Commission.

If you would like to talk to me more about this, or need me to make an appearance before the council, I am happy to oblige. I can be reached at this email or 303.619.6178.

Thank you for your consideration,

Gay Porter DeNileon



## **Laura McAvoy**

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**From:** Derra, Kaylee, M <Kaylee.Derra@sclhs.net>  
**Sent:** Friday, February 9, 2018 3:02 PM  
**To:** Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman; Bud Starker; Patrick Goff  
**Subject:** Regarding Clear Creek Crossing development

My name is: Kaylee Derra

I am writing to you today as an ICU 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.

Thank you  
Kaylee Derra RN BSN



## Laura McAvoy

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**From:** Ervin, Rilla <Rilla.Ervin@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:25 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 an Analyst 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,

Rilla Ervin

Governance, Risk and Compliance Analyst

Thanks,



Rilla Ervin

Governance, Risk and Compliance (GRC) Analyst

Systems and Technology Service Center

SCL Health System

12600 W. Colfax, Suite B-500

Lakewood, CO 80215

303.403.7807



To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Heather Escamilla 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,

Heather Escamilla



To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Jesse Escamilla 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,

A handwritten signature in dark ink, appearing to read "Jesse Escamilla", is written in a cursive style.



**Laura McAvoy**

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**From:** Evancheck, Amy <Amy.Evancheck@sclhs.net>  
**Sent:** Thursday, February 8, 2018 6:17 PM  
**To:** Bud Starker  
**Subject:** Clear Creek Crossing development

My name is: Amy Evancheck

I am writing to you today as a nurse who has worked at Lutheran Medical Center 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 RN concerned citizen



**Laura McAvoy**

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**From:** Fabrizio, Nicholette <Nicholette.Fabrizio@sclhs.net>  
**Sent:** Monday, February 12, 2018 9:16 AM  
**To:** Bud Starker; Patrick Goff; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Subject:** Clear Creek Crossing Development

My name is Nicholette Fabrizio

I am writing 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,

Nicholette Fabrizio, LCSW  
Lutheran Medical Center  
Assessment and Referral Specialist



## Laura McAvoy

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**From:** Fellman, Johanna, L <Johanna.Fellman@sclhs.net>  
**Sent:** Friday, February 9, 2018 7:30 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 name is Johanna Fellman and I am writing to you today as an Occupational Therapist 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.

Johanna Fellman MS, OTR/L

8300 W 38th Ave

Wheat Ridge, CO 80033

Johanna.Fellman @sclhs.net



To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Andrew F. [Signature] 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,

Andrew F. [Signature]



To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a R. Finn Jr. 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 Finn*



To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Richard Finn 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 Finn Sr*



To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Val Furr 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,

Valerie Furr



**Laura McAvoy**

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**From:** Funderburg, Terry <Terry.Funderburg@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:24 AM  
**To:** Bud Starker; Patrick Goff; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**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



**From:** Banuelos, Ismelda <Ismelda.Banuelos@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:13 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 name is: ADRIAN GARIBAY

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.



**From:** Banuelos, Ismelda <Ismelda.Banuelos@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:12 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 name is: JUAN GARIBAY

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**

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**From:** Gately, Brandi, E <Brandi.Gately@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:23 AM  
**To:** Bud Starker  
**Subject:** deny request for clear creek crossing rezoning

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



**From:** Goodman, Louetta, L <Louetta.Goodman@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:39 AM  
**To:** Bud Starker; Monica Duran; Janece 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,

Louetta Goodman,RN



2-12-2018

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a 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,

*Loisella Goodman RN, BSN, UR/UM.*



**From:** Greenwald, Toni, A <Toni.Greenwald@sclhs.net>  
**Sent:** Thursday, February 8, 2018 8:44 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,

Toni Greenwald RN



**Laura McAvoy**

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**From:** Grey, Elizabeth <Elizabeth.Grey@sclhs.net>  
**Sent:** Friday, February 9, 2018 12:38 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

I am writing to you today as a bedside \ staff 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.

Thank you for your consideration,

Elizabeth H. Grey RN



To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Sandy Guheine 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.

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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**

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**From:** Harris, Heather <Heather.Harris@sclhs.net>  
**Sent:** Friday, February 9, 2018 12:46 PM  
**To:** Bud Starker  
**Cc:** Patrick Goff; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Subject:** Rezoning the Clear Creek Crossing

Dear Council members:

I am writing you today as an IBCLC, RN (Lactation 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.

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,  
Heather Harris RN, IBCLC



**Laura McAvoy**

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**From:** diane120699@aol.com  
**Sent:** Friday, February 9, 2018 12:07 PM  
**To:** Patrick Goff  
**Subject:** Oposition to new hospital

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an Urologic 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 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,

Diane M. Hartman, MD

Foothills Urology

400 Indiana St #300

Golden, CO

80401



**Laura McAvoy**

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**From:** Hartwell, Amanda <Amanda.Hartwell@sclhs.net>  
**Sent:** Friday, February 9, 2018 2:39 PM  
**To:** Patrick Goff  
**Cc:** Patrick Goff  
**Subject:** Rezoning Clear Creek development

*My name is Amanda Hartwell*

*I am writing 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

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**From:** Heifets, Sarah, E <Sarah.Heifets@sclhs.net>  
**Sent:** Thursday, February 8, 2018 3:53 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  
**Importance:** High

My name is Sarah Heifets.

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.

Sarah Heifets, HACP

Regulatory Specialist

Lutheran Medical Center

w: 303.467.4605

c: 720.201.0323

e: <mailto:sarah.heifets@sclhs.net> sarah.heifets@sclhs.net



**Laura McAvoy**

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**From:** Herman, Amy Marie <Amy.Herman@sclhs.net>  
**Sent:** Sunday, February 11, 2018 11:50 PM  
**To:** Bud Starker; Patrick Goff; Monica Duran; Janece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Subject:** Opposition to Rezoning Request at Clear Creek Crossing

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,



Amy Herman, RNC



<mailto:julie.hood@sclhs.net> julie.hood@sclhs.net



**Laura McAvoy**

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**From:** Hooker, Anna Y <Anna.Hooker@sclhs.net>  
**Sent:** Friday, February 9, 2018 11:24 AM  
**To:** Bud Starker; Patrick Goff  
**Cc:** Monica Duran; Janece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Subject:** Oppose Clear Creek hospital zoning

Good afternoon,

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.

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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,

**Anna Hooker, MBA HA, MS**  
**Business Manager**  
**Perioperative Services, LMC**

Phone (303) 425-2406  
Fax (303) 403-6262  
[anna.hooker@sclhs.net](mailto:anna.hooker@sclhs.net)





**From:** Kjelden, Amber <AMBER.KJELDEN@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:53 AM  
**To:** Bud Starker; Patrick Goff  
**Cc:** Monica Duran; Kristi Davis; Tim Fitzgerald  
**Subject:** 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.

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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,

Amber Sanchez, BSN RNC



**From:** Kleinman, Jody MD <Jody.Kleinman@sclhs.net>  
**Sent:** Thursday, February 8, 2018 11:12 PM  
**To:** Bud Starker; Monica Duran; Janece 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,

Jody P. Kleinman, M.D.



**Laura McAvoy**

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**From:** Kuczkowski, Regina <Regina.Kuczkowski@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:48 AM  
**To:** Bud Starker; Monica Duran; Janece 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.

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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,



Regina Kuczkowski

Patient Representative

Lutheran Medical Center

303-425-4500

\*\*\* SCLHS Confidentiality Notice \*\*\* The information contained in this message may be privileged and confidential and protected 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. \*\*\* SCLHS Confidentiality Notice \*\*\*



## Laura McAvoy

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**From:** Leishman, Blaine <Blaine.Leishman@sclhs.net>  
**Sent:** Friday, February 9, 2018 3:41 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

Hi, my name is Blaine Leishman.

I am writing to you as an associate at Lutheran Medical Center, I want 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. Building a new hospital will also drive up the price of health care for all of our patients. Here at Lutheran we are all about saving our patients money, not charging them for resources we have not provided them with. 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.



**From:** Alan Li <alan\_li\_co@yahoo.com>  
**Sent:** Friday, February 9, 2018 11:50 AM  
**To:** Monica Duran; Janeece Hoppe; Janeece Hoppe; Patrick Goff  
**Subject:** Objection to Rezoning the Clear Creek Crossing Development

My name is: Alan Li

I am writing to you today as a 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. 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**

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**From:** Malacaria, Sarah E <Sarah.Malacaria@sclhs.net>  
**Sent:** Friday, February 9, 2018 7:20 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 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 Malacaria



## **Laura McAvoy**

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**From:** Mcnelis, Mary B <Mary.Mcnelis@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:38 AM  
**To:** Bud Starker; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Cc:** 'marymcnelis@msn.com'  
**Subject:** Opposition to Clear Creek Crossing Rezoning

Dear Wheat Ridge Representatives.

I am a Wheat Ridge resident and I have been living here since 2000.

I am employed at Lutheran Medical Center.

Please DENY the rezoning request for another hospital at Clear Creek Crossing.

I believe this will radically compromise medical care and seriously jeopardize the resources already available to our community.

Thank you for your time.

Mary McNelis



To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Marian Mesta 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,

*Marian Mesta*



To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Maryann Mestas 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.

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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**

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**From:** Miedema, Rachel <Rachel.Miedema@sclhs.net>  
**Sent:** Monday, February 12, 2018 8:27 AM  
**To:** Patrick Goff  
**Subject:** opposing rezoning the Clear Creek Crossing

My name is Rachel Miedema

I am writing 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.

Rachel



**Laura McAvoy**

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**From:** Miller, Bernice <Bernice.Miller@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:49 AM  
**To:** Bud Starker; Patrick Goff; Monica Duran; 'ihoppe@ci.wheatridge.co.us'; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; '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



**Laura McAvoy**

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**From:** O'Fallon, Cindy <Cindy.O'Fallon@sclhs.net>  
**Sent:** Saturday, February 10, 2018 2:02 PM  
**To:** Leah Dozeman; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Bud Starker  
**Cc:** Tim Fitzgerald; George Pond; Larry Mathews; Patrick Goff

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a pharmacist 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,

Cindy O'Fallon, RPH



## **Laura McAvoy**

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**From:** Onsager, Lauren, E <Lauren.Onsager@sclhs.net>  
**Sent:** Friday, February 9, 2018 9:55 AM  
**To:** Bud Starker; Monica Duran; Janece 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 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,

Lauren Onsager RN BSN CEN



To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a Emma Peralta 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.

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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:** Pfitzer, Tracy <TRACY.PFITZER@sclhs.net>  
**Sent:** Sunday, February 11, 2018 12:08 PM  
**To:** Tim Fitzgerald; George Pond; Patrick Goff; Monica Duran  
**Subject:** Opposition to Clear Creek Crossing Rezoning

I am writing to you today, as a clinical, direct patient care Certified 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,

Tracy Pfitzer, RNC, BSN



**Laura McAvoy**

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**From:** Riley, Beth <Beth.Riley@sclhs.net>  
**Sent:** Friday, February 9, 2018 4:52 PM  
**To:** Bud Starker; Patrick Goff  
**Subject:** Clear Creek Crossing development

I am writing you today as a 40 year employee, Registered nurse, of Lutheran Medical Center. I wish to strongly suggest that you deny the proposal of another hospital within the confines of Wheatridge. Lutheran has long been an important contributor to the health and financial wellbeing of the community. It has a reputation that draws clients to the community, and supports the greatest number of staff in the area who then contribute to the financial stability of the city. Another hospital would cause a financial blow to Lutheran and, as it may take another hospital some time to draw clientele, there would not be a great upswing in the community generated finances.

Thank you for your consideration. I hope Lutheran and Wheatridge will continue a close stable relationship. Wheatridge is a wonderful community and a great place to live, work and shop.

Sincerely: Beth Riley RN



## **Laura McAvoy**

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**From:** Patrick Goff  
**Sent:** Monday, February 12, 2018 9:45 AM  
**To:** Laura McAvoy  
**Subject:** FW:

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](http://www.ci.wheatridge.co.us)

-----Original Message-----

From: Robinson, Kristy [mailto:KRISTY.ROBINSON@sclhs.net]  
Sent: Monday, February 12, 2018 9:32 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:

My name is Kristy Davis LCSW, CAC III

I am writing 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**

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**From:** Rodriguez, Patricia L <PATRICIA.RODRIGUEZ@sclhs.net>  
**Sent:** Friday, February 9, 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 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,

Patricia Rodriguez

Palliative Care Coordinator

3210 Lutheran Park Way

Wheat Ridge Co 80033

P: 303-403-7281

F:303-403-7295



**Laura McAvoy**

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**From:** Schwarz, Jenna L <JENNA.SCHWARZ@sclhs.net>  
**Sent:** Friday, February 9, 2018 7:41 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,







February 7, 2018

**RE: Clear Creek Crossing Development Plan**

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a physician working at Lutheran Medical Center and St. Anthony Hospital since 2001, 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.

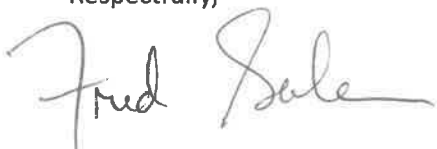
Another non-profit healthcare facility will not provide new tax revenue to the city, nor will it be a source of new employment. Given the shortage of nurses and physicians across the nation and in Colorado, a new facility will simply shift employment of these resources from Lutheran or other local hospitals 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,

A handwritten signature in dark ink, appearing to read "Fred Seale". The signature is fluid and cursive, with the first name "Fred" and last name "Seale" clearly distinguishable.

Fred Seale, MD



**From:** Shepherd, Amy L <Amy.Shepherd@sclhs.net>  
**Sent:** Monday, February 12, 2018 1:52 PM  
**To:** Patrick Goff  
**Subject:** new hospital

My name is Amy,

I am writing 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

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**From:** Smith, Darrell <Darrell.Smith@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:18 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  
**Attachments:** LMC staff letter of objection.docx

Good morning!

For your consideration.

Thanks,

Darrell Smith CHFM

Chief Engineer

Lutheran Medical Center

Office:303-467-8732

Fax:303-467-8854

<mailto:Darrell.Smith@SCLHS.net> Darrell.Smith@SCLHS.net



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. This is very similar in my mind as to the opposition of the Walmart at 38<sup>th</sup> and Wadsworth.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. I highly encourage you to research this issue on your own. 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,

Darrell Smith

Chief Engineer



## **Laura McAvoy**

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**From:** SMITH, STEPHANIE <Stephanie.Smith@sclhs.net>  
**Sent:** Thursday, February 8, 2018 8:57 PM  
**To:** Bud Starker; Monica Duran; Janece 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 clinical educator and staff 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,

Stephanie Smith RN BSN CCRN

Stephanie.Smith@sclhs.net

ICU Clinical Educator

Lutheran Medical Center

8300 W. 38th Ave

Wheat Ridge CO 80033

303-403-3736

303-994-5451



**Laura McAvoy**

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**From:** SNYDER, ADRIENNE MICHELE <ADRIENNE.SNYDER@sclhs.net>  
**Sent:** Friday, February 9, 2018 6:32 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

Dear Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members,

I am writing to you today, both as an associate at Lutheran Medical Center and a member of this community, 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 as

loading the local community with an unneeded hospital is not in the community's best interest. I grew up in the Arvada area and graduated from Arvada High School. Lutheran Medical Center was where my grandmother and my son were both born. It is where I take my four children for emergency care and surgical procedures.

The community already has three hospitals in close proximity and has more than enough hospital beds to serve the population. I have personally worked at two of these hospitals over the past 16 years and witnessed all of the mini-hospitals and outpatient surgery centers developed in the area. This has put a drain on our staffing abilities and diluted the skill sets of the health care providers available to 24 hour, 7 days a week, 365 days a year, always open for care hospitals such as Lutheran. We are constantly training new inexperienced nurses and scrub technicians to provide care for the most vulnerable patients who need us to provide our very best abilities at their most critical time in their lives.

Please know that opportunities to work at other facilities throughout the Denver area are abundant and we often train our associates to be ready to care for our Wheat Ridge patient population to only lose them to competitive recruitment by other facilities. Another facility will only enhance this struggle and 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.

My understanding is 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.



Thank you for your time and consideration for my concerns.

Respectfully,

Adrienne Snyder, BSN, RN, CNOR

O.R. Manager

Lutheran Medical Center

8300 West 38th Ave.

Wheat Ridge, CO 80033

Office 303-425-2984

Fax 303-467-8851

Main OR 303-425-8495



## **Laura McAvoy**

---

**From:** Stringer, Cathy <Cathy.Stringer@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:20 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

My name is: Catherine Stringer

I am writing to you today as a Nurse and Patient 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. Cathy

Cathy Stringer RN, BSN

Associate Occupational Health Nurse

Lutheran Medical Center

303-425-2632/303-467-8789



## **Laura McAvoy**

---

**From:** Eben Strobos <ebenstrobos@gmail.com>  
**Sent:** Monday, February 12, 2018 8:32 AM  
**To:** Bud Starker; Patrick Goff; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Subject:** Clear Creek Crossing Development Plan

Dear Mayor and Board:

As a Surgeon at Lutheran, who travels around Colorado, Wyoming and New Mexico to proctor other surgeons, I believe I have an unique perspective upon how this rezoning if approved could affect our community. I have seen it in the North where the University has moved in. Up north, local community hospitals that have served the community loyally for years are caught in a war of attrition that they can't win against a University hospital that ships a large amount of its cases to Aurora and out of the Community. Families have to travel long distances for care that is not better. They get lost in a system, and to what end? Lutheran has built up a world renown surgical staff. Dr. Waring is an esteemed hepatobiliary surgeon. In Colon and Rectal Surgery, at Lutheran we have a mentorship center where people fly in from around the country to watch and learn from our surgeries. We go around the country including the university and teach how to do robotic colon surgeries. Dr Crawford and Minton are second to none in Ob/Gyn and the list goes on. From what I have seen up north and from what I know about Lutheran, I believe that in letting the University in you risk grave harm to the Wheatridge community. You risk destroying a loyal and well run hospital that has cared for this community for over a century. You risk having a loyal, healthy, well run, community serving hospital replaced by a University Hospital that is slowly morphing into a predatory business model not looking to serve individual communities or the people of need within those communities.

Eben Strobos  
267-565-7483



**Laura McAvoy**

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**From:** Sullivan, Brian <Brian.Sullivan@csbt.com>  
**Sent:** Monday, February 12, 2018 2:27 PM  
**To:** Bud Starker; Patrick Goff  
**Cc:** mduran@ci/wheatridge.co.us; jhoppe@ci/wheatridge.co.us; Kristi Davis; zurban@ci/wheatridge.co.us; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman; KIM.SULLIVAN@SCLHS.NET  
**Subject:** Don't forsake Lutheran! Cool old picture of the Grand Dame attached!  
**Attachments:** IMG\_3120.jpg

Dear Mayor and City Council Members.

As can be seen from the attached picture, Lutheran was serving Wheat Ridge before Wheat Ridge arrived. During Lutheran's over 100 year symbiotic history with Wheat Ridge, Lutheran has delivered the babies, nurtured the children, healed the sick and comforted the elderly. The community of Wheat Ridge owes a debt of gratitude to Lutheran Hospital and vice versa. Neither would be where they are today without the support of the other. Lutheran Hospital is one of the cornerstones of the Wheat Ridge community.

The issue is simple. Allowing a new hospital to be built right in the heart of Lutheran's service area will have a critically negative impact on the economies of scale relative to fixed costs per patient for Lutheran. Right now, it's a delicate balance to keep the fixed costs per patient as low as possible. To maintain this delicate balance, Lutheran needs every patient it gets. Lutheran's average patient census is at a stable level and therefore, the Wheat Ridge and surrounding communities are not under-served. Thus, the need for another hospital to serve an under-served or rapidly growing community is not the situation here.

There is far more downside risk to the citizens of Wheat Ridge by allowing another hospital to be built at Clear Creek Crossing. The possibility exists that Lutheran could fail or significantly curtail services if it loses patients. Furthermore, there may not be enough demand to support a new hospital, and the new hospital could fail. If both hospitals become "mortally" cannibalized by the other, Wheat Ridge could find itself with no hospital at all. This is the downside. What is the upside to the community? Will the new hospital offer any critical services that Lutheran does not currently? If not, the decision to keep the zoning as is and preclude a new hospital is the right one.

Thanks for reading and considering.  
Brian

Brian Sullivan  
SVP | The Private Bank  
Colorado State Bank and Trust  
1600 Broadway  
Denver, Colorado 80202  
(303) 864-7249 | Phone  
(303) 863-4459 | Fax  
[Brian.Sullivan@csbt.com](mailto:Brian.Sullivan@csbt.com) | e-mail

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The company reserves the right to amend statements made herein in the event of a mistake. Unless expressly stated herein to the contrary, only agreements in writing signed by an authorized officer of the Company may be enforced against it.

\*\*\*\*\*







## **Laura McAvoy**

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**From:** Thornburg, Corbin W <Corbin.Thornburg@sclhs.net>  
**Sent:** Thursday, February 8, 2018 8:31 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 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,

Corbin Wayne Thornburg NREMT

Emergency Department Technician

Lutheran Medical Center



**Laura McAvoy**

---

**From:** Thorpe, Nichole <Nichole.Thorpe@sclhs.net>  
**Sent:** Friday, February 9, 2018 10:53 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 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.

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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,

Nicki Thorpe MA

Lutheran Spine Center

1687 Cole Blvd Ste 103

Lakewood, CO 80401

303.403.6688



**Laura McAvoy**

---

**Subject:** FW: Online Form Submittal: Service Request

**From:** [no-reply@ci.wheatridge.co.us](mailto:no-reply@ci.wheatridge.co.us) [mailto:[no-reply@ci.wheatridge.co.us](mailto:no-reply@ci.wheatridge.co.us)]

**Sent:** Monday, February 12, 2018 11:16 AM

**To:** Jayme McRimmon <[jmcrimmo@ci.wheatridge.co.us](mailto:jmcrimmo@ci.wheatridge.co.us)>

**Subject:** Online Form Submittal: Service Request

## Service Request

*Requests for service will be responded to within 48 hours of receipt of the request during normal business hours, M-F, 8am-5pm. Service requests submitted outside of normal business hours will be responded to within 48 hours of the first business day.*

First Name:	Bonnie Jean
Last Name:	Triplett
Requestor Address Line 1:	Field not completed.
Requestor Address Line 2:	Field not completed.
City:	Field not completed.
State:	Field not completed.
Zip Code:	Field not completed.
Phone:	Field not completed.
Alt Phone:	Field not completed.
Email:	<a href="mailto:bonniejeantriplett@gmail.com">bonniejeantriplett@gmail.com</a>
Location of Request	West 34th Ave. and Youngfield Street
Subject	Concern about a proposal for development at West 34th Ave. and Youngfield St. and thereabouts to 58th Ave. Do Not develop this vacant land area as proposed. Any land use development, then allow the RESIDENTS to VOTE on it. Yes, I do mean election voting.
About Service Request:	Do Not develop this vacant land area as proposed. Any land use development, then allow the RESIDENTS to VOTE on it.



Yes, I do mean election voting by the people. The area cannot handle and does NOT want that kind of development. What do the neighboring property owners want? You already have a glaring vacancy of what used to be a Wal-Mart store near to King Soopers store. Have a proposed retailer occupy the the used-to-be Wal-Mart Store.

---

Email not displaying correctly? [View it in your browser.](#)



**Laura McAvoy**

---

**From:** BRUCE WARING <bwaringsmd@comcast.net>  
**Sent:** Saturday, February 10, 2018 9:28 AM  
**To:** Patrick Goff  
**Subject:** Oppositin to an uneeded hospital and lack of transparency

Dear Manager Goff,

My name is Dr. Bruce Waring,

I am again voicing my concern as a citizen of Wheat Ridge and physician/surgeon in private practice in Wheat Ridge 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.

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.

Bruce Waring, MD FACS

3370 Oak Street

Wheat Ridge, CO 80033

303-239-8991



**Laura McAvoy**

---

**From:** Jackie Weinhold <jackieweinhold@gmail.com>  
**Sent:** Friday, February 9, 2018 11:28 AM  
**To:** Patrick Goff  
**Subject:** Fwd: Clear Creek Rezoning

Dear Mr. Patrick Goff,

As a former resident of Wheat Ridge and current employee in Wheat Ridge, I want to let you know I **STRONGLY** oppose the rezoning of the Clear Creek Crossing development plan to allow another hospital to be built in the city of Wheat Ridge. For years while I resided in Wheat Ridge, I worked to help rejuvenate and help Wheat Ridge grow as a desirable community to live and work in. I was on a mayor elected committee to discuss the efforts on 38th Ave. I can think of 1,000 things Wheat Ridge needs, and a hospital is NOT on that list. Do you all understand the impact it would have on the 2,000 plus employees of Lutheran Medical Center? You would be robbing peter to pay paul with this approval. The developer can certainly get a better fit organization to take that land. I am **ALWAYS** for the continued economic growth and revitalization of Wheat Ridge, and am **SO** excited about the recent efforts that have taken place to do so (the development on 38th and Wads ie.). But we cannot do things that will directly hurt your biggest current employer, and one of its oldest businesses. Lutheran Medical Center has been a good neighbor to the City of Wheat Ridge for over 100 years, and we hope to be for the next 100. To do that, we need to partner together. Thank you for your consideration. Your decision is a very important one that directly affects the very people who live and work in Wheat Ridge today.

Sincerely,

Jackie Weinhold



**Laura McAvoy**

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**From:** Lynn White MD <pscllc@comcast.net>  
**Sent:** Saturday, February 10, 2018 6:47 PM  
**To:** Bud Starker; Patrick Goff; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Subject:** Rezoning Request, Clear Creek Crossing

My name is Lynn White, M.D.

I am writing to you today as a concerned medical staff member 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.

Lynn White, M.D.  
Staff Anesthesiologist  
Physician Anesthesia Services, P.C.



**Laura McAvoy**

---

**From:** Taisa Wiedel <taisawiedel@gmail.com>  
**Sent:** Friday, February 9, 2018 8:48 AM  
**To:** Bud Starker; Patrick Goff; Monica Duran; Janece 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:** Wing, Hannah <Hannah.Wing@sclhs.net>  
**Sent:** Sunday, February 11, 2018 3:58 PM  
**To:** Bud Starker; Patrick Goff; Monica Duran; Janeece Hoppe; Kristi Davis; Zachary Urban; Tim Fitzgerald; George Pond; Larry Mathews; Leah Dozeman  
**Subject:** New Hospital off I-70

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,

Hannah Wing

Medical Imaging Transport



## Community Talking Points

### Background Information

We recently became aware that the Clear Creek Crossing development located in Wheat Ridge (adjacent to I-70 and CO-58) now surprisingly includes a new hospital to be built by University of Colorado Health. The developer is now requesting that the land be rezoned to allow a hospital to be built, just miles from hospitals that are already serving the community, including St. Anthony Hospital.

The development is being fast-tracked for approval. The first hearing on this project was intended go before Wheat Ridge City Council Monday, February 12, without giving the community sufficient time to review all potential and real impacts of the project. However, due to quickly mobilized opposition, it is now believed that the developer will use this time before City Council to request a continuance on the actual hearing until March 2018.

As both the developer and the University of Colorado Health work to address opposition, this time also allows individuals and organizations who do not support this development to contact the Wheat Ridge City Council and identify significant concerns.

### Talking Points

Things that should be considered by the community regarding the proposed use of land for a hospital, include:

- The community already has 100 more hospital beds than needed, and growth in the area is not expected to require more than 20 additional when population growth is taken into account, according to the Colorado Hospital Association.
- St. Anthony Hospital is located approximately six miles away from Lutheran Medical Center and was constructed six years ago.
- When St. Anthony Hospital came to the Jefferson County community we made sure we were meeting a need and providing complimentary services. We believe that resources should be provided on the care of our community vs. capital expenses.
- Between St. Anthony Hospital and Lutheran Medical Center all necessary health care services are covered.
- St. Anthony Hospital brings a Comprehensive Stroke Center, Level 1 Trauma services, oncology services, orthopedic services, heart and vascular services, neurosciences, and breast center, and more.
- With the introduction of a new hospital, we are jeopardizing whether St. Anthony Hospital and Lutheran Medical Center will be able to provide their existing comprehensive services to the community. A new hospital will not be fully staffed also.
- Presently there is not sufficient demand of these resources.
- A 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 Lutheran or other local hospitals to the new facility.



To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a 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 in Jefferson County.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in more health care dollars being spent on infrastructure instead of care for all residents, including those on Medicaid.

Another non-profit health care 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 St. Anthony Hospital to the new facility.

Between St. Anthony Hospital and Lutheran Medical Center, all necessary health care services are offered. As an established Level 1 Trauma Center located approximately six miles from Lutheran Medical Center, St. Anthony Hospital works with our local medical services partners to provide exceptional care to our community.

I ask that you consider the negative impact that another health care 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.

Respectfully,



2720 Lamar Street  
Wheat Ridge CO 80214



## Janice Smothers

---

**From:** Rebekah Latham, DO <lathamr@usacs.com>  
**Sent:** Tuesday, February 27, 2018 2:31 AM  
**To:** Bud Starker; Monica Duran; Tim Fitzgerald; Janece Hoppe; George Pond; Kristi Davis; Larry Mathews; Zachary Urban; Leah Dozeman; Janice Smothers  
**Subject:** Developmental proposal in Jeffco

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as an Emergency medicine Physician practicing in Denver and the Mountains of Colorado, 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 in Jefferson County.

Saddling the local community with an unneeded hospital is not in the community's best interest. The community already has hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in more health care dollars being spent on infrastructure instead of care for all residents, including those on Medicaid.

Another non-profit health care 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 St. Anthony Hospital to the new facility.

Between St. Anthony Hospital and Lutheran Medical Center, all necessary health care services are offered. As an established Level 1 Trauma Center located approximately six miles from Lutheran Medical Center, St. Anthony Hospital works with our local medical services partners to provide exceptional care to our community.

I ask that you consider the negative impact that another health care 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.

Respectfully,

Rebekah Latham, D.O.

303-917-7849

**Rebekah Latham, DO**  
Emergency Physician, USACS East & Mountain  
lathamr@usacs.com



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## Janice Smothers

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**From:** Daniel Windels <windelsd@gmail.com>  
**Sent:** Thursday, February 22, 2018 8:55 AM  
**To:** Bud Starker; Monica Duran; Tim Fitzgerald; Janece Hoppe; George Pond; Kristi Davis; Larry Mathews; Zachary Urban; Leah Dozeman; Janice Smothers  
**Subject:** Development Proposal

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a nearby resident to proposed building 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 in Jefferson County.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in more health care dollars being spent on infrastructure instead of care for all residents, including those on Medicaid.

Another non-profit health care 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 St. Anthony Hospital to the new facility.

Between St. Anthony Hospital and Lutheran Medical Center, all necessary health care services are offered. As an established Level 1 Trauma Center located approximately six miles from Lutheran Medical Center, St. Anthony Hospital works with our local medical services partners to provide exceptional care to our community.

I ask that you consider the negative impact that another health care 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.

Respectfully,

Daniel Windels



To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a member of this community, 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 in Jefferson County.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in more health care dollars being spent on infrastructure instead of care for all residents, including those on Medicaid.

Another non-profit health care 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 St. Anthony Hospital to the new facility.

Between St. Anthony Hospital and Lutheran Medical Center, all necessary health care services are offered. As an established Level 1 Trauma Center located approximately six miles from Lutheran Medical Center, St. Anthony Hospital works with our local medical services partners to provide exceptional care to our community.

I ask that you consider the negative impact that another health care 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.

Respectfully,

Abigail Blackmore MS, RN

Trauma Program Manager

St. Anthony Hospital



## Janice Smothers

---

**From:** Rebecca Louise Kornas <kornasre@gmail.com>  
**Sent:** Wednesday, February 21, 2018 8:03 AM  
**To:** Janice Smothers  
**Subject:** Letter of Objection to Rezoning of Clear Creek Crossing

Dear Council Member Smothers,

I am writing to you today, as a community member, who lives at 44<sup>th</sup> and Wyandot in Denver and a concerned citizen 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 in Jefferson County.

Saddling the local community with an unneeded hospital is not in the community's best interest.

Our community already has St Anthony Hospital and Lutheran Medical Center in close proximity, which have more than enough hospital beds to serve the population. Another facility will result in more health care dollars being spent on infrastructure instead of care for all residents, including those on Medicaid.

Another non-profit health care 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 St. Anthony Hospital to the new facility.

Between St. Anthony Hospital and Lutheran Medical Center, all necessary health care services are offered. As an established Level 1 Trauma Center located approximately six miles from Lutheran Medical Center, St. Anthony Hospital works with our local medical services partners to provide exceptional care to our community.

I ask that you consider the negative impact that another health care facility will have on your citizens, local businesses and the affordability of health care in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,

Rebecca Kornas, MD



## Janice Smothers

---

**From:** Nathan Cameron, PA-C <cameronn@usacs.com>  
**Sent:** Tuesday, February 20, 2018 10:58 AM  
**To:** Bud Starker; Monica Duran; Tim Fitzgerald; Janece Hoppe; George Pond; Kristi Davis; Larry Mathews; Zachary Urban; Leah Dozeman; Janice Smothers  
**Subject:** Rezoning the Clear Creek Crossing development plan

Dear Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members,

I am writing to you today, as a local emergency medicine physician assistant I n the Denver-Metro and surrounding areas, 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 in Jefferson County.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in more health care dollars being spent on infrastructure instead of care for all residents, including those on Medicaid. Not to mention a reduction in volumes in the already-established hospitals, which leads to job/position losses.

Another non-profit health care 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 St. Anthony Hospital to the new facility. This market is already struggling.

Between St. Anthony Hospital and Lutheran Medical Center, all necessary health care services are offered. As an established Level 1 Trauma Center located approximately six miles from Lutheran Medical Center, St. Anthony Hospital works with our local medical services partners to provide exceptional care to our community.

I ask that you consider the negative impact that another health care 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 taking the time to read my email/request.

Respectfully,

Nathan S. Cameron, MMS, PA-C

**Nathan Cameron, PA-C**  
Advanced Practice Provider, USACS East & Mountain  
cameronn@usacs.com





## Janice Smothers

---

**From:** Stefen Ammon, MD <ammons@usacs.com>  
**Sent:** Tuesday, February 20, 2018 5:27 PM  
**To:** Janice Smothers  
**Subject:** Hospital Proposal

To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a community Emergency Physician, 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 in Jefferson County.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in more health care dollars being spent on infrastructure instead of care for all residents, including those on Medicaid.

Another non-profit health care 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 St. Anthony Hospital to the new facility.

Between St. Anthony Hospital and Lutheran Medical Center, all necessary health care services are offered. As an established Level 1 Trauma Center located approximately six miles from Lutheran Medical Center, St. Anthony Hospital works with our local medical services partners to provide exceptional care to our community.

I ask that you consider the negative impact that another health care 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.

Respectfully,



Stefen Ammon, MD

**Stefen Ammon, MD**

Medical Director, USACS East & Mountain  
ammons@usacs.com



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## Janice Smothers

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**From:** Sean Bender, MD, FACEP <benders@usacs.com>  
**Sent:** Tuesday, February 20, 2018 7:49 AM  
**To:** Bud Starker; Monica Duran; Tim Fitzgerald; Janeece Hoppe; George Pond; Kristi Davis; Larry Mathews; Zachary Urban; Leah Dozeman  
**Cc:** Janice Smothers  
**Subject:** Oppose new UC Health development  
**Attachments:** Letter of objection.docx.pdf; ATT00001.htm

To the Mayor and City Council,

Sincerely,  
Sean Bender MD FACEP

Sent from my iPhone

**Sean Bender, MD, FACEP**

Regional Vice President, USACS East & Mountain  
benders@usacs.com



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To: Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today a long time emergency medicine physician in the community 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 in Jefferson County.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in more health care dollars being spent on infrastructure instead of care for all residents, including those on Medicaid.

Another non-profit health care 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 St. Anthony Hospital to the new facility.

Between St. Anthony Hospital and Lutheran Medical Center, all necessary health care services are offered. As an established Level 1 Trauma Center located approximately six miles from Lutheran Medical Center, St. Anthony Hospital works with our local medical services partners to provide exceptional care to our community.

I ask that you consider the negative impact that another health care 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.

Respectfully,

A handwritten signature in blue ink, appearing to read "Sean P. Bender".

Sean P Bender MD FACEP



## Laura McAvoy

---

**From:** Jayme McRimmon  
**Sent:** Monday, February 12, 2018 11:23 AM  
**To:** Laura McAvoy  
**Subject:** FW: Online Form Submittal: Service Request

Who would be the best person to respond to this email?  
Thanks

**Jayme McRimmon**  
Operations Support Technician II  
Office Phone: 303-235-2895



---

**From:** no-reply@ci.wheatridge.co.us [mailto:no-reply@ci.wheatridge.co.us]  
**Sent:** Monday, February 12, 2018 11:16 AM  
**To:** Jayme McRimmon <jmcrimmo@ci.wheatridge.co.us>  
**Subject:** Online Form Submittal: Service Request

### Service Request

*Requests for service will be responded to within 48 hours of receipt of the request during normal business hours, M-F, 8am-5pm. Service requests submitted outside of normal business hours will be responded to within 48 hours of the first business day.*

First Name:	Bonnie Jean
Last Name:	Triplett
Requestor Address Line 1:	Field not completed.
Requestor Address Line 2:	Field not completed.
City:	Field not completed.
State:	Field not completed.
Zip Code:	Field not completed.
Phone:	Field not completed.



Alt Phone:	<i>Field not completed.</i>
Email:	<a href="mailto:bonniejeantriplett@gmail.com">bonniejeantriplett@gmail.com</a>
Location of Request	West 34th Ave. and Youngfield Street
Subject	Concern about a proposal for development at West 34th Ave. and Youngfield St. and thereabouts to 58th Ave. Do Not develop this vacant land area as proposed. Any land use development, then allow the RESIDENTS to VOTE on it. Yes, I do mean election voting.
About Service Request:	Do Not develop this vacant land area as proposed. Any land use development, then allow the RESIDENTS to VOTE on it. Yes, I do mean election voting by the people. The area cannot handle and does NOT want that kind of development. What do the neighboring property owners want? You already have a glaring vacancy of what used to be a Wal-Mart store near to King Soopers store. Have a proposed retailer occupy the the used-to-be Wal-Mart Store.

Email not displaying correctly? [View it in your browser.](#)



## Patrick Goff

---

**From:** Bud Starker  
**Sent:** Tuesday, February 20, 2018 11:00 AM  
**To:** Patrick Goff  
**Subject:** FW: Rezoning the Clear Creek Crossing development plan

**Bud Starker**  
Mayor  
City of Wheat Ridge  
Office Phone: 303-235-2800

---

**From:** Nathan Cameron, PA-C [cameronn@usacs.com]  
**Sent:** Tuesday, February 20, 2018 10:58 AM  
**To:** Bud Starker; Monica Duran; Tim Fitzgerald; Janeece Hoppe; George Pond; Kristi Davis; Larry Mathews; Zachary Urban; Leah Dozeman; Janice Smothers  
**Subject:** Rezoning the Clear Creek Crossing development plan

Dear Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members,

I am writing to you today, as a local emergency medicine physician assistant in the Denver-Metro and surrounding areas, 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 in Jefferson County.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in more health care dollars being spent on infrastructure instead of care for all residents, including those on Medicaid. Not to mention a reduction in volumes in the already-established hospitals, which leads to job/position losses.

Another non-profit health care 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 St. Anthony Hospital to the new facility. This market is already struggling.

Between St. Anthony Hospital and Lutheran Medical Center, all necessary health care services are offered. As an established Level 1 Trauma Center located approximately six miles from Lutheran Medical Center, St. Anthony Hospital works with our local medical services partners to provide exceptional care to our community.

I ask that you consider the negative impact that another health care 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 taking the time to read my email/request.



Respectfully,

Nathan S. Cameron, MMS, PA-C

**Nathan Cameron, PA-C**

Advanced Practice Provider, USACS East & Mountain  
cameronn@usacs.com



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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,

Steven T. Chetham, M.D



## Patrick Goff

---

**From:** Bud Starker  
**Sent:** Wednesday, February 21, 2018 8:04 AM  
**To:** Patrick Goff  
**Subject:** Fwd: Letter of Objection to Rezoning of Clear Creek Crossing

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From: "**Rebecca Louise Kornas**" <[kornasre@gmail.com](mailto:kornasre@gmail.com)>  
Date: Wed, Feb 21, 2018 at 8:01 AM -0700  
Subject: Letter of Objection to Rezoning of Clear Creek Crossing  
To: "Bud Starker" <[bstarker@ci.wheatridge.co.us](mailto:bstarker@ci.wheatridge.co.us)>

Dear Mayor Starker,

I am writing to you today, as a community member, who lives at 44<sup>th</sup> and Wyandot in Denver and a concerned citizen 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 in Jefferson County.

Saddling the local community with an unneeded hospital is not in the community's best interest.

Our community already has St Anthony Hospital and Lutheran Medical Center in close proximity, which have more than enough hospital beds to serve the population. Another facility will result in more health care dollars being spent on infrastructure instead of care for all residents, including those on Medicaid.

Another non-profit health care 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 St. Anthony Hospital to the new facility.

Between St. Anthony Hospital and Lutheran Medical Center, all necessary health care services are offered. As an established Level 1 Trauma Center located approximately six miles from Lutheran Medical Center, St. Anthony Hospital works with our local medical services partners to provide exceptional care to our community.

I ask that you consider the negative impact that another health care facility will have on your citizens, local businesses and the affordability of health care in Wheat Ridge, and reject this rezoning request as it is proposed.

Respectfully,



## Patrick Goff

---

**From:** Bud Starker  
**Sent:** Wednesday, February 21, 2018 10:56 AM  
**To:** Patrick Goff  
**Subject:** Fwd: Proposed hospital buildg

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----- Forwarded message -----

**From:** "Jane Flaska, PA-C" <[flaskaj@usacs.com](mailto:flaskaj@usacs.com)>

**Date:** Wed, Feb 21, 2018 at 9:55 AM -0700

**Subject:** Proposed hospital buildg

**To:** "Bud Starker" <[bstarker@ci.wheatridge.co.us](mailto:bstarker@ci.wheatridge.co.us)>, "Monica Duran" <[mduran@ci.wheatridge.co.us](mailto:mduran@ci.wheatridge.co.us)>, "Tim Fitzgerald" <[tfitzgerald@ci.wheatridge.co.us](mailto:tfitzgerald@ci.wheatridge.co.us)>, "Janece Hoppe" <[jhoppe@ci.wheatridge.co.us](mailto:jhoppe@ci.wheatridge.co.us)>, "George Pond" <[GPond@ci.wheatridge.co.us](mailto:GPond@ci.wheatridge.co.us)>, "Kristi Davis" <[KDavis@ci.wheatridge.co.us](mailto:KDavis@ci.wheatridge.co.us)>, "Larry Mathews" <[lmathews@ci.wheatridge.co.us](mailto:lmathews@ci.wheatridge.co.us)>, "Zachary Urban" <[zurban@ci.wheatridge.co.us](mailto:zurban@ci.wheatridge.co.us)>, "Leah Dozeman" <[ldozeman@ci.wheatridge.co.us](mailto:ldozeman@ci.wheatridge.co.us)>, "Janice Smothers" <[jsmothers@ci.wheatridge.co.us](mailto:jsmothers@ci.wheatridge.co.us)>

**To:** Wheat Ridge Mayor Bud Starker and Wheat Ridge City Council Members

I am writing to you today, as a resident of Jefferson county 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 in Jefferson County.

Saddling the local community with an unneeded hospital is not in the community's best interest.

The community already has hospitals in close proximity and has more than enough hospital beds to serve the population. Another facility will result in more health care dollars being spent on infrastructure instead of care for all residents, including those on Medicaid.

Another non-profit health care 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 St. Anthony Hospital to the new facility.

Between St. Anthony Hospital and Lutheran Medical Center, all necessary health care services are offered. As an established Level 1 Trauma Center located approximately six miles from Lutheran Medical Center, St. Anthony Hospital works with our local medical services partners to provide exceptional care to our community.

I ask that you consider the negative impact that another health care 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.

Respectfully,



Jane Flaska

2509 Benton St

Edgewater CO 80214

**Jane Flaska, PA-C**

Advanced Practice Provider, USACS East & Mountain

flaskaj@usacs.com



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## 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,

ATTACHMENT 8



Jessica Fasy  
303-242-6802



## 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

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Twe in 0 f 0

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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

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Political Economy, Health Care, Government

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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.

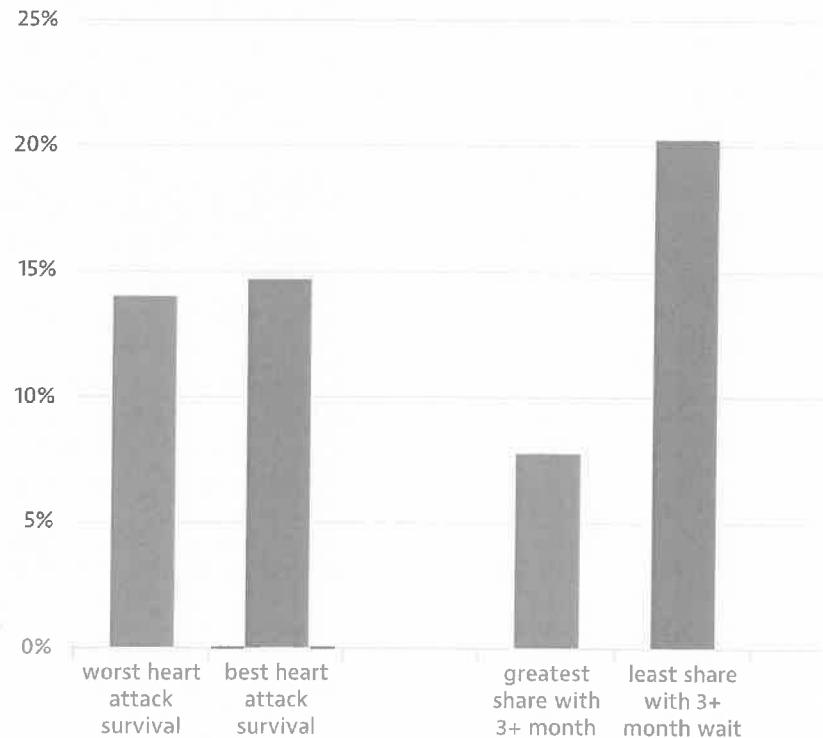
In response to calls for more choice, the NHS unveiled a new website called 'Choose and Book' that allowed patients to make appointments online and see information about nearby hospitals such as the geographic distance and waiting time. General practitioners were also instructed to give patients choices 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.



### Increase in elective admissions, 2003–07



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?**

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## Patrick Goff

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**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](mailto: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



**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



**REQUEST FOR CITY COUNCIL ACTION**

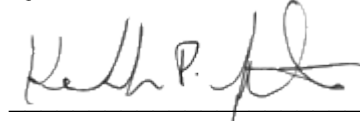
**TITLE: COUNCIL BILL NO. 05-2018 – AN ORDINANCE APPROVING THE REZONING OF PROPERTY LOCATED AT 4433 TABOR STREET FROM AGRICULTURAL-ONE (A-1) TO MIXED USE-NEIGHBORHOOD DISTRICT (MU-N) (CASE NO. WZ-18-01/KENNEDY)**

☒ PUBLIC HEARING  
☐ BIDS/MOTIONS  
☐ RESOLUTIONS

☐ ORDINANCES FOR 1<sup>ST</sup> READING (02/26/2018)  
☒ ORDINANCES FOR 2<sup>ND</sup> READING (03/26/2018)

QUASI-JUDICIAL: ☒ YES

☐ NO



**Community Development Director**



**City Manager**

**ISSUE:**

The applicant is requesting approval of a zone change from Agricultural-One (A-1) to Mixed Use - Neighborhood (MU-N) for property located at 4433 Tabor Street.

The purpose of the rezoning is to modify and expand the list of permitted uses and to simplify the review and approval process for future redevelopment on the property.

**PRIOR ACTION:**

Planning Commission heard this request at a public hearing on February 15, 2018, and gave a recommendation of approval for the following reasons:

1. The proposed zone change will promote the public health, safety, and 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 and Fruitdale Subarea Plan.
3. The proposed zone change is consistent with the character of Tabor Street.
4. The zone change will provide opportunity for reinvestment in the area.
5. The criteria used to evaluate a zone change support the request.



The staff report and meeting minutes from that meeting are attached.

**FINANCIAL IMPACT:**

The proposed zone change is not expected to have a direct financial impact on the City. Fees in the amount of \$950 were collected for the review and processing of Case No. WZ-18-01.

If the proposed rezoning is approved, there could be an advancement of the City's goals for the redevelopment of underutilized properties.

**BACKGROUND:**

The property is located on the west side of Tabor Street, north of W. 44<sup>th</sup> Avenue and south of Interstate-70. The eastbound on-ramp for I-70 is immediately adjacent to the property to the west. The site is just under one acre in size, and it currently includes a single family home that was built in 1934 (per Jefferson County Assessor records). The majority of the site is undeveloped. Access is provided from Tabor Street, although the existing driveway is not paved. The width of the frontage on Tabor Street is approximately 130 feet.

*Surrounding Land Uses*

The subject property is zoned Agricultural-One (A-1) and the surrounding properties include a variety of land uses and zoning designations. The west side of Tabor Street is generally more commercial in nature. To the north are two properties zoned Planned Commercial Development (PCD). This includes an office/warehouse, which was rezoned from A-1 to PCD in 1986 and built in 1998, and Trailer Source, which was rezoned from A-1 to PCD in 1995 and was built in 2006. To the south is Heinie's Market which has been in this location for decades and is zoned Commercial-One (C-1).

Across Tabor to the east, properties are zoned residentially and agriculturally. The property immediately across the street is approximately 2 acres in size, is vacant, and is zoned A-1. To the north at W. 46<sup>th</sup> Avenue is a neighborhood predominantly zoned Residential-Two (R-2). To the southeast is a single-family home zoned R-1 and several properties at 44<sup>th</sup> Avenue zoned R-3 containing multifamily apartments.

*Current and Proposed Zoning*

The existing zoning on the property is Agricultural-One (A-1) which allows single-family dwellings and farming operations if the property is over one acre in size. Because the property is smaller than one acre, the only use allowed is a residence.

The applicant is requesting to rezone the property to Mixed Use-Neighborhood (MU-N), a zone district that is intended for neighborhood main streets and neighborhood commercial centers. In addition to residential, civic, and office uses, this zone district allows for a limited range of neighborhood-serving commercial and retail uses.



A request for a rezoning to any of the City's mixed use districts may be made as a speculative zone change without specific future plans. In this case, the applicant has indicated that he intends to develop live/work units if the zone change is approved. Any redevelopment of the site under MU-N would be reviewed as part of a separate land use application in the future. Site plan review would confirm compliance of new development with the mixed use design standards.

In this location, Tabor Street is designated as a collector street and is a primary north-south route between W. 44<sup>th</sup> Avenue and W. 52<sup>nd</sup> Avenue, connecting to both the I-70 Frontage Road and the Wheat Ridge · Ward commuter rail station. The character of Tabor varies, but in this particular location MU-N may be an appropriate zone district because of the presence of both commercial and residential uses.

The application has been through the standard referral process with no concerns raised by any outside agencies or City departments. A separate referral process will be required as part of future site development.

**RECOMMENDED MOTION:**

"I move to approve Council Bill No. 05-2018, an ordinance approving the rezoning of property located at 4433 Tabor Street from Agricultural-One (A-1) to Mixed Use – Neighborhood (MU-N) on second reading and that it take effect 15 days after final publication for the following reasons:

1. City Council has conducted a proper public hearing meeting all public notice requirements as required by Section 26-109 of the Code of Laws.
2. The requested rezoning has been reviewed by the Planning Commission, which has forwarded its recommendation of approval.
3. The requested rezoning has been found to comply with the "criteria for review" in Section 26-112-E of the Code of Laws."

Or,

"I move to deny Council Bill No. 05-2018, an ordinance approving the rezoning of property located at 4433 Tabor Street from Agricultural-One (A-1) to Mixed Use – Neighborhood (MU-N) for the following reasons:

- 1.
- 2.
- 3."



**REPORT PREPARED/REVIEWED BY:**

Meredith Reckert, Senior Planner

Lauren Mikulak, Planning Manager

Kenneth Johnstone, Community Development Director

Patrick Goff, City Manager

**ATTACHMENTS:**

1. Council Bill No. 05-2018
2. Planning Commission Staff Report
3. Planning Commission draft meeting minutes



**CITY OF WHEAT RIDGE  
INTRODUCED BY COUNCIL MEMBER DOZEMAN  
COUNCIL BILL NO. 05  
ORDINANCE NO. \_\_\_\_\_  
Series of 2018**

**TITLE: AN ORDINANCE APPROVING THE REZONING OF PROPERTY LOCATED AT 4433 TABOR STREET FROM AGRICULTURAL-ONE (A-1) TO MIXED USE-NEIGHBORHOOD (MU-N) (CASE NO. WZ-18-01/KENNEDY)**

**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**, Tom Kennedy submitted a land use application for approval of a zone change to the Mixed Use-Neighborhood (MU-N) zone district for property located at 4433 Tabor Street; and,

**WHEREAS**, the City of Wheat Ridge has adopted a Comprehensive Plan – Envision Wheat Ridge — which calls for the redevelopment of and reinvestment in underutilized properties; and,

**WHEREAS**, the designation of the subject property on the Comprehensive Plan Structure Map is Mixed Use Commercial, and,

**WHEREAS**, the City of Wheat Ridge Planning Commission held a public hearing on February 15, 2018 and voted to recommend approval of rezoning the property to Mixed Use-Neighborhood (MU-N),

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

**Section 1.** Upon application by Tom Kennedy for approval of a zone change ordinance from Agricultural-One (A-1) to Mixed Use-Neighborhood (MU-N) for property located at 4433 Tabor Street, 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:

PARCEL DESCRIPTION: (REC. #F1712798 OF APRIL 02, 2003)

A PORTION OF LOT 9. LEES SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 132' SOUTH OF THE EAST LINE OF THE NORTHEAST CORNER;  
THENCE 315' WEST;  
THENCE 132' SOUTH;  
THENCE 315' EAST;  
THENCE 132' NORTH TO THE POINT OF BEGINNING, EXCEPT THAT



PORTION CONVEYED IN QUIT CLAIM DEED RECORDED MARCH 8, 1985 AT  
RECEPTION #85021775

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 26<sup>th</sup> day of February 2018, ordered it published with Public Hearing and consideration on final passage set for **Monday, March 26, 2018 at 7:00 o'clock p.m.**, in the Council Chambers, 7500 West 29<sup>th</sup> 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:

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Janelle Shaver, City Clerk

Approved as to Form

---

Gerald Dahl, City Attorney

1<sup>st</sup> publication: March 1, 2018

2<sup>nd</sup> publication:

Wheat Ridge Transcript:

Effective Date:





**CITY OF WHEAT RIDGE  
COMMUNITY DEVELOPMENT STAFF REPORT**

**TO:** Planning Commission

**CASE MANAGER:** Meredith Reckert

**DATE OF MEETING:** February 15, 2018

**CASE NO. & NAME:** WZ-18-01 / Kennedy

**ACTION REQUESTED:** Approval of a zone change from Agricultural-One (A-1) to Mixed Use-Neighborhood (MU-N)

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**LOCATION OF REQUEST:** 4433 Tabor Street

**PROPERTY OWNER:** Brenda and Randall Williams

**APPLICANT:** Tom Kennedy

**APPROXIMATE AREA:** 0.95 acres (41,580 square feet)

---

**PRESENT ZONING:** Agricultural-One (A-1)

**PRESENT LAND USE:** Single-family home

**COMPREHENSIVE PLAN:** Mixed use commercial

---

**ENTER INTO RECORD:**

COMPREHENSIVE PLAN  
ZONING ORDINANCE

CASE FILE & PACKET MATERIALS  
DIGITAL PRESENTATION

---

**VICINITY MAP**





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

## **I. REQUEST**

The prospective buyer of 4433 Tabor Street has requested approval of a zone change from Agricultural-One (A-1) to Mixed Use-Neighborhood (MU-N). The proposed rezoning area includes one parcel, the total area of which is approximately 0.95 acres. The purpose of the zone change is to better align the zoning with the surroundings and to expand possible uses for future redevelopment. The zone change is the first step of the approval process for future redevelopment. If approved, the applicant has stated he intends to develop the property with live/work dwelling units.

## **II. EXISTING CONDITIONS/PROPERTY HISTORY**

### **Subject Property**

The property is located on Tabor Street, north of W. 44<sup>th</sup> Avenue, south of Interstate-70 (*Exhibit 1, Aerial*). The eastbound on-ramp for I-70 is immediately adjacent to the property to the west. The site is just under one acre in size, and it currently includes a single family home that was built in 1934 (per Jefferson County Assessor records). The majority of the site is undeveloped (*Exhibit 2, Site Photos*). Access is provided from Tabor Street, although the existing driveway is not paved. The width of the frontage on Tabor Street is approximately 130 feet.

### **Surrounding Zoning and Land Use**

The subject property is zoned Agricultural-One (A-1) and the surrounding properties include a variety of land uses and zoning designations (*Exhibit 3, Zoning Map*). The west side of Tabor Street is generally more commercial in nature. To the north are two properties zoned Planned Commercial Development (PCD). This includes an office/warehouse, which was rezoned from A-1 to PCD in 1986 and built in 1998, and Trailer Source, which was rezoned from A-1 to PCD in 1995 and was built in 2006. To the south is Heinie's Market which has been in this location for decades and is zoned Commercial-One (C-1).

Across Tabor to the east, properties are zoned residentially and agriculturally. The property immediately across the street is approximately 2 acres in size, is vacant, and is zoned A-1. To the north at W. 46<sup>th</sup> Avenue is a neighborhood predominantly zoned Residential-Two (R-2). To the southeast is a single-family home zoned R-1 and several properties at 44<sup>th</sup> Avenue zoned R-3 containing multifamily apartments.

## **III. PROPOSED ZONING**

The applicant is requesting to rezone the property to Mixed Use-Neighborhood (MU-N), a zone district that is intended for neighborhood main streets and neighborhood commercial centers. In addition to residential, civic, and office uses, this zone district allows for a limited range of neighborhood-serving commercial and retail uses.



A request for a rezoning to any of the City's mixed use districts may be made as a speculative zone change without specific future plans. In this case, the applicant has indicated that he intends to develop live/work units if the zone change is approved (*Exhibit 4, Applicant Request*). Any redevelopment of the site under MU-N would be reviewed as part of a separate land use application in the future. Site plan review would confirm compliance of new development with the mixed use design standards.

In this location, Tabor Street is designated as a collector street and is a primary north-south route between W. 44<sup>th</sup> Avenue and W. 52<sup>nd</sup> Avenue, connecting to both the I-70 Frontage Road and the Wheat Ridge · Ward commuter rail station. The character of Tabor varies, but in this particular location MU-N is an appropriate zone district because of the presence of both commercial and residential uses. The table below compares the existing and proposed zoning for the property:

	CURRENT ZONING: A-1	PROPOSED ZONING: MU-N
<b>Permitted uses</b>	One-family dwelling (1 home per acre; agricultural uses are not permitted because the site is less than 1 acre)	Residential, commercial or mixed use development, including multifamily and live/work, excludes outdoor storage and intensive commercial uses
<b>Architectural Standards</b>	None	Mixed use standards apply, including high quality architecture with standards related to articulation, variation, materials, transparency
<b>Max. Building Height</b>	35'	35' if the building has residential use, 50' for all other uses
<b>Max. Lot coverage</b>	25%	90% for mixed use, 85% for single use
<b>Min. Landscaping</b>	25% for single-family uses	10% for mixed use, 15% for single use
<b>Building Orientation</b>	Front (east): 30' setback Others: 15' setback	Front (east): 0-12' build-to Side: 0' Rear: 5'

Given the variety of zone districts in this area, it is appropriate to review the MU-N zoning request not only to A-1 but in relation to the existing conditions and surrounding zoning. The subject property is the last remaining parcel on the west side of Tabor to be a non-commercial use. The proposed MU-N zoning is less intensive than the adjacent commercial zoning designations (C-1 and PCD) and requires higher quality site and building design. By allowing residential uses and limiting intensive commercial uses, MU-N is more compatible with the east side of Tabor Street than the existing commercial zoning designations. The proposed zoning generally strikes a compromise among the surrounding zone districts and land uses.



#### 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 not result in adverse effects on the surrounding area. The rezoning would limit the range of commercial uses allowed on the site to more neighborhood-oriented commercial activities, as opposed to the more intensive commercial activities which are permitted on adjacent properties.

While the MU-N zone district will expand use options as compared to A-1, the zone change is appropriate based on the existing character and land use patterns on Tabor Street. The mixed use development standards will ensure high quality site and building design. For these reasons, the zone change should not have an adverse effect on the surrounding area.

*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.**

The applicant will be responsible for upgrades if development results from the zone change. The width of Tabor Street in front of the property is currently substandard, so a right-of-way dedication would be required with future development. Because the property currently contains only a single-family home, it is anticipated that the applicant would need to work with the appropriate districts on utility upgrades based on a future redevelopment scenario. Despite a likely need for future upgrades, service providers and utility districts did not express any concerns with the zone change itself during the referral period.

*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.**

Tabor Street is a primary north-south route, which is classified as a collector and currently includes a mix of land uses. *Envision Wheat Ridge*, the City's 2009 comprehensive plan, identifies the east side of Tabor as a "neighborhood" and the west side of Tabor as "mixed use commercial." These designations acknowledge the mixed



use character of Tabor, and as such the MU-N zone change request is consistent with the City's comprehensive plan (*Exhibit 5, Comprehensive Plan*).

A stated goal in the comprehensive plan is to promote reinvestment in properties and to promote a mix of neighborhood-supporting uses, including residential use and office use. This zone change request supports the comprehensive plan by enabling investment in the property and by aligning the zoning with the City's mixed use goals.

The property is within the Fruitdale Subarea. This subarea plan was adopted in 2007 and predates both the comprehensive plan (2009) and the adoption of mixed use zoning (2010). Despite this, the zone change is consistent with the subarea plan, which classifies the west side of Tabor as commercial and generally calls for reinvestment in the area.

*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 A-1 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.**

Staff finds no evidence of significant recent changes in the area. The commercialization of the west side of Tabor has been occurring over the last several decades as noted above.

*Staff concludes that this criterion is not applicable.*

**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.**

The proposed rezoning does not relate to an unanticipated need.

*Staff concludes that this criterion is not applicable.*

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 of the Municipal Code.

A meeting for neighborhood input was held on May 24, 2017. In addition to staff, the owner, and the applicant, three people from the neighborhood attended the meeting. In general, attendees supported the request. A summary of the meeting is enclosed as *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:

**Wheat Ridge Police Department:** No concerns.

**Wheat Ridge Public Works Department:** No concerns; specific site requirements will be reviewed through a site plan review when development is proposed.

**Arvada Fire Protection District:** No concerns; specific site requirements will be reviewed through a site plan review when development is proposed

**Fruitdale Sanitation District:** No objection; applicant will be responsible for any necessary infrastructure upgrades

**Valley Water District:** No objection; applicant will be responsible for any necessary infrastructure upgrades when development is proposed.

**Xcel Energy:** No objection; applicant will be responsible for any necessary infrastructure upgrades when development is proposed.

No comments were received from CenturyLink, AT&T or the Building Division. Referral recipients are advised that no comment received indicates having no objections or concerns regarding the proposal.

A separate referral process will be required in the future if redevelopment occurs.

## 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 utility infrastructure adequately serves the property, and the applicant will be responsible for upgrades, if needed in the future. Finally, Staff concludes that the zone



change is consistent with the goals and objectives of the Comprehensive Plan by promoting a mix of uses and relating appropriately to the adjacent commercial and residential land uses.

Because the zone change evaluation criteria support the zone change request, staff recommends approval of Case No. WZ-18-01.

## **VIII. SUGGESTED MOTIONS**

### **Option A:**

“I move to recommend APPROVAL of Case No. WZ-18-01, a request for approval of a zone change from Agricultural-One (A-1) to Mixed Use-Neighborhood (MU-N) for property located at 4433 Tabor Street, 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 and Fruitdale Subarea Plan
3. The proposed zone change is consistent with the character of Tabor Street.
4. The zone change will provide opportunity for reinvestment in the area.
5. The criteria used to evaluate a zone change support the request.”

### **Option B:**

“I move to recommend DENIAL of Case No. WZ-18-01, a request for approval of a zone change from Agricultural-One (A-1) to Mixed Use-Neighborhood (MU-N) for property located at 4433 Tabor Street, for the following reasons:

- 1.
2. ...”



## EXHIBIT 1: AERIAL

The subject site at 4433 Tabor Street is outlined below in blue in this 2016 aerial image. The adjacent green shading indicates CDOT right-of-way.





## EXHIBIT 2: SITE PHOTOS



View of the existing single-family home on the subject property. This photo was taken from Tabor looking west. The unimproved driveway and frontage are visible in the foreground.

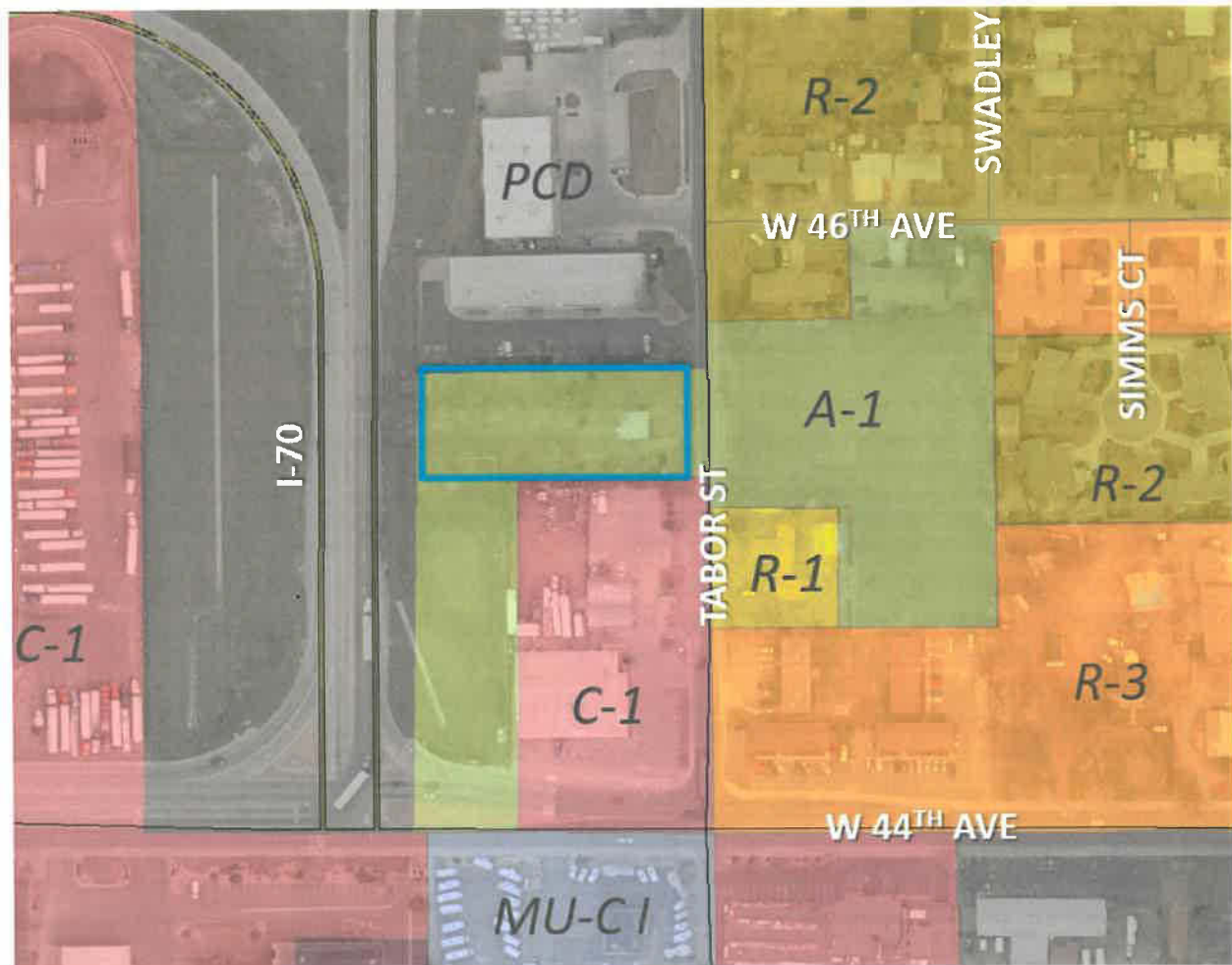


View of the subject site (on the left) and the office/warehouse property to the north (on the right).



## EXHIBIT 3: ZONING MAP

The subject site at 4433 Tabor Street is outlined below in blue in this excerpt from the City's zoning map. The current zoning on the subject property is Agricultural-One (A-1).





## **EXHIBIT 4: APPLICANT REQUEST**

### **4433 Tabor Loft/Worx**

### **Project Proposal**

#### **Request for Zone Change**

A proposal is being submitted for a zone change on a 0.9 acre lot at 4433 Tabor Street, Wheat Ridge, CO 80033.

The lot is currently zoned agricultural and the requested proposal is for a zoning change to Mixed Use Neighborhood (MU-N).

The subject lot is bordered on two sides by commercial structures with the back of the lot facing the East bound I-70 on-ramp from 44<sup>th</sup> avenue.

#### **Background**

The property has been owned by the same family for over 60 years. It was part of a larger agricultural parcel that was sub divided and sold, with an existing storage building converted to a single family residence. The current owner is part of the development team requesting the zoning change

#### **Proposed Project**

4433 Tabor Loft/Worx is a mixed use, *“live where you work/work where you live”* concept.

The proposed development is designed for 10-12 units comprised of 1,000 to 1,100 sq ft of warehouse and residential space combined in one unit.

The targeted market is individual tenant/owners requiring working space for design, storage and office areas while inhabiting the area above the work area.

We envision an “artisan' mix of complementary businesses. The concept of artisan is not so much of an artistic focus but more a collaboration of individuals whose entrepreneurial goals reflect a live/work environment.



Some examples of these are:

- ⑩ Internet interactive design and support
- ⑩ Commercial interior design
- ⑩ Manufacturer representatives
- ⑩ Professional engineering services
- ⑩ Licensed individuals providing professional business consulting and work products (CPA etc)

### **Project Criteria for Review**

The project qualifies for a zone change not deemed planned unit development under Sec. 26-112 due to the fact that neither the land use size is greater than 1 acre nor the zone change application is for a zone change to any commercial district except mixed use or to the industrial-employment district.

The front of the property faces Tabor Street with primarily residential and multifamily residences and a 6 acre tract of undeveloped agricultural zoned land on the East side of Tabor Street.

Subject property is located on the West side of Tabor Street and is flanked by commercial properties and highway access behind it. The rezoning of the property to mixed use is utilizing the highest and best use of the land to provide a seamless integration from the residential usage on the East side of Tabor Street to the commercialized district on the opposite side of Tabor Street.

A “live where you work/work where you live” development is designed to have minimal impact both on traffic flow and access to current infrastructures. Residents of these properties are not tied to normal work flow patterns. The restrictive nature of the proposed covenants against walk-in retail businesses curtail any additional traffic outside the coming and goings of the residents of the property.

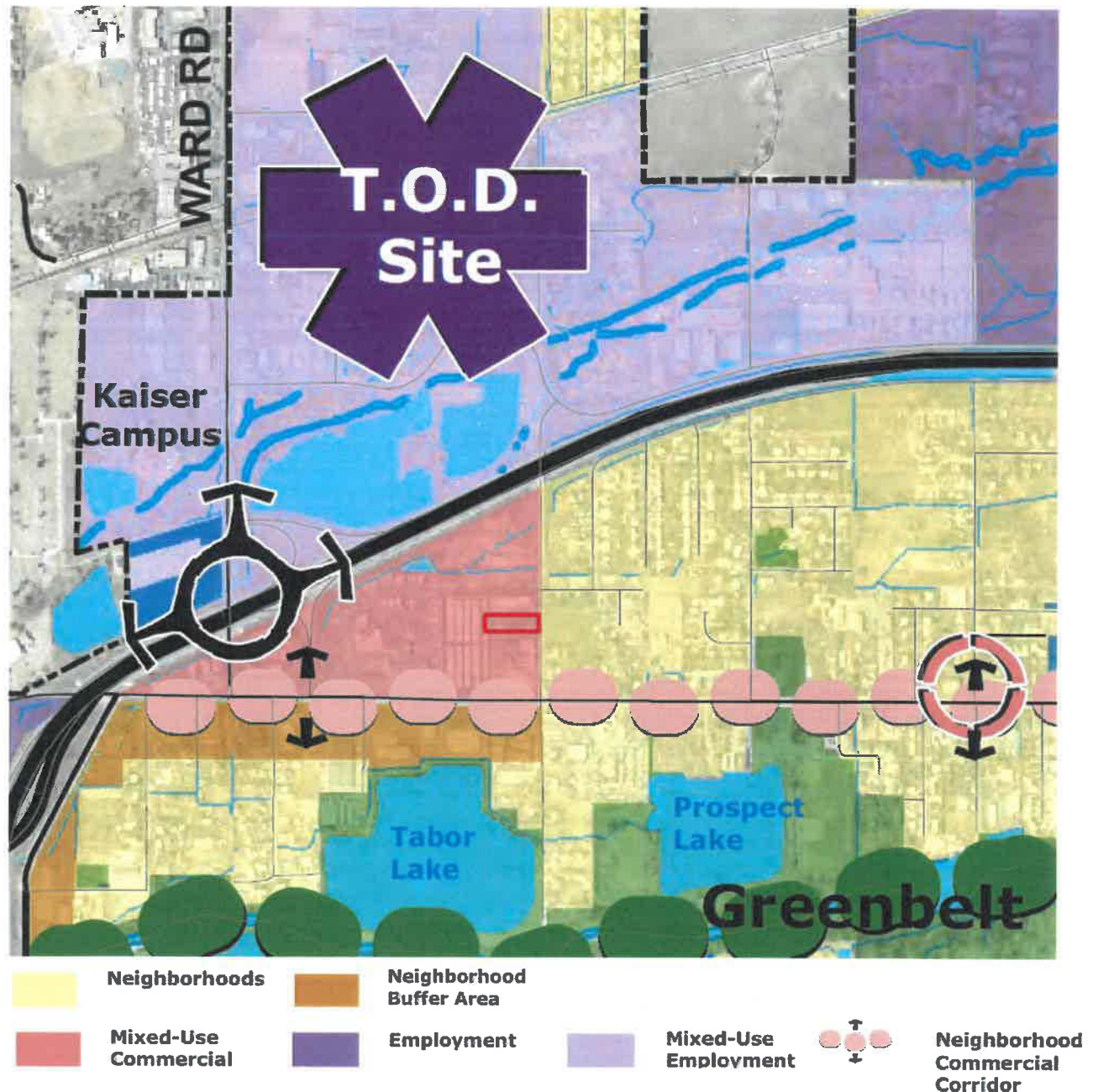
The location of the property in a commercially zoned area utilizes the existing utilities already servicing the properties in this corridor of businesses. Thus requiring no additional taxing of the current utilities.

With the completion of the light rail station approximately on half mile to the North of the proposed development, the 4443 Tabor Loft/Worx development fully incorporates itself into both Wheat Ridge's and the Front Ranges transportation plans to encourage proposals that commit to reducing the impact that commuting and private vehicle use has on the surrounding community.



## EXHIBIT 5: COMPREHENSIVE PLAN

The image below is an excerpt from the Structure Plan within the City's 2009 comprehensive plan with the subject property outlined in red. The Structure Plan "provides strategic guidance for future development and redevelopment efforts. The categories displayed on the Structure Plan show the general locations of desired future land uses, but the map symbols (especially corridor widths and sizes of activity centers) are not intended to depict precise boundaries." (Note: the underlying aerial image predates the construction of the I-70 ramps immediately west of the subject property.)





## EXHIBIT 6: NEIGHBORHOOD MEETING

### NEIGHBORHOOD MEETING NOTES

Meeting Date: May 24, 2017

Attending Staff: Meredith Reckert, Senior Planner

Location of Meeting: Wheat Ridge Municipal Building  
Second floor conference room  
7500 W. 29<sup>th</sup> Avenue  
Wheat Ridge, CO

Property Address: 4433 Tabor Street

Property Owner(s): Randall K. Williams  
Brenda Kathleen Williams

Property Owner(s) Present? Yes

Applicants Present: Brian Martin  
Tom Kennedy  
Randy Williams

Existing Zoning: Agricultural-One (A-1)

Existing Comp. Plan: Mixed-Use Commercial

#### Existing Site Conditions:

The property is located on Tabor Street north of 44<sup>th</sup> Avenue and south of Interstate-70. The ramps for I-70 are adjacent to the property to the west. According to the Jefferson County Assessor, the property is just under one acre in size (39,988 square feet), and it has on it a single family home that was built in 1934. The majority of the site is undeveloped. Access is provided from Tabor, although the existing driveway is not paved.

The site is currently zoned Agricultural-One (A-1), and it is surrounded by a variety of zoning designations and land uses. Immediately to the north is an office/warehouse zoned Planned Commercial Development (PCD), and to the south is Heine's Market which is zoned Commercial-One (C-1). Across Tabor to the east are properties zoned residentially and agriculturally. This includes a relatively well-established R-2 neighborhood, a vacant A-1 parcel, and multifamily development along 44<sup>th</sup> Avenue.



**Applicant/Owner Preliminary Proposal:**

The applicant is proposing to develop the property into a live/work project. Although there is no specific development being proposed at this time, a conceptual site plan was shared with the group. The plan showed a row of 12 units running along and parallel to the northern property line. A drive-aisle and parking are located south of the structure.

No outdoor storage would be permitted on the property. Potential end users could include materials installers who need warehouse space, manufacturer representatives who need showroom space, or design professionals who need studio and meeting space. The applicants do not envision any retail uses on the property.

There are two options to change the zoning on the property. The first would be to rezone it to a mixed use zone district category. The property's location would qualify it to be rezoned to Mixed-Use Commercial Interstate (MU-C I) which is intended for properties on commercial corridors within 500' of I-70. Another mixed use category to contemplate is Mixed Use – Neighborhood which would be more compatible with the residential uses across the street. The other option would be to rezone the property to a planned development district.

The following is a summary of the neighborhood meeting:

- In addition to staff and 3 applicant/owner representatives, 3 members of the public attended the neighborhood meeting. See attached sign-up sheet.
- Staff explained the site conditions, zoning in the neighborhood, and the reason for the rezoning request.
- The applicant explained the proposed project and how a zone change to Mixed Use could work for the property.
- The members of the public were informed of the process for a zone change.
- The members of the public were informed of their opportunity to make comments during the process and at the public hearings.

The following issues were discussed regarding the zone change request and proposed development:

- What is the current use on the property?  
*Single family residential.*
- The building is proposed to be two stories in height. How will the upper story be used?  
*As either a one-bedroom efficiency apartment or office space supporting the use on the bottom floor.*
- Will outside storage be allowed?  
*No.*
- How tall will the building be?  
*Roughly 29'.*



- The proposed development looks similar to the development to the north. How many units are in that development?

Seven.

- One of the attendees indicated that he was generally supportive of the concept but commented that with mixed use zoning, there are no assurances of what can be built. He indicated that he would prefer to see the property rezoned to a planned development district so the design can be reviewed as part of the zone change process.

No written comments were received either before or after the neighborhood meeting.

Please  
sign in!

+

**May 23, 2017 – 6 PM  
Neighborhood Meeting**

**4433 Tabor Street**

**Zone change from Agricultural-One (A-1)  
to a Planned Mixed Use Development (PMUD)**

PLEASE PRINT

	<u>Name</u>	<u>Address</u>
1.	Jerry Williams	4433 Tabor St.
2.	JOHN CLARK	4665 SWANLEY ST.
3.	Brian Martin	11769 Ranch ELSIE RD, GOLDEN
4.	Tom Keane	11941 I-70 Frontage Rd
5.	Tim Turpin	4540 SIMMS CT Wheat Ridge
6.	Joy Metzfield	4520 Simms Ct Wheat Ridge
7.		



## 1. PUBLIC HEARING

- A. **Case No. WZ-18-01**: an application filed by Tom Kennedy for approval of a zone change from Agricultural-One (A-1) to Mixed Use-Neighborhood (MU-N) for the property located at 4433 Tabor Street.

Ms. Reckert gave a short presentation regarding the zone change and the application. She entered into the record the contents of the case file, packet materials, the zoning ordinance, and the contents of the digital presentation. She stated the public notice and posting requirements have been met, therefore the Planning Commission has jurisdiction to hear this case.

Commissioner BUCKNAM asked if the small strip of land to the southwest of the subject property is also A-1.

Ms. Reckert said it is A-1 and is a part of the water detention that was created when I-70 on/off ramps were relocated about seven years ago. She added that the zoning on it will not be changed and that much of the right-of-way for I-70 is zoned A-1.

Commissioner BUCKNAM then asked if there are any concerns with drainage if the zone change is approved due to the possibility of higher density on the land.

Mr. Brossman said that during the design phase drainage will be addressed and any new development would have to have adequate facilities on site to handle drainage.

Commissioner VOS wanted to confirm the zoning of the building to the north and asked if the zone change to MU-N will run with the land if the owners decide not to develop, but to sell instead.

Ms. Reckert confirmed that the MU-N zoning would remain, regardless of ownership.

**Tom Kennedy, Applicant**  
**11194 I-70 Frontage Rd North**

Mr. Kennedy gave a brief explanation behind his desire for the zone change to MU-N. He said the concept of becoming more environmentally conscious is beneficial and would create less vehicular traffic by developing a live/work product. The units would include office space on the main floor and apartments above, on the 2<sup>nd</sup> floor. He also added that he had enjoyed working with the City of Wheat Ridge staff.



**John Clark, Resident  
4665 Swadley Street**

Mr. Clark believes the staff at the City of Wheat Ridge is hard to work with and he felt it was inappropriate to indicate that three people had attended the neighborhood meeting in May because the two other people showed up late. He said he is not against development, but in fact is against changing the zoning for something in the future that could be much bigger or more intensive. He feels that MU-N is more valuable than an A-1 zoning and will just be sold for money. Mr. Clark does not want to see A-1 properties disappear because we need more grassland and feels Wheat Ridge is not sustainable if it is all asphalt. He expressed concerns that a vacant A-1 property on the east side of Tabor Street would be rezoned and redeveloped commercially. He expressed distrust of the City and of staff.

Commissioner VOS commented that if the maximum height for residential use in MU-N is 35 feet and 50 feet for all other uses, she is worried something other than live/work will be developed.

Ms. Mikulak explained that zoning runs with the land and it is appropriate to compare the different development standards to the commercial properties adjacent to this one not only the A-1 that it is zoned currently. Commercial-One (C-1) also has a height limit of 50 feet for buildings with commercial uses. The Commission needs to focus on the zoning not the potential for a live/work development because it is always possible that future development could be for any of the permitted uses.

**It was moved by Commissioner BUCKNAM and seconded by Commissioner WEAVER to recommend APPROVAL of Case No. WZ-18-01, a request for approval of a zone change from Agricultural-One (A-1) to Mixed Use-Neighborhood (MU-N) for property located at 4433 Tabor Street, 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 and Fruitdale Subarea Plan**
- 3. The proposed zone change is consistent with the character of Tabor Street.**
- 4. The zone change will provide opportunity for reinvestment in the area.**
- 5. The criteria used to evaluate a zone change support the request.**

Commissioner BUCKNAM explained he is going to support the motion because Tabor Street is between the neighborhood on the east and the commercial on the west and it is appropriate for a mixed use zoning and the uses would be in character with the neighborhood.



Commissioner WEAVER added that she works and lives among agricultural uses and when you don't have large continuous spaces it is hard to do agricultural work. She explained that when you look at the zoning map there are not agricultural activities being done in the A-1 zone districts. Commissioner WEAVER added that the City of Wheat Ridge has done an excellent job at creating zone districts for what is appropriate for the neighborhoods.

Vice Chair BODEN called for a vote.

**Motion recommending APPROVAL carried 5-1 with Commissioner VOS voting no.**




**REQUEST FOR CITY COUNCIL ACTION**

**TITLE: COUNCIL BILL NO. 09-2018 – AN ORDINANCE APPROVING A ZONE CHANGE FROM AGRICULTURAL-ONE (A-1) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) WITH AN OUTLINE DEVELOPMENT PLAN (ODP) FOR PROPERTY LOCATED AT 5372 AND 5392 QUAIL STREET (CASE NO. WZ-17-11/CLARK)**

- |   |   |
|---|---|
| <input type="checkbox"/> PUBLIC HEARING | <input checked="" type="checkbox"/> ORDINANCES FOR 1 <sup>ST</sup> READING (03/26/2018) |
| <input type="checkbox"/> BIDS/MOTIONS   | <input type="checkbox"/> ORDINANCES FOR 2 <sup>ND</sup> READING (04/23/2018)            |
| <input type="checkbox"/> RESOLUTIONS    |   |

QUASI-JUDICIAL: ☒ YES ☐ NO

  
Community Development Director

  
City Manager

**ISSUE:**

The applicant is requesting approval of a zone change from Agricultural-One (A-1) to Planned Residential Development (PRD) for property located at 5372 and 5392 Quail Street for the purpose of developing single-family homes and townhomes.

The proposed rezoning area includes two parcels, the total size of which is approximately five and one-quarter acres.

**PRIOR ACTION:**

Planning Commission heard the request at a public hearing on March 15, 2018 and recommended approval. The staff report and meeting minutes from the Planning Commission meeting will be included with the ordinance for second reading.

**FINANCIAL IMPACT:**

The proposed zone change is not expected to have a direct financial impact on the City. Fees in the amount of \$1,756.62 were collected for the review and processing of Case No. WZ-17-11.



**BACKGROUND:**

The subject property is located in a northern peninsula of Wheat Ridge, and is surrounded on three sides by the City of Arvada. It is located along Quail Street north of Ridge Road and south of 54<sup>th</sup> Avenue. Less than 500 feet south of the subject property is the Quail Ridge Estates subdivision, a planned development approved in 2006 for 25 homes. Construction in Quail Ridge Estates is currently underway and several homes are complete and have been issued certificates of occupancy.

The subject property consists of two parcels, each of which contains a single-family home. The existing single-family homes were built in the late 1920s and early 1950s and have been utilized for residential and agricultural uses since that time.

*Surrounding Land Uses*

The property is nearly equidistant between two Gold Line stations (Wheat Ridge · Ward to the west and Arvada Ridge to the east). Historically, the neighborhoods in the area have been comprised predominantly of single-family homes and with some condominiums and multifamily. The housing stock is diversifying with the rail line catalyzing new developments.

To the north and east of the subject property is the Skyline Estates neighborhood in the City of Arvada. This area consists of single-family homes constructed throughout the mid-2000s. To the southeast along Ridge Road, also within the Skyline Estates neighborhood, are five 8-unit apartment buildings. To the west of the subject property is a large vacant parcel within the City of Arvada. The current zoning on the property would allow residential uses to the north and industrial uses to the south. The City of Wheat Ridge recently received a referral from the City of Arvada for a proposed rezoning of this property to allow for approximately 500 dwelling units, consisting of single-family detached homes, paired homes, and apartments. This proposed development (Haskins Station) is currently under review by the City of Arvada, and has yet to be heard by the Arvada Planning Commission or City Council. To the south of the subject property are two properties agriculturally zoned and utilized for single-family homes with potentially some accessory agricultural uses. Further to the south is the aforementioned Quail Ridge Estates development, zoned Planned Residential Development.

*Current and Proposed Zoning*

The site's current zoning, Agricultural-One (A-1), allows for residential estate living within a quasi-rural or agricultural setting with single-family homes being permitted on a minimum of one-acre of land. Other uses permitted within this zone district are primarily agricultural uses such as farming, farmers markets, produce stands, riding academies and public stables, in addition to a few non-agricultural uses such as governmental buildings and schools. The applicant has proposed a Planned Residential Development which allows for single-family attached and detached homes and open space. Also allowed as accessory uses are home occupations and household pets. These accessory uses are in line with all residential zone districts in the City, and would be subject to the underlying regulations within the Code of Laws. Additionally, the applicant has proposed not allowing detached accessory structures or RV and boat storage within the development. This is typical of some of the City's more recent Planned Residential Developments.



**RECOMMENDED MOTION:**

“I move to approve Council Bill No. 09-2018 an ordinance approving the rezoning of property located at 5372 and 5392 Quail Street from Agricultural-One (A-1) to Planned Residential Development (PRD) on first reading, order it published, public hearing set for Monday, April 23, 2018 at 7 p.m. in City Council Chambers, and that it take effect 15 days after final publication.”

**REPORT PREPARED/REVIEWED BY:**

Zack Wallace Mendez, Planner II

Kenneth Johnstone, Community Development Director

**ATTACHMENTS:**

1. Council Bill No. 09-2018



**CITY OF WHEAT RIDGE**  
**INTRODUCED BY COUNCIL MEMBER \_\_\_\_\_**  
**COUNCIL BILL NO. 09**  
**ORDINANCE NO. \_\_\_\_\_**  
**Series of 2018**

**TITLE: AN ORDINANCE APPROVING A ZONE CHANGE FROM AGRICULTURAL-ONE (A-1) TO PLANNED RESIDENTIAL DEVELOPMENT (PRD) WITH AN OUTLINE DEVELOPMENT PLAN (ODP) FOR PROPERTY LOCATED AT 5372 AND 5392 QUAIL STREET (CASE NO. WZ-17-11/CLARK)**

**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**, Summer Clark of SCHAL Investments, LLC has submitted a land use application for approval of a zone change to the Planned Residential Development (PRD) zone district for property located at 5372 and 5392 Quail Street; and,

**WHEREAS**, the City of Wheat Ridge has adopted a comprehensive plan—*Envision Wheat Ridge*—which calls for residential uses along Quail Street north of Ridge Road; and,

**WHEREAS**, the subject property lies equidistant between two Gold Line stations, and the housing stock in the area is diversifying with the rail line catalyzing new development in the area; and,

**WHEREAS**, the City of Wheat Ridge Planning Commission held a public hearing on March 15, 2018 and voted to recommend approval of rezoning the property to Planned Residential Development (PRD),

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

**Section 1.** Upon application by Summer Clark for approval of a zone change ordinance from Agricultural-One (A-1) to Planned Residential Development (PRD) for property located at 5372 and 5392 Quail Street, 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:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**ATTACHMENT 1**



BEGINNING AT THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 16; THENCE N89°37'16"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 16 A DISTANCE OF 471.14 FEET TO THE NORTHWEST CORNER OF TRACT A, SKYLINE ESTATES FILING NO. 2; THENCE S00°12'24"E ALONG THE WEST LINE OF BLOCK 1 OF SAID SKYLINE ESTATES FILING NO. 2 A DISTANCE OF 499.28 FEET; THENCE S89°34'25"W ALONG A LINE 160 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 7 ACRES OF THE WEST 14 ACRES OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16 A DISTANCE OF 430.76 FEET TO A POINT ON THE EAST LINE OF PROPERTY CONVEYED TO JEFFERSON COUNTY BY DEED RECORDED APRIL 6, 1954 AT RECEPTION NO. 572675; THENCE N00°15'01"W ALONG SAID EAST LINE A DISTANCE OF 19.63 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE S89°37'16"W ALONG THE NORTH LINE OF SAID PROPERTY A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID NORTHWEST QUARTER OF SECTION 16; THENCE N00°15'01"W ALONG SAID CENTERLINE A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING.

**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 \_\_\_ to \_\_\_ on this 26<sup>th</sup> day of March, 2018, ordered it published with Public Hearing and consideration on final passage set for **Monday, April 23, 2018 at 7:00 o'clock p.m.**, in the Council Chambers, 7500 West 29<sup>th</sup> 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

1<sup>st</sup> publication:  
2<sup>nd</sup> publication:  
Wheat Ridge Transcript:  
Effective Date:



**REQUEST FOR CITY COUNCIL ACTION**

**TITLE: RESOLUTION NO. 16-2018 – A RESOLUTION AMENDING THE FISCAL YEAR 2018 GENERAL FUND BUDGET TO REFLECT THE APPROVAL OF A SUPPLEMENTAL BUDGET APPROPRIATION IN THE AMOUNT OF \$20,000 TO FUND A LANDSCAPE INSPECTION AND ENFORCEMENT PROGRAM**


☐ PUBLIC HEARING  
☐ BIDS/MOTIONS  
☒ RESOLUTIONS

☐ ORDINANCES FOR 1<sup>ST</sup> READING  
☐ ORDINANCES FOR 2<sup>ND</sup> READING

QUASI-JUDICIAL: ☐ YES

☒ NO

  
Community Development Director

  
City Manager

**ISSUE:**

City Council has prioritized maintaining and enhancing the physical appearance of the City. One way the City accomplishes that goal is through requiring quality landscaping on all new construction projects. After landscaping is installed, it requires regular maintenance to remain healthy and living, particularly in the arid Colorado high desert climate. A City landscape inspection and enforcement program is one way to ensure ongoing landscape maintenance is occurring. In 2017, the Community Development Department initiated a pilot landscape inspection and enforcement program, utilizing a paid seasonal intern. To continue this program in 2018, a budget supplemental of \$20,000 is requested.

**PRIOR ACTION:**

City staff briefed City Council on the 2017 pilot program at a March 5, 2018 study session. City Council expressed support for the program and provided a consensus direction to bring back the item for a supplemental budget resolution in the amount of \$20,000.



**FINANCIAL IMPACT:**

Staff did not budget for the continuation of the program in 2018, wanting to first brief City Council on the program and the 2017 results to gauge Council support. The program cost less than \$10,000 in 2017, but that did not allow for as thorough a program approach as would be ideal. Funding at the \$20,000 level will allow a seasonal part time intern to be hired in April, just prior to the start of the growing season to prepare for a proactive inspection program. Funds are available in General Fund undesignated reserves to fund this request.

**BACKGROUND:**

City Council has prioritized the community's physical appearance and image. Maintaining the City's public and privately owned landscaping is one way of achieving that goal. To that end, City staff initiated a proactive landscape inspection and enforcement pilot program in 2017. Staff performed landscape inspections on 45 sites, with a focus on recently developed commercial, multi-family and multi-lot single-family projects. The inspections determined whether plant materials, mulch and irrigation were being adequately maintained. The program was generally well received and numerous properties were fully restored to comply with their approved landscape plans. The memo from the March 5, 2018 study session is attached for a more detailed description of the 2017 pilot program

**RECOMMENDATIONS:**

Staff recommends approval of the resolution in order to provide for a supplemental budget appropriation of \$20,000 for the purpose of amending the fiscal year 2018 General Fund budget to reflect the approval of a landscape inspection and enforcement program.

**RECOMMENDED MOTION:**

"I move to approve Resolution No. 16-2018, a resolution amending the fiscal year 2018 General Fund budget to reflect the approval of a supplemental budget appropriation in the amount of \$20,000 to fund a landscape inspection and enforcement program."

Or,

"I move to table indefinitely Resolution No. 16-2018, a resolution amending the fiscal year 2018 General Fund budget to reflect the approval of a supplemental budget appropriation in the amount of \$20,000 to fund a landscape inspection and enforcement program for the following reason(s) \_\_\_\_\_."

**REPORT PREPARED/REVIEWED BY:**

Kenneth Johnstone, Community Development Director  
Patrick Goff, City Manager

**ATTACHMENTS:**

1. Resolution No. 16-2018
2. Staff memo from March 5, 2018 study session



**CITY OF WHEAT RIDGE, COLORADO**  
**RESOLUTION NO. 16**  
**Series of 2018**

**TITLE: A RESOLUTION AMENDING THE FISCAL YEAR 2018 GENERAL FUND BUDGET TO REFLECT THE APPROVAL OF A SUPPLEMENTAL BUDGET APPROPRIATION IN THE AMOUNT OF \$20,000 TO FUND A LANDSCAPE INSPECTION AND ENFORCEMENT PROGRAM**

**WHEREAS**, City Council has prioritized the physical appearance and beautification of the City's public realm; and

**WHEREAS**, requiring quality landscaping in association with new development is one means of achieving those beautification goals; and

**WHEREAS**, the City requires irrigated landscaping be installed on all new commercial, mixed-use, multi-family and multi-lot single-family developments; and

**WHEREAS**, City Code requires said landscaping be properly maintained in perpetuity; and

**WHEREAS**, the arid high desert climate requires consistent irrigation for trees and other plant materials to remain healthy and living; and

**WHEREAS**, regular maintenance often includes replacement of dead or diseased plant material, replacement of mulch and repair and maintenance of underground irrigation systems; 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 \$20,000 from General Fund undesignated reserves to account 01-120-600-617 is hereby approved and revenues are amended accordingly.

**DONE AND RESOLVED** this 26<sup>th</sup> day of March 2018.

\_\_\_\_\_  
William "Bud" Starker, Mayor

ATTEST:

\_\_\_\_\_  
Janelle Shaver, City Clerk



# Memorandum

**TO:** City Council and Mayor

**THROUGH:** Kenneth Johnstone, Community Development Director

**FROM:** Meredith Reckert, Senior Planner

**DATE:** February 23, 2018 (for March 5, 2018 study session)

**SUBJECT:** Landscape Inspection Pilot Program

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The intent of this memorandum is to update City Council regarding the process and results of a landscape inspection pilot program conducted by the Community Development Department last summer. If there is a desire to continue the program in 2018, there will be a need for a budget supplemental.

## **Purpose of the Program**

The City Council has identified the physical appearance of the City to be a priority. The primary tool used to achieve this is through code enforcement inspection efforts. One of the identified strategies to maintain high quality community aesthetics in the City is to create a more proactive program for the enforcement of landscaping violations, where required landscaping has died or been removed.

## **Background**

One of the integral components of the building permit plan review function for multi-family, commercial and large single-family subdivision projects is review of a landscape plan. The plan is reviewed for compliance with the landscaping requirements detailed in the City Code. Prior to the issuance of a Certificate of Occupancy for new structures, a landscape inspection is required to verify conformance with the approved plan. However once this final inspection occurs, continued maintenance of a property's landscaping may not occur or plant materials die and are not replaced. Section 26-502.G of the City Code requires perpetual maintenance of landscaping approved through the building permit and development processes.

## **Process**

In the summer and fall of 2017, the Community Development planning division created and managed a pilot program for proactive enforcement of landscape plans for existing properties in the City. A temporary intern was hired and was employed from June through mid-November to implement the program.

The following is a general summary of steps performed by the intern to assess landscaping and address compliance issues:



- A list of properties to inspect was developed by planning staff and provided to the intern. This list included properties that were developed within the last several years.
- The originally approved building permits and landscape plans were located for each property in the City's archive files.
- Our intern visited each site and documented the existing landscaping through photographs, maps, and written notes. Items noted included dead or missing plant materials, exposed irrigation pipes and inadequate mulch in planting beds.
- For all properties, a follow-up letter was prepared and sent explaining the purpose of the program and notifying the property owner that an inspection had been performed. The findings were documented in the letter and a copy of the original landscape plan. Letters were provided to both compliant and non-compliant properties, and these template letters are attached for reference. (Exhibit 1, Template letters)
- The property points of contact were given two weeks to respond back upon receipt of the letter. Those not responding in the specified timeframe were sent follow-up letters.
- A subsequent site visit occurred with the property owner (or with their representative or landscaper) to discuss the findings and trouble shoot issues that staff may not have been aware of (maintenance problems, inappropriate species, etc.).
- Staff then worked with the property owner and/or landscaper to establish a schedule for remedy of the issues identified. This could include replacing plant species, modifying irrigation, or redesigning landscape plans among other remedies.
- Once the improvements were completed, a letter of compliance was provided.

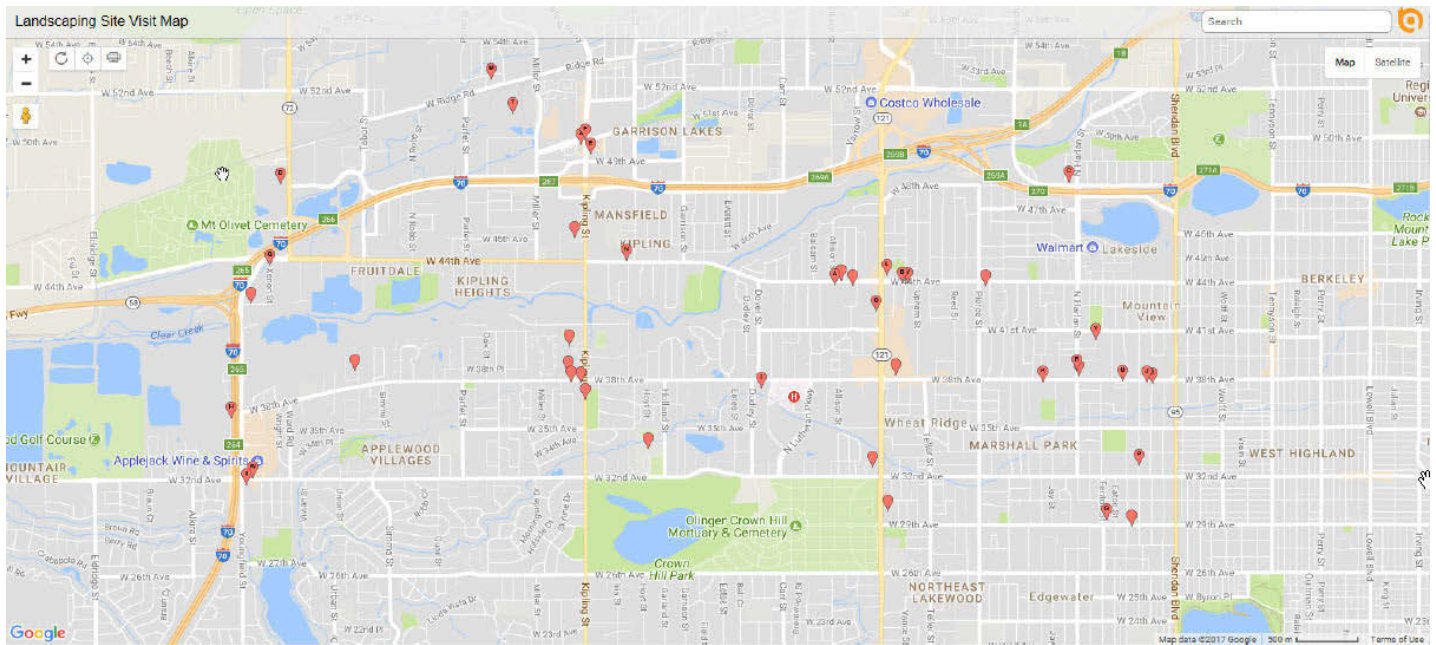
It is important to note, that every property and the processes varied slightly with variables such as how quickly they would respond to us, who we were working with (property owner or business manager), the extent of property issues, etc. As the program continued into the fall, some property owners expressed concern for end-of-year maintenance budgets, and end of planting season constraints. A landscaping restoration agreement was created and provided to those who requested to defer until June 1, 2018 to finish their improvements.

Attached is an example of the correspondence provided to Chase Bank at 7405 W. 38<sup>th</sup> Avenue regarding their landscaping. This interaction was considered a success due to their timely response and willingness to work with staff on not only replacement of plant materials, but to address other items on the site. (Exhibit 2, Chase correspondence)

### **Program Results**

A total of 45 sites were inspected during the 2017 pilot program. As shown in the map below the sites were spread throughout the City. Each site is noted by a red pinpoint.





The following are statistics based on the pilot program.

- A total of 45 sites were visited, and 35 property owners responded to initial correspondence (a 77% response rate).
- Twelve of the sites were brought into full compliance.
- Eight of the property owners have done some initial work and executed the Landscape Restoration Agreement which postpones a compliance date until June 1, 2018.
- Eleven of the property owners are still in correspondence with staff about next steps.
- Ten of the property owners did not respond and need to be contacted again this spring.
- Two of the property owners objected to additional investment in their property.
- Other than the intern's wages, there was minimal monetary investment on the part of the City as resources were already on hand (City Hall computer station, city vehicle, office supplies, etc.).
- Most of the property owners agreed that quality landscaping is vital to maintain a positive image of the city and were willing to work with us.

### 2018 Program

If there is a desire to continue the program in 2018, there will be a need to assess budget and staffing resources. As noted above the Department will need to hire an intern to start in May 2018. The cost of the program last year was \$6240, which allowed us to pay an intern for part-time work for 25 hours per week for five months.



**Request for City Council Direction**

If City Council wishes to continue this landscape inspection program, a budget supplemental will be needed. To optimize the program, staff recommends beginning the inspection program in late spring and continuing through early fall at the end of the ideal planting season. A budget supplemental of \$10,000 would be necessary and could be brought for City Council action on the March 26 agenda.



**REQUEST FOR CITY COUNCIL ACTION**

**TITLE: RESOLUTION NO. 17-2018 - A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF WHEAT RIDGE AND THE LONGS PEAK METROPOLITAN DISTRICT FOR CONSTRUCTION OF THE I-70 AND 32<sup>ND</sup> AVENUE INTERCHANGE**

- |   |   |
|---|---|
| <input type="checkbox"/> PUBLIC HEARING         | <input type="checkbox"/> ORDINANCES FOR 1 <sup>ST</sup> READING |
| <input type="checkbox"/> BIDS/MOTIONS           | <input type="checkbox"/> ORDINANCES FOR 2 <sup>ND</sup> READING |
| <input checked="" type="checkbox"/> RESOLUTIONS |   |

QUASI-JUDICIAL: ☐ YES☒ NO  
Director of Public Works  
City Manager**ISSUE:**

As part of the proposed Clear Creek Crossing project, the City has been working with Longs Peak Metropolitan District (the District) and CDOT to design and attain approvals for construction of the I-70 westbound hook-ramps just north of 32<sup>nd</sup> Avenue, including modifications to the I-70/32<sup>nd</sup> Avenue interchange. These improvements are needed not only to accommodate the project, but also to improve overall transportation access and safety in the immediate area. Included in the many discussions that have occurred throughout this process have been logistics regarding how construction of the improvements would occur and by whom. As a result, agreements between the City, CDOT, and the District have been developed for approval by the respective entities. These agreements are necessary to assign roles and responsibilities for actual construction, funding, long-term maintenance, as well as addressing other logistics.

Essentially, the District will be constructing the improvements in accordance with the requirements of an Intergovernmental Agreement (IGA) with the City of Wheat Ridge. Because the work involves construction of facilities in CDOT right of way the was also be owned and maintained by CDOT, the City of Wheat Ridge must also enter into an IGA with CDOT.



The request for Council action as described herein is for approval of an IGA between the City of Wheat Ridge and the District only. A separate agreement between the City and CDOT is addressed in a separate Council action request.

**PRIOR ACTION:**

The proposed roadway improvements and a pending development have been contemplated for several years, as far back as 2006-2007 when a previous property owner intended to develop the same property. More recently, a different property owner has been working to plan a different development over much of the same property. Since 2014, the City has re-engaged with CDOT, FHWA, the community, and other stakeholders to pursue a similar process for the approval of infrastructure improvements. These improvements, more commonly referred to as the westbound “hook ramps” are needed not only to serve the proposed development, but also to improve overall access and safety in the immediate area.

At the January 8, 2018 Study Session, Council was provided an update on this process, including a general overview of two proposed IGAs; one between the City of Wheat Ridge and CDOT, and the other between the City of Wheat Ridge and the Longs Peak Metropolitan District.

On March 15, 2018, the State of Colorado Transportation Commission approved the City’s request for an Interstate Access Request (IAR), thus allowing for construction of the I-70/32<sup>nd</sup> Avenue interchange improvements, which includes the hook ramps.

Council also approved an IGA with Denver Water on September 11, 2017, approving relocation of Denver Water’s access and staging location for Conduit 16 tunneling work so as not to interfere with potential timing and construction conflicts with construction of the hook ramps.

**FINANCIAL IMPACT:**

Funding in the amount of \$10 million for construction of the roadway improvements has been allocated by the City through funds attained from 2E sales tax bonds. The Agreement is structured such that the District will submit progress payments to the City for payment on a periodic/monthly basis as work is completed.

At this time, both parties have been working with an estimated base project cost of \$10 million. However, actual costs will not be known until bids are received and the work is ultimately completed. As a result, the Agreement includes provisions for acceptance of bids, change orders, cost overruns, and other anticipated and unanticipated events. In the event project costs exceed \$10 million, the City is responsible for those cost overruns and the District will reimburse the City as provided in the Hook Ramp Cost Reimbursement Agreement (Exhibit E).

**BACKGROUND:**

Development of the property located west of I-70, south of Highway 58, and north of 32<sup>nd</sup> Avenue has been considered for several years. Over a decade ago, the property owner at the time proposed a significant regional destination type of development. Although approvals by the City, CDOT, and FHWA were attained at the time, the development did not come to fruition and



the property has remained vacant since. More recently, the property turned over to new owners (Evergreen Development Co.). A mixed-use development is now being proposed over the same area with the exception of the property between Clear Creek and Highway 58, where no development is proposed at this time.

Under the provisions of the IGA between the City and the District, construction of the public improvements (hook-ramps) will be performed by Evergreen Development, through their construction manager, Mortenson Construction. The construction will be coordinated and managed by Evergreen on behalf of the District. Mortenson Construction (Evergreen's Construction Manager) will be conducting the overall construction management, bidding, contract awards, overall contract management, payments to contractors, inspection, and other necessary construction management logistics. The IGA provides the necessary provisions, requirements and safeguards needed to assure that the project will be completed in accordance with both City and CDOT requirements. Oversight of construction by the City will be provided with the assistance of the City's technical consultant (AECOM) under the direction of City staff.

**RECOMMENDATION:**

Staff recommends approving the attached resolution authorizing approval of an IGA with the Longs Peak Metropolitan District for construction of the I-70 and 32<sup>nd</sup> Avenue interchange improvements.

**RECOMMENDED MOTION:**

"I move to approve Resolution No. 17-2018 - a resolution authorizing approval of an IGA between the City of Wheat Ridge and the Longs Peak Metropolitan District for construction of the I-70 and 32<sup>nd</sup> Avenue interchange.

Or,

"I move to postpone indefinitely Resolution No. 17-2018 - a resolution authorizing approval of an IGA between the City of Wheat Ridge and the Longs Peak Metropolitan District for construction of the I-70 and 32<sup>nd</sup> Avenue interchange, for the following reason(s)

\_\_\_\_\_."

**REPORT PREPARED/REVIEWED BY:**

Scott Brink, Director of Public Works

Patrick Goff, City Manager

**ATTACHMENTS:**

1. Resolution No. 17-2018
2. Intergovernmental Agreement for Construction of the I-70 and 32<sup>nd</sup> Avenue Interchange
3. Access Improvements Illustration



**CITY OF WHEAT RIDGE, COLORADO**  
**RESOLUTION NO. 17**  
**Series of 2018**

**TITLE:       A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF WHEAT RIDGE AND THE LONGS PEAK METROPOLITAN DISTRICT FOR CONSTRUCTION OF THE I-70 AND 32<sup>ND</sup> AVENUE INTERCHANGE**

**WHEREAS**, pursuant to Charter Section 14.2 and C.R.S. § 29-1-203, the City of Wheat Ridge is authorized to enter into cooperative agreements with other governmental entities; and

**WHEREAS**, the City and the Longs Peak Metropolitan District have negotiated an intergovernmental agreement for construction of hook ramps in connection with the I-70/32<sup>nd</sup> Avenue interchange project; and

**WHEREAS**, in accordance with Section 14.2 of the City's Home Rule Charter, the City Council wishes to approve said intergovernmental agreement by resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Wheat Ridge City Council, that:

The Intergovernmental Agreement by and between the Longs Peak Metropolitan District and the City of Wheat Ridge attached to this resolution and incorporated herein by reference, is hereby approved, and the Mayor and City Clerk are authorized and directed to execute the same.

**DONE AND RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Bud Starker, Mayor

ATTEST:

\_\_\_\_\_  
Janelle Shaver, City Clerk

**ATTACHMENT 1**



**INTERGOVERNMENTAL AGREEMENT  
FOR CONSTRUCTION OF THE  
I-70 AND 32<sup>ND</sup> AVENUE INTERCHANGE**

This INTERGOVERNMENTAL AGREEMENT FOR CONSTRUCTION OF THE I-70 AND 32<sup>ND</sup> AVENUE INTERCHANGE (“**Agreement**”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2018, by and between the City of Wheat Ridge, a Colorado home-rule municipality, and the Longs Peak Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”).

**RECITALS**

- A. The City of Wheat Ridge, Colorado (the “**City**”), is a Colorado home rule municipality, organized and existing pursuant to Section 6 of Article XX of the Colorado Constitution.
- B. The City has authority under Article XIV Section 18 of the Colorado Constitution and C.R.S., 29-1-201 *et seq.* to enter into intergovernmental agreements for lawful purposes authorized to it.
- C. City of Wheat Ridge 2016 Ballot Issue 2E authorized debt in the amount of Thirty-Three Million Dollars (\$33,000,000) to finance the design and construction of City projects. Estimated costs of Ten Million Dollars (\$10,000,000) were allocated for the I-70 and 32<sup>nd</sup> Avenue hook ramp interchange construction (the “**2E Funds**”).
- D. The City entered into an intergovernmental agreement with the Colorado Department of Transportation (“**CDOT**”) concerning the design, construction, and operation and maintenance of the ramps (the “**CDOT IGA**”). The CDOT IGA identifies the ramp project as the “I-70 and 32<sup>nd</sup> Avenue Interchange”, project CC 0703-453 (22417), a depiction of which, together with associated improvements that include but are not limited to that portion of Clear Creek Drive necessary to make the ramps functional, is attached as **Exhibit A (the “Project”)**. The District is not a party to the CDOT IGA.
- E. The City and CDOT have approved or will be approving the design and construction documents and CDOT will issue a construction/access permit for the Project. All approved documents governing the Project, including permits, design and construction documents, will be attached to this Agreement as **Exhibit B (the “Project Documents”)** prior to the District executing any construction contracts.
- F. The Project is a regional improvement to facilitate traffic flow in and around the City including a planned mixed-use subdivision known as Clear Creek Crossing (“**CCC**”). CCC is being developed by Evergreen-Clear Creek Crossing, L.L.C. (“**Evergreen**”). CCC’s public infrastructure is being provided by the District (the “**CCC Project**”).
- G. The District finds that the Project is a public improvement that serves CCC, The City and its residents, and the District’s constituents.



- H. The District has entered into a Pre-Construction and Construction Management Services Agreement with M.A. Mortenson Company (the “**CM**”) to provide pre-construction and construction management services for the CCC Project (the “**CM Agreement**”).
- I. The District has entered into an Agreement for Development Director Services with Evergreen (hereinafter referred to as the “**DD**”), to direct, coordinate and administer the pre-construction and construction phases of the CCC Project in conjunction with the CM (the “**DD Agreement**”).
- J. The District has or will enter into an Agreement for Engineering Services with Martin/Martin, Inc. (the “**Engineer**”) to provide pre-construction and construction engineering services for the CCC Project (the “**Engineer Agreement**”).
- K. The City desires to use 2E Funds to pay for the District’s construction of the Project in coordination with the CCC Project.
- L. The City has entered into an Investing 4 The Future Projects Professional Consulting Services Agreement with AECOM Technical Services, Inc. (“**AECOM**”) to provide (1) management and review of public infrastructure projects; (2) construction project management and inspection; (3) assistance in obtaining additional funding; and, (4) assistance in communications during projects to be paid for with 2E Funds on behalf of the City (the “**AECOM Agreement**”).
- M. The City and the District have entered into this Agreement in order to:
- i. Provide for the District to construct the Project on behalf of the City pursuant to the Project Documents;
  - ii. Provide for the City’s payment to the District of all costs of the Project utilizing the City’s 2E Funds and other City funds necessary to complete the Project;
  - iii. Provide for reimbursement to the City of any Construction Costs, as defined herein, paid in excess of the 2E Funds; and
  - iv. Provide for coordination of activities performed under the CM Agreement, DD Agreement, Engineer Agreement and AECOM Agreement in a manner that ensures the Project is completed in accordance with the Project Documents.

NOW THEREFORE, the parties have entered into this Agreement.

## **COVENANTS AND AGREEMENTS**

1. **SCOPE OF SERVICES.** The District will provide pre-construction, construction management and construction services for the Project (the “**District Services**”), all as required under the CM Agreement, the DD Agreement, the Engineer Agreement, and those certain construction contracts the district is required to enter into in order to complete the District Services.



A. **Scope.** The scope of the District Services is more specifically described in **Exhibit C.**

B. **Coordination.** District Services will be provided in coordination with the City's authorized representative: Stephen McQuilkin, AECOM Technical Services, Inc., 6200 S. Quebec Street, Greenwood Village, CO 80111 (303.843.2127; stephen.mcquilkin@aecom.com) (the "**City Representative**") (references to the City include the City Representative).

C. **No Intended Beneficiaries.** The District is responsible only for construction of the Project pursuant to the Project Documents, this Agreement and the intergovernmental Agreement for Hook Ramp cost Reimbursement attached hereto as **Exhibit E.** It is not responsible to the City for any obligations or performance owed to CDOT, AECOM or any other person or entity. Neither CDOT, AECOM nor any other person or entity is an intended beneficiary of this Agreement.

D. **Additional Services.** The City may request the District to provide additional services not set forth in **Exhibit C** in writing (the "**Additional Services**"). The City and the District will negotiate the scope, cost and method of payment for Additional Services, which must be memorialized by a written agreement.

E. **Standard of Performance.** The District will perform the District Services using that degree of skill and knowledge customarily employed by professionals performing similar general contracting/construction management services in the Denver metropolitan area.

- i. The City represents that the Project Documents listed in **Exhibit B** are all the documents and information necessary to complete the Project as required by this Agreement.
- ii. The District acknowledges that coordination of certain District Services with the City Representative is necessary (the "**Coordinated Services**"). The Coordinated Services are separately identified in **Exhibit C.** The City Representative is the agent of the City for all Coordinated Services.

2. **TERM OF AGREEMENT.** The term of this Agreement begins on the date of execution and ends (1) three years after the Project has been deemed substantially completed in the manner described at Paragraph 4.C.ii, (2) by mutual written agreement of the parties; or, (3) by the exercise of the termination provisions in paragraph 9.

3. **SCHEDULE.** The District will undertake the District Services in a manner and sequence that assures their timely completion in light of the purposes of this Agreement and coordination with the CCC Project requirements. Estimated performance dates for components of the District Services are set forth separately in **Exhibit C.**

4. **Payment of Project Costs.**

A. **Waiver of District Fee.** The District will not charge a construction management or other fee for the District Services. The City shall waive any Right of Way Permit Fee(s) or other fees customarily imposed by the City.



B. **Cost of District Services and the Project to be Paid by City.** Except as provided in Paragraph 4(F) below, the City acknowledges that the District is agreeing to complete the Project with the understanding that no cost whatsoever will be borne by the District. The City shall pay to the District all amounts necessary to pay District costs, obligations and expenses incurred in the performance of the District Services (the “**Construction Costs**”). A list of some estimated Construction Costs is attached as **Exhibit D** (the “**Construction Cost Estimates**”). The City represents that it shall consider appropriation of funds for payment in 2018 in an amount equal to or in excess of the total Construction Cost Estimates for the Project and that it shall consider appropriation of appropriate additional funds needed in future years. The District is not obligated to enter into any construction contracts until sufficient funds to pay the contract amount have been appropriated and made available by the City.

C. **Applications for Payment.** The City acknowledges that the District is relying on payment from the City to pay Construction Costs and that funds therefor must be made available to the District to pay Construction Costs in a timely manner. The District will submit applications for payment to the City requesting funds to pay Construction Costs. (each an “Application for Payment” and together, the “Applications for Payment”). Applications for Payment shall be submitted on a form approved by the City as substantially set forth in Exhibit G. Applications for Payment will (a) describe and provide a copy of any Trade/Construction Contract the District intends to enter into and provide construction cost schedules for each construction, materials or trade contract, outlining those costs and the schedule under which such costs are anticipated to become payable; and, (b) describe any other Construction Costs that (i) have been incurred and (ii) are anticipated to be incurred during the ensuing 60 day period along with a similar construction cost schedule. The construction cost schedules shall be provided to the City in advance of any Application for Payment, and may be revised from time to time, so long as the revised schedules are similarly provided to the City. The City will consider and approve the Application for Payment and make all approved funds available to the District to timely pay costs as they become due under the construction cost schedule or when actually due. The City shall deliver or otherwise make the approved funds available for use by the District so the District can timely pay Construction Costs in a manner to be agreed upon by the District accountant and City Finance Director.

- i. The District, using a form approved by the City, shall submit on a monthly basis an itemized list demonstrating the Construction Costs paid with funds approved under an Application for Payment (the “**Evidence of Costs**”), including but not limited to the following:
  - 1) an itemized list of costs paid by the District pursuant to the CM Agreement, including the “applications for payment” for “services”, trade contractor “work”, materials, supplies, and equipment performed or procured for purposes of the Project; and
  - 2) an itemized list of costs paid by the District pursuant to the DD Agreement for services under that Agreement; and



- 3) an itemized list of costs paid by the District pursuant to the Engineer Agreement for services under that Agreement; and
  - 4) an itemized list(s) demonstrating other costs paid by the District for purposes of performing such District Services, including but not limited to costs of legal, accounting, testing, insurance, performance or other bonds, or any other consulting or construction services, to the extent such costs are within the scope of Exhibit C.
- ii. In no event shall the City be obligated to pay or reimburse any Construction Costs when payment or reimbursement is requested more than three (3) years after the Project is deemed substantially completed as "substantial completion" is defined in §24-91-102(5), Colorado Revised Statutes so long as the delay is not the fault of the City.

The District is not obligated to accept bid proposals, execute contracts for construction or incur other obligations for construction of the Project without funds approved under an Application for Payment being made available to the District.

D. **Payment Objection Resolution.** The City and District acknowledge the importance of timely performance of and payment for the Project. If the City has an objection to Construction Costs that have been submitted on a monthly Application for payment or Evidence of Costs, the City shall immediately notify the District, CM, and DD of the objection. If the issue cannot be resolved, the City may submit the issue to mediation pursuant to Paragraph 13 of this Agreement. The District agrees to reimburse the City the amount of Construction Costs agreed to by the Parties in mediation, if any, pursuant to the Reimbursement Agreement attached as **Exhibit E**. Either party may pursue the collection of a disputed amount in the Jefferson County District Court after mediation.

E. **Multi-Year Fiscal Obligation.** The District acknowledges that the City's obligation to pay all of the District's Construction Costs under this Agreement is subject to its appropriation of sufficient funds therefor. City represents that it presently intends to properly consider for appropriation the necessary funds to complete the Project in 2018 and budget years subsequent to 2018 and will instruct its budget officer to include the appropriation in all draft budgets. Non-appropriation of such funds shall be a cause for immediate termination of this Agreement by the District. The City hereby waives the District's obligations under this Agreement if the District exercises its right to terminate under this sub-Paragraph E.

F. **Contingency Payment.** The City and District acknowledge that the City shall allocate the 2E Funds to pay for the Project, and that such funds shall be utilized entirely to pay Construction Costs until Project completion (the "**Allocation**"). The District acknowledges the City has or will first utilize the 2E Funds to pay 1) Denver Water conduit work located within the hook-ramp construction limits in the estimated amount of \$557,335.63 (or actual cost); 2) Reimbursement Request #1 for Engineering and Design Services from Evergreen Development in the amount of \$176,305 (or actual cost); 3) Reimbursement Request #2 for Preconstruction Management Services from Evergreen Development in the estimated amount of \$74,442.32 (or



actual cost); and 4) Reimbursement Request #3 for Engineering, Design and Preconstruction Services in the amount of \$250,747.32 (or actual cost) (the actual costs paid being “Construction Costs” for purposes of this Sub-Paragraph F). The City acknowledges that the District currently lacks and may continue to lack sufficient funds to pay Construction Costs that exceed the Allocation.

- i. If Construction Costs exceed the Allocation, the City will appropriate and make available to the District additional funds to pay Construction Costs necessary to complete the Project (the “**Contingency Funds**”).
- ii. The District will reimburse the City for the Contingency Funds paid to the District (i.e. funds paid to finance Construction Costs that exceed the \$10,000,000 Allocation) (the “**Contingency Reimbursement**”) in the manner described in the Longs Peak Metropolitan District/City of Wheat Ridge Hook Ramp Cost Reimbursement Agreement attached as **Exhibit E** (the “**Reimbursement Agreement**”).

5. **STATUS OF DISTRICT AND RELATIONSHIP TO CITY.**

A. District is an independent contractor and nothing contained herein shall be construed as constituting any relationship with the City other than that expressed herein, nor shall it be construed as creating any relationship whatsoever between the City and the District’s employees. Neither the District nor any of its employees, nor the CM, DD, or Engineer are or shall be deemed employees or agents of the City. The District is not, and shall not act as, the agent of the City. The District shall be responsible for paying all amounts due to consultants, the CM, DD, and Engineer in connection with the performance of the District Services. Further, except as otherwise provided herein, the District has sole authority and responsibility to contract with, terminate, and otherwise control whom it engages to perform the District Services. The District has sole authority and responsibility for its agents, employees, sub-contractors and all others it hires to perform or assist in performing the District Services.

B. The District and the District's employees and subcontractors are not entitled to workers' compensation benefits under any workers' compensation insurance policy of the City. The District is responsible for any federal and state income tax and other applicable taxes and other amounts that may be due on any moneys pursuant to this Agreement.

6. **WARRANTIES AND REPRESENTATIONS.** The District represents, warrants and covenants that:

A. It has the required authority, ability, skills and capacity to, and shall, perform the District Services in a manner consistent with this Agreement.

B. It has knowledge of all of the legal requirements and business practices in the state of Colorado that must be followed in performing the District Services, and the District Services shall be performed in conformity with such requirements and practices.



C. The execution, delivery and performance of this Agreement and the consummation of the transactions contemplated hereby have been duly authorized by all necessary action of the board of directors of the District. All such consents and approvals are in full force and effect.

D. This Agreement constitutes the legal, valid and binding obligation of the District enforceable in accordance with its terms.

7. **INSURANCE, INDEMNIFICATION AND BONDS.**

A. Governmental Immunity. Neither the District nor the City waive(s) any of the immunities or limitation of liability, defenses, and protections provided by the Colorado Governmental Immunity Act, CRS 24-10-101*et seq.* or the common law.

B. Indemnification. Within the limitation of the Colorado Constitution and Statutes, the District shall defend, release, indemnify and save harmless the City, its officers, agents and employees from any and all claims or damages, including but not limited to death, personal injury, property loss or damage occurring as a result of the negligence of the District, its agents, employees or contractors, and, the City shall defend, release, indemnify and save harmless the District, its officers, agents and employees from any and all claims or damages, including but not limited to death personal injury, property loss or damage occurring as a result of negligence of the City, its agents, employees or contractors. The Parties acknowledge that provisions of this paragraph are not intended to waive any of the rights and defenses afforded the City or the District under the Colorado Governmental Immunity Act (Section 24-10-101, *et. seq.*, C.R.S.). In addition, the Parties acknowledge that all such liabilities, claims and demands made by third parties shall be subject to any notice requirements, defenses, immunities, and limitations of liability that the City, the District, and their officers, agents and employees may have under the Colorado Governmental Immunity Act and under any other law.

C. District Insurance.

- i. The District shall not commence District Services under this Agreement until it has obtained all insurance required herein. For the duration of this Agreement, the District will maintain the insurance coverage required in this Paragraph 7(C).
- ii. The District agrees to procure and maintain, as Construction Costs, the following policy or policies of insurance. The District shall not be relieved of any liability, claims, demands, or other obligations arising from the District Services by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient coverage amounts, durations, or types. All policies shall be continuously maintained from the date of commencement of the District Services. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.



- iii. Workers' Compensation insurance to cover obligations imposed by the Workers' Compensation Act of Colorado and any other applicable laws for any employee engaged in the performance of District Services under this Agreement, and Employers' Liability insurance with minimum limits of FIVE HUNDRED THOUSAND DOLLARS (\$500,000) each accident, FIVE HUNDRED THOUSAND DOLLARS (\$500,000) disease - policy limit, and FIVE HUNDRED THOUSAND DOLLARS (\$500,000) disease - each employee.
- iv. Comprehensive General Liability insurance with minimum combined single limits of TWO MILLION DOLLARS (\$2,000,000) each occurrence and TWO MILLION DOLLARS (\$2,000,000) aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interest provision and shall name the City as an additional named insured.
- v. Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS (\$1,000,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate with respect to each of the District's owned, hired and/or non-owned vehicles assigned to or used in performance of the District Services. The policy shall contain a severability of interest provision.
- vi. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the District. Deductible losses under each of the required policies above are Construction Costs.
- vii. Certificates of insurance shall be completed by the District's insurance agent as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review by the City upon request. Failure on the part of the District to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a default of this Agreement. Upon written notice to the District of such default, the District shall have 30 days to cure the default, the failure of which shall constitute a material breach of contract upon which the City may immediately terminate this Agreement, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any



and all premiums in connection therewith, and all monies so paid by the City shall be considered Construction Costs.

8. **CONTRACTOR/ PROJECT SUB-CONTRACTORS.** The District is solely and fully responsible to the City for the performance of the District Services. Every agreement entered into by the District for services, materials or supplies related to the District Services shall require the posting of adequate performance and payment bonds to extent customarily required in the industry with the City included as an additional beneficiary or obligee. The District is solely and exclusively responsible for payment to all contractors, subcontractors, consultants and materials suppliers. The District will ensure contractors and sub-contractors comply with all insurance requirements in forms and amounts as set forth in **Exhibit F** and all warranties (express or implied) resulting from any such agreements shall inure to the benefit of the City and its successors and assigns. The District shall require performance and payment bonds of all contractors and materials suppliers adequate, in form and amount, to ensure the completion of all phases of the Project subject to such contracts. The District shall obtain from all contracted entities providing service the statutory illegal alien certifications, in form approved by the City Attorney.

9. **TERMINATION: REMEDIES.**

A. This Agreement may be terminated by either party in the event of a material breach by the other party. Upon material breach, the non-breaching party will give the other party 45 days' notice and an opportunity to cure or to enter into an agreement with the non-breaching party as to how the cure will be accomplished.

B. The District may terminate this Agreement immediately upon failure of the City to appropriate funds for the Project in any fiscal year or to make funds available to pay Construction Costs pursuant to Paragraph 4(C) herein.

C. In the event this Agreement is terminated, the City will pay for all District Services performed prior to the designated termination date. Neither party shall be entitled to claim or receive any form of damages, whether economic (including lost profits), consequential, punitive or compensatory; the only remedies permitted hereunder for termination of the Agreement being the right of the District to receive payment for so much of the District Services as have been performed by the date of termination, and the right of the City to receive all physical Project improvements, whether complete or incomplete, interests in real property, materials delivered to the Project site or in transit and which have been paid for by the City, all warranties, and rights of collection on performance and payment bonds obtained or owing under Paragraph 8, and all Work Product of the District (as described in Paragraph 10).

10. **WORK PRODUCT.** All work product of the District prepared pursuant to this Agreement, including, but not limited to, all maps, plans, drawings, specifications, reports, electronic files, as-built drawings, and other documents, in whatever form, shall become the property of the City, whether or not the District Services are completed. When requested, all work product shall be delivered to the City in a format compatible to the City's computer



applications. Work product in original or modified form will be provided to the District without charge if needed for maintenance, operation or construction of other public infrastructure.

11. **REAL PROPERTY CONVEYANCES**. The District shall convey the completed Project by quit claim bill of sale as directed by the City upon completion of the District Services, or upon Termination of this Agreement, in the event of termination under Paragraph 9. Such conveyance shall be free and clear of all liens and include all warranties and as built drawings.

12. **NOTICES**. Any notices or other communications required or permitted by this Agreement or by law to be served on, given to or delivered to either party hereto, by the other party shall be in writing and shall be deemed duly served, given or delivered when personally delivered to the party to whom it is addressed or in lieu of such personal service, upon receipt in the United States mail, first-class postage prepaid, or by personal delivery service addressed as follows:

to the City of Wheat Ridge:

Patrick Goff, City Manager  
City of Wheat Ridge  
7500 W. 29th Ave.,  
Wheat Ridge, CO 80033

with a copy to Wheat Ridge City Attorney:

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

with a copy to the City Representative

Stephen McQuilkin  
AECOM Technical Services, Inc.  
6200 S. Quebec Street  
Greenwood Village, CO 80111

to the Longs Peak Metropolitan District c/o:

Kim J. Seter, Esq.  
Seter & Vander Wall, P.C.  
7400 E. Orchard Rd., Suite 3300  
Greenwood Village, CO 80111

with a copy to Evergreen-Clear Creek Crossing, L.L.C. c/o:

Christine McRight, Development Director  
Tyler Carlson, Executive Vice President  
Evergreen Devco, Inc.



1873 S. Bellaire St., Suite 1200  
Denver, CO 80222

with a copy to the CM:

Derek Brown, Construction Executive  
M.A. Mortenson Company  
1621 18<sup>th</sup> Street, Suite 400  
Denver, CO 80202

Either party, the District or the City, may change its address for the purpose of this paragraph by giving written notice of such change to the other party in the manner provided in this paragraph.

13. **DISPUTE RESOLUTION.** All conflicts shall be discussed for immediate resolution between the individuals involved. Conflicts shall include unsettled claims, counterclaims, disputes and other matters in question arising out of or relating to this Agreement or the breach thereof. All conflicts shall be brought to the attention of the relevant parties within a reasonable time period after the dispute has arisen. Should the individuals fail to resolve the conflict, then the conflict shall be raised to the next level of management within the structure of each party. Should these efforts fail to resolve the conflict, the City and District shall submit to mediation of the dispute, which shall be a requirement prior to any litigation or other dispute resolution. The City and District agree that each is entitled to terminate this Agreement should mediation fail to settle the dispute.

14. **USE TAX.** Pursuant to Section 22-67 of the City's Code of Laws, building materials and supplies purchased for the District Services are exempt from the City's use tax. If necessary, the District shall make application for this exemption on behalf of its contractors and suppliers, on forms provided by and in compliance with the procedures of the City's Tax Division.

15. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties hereto relating to the District Services and sets forth the rights, duties and obligations of each party to the other as of the date of this Agreement. Any prior City and District agreements, promises, negotiations or representations regarding the Project or District Services not expressly set forth in this Agreement are of no force and effect. This Agreement may not be amended except in writing executed by both the District and the City.

16. **BINDING AGREEMENT.** This Agreement shall inure to and be binding on the successors, and assigns of the parties hereto.

17. **NO WAIVER.** No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other of the provisions of this Agreement, nor shall such waiver constitute a continuing waiver unless otherwise expressly provided therein, nor shall the waiver of any default hereunder be deemed a waiver of any subsequent default hereunder.

18. **OBSERVE ALL LAWS.** The District shall keep fully informed and comply with all federal, state and local laws, ordinances and regulations and all orders and decrees of



bodies or tribunals that may affect those engaged or employed in the performance of this Agreement.

19. **CONTROLLING LAW.** This Agreement shall be governed by and construed in accordance with the laws of the state of Colorado, and any disputes hereunder shall be tried in the courts of the state of Colorado. Jurisdiction and venue shall be proper and exclusive in the district court for Jefferson County.

20. **INCONSISTENCIES WITH SCOPE OF SERVICES.** The intent and purposes of this Agreement and the scope of District Services provided in **Exhibit C** is to complement each other; however, the terms and provisions of this Agreement shall prevail in the event of discrepancies with, or conflicts of, terms or provisions contained in **Exhibit C** and other contract documents.

21. **FORCE MAJEURE.** Neither party will be liable or responsible for any delay or failure in performance if such delay or failure is caused in whole or in part Force Majeure. Force Majeure means delays resulting from causes beyond the reasonable control of the City or District, including, without limitation, acts of God, any delay caused by any action, inaction, order, ruling, moratorium, regulation, statute, condition or other decision of any governmental or quasi-governmental agency or entity having regulatory jurisdiction over any portion of the Project property, over the construction of the Project or over any uses thereof, or by delays caused by any action, inaction, condition or other decision by any utility company responsible for “dry” utilities, or by delays in inspections or in issuing approvals or permits by governmental or quasi-governmental agencies, or by fire, casualty, flood, adverse weather conditions such as, by way of illustration and no limitation, wind, snow storms which prevent outdoor work from being accomplished, severe rain storms or below freezing temperatures of abnormal degree or for an abnormal duration, tornadoes, earthquakes, floods, strikes, lockouts or other labor or industrial disturbance (whether or not on the part of agents or employees of either party hereto engaged in the construction of the Project), civil disturbance, order of any government, court or regulatory body claiming jurisdiction or otherwise, act of public enemy, war, riot, sabotage, blockage, embargo, inability to secure materials or labor due to regional or national shortages (including labor and materials shortages caused by national weather or other national events), or other natural or civil disaster, delays caused by any dispute resolution process, or any delays by injunctions or lawsuits concerning the Project. Lack of funds and inability to obtain internal or CDOT approvals shall not constitute Force Majeure.

22. **ADDITIONAL MATTERS.**

- A. **Wheat Ridge Code of Laws.** This Agreement is subject to the applicable requirements of the Wheat Ridge Code of Laws, including without limitation, Code Section 2-3 (Fiscal year, budget contains appropriations, no contract to exceed appropriation), and Section 2-4 (No-damages-for-delay clauses in public works contracts).



IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written. By the signature of its representative below, each party affirms that it has taken all necessary action to authorize said representative to execute this Agreement.

**CITY OF WHEAT RIDGE**

A home-rule municipality of the State of Colorado

By: \_\_\_\_\_  
Bud Starker, Mayor

ATTEST:

\_\_\_\_\_  
Janelle Shaver, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Gerald Dahl, City Attorney

**LONGS PEAK METROPOLITAN DISTRICT**

A quasi-municipal corporation and political subdivision of the State of Colorado

By: \_\_\_\_\_  
Michael Glade, President

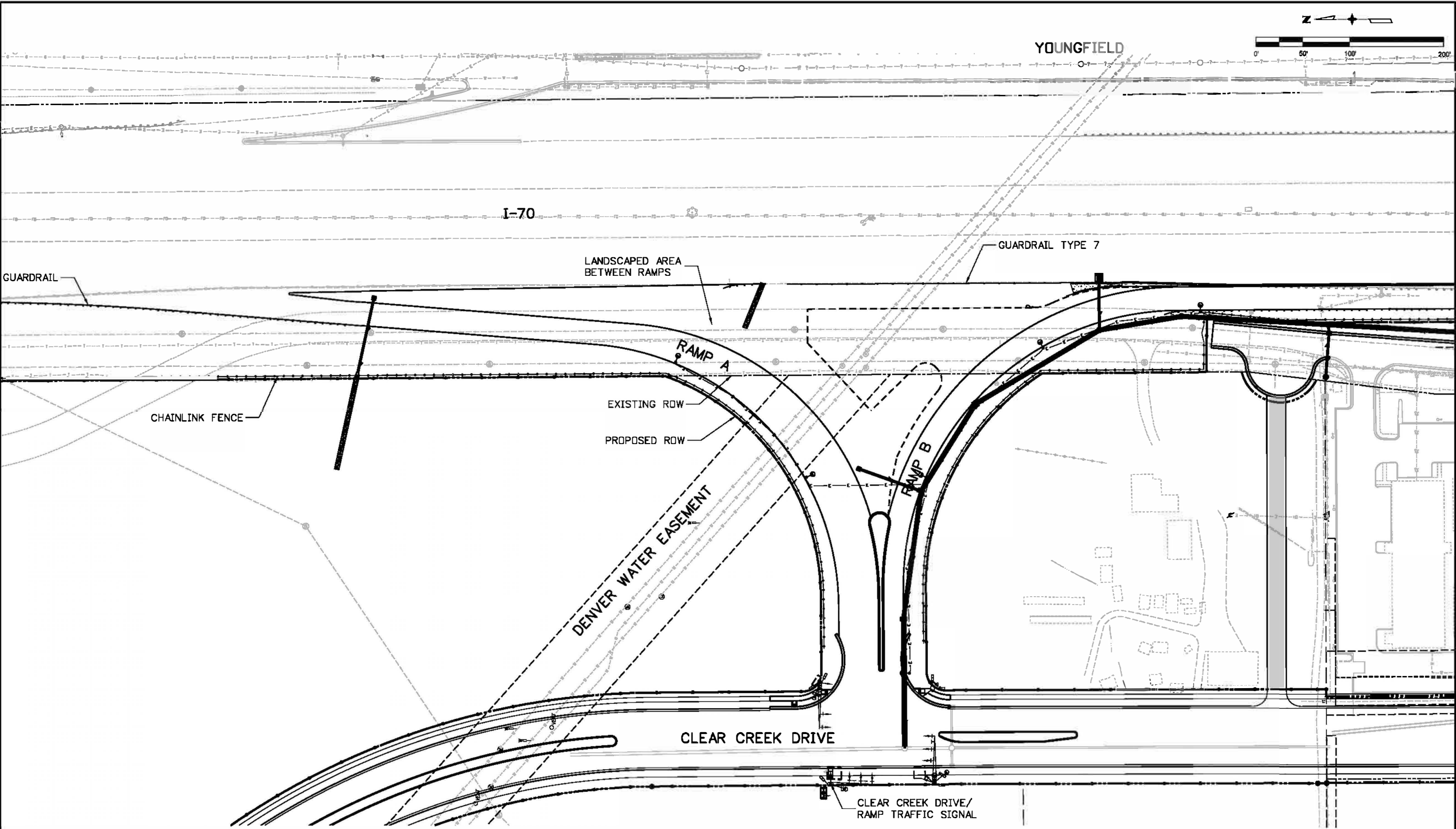
ATTEST:

\_\_\_\_\_  
Tyler Carlson, Secretary



**EXHIBIT A**  
**CDOT Approved Depiction of Project**





Print Date:	11/9/2017
File Name:	IGA Sheet 1.dgn
Horiz. Scale:	1:100
Unit Information	Unit Leader Initials

Sheet Revisions		
Date:	Comments	Init.

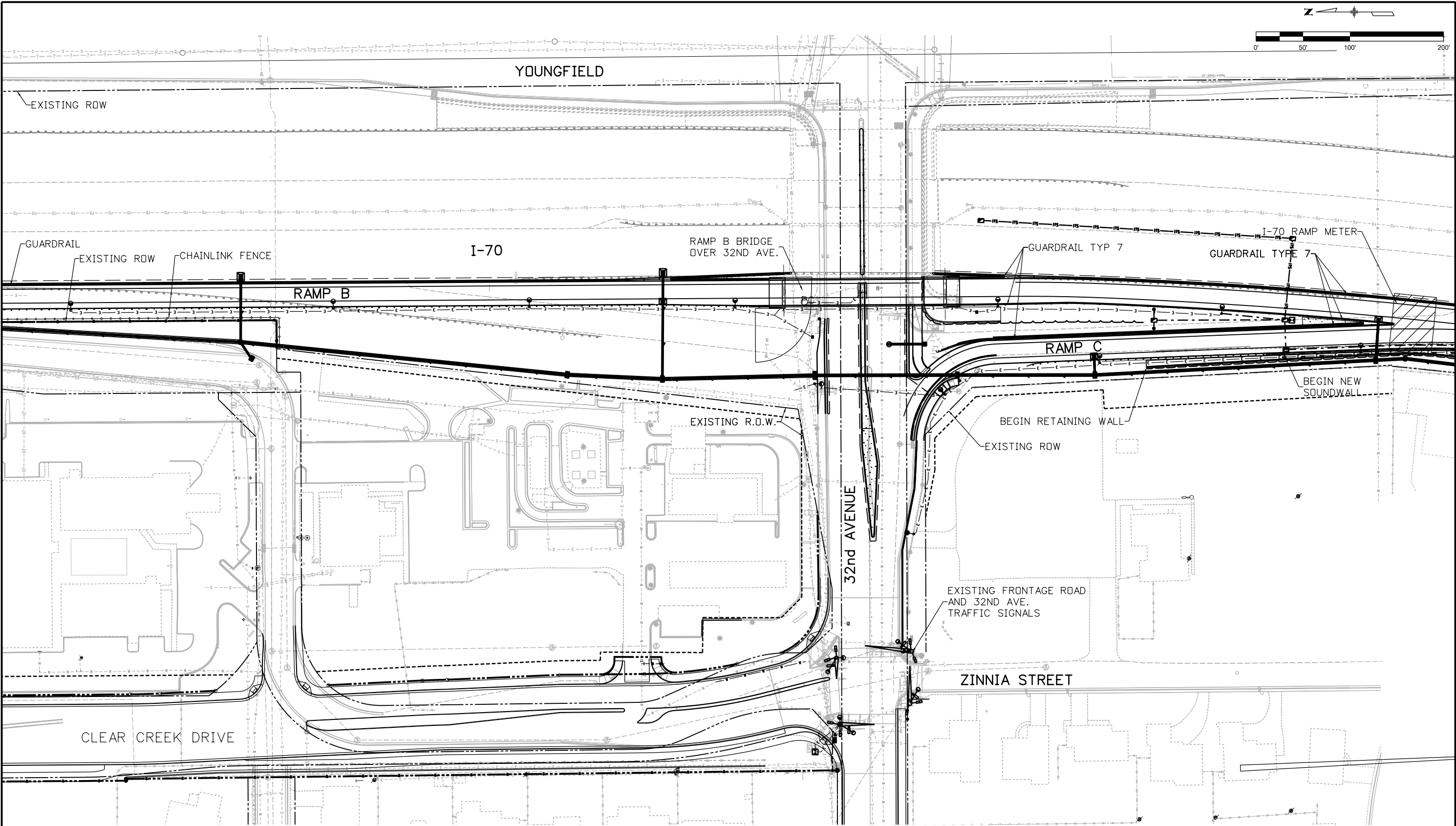


**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12459 WEST COLFAX AVE.  
LAKEWOOD, CO 80215  
303.431.6100  
FAX 303.431.4028

For Review		IGA EXHIBIT 1		Project No./Code
No Revisions:		Designer:	Structure Numbers	Project Number
Revised:		Detailer:		Code
Void:		Sheet Subsect:	Subset Sheets:	Sheet Number

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Print Date: 11/9/2017
File Name: IGA Sheet 2.dgn
Horiz. Scale: 1:100
Unit Information

Vert. Scale: As Noted  
Unit Leader Initials

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Sheet Revisions		
Date:	Comments	Init.

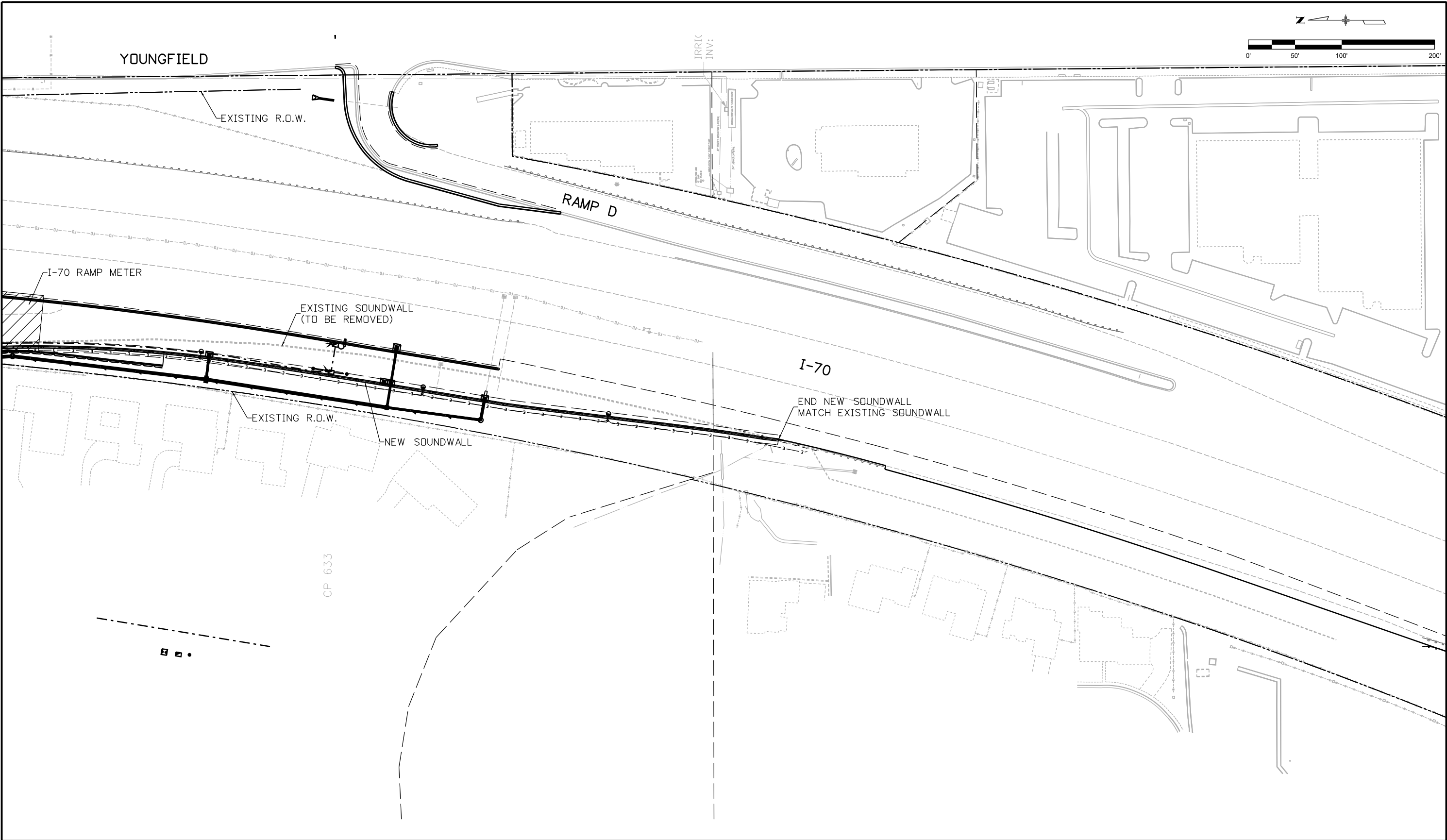


**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVE.  
LAKEWOOD, CO 80215  
303.431.6100  
FAX 303.431.4028

For Review		IGA EXHIBIT 2		Project No./Code
No Revisions:		Designer:		Project Number
Revised:		Detailer:		Code
Void:		Sheet Subset:		Sheet Number
		Structure Numbers	Subset Sheets:	

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Print Date: 11/9/2017		<div>0000</div>	Sheet Revisions			<div><div></div><div><div>MARTIN/MARTIN</div><div>CONSULTING ENGINEERS</div><div>12499 WEST COLFAX AVE. LAKEWOOD, CO 80215 303.431.6100 FAX 303.431.4028</div></div></div>	For Review		IGA EXHIBIT 3			Project No./Code		
File Name: IGA Sheet 3.dgn			Date:	Comments	Init.		No Revisions:					Project Number		
Horiz. Scale: 1:100			Vert. Scale: As Noted					Revised:		Designer:	Structure Numbers		Code	
Unit Information			Unit Leader Initials					Void:		Detailer:			Sheet Number	
										Sheet Subset:	Subset Sheets:			

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## **EXHIBIT B**

### **PROJECT DOCUMENTS**

1. I-70/32<sup>nd</sup> Avenue Interstate Access Request/1601 System Level Feasibility Study  
February 2018
2. CDOT Resolution Approving Interchange Modifications at I-70 and 32<sup>nd</sup> Avenue
3. Department of Transportation State of Colorado, Final Highway Construction Bid Plans  
of Proposed CDOT Project No. CC M361-004, Interstate 70/32<sup>nd</sup> Ave Interchange  
Jefferson County Construction Project Code No. 16063, Bid Set December 14, 2017.
4. FHWA IAR Approval
5. NEPA Re-Evaluation
6. CDOT and City Contract Project: CC 0703-453 (22417)
7. Permits



## EXHIBIT C

### SCOPE OF DISTRICT SERVICES

The District shall perform the District Services necessary to construct the Project more or less consisting of the following items:

#### A. Pre-Construction Services

1. Program Review and Evaluation. The District shall, in coordination with the CM and DD, review the Engineer's program, Project Documents, and the contractual requirements to ascertain the requirements to construct the Project, or any phase thereof.

2. Construction Schedule. The District shall provide the City with a construction schedule for the Project, or any phase thereof. The construction schedule shall coordinate services required by the District, CM, DD, Engineer, AECOM and any related City responsibilities with the anticipated schedule(s). The construction schedule shall also include a list of anticipated vendor purchase orders, trade contracts, recommended form of contract and summary of the services and work to be performed under each.

3. Construction Cost Estimate and Budget. The District shall provide the City with a construction cost estimate for the Project, or any phase thereof, including an itemized budget for work, materials, equipment and other costs based on requirements set forth in the Engineer's program for the same. The construction cost estimate shall include value engineering cost evaluations of alternative materials and systems, if any.

4. Design and Project Documents Review. The District shall provide the City with the CM's written reports regarding the CM's review of the Project Documents and any other design document related to the Project, or any phase thereof.

5. City Approval. Prior to commencement of any Bidding and Contracting Services for construction of the Project, or any phase thereof, the City must approve the most current construction schedule, construction cost and budget, and the form of contract document(s) for the same.

6. Other Professional Services. The District shall select, retain and coordinate the professional services of surveyors, special consultants and testing laboratories required for the Project, or any phase thereof, and shall otherwise coordinate surveys and other pre-mobilization activities.

7. Obtaining Permits. The District shall ensure that all permits and governmental approvals are obtained for the Project by the "Trade Contractors", except for the CDOT construction and access permit which shall be obtained by the City. The City will not unreasonably require any inspection prior to issuance of a permit and will expedite the issuance of all permits necessary to complete the Project or obtain final acceptances.



8. CDOT Approvals. The City shall ensure that CDOT has provided its approval(s) of the Project Documents pursuant to Section B(A)(1)(h) of the CDOT IGA.

**B. Bidding and Contracting**

1. Compliance. The District shall ensure compliance with all bidding and contracting requirements of the District, including all laws of the State of Colorado with respect to public projects of a special district.

2. Bidding Package Preparation and Approval. Upon the City's approval pursuant to Paragraph A(5) above, and, the approval of any applicable governmental entity of the Construction Documents for the Project, or any phase thereof, the District shall prepare and provide for the City's approval the Bidding Package(s) for the Project, or applicable phase thereof.

3. Bidding Packages. Upon the City's approval of a Bidding Package for the Project, the District shall issue the Bidding Package. The District shall review and forward to the City for the City's review, a tally of all bids received for a Bidding Package, including a detailed bidding analysis prepared by the CM and the District's determination of the lowest responsible, and if applicable, responsive bidder.

4. Award of Bid Trade Contracts/Purchase Orders. Upon the City's approval of the District's recommended lowest responsible and responsive bidder, or alternative bid, and subject to the requirements of Paragraph 4(C), including those regarding Application(s) for Payment and making funds available, the District shall accept the bid and award the respective trade contract(s) or purchase order(s). All awarded trade contracts and purchase orders shall be between the District and the trade contractor or vendor. The City shall not be a party to any trade contract, purchase order, or other agreement approved for a Bidding Package.

5. No Bid; Rejection of Bid. If the District receives no bid for a Bidding Package, the District shall re-advertise the Bidding Package. If only one bid is received or the lowest negotiated bid from a responsible bidder for a Bidding Package exceeds the construction budget for such Bidding Package work, materials, equipment or services, the District shall recommend to the City whether to re-advertise the Bidding Package or accept such bid. The City shall have sole discretion in determining whether the District may accept such bid or re-advertise the Bidding Package.

6. Insurance and Bonds. The City shall be named as a beneficiary on all required insurance and performance bonds related to construction of the Project.

7. Assignment and Termination. In the event the Agreement is terminated, the City may instruct the District to assign, to the extent it is authorized to, any trade contract or vendor purchase order related to the Project, provided the District is released from any obligation thereunder and the City agrees to indemnify the District from and against any and all claims or damages related thereto.



### C. Construction

1. Coordination. The District shall ensure that construction of the Project, or any phase thereof, is administered, managed and coordinated in a manner consistent with the Project Documents, the latest approved construction cost, budget and schedule, and the Contract Documents for the same.

2. Meeting Records. The District shall keep for the City's review upon request all records from any meetings held to discuss procedures, progress and scheduling related to construction of the Project. The District shall forward to the City all progress reports prepared by the CM that relate to construction of the Project.

3. Schedule Update. The District shall ensure the construction schedule for the Project, or any phase thereof, is updated at appropriate times but not more frequent than monthly to reflect current conditions. The District will provide the City written notice if the District learns that the construction schedule for the entire Project will not be met and inform the City of actions it is taking to correct or mitigate the effects thereof.

4. Construction Observation. The District shall ensure that on-site observations of the Project construction are made at all appropriate intervals, and that it is apprised of the progress, quantity and quality of the construction work, and that such work, when completed, will be in accordance with the Project Documents and Contract Documents. The District shall ensure that on-site observations include the exercise of reasonable judgment to guard the City against any defects or deficiencies in the Project construction. The District shall keep all reports of on-site observations for the City's review and shall promptly provide written notice to the City, including the applicable report, should a report identify material defects or deficiencies in such construction or any other issue that may affect compliance with the Project Documents, Contract Documents, or the construction cost, budget or schedule. The City may, but is not required to, perform on-site observations of the Project construction.

5. Limits on District Responsibilities. The District is exclusively responsible for the construction of the Project in the manner described in the Paragraph 1 of this Agreement pursuant to the Project Documents.

6. Testing. The District shall ensure that all third-party structural, mechanical, soils, laboratory, tests, inspections and reports required by, the Construction Documents, or by federal, State or local regulatory approvals are performed in accordance with the same.

7. Unforeseen or Concealed Conditions. The District shall give the City written notice of any unforeseen or concealed condition related to or that may otherwise impact the Project construction within a reasonable time after discovery of such condition, including but not limited to notice of pre-existing hazardous materials or toxic substances. Such notice shall include estimated impacts on the construction cost, budget and schedule, and recommendations to correct or mitigate such impacts.

8. Hazardous Materials. The District's mitigation of hazardous materials or toxic substances discovered on the construction site, their handling, removal, and/or disposal are each



Construction Costs to be paid by the City. However, such mitigation costs incurred by the District will not be included as Construction Costs for purposes of calculating any Contingency Reimbursement. The District shall, to the fullest extent permitted by law, defend, indemnify and hold harmless the City and any City employees or agents from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, fines, judgments and penalties arising out of or resulting from the introduction of hazardous materials or toxic substances from the performance of the District Services in any area affected by hazardous materials or toxic substances, except to the extent that such damage, loss or expense is due to the fault or negligence of the City.

9. Change Orders. The District shall have sole discretion in executing change orders for or amendments to trade contracts, vendor purchase orders or any other agreement related to Project construction, except that the District must obtain the City's approval of any change order or amendment that would result in the inability to meet the construction schedule. If a change order would cause Construction Costs to exceed the amount made available under the corresponding Application for Payment, the District shall submit an Application for Payment for such additional funds and shall have no obligation to execute the change order until the application is approved and the funds are made available.

10. Record Copies. The District shall make available to the City record copies of all Contract Documents and any permits, reports, drawings, test results, required submittals, or other documentation related to the Project.

11. Provision of Warranties. The District shall secure and assign (or otherwise transmit) to the City warranties and similar submittals required by the Contract Documents for the Project construction, and deliver to the City all keys, manuals, record drawings and maintenance stocks. The District shall ensure that annual warranty inspections are performed in accordance with a warranty period set forth in the Contract Documents. If any unsatisfactory condition or damage develops within the warranty period due to materials or workmanship that are defective, inferior, or not in accordance with this Project Documents, as reasonably determined by the City, then the District shall, when notified by the City, immediately place such guaranteed work in a condition satisfactory to the City. The District shall, at the City's request, enforce all warranty obligations to correct the work. Costs incurred by the District to enforce warranties or otherwise place guaranteed work in a condition satisfactory to the City, and, costs paid by the City, shall be considered Construction Costs.

12. Evidence of Satisfaction of Liens. The District shall provide the City with written evidence that all persons who have done work or furnished material under this Agreement and are entitled to liens therefor under any laws of the State of Colorado have been fully paid or are not entitled to such liens.

13. Acceptance of Improvements. No act of the City or of any representative thereof, whether providing approvals required hereunder, performing the Coordinated Services, or through granting or any extension of time for the completion of the Project, shall be regarded as an acceptance of such District Services or improvements or any part thereof, or of materials used therein, either wholly or in part. Acceptance of the Project, or a designated portion thereof, shall



be evidenced only by a final certificate of the City. Before any final certificate shall be issued, the District shall execute an affidavit on the certificate that it accepts the same in full payment and settlement of all Construction Costs.

D. **Accounting Records.** The District shall maintain and keep accurate records consistent with general accounting standards, as applicable, and satisfactory to the City, regarding the District's incurrence of Construction Costs.

E. **Coordinated Services.**

1. **Preconstruction; Bidding and Contracting.** The District shall ensure that the City has a reasonable opportunity to observe or, otherwise verify its satisfaction with the District's performance of District Services set forth in Paragraphs A and B of this **Exhibit C**.

2. **Construction.** The District shall ensure that the City has a reasonable opportunity to observe or, otherwise verify through inspection, testing or other means, the satisfactory performance of the District Services set forth in Paragraph C of this **Exhibit C**.

3. **Applications for Payment and Evidence of Costs.** The District shall direct the CM, DD, Engineer, and other applicable consultants to coordinate with the City the preparation of Applications for Payment and Evidence of Costs as follows:

- i. The CM, DD and District consultants, as applicable, in consultation with the City, shall prepare and submit Applications for Payment.
- ii. The DD, in consultation with the City, shall review, and as appropriate, either certify an "application for payment" from the CM to the District or return the "application for payment" to the CM indicating in writing the Construction Costs in dispute as set forth in Section 2.5.5 of the CM Agreement and Section 6 of the DD Agreement.
- iii. The DD, in consultation with the City, shall review and verify the CM Fee and CM Cost of Services submitted with an "application for payment" to be paid to the CM pursuant to Section 4.2.1 of the CM Agreement.
- iv. The DD, in consultation with the City, shall prepare and submit to the District a request for reimbursement of costs incurred by the DD in the performance of the DD Agreement.
- v. The Engineer, in consultation with the City, shall prepare and submit to the District invoices for payment of services related to the Project.
- vi. Other consultants, in consultation with the City, shall prepare and submit to the District invoices for payment of services related to the Project.

F. **Estimated Performance Dates.** Substantial completion of the Project shall be achieved no later than 24 months after the date on which the District awards the first bid for the Project, or the City and all other authorities have issued final permits necessary for construction, whichever



occurs later. The 24-month window shall be extended to accommodate any delay caused by Force Majeure. The City shall determine whether the work has been substantially completed, using factors deemed appropriate by the City, listed in the definition of "substantial completion" provided in §24-91-102(5), Colorado Revised Statutes.



**EXHIBIT D**  
**CONSTRUCTION COST ESTIMATES**

To be provided before or at the public hearing on March 26, 2018



**EXHIBIT E**

**INTERGOVERNMENTAL AGREEMENT  
FOR  
HOOK RAMP COST REIMBURSEMENT**

This INTERGOVERNMENTAL AGREEMENT FOR HOOK RAMP COST REIMBURSEMENT (“**Agreement**”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2018, by and between the City of Wheat Ridge, a Colorado home-rule municipality (the “**City**”), and the Longs Peak Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”).

**RECITALS**

- N. The City is a Colorado home rule municipality, organized and existing pursuant to Section 6 of Article XX of the Colorado Constitution.
- O. The City has authority under Article XIV Section 18 of the Colorado Constitution and CRS 29-1-201 *et seq.* to enter into intergovernmental agreements for lawful purposes authorized to it.
- P. The City and District entered into that certain Intergovernmental Agreement for Construction of the I-70 and 32<sup>nd</sup> Avenue Interchange dated \_\_\_\_\_, 2018 (the “**IGA**”), whereby the City agreed to finance the construction of the I-70 and 32<sup>nd</sup> Avenue Interchange (the “**Project**”) and the District agreed to construct the Project pursuant to the terms set forth therein.
- Q. The IGA requires the City to finance all “Construction Costs” incurred by the District in performance of the “District Services” provided therein.
- R. Paragraph 4(F)(ii) of the IGA requires the District to reimburse the City for Construction Costs paid by the City in excess of the City’s “Allocation” of \$10,000,000 for the Project (the “**Contingency Reimbursement**”).
- S. Paragraph 4(D) of the IGA requires the District to reimburse the City for Construction Costs that have been objected to and are subsequently agreed to at mediation (the “**Mediation Reimbursement**”).
- T. The City and District desire to enter into this Agreement to set forth the terms and conditions for the District’s payment to the City of any Contingency Reimbursement and Mediation Reimbursement arising from the IGA.

NOW THEREFORE, the City and District have entered into this Agreement.

1. **PURPOSE.** This Agreement sets forth the terms by which the District will reimburse the City for certain Construction Costs paid to the District pursuant to the IGA. The City’s payment to the District of (1) any Mediation Reimbursement, and, (2) Construction Costs



amounting to Contingency Funds pursuant to Paragraph 4(F)(ii) of the IGA are each made in consideration of the District's completion of the Project and the execution and performance of this Agreement. Capitalized terms not defined herein shall have the meaning provided in the IGA.

2. **REIMBURSEMENT.** The District covenants to pay to the City any Contingency Reimbursement and Mediation Reimbursement (collectively, the "**Reimbursement**") as follows:

- a. **Distribution Agreement.** The District is a party to that certain Distribution Agreement for Reimbursement of Capital Advances and Purchase of Public Infrastructure by and between the District, Cabela's Wholesale, Inc., Evergreen-Clear Creek Crossing, L.L.C., and Coors Brewing Company dated December 16, 2016 (the "**Distribution Agreement**"). Paragraph 6 of the Distribution Agreement sets forth a mandatory order for the District's distribution of "district revenues" to reimburse certain capital advances and pay for public infrastructure identified as the "Additional Infrastructure". Paragraph 6(II) provides that the District may distribute "district revenues" to "cause the construction of the Additional Infrastructure, by financing the construction directly and/or paying to Evergreen the cost of any Additional Infrastructure constructed by Evergreen and acquired by the District... until the District has financed the cost of all Additional Infrastructure". The "Additional Infrastructure" is the Project and CCC Project.
- b. **Payment from Bond Proceeds.** The District currently anticipates the issuance of one or more series of bonds to finance the distributions set forth in Paragraphs 6(I) and 6(II) of the Distribution Agreement (the "**Bonds**"). The District covenants to include the Reimbursement in the approved uses for the Bonds subject to its ability to issue the Bonds with sufficient proceeds and reasonable terms therefor. If the Reimbursement is included in the approved uses for the Bonds, the District shall pay to the City all remaining proceeds up to the Reimbursement amount after the CCC Project has been financed and completed in its entirety. In no event shall the City be entitled to any Reimbursement payment from the Bonds until the District has completed and paid for the CCC Project "Additional Infrastructure" in its entirety.
- c. **Payment from General Fund.** If the District is unable to pay to the City the entire Reimbursement pursuant to Paragraph 2(b) of this Agreement, the District, in any year, and subject to the requirements of the Distribution Agreement, may appropriate and pay from its general fund some or all of the Reimbursement.
- d. **Subject to Annual Appropriation.** The District's obligation to pay the Reimbursement to the City is subject to the annual appropriation of funds by the District upon a determination by the District's Board of Directors that funds are available therefor and that such funds are not needed or pledged for other District obligations. Accordingly, the District's obligation to pay the Reimbursement to the City does not constitute a debt, indebtedness, or multiple fiscal year obligation of the District.



- e. **No Interest.** The City agrees that the Reimbursement shall accrue interest at a rate of zero percent (0%) per annum and shall not be subject to any statutory interest or penalty of any kind whatsoever.

3. **TERM.** This Agreement shall become effective upon the creation of a Contingency Reimbursement or Mediation Reimbursement and shall continue in effect until the District has paid the Reimbursement in full. This Agreement may be terminated by the mutual agreement of the City and District, upon which all obligations herein shall be deemed satisfied.

4. **ACCOUNTING FOR FUNDS.** The City and District shall direct their accounting staff and consultants to account for and determine the amount of any Reimbursement obligation to be paid by the District. Any dispute over the amount of the Reimbursement shall be resolved in the same manner as a payment objection as set forth in Paragraph 4(D) of the IGA.

5. **NOTICES.** Any notices or other communications required or permitted by this Agreement or by law to be served on, given to or delivered to either party hereto, by the other party shall be in writing and shall be deemed duly served, given or delivered when personally delivered to the party to whom it is addressed or in lieu of such personal service, upon receipt in the United States mail, first-class postage prepaid, or by personal delivery service addressed as follows:

to the City of Wheat Ridge:

Patrick Goff, City Manager  
City of Wheat Ridge  
7500 W. 29th Ave.  
Wheat Ridge, CO 80033

with a copy to Wheat Ridge City Attorney:

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

to the Longs Peak Metropolitan District c/o:

Kim J. Seter, Esq.  
Seter & Vander Wall, P.C.  
7400 E. Orchard Rd., Suite 3300  
Greenwood Village, CO 80111

Either party, the District or the City, may change its address for the purpose of this paragraph by giving written notice of such change to the other party in the manner provided in this paragraph.

6. **ASSIGNMENT.** This Agreement may be assigned only with the prior written consent of the non-assigning party.



7. **AMENDMENT**. Any amendment or modification to this Agreement shall be made in writing executed by both the City and District.

8. **GOVERNING LAW/VENUE**. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado in the District Court for Jefferson County, Colorado.

9. **COUNTERPART EXECUTION**. This Agreement may be executed in counterparts, and the authorized signatures of either the City or District affixed to a counterpart signature shall be deemed to constitute execution of the original Agreement.

10. **SEVERABILITY**. If any provisions of this Agreement shall for any reason be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

11. **NO THIRD-PARTY BENEFICIARIES**. Nothing in this Agreement, express or implied, is intended to or shall confer upon any other person or entity any right, benefit or remedy of any nature whatsoever under or by reason of this Agreement, including any persons or entities who have advanced monies to the District, but are not parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written. By the signature of its representative below, each party affirms that it has taken all necessary action to authorize said representative to execute this Agreement.

**CITY OF WHEAT RIDGE**

A home-rule municipality of the State of Colorado

By: \_\_\_\_\_  
Bud Starker, Mayor

ATTEST:

\_\_\_\_\_  
Janelle Shaver, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Gerald Dahl, City Attorney

**LONGS PEAK METROPOLITAN DISTRICT**

A quasi-municipal corporation and political subdivision of the State of Colorado

By: \_\_\_\_\_  
Michael Glade, President

ATTEST:

\_\_\_\_\_  
Tyler Carlson, Secretary



## **EXHIBIT F**

### **CONTRACTED ENTITY INSURANCE REQUIREMENTS**

For the duration of this Agreement, the following insurance requirements apply.

1. Contracted entities shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to the contract documents by reason of failure to procure or maintain insurance, or by reason of failure to procure or maintain insurance in sufficient amounts, durations, or types.

2. Unless a contracted entity's activity is insured under the District's own policy required by this Agreement under Paragraph 9(C), a contracted entity shall procure and maintain, and shall cause each of its subcontractor(s) to procure and maintain (or shall insure the activity of the subcontractor(s) in the contracted entity's own policy with respect to), the minimum insurance coverages listed below. Such coverages shall be procured and maintained with forms and insurers acceptable to the District, as required by the City. All coverages shall be continuously maintained from the date of commencement of the contracted entity's work or services. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage.

A. Workers' Compensation insurance to cover obligations imposed by the Workers' Compensation Act of Colorado and any other applicable laws for any employee engaged in the performance of work or services under the agreement, and Employers' Liability insurance with minimum limits of FIVE HUNDRED THOUSAND DOLLARS (\$500,000) each accident, FIVE HUNDRED THOUSAND DOLLARS (\$500,000) disease - policy limit, and FIVE HUNDRED THOUSAND DOLLARS (\$500,000) disease - each employee.

B. Comprehensive General Liability insurance with minimum combined single limits of TWO MILLION DOLLARS (\$2,000,000) each occurrence and TWO MILLION DOLLARS (\$2,000,000) aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests provision.

C. Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than ONE MILLION DOLLARS (\$1,000,000) each occurrence and ONE MILLION DOLLARS (\$1,000,000) aggregate with respect to each of the contracted entity's owned, hired and/or non-owned vehicles assigned to or used in performance of the services. The policy shall contain a severability of interests provision.

3. The policies required above, except for the Workers' Compensation insurance and Employers' Liability insurance, shall be endorsed to include the District, the



City, and their officers and employees, as additional insureds. Every policy required above shall be primary insurance, and any insurance carried by the District, its officers, or its employees, shall be excess and not contributory insurance to that provided by the contracted entity. The additional insured endorsement for the Comprehensive General Liability insurance required above shall not contain any exclusion for bodily injury or property damage arising from completed operations. The contracted entity shall be solely responsible for any deductible losses under each of the policies required above.

4. Certificates of insurance shall be completed by the contracted entity's insurance agent as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. Each certificate shall identify the Project and shall provide that the coverages afforded under the policies shall not be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the District. If the words "endeavor to" appear in the portion of the certificate addressing cancellation, those words shall be stricken from the certificate by the agent(s) completing the certificate. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.

5. Failure on the part of the contracted entity to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the District may immediately terminate its contract with the entity, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the District shall be repaid by the contracted entity to the District upon demand, or the District may offset the cost of the premiums against any monies due to the contracted entity from the District .



**EXHIBIT G**  
**CITY APPLICATION FOR PAYMENT FORM**

**INTERGOVERNMENTAL AGREEMENT  
FOR CONSTRUCTION OF THE  
I-70 AND 32<sup>ND</sup> AVENUE INTERCHANGE**

**Application for Payment**

**No.** \_\_\_\_\_

**[Date]**

**A. Trade Contract**

- **Bid Approved on [add date]**
- **Bid/Contract Amount**

**B. Additional Construction Costs**

- **[List of Incurred Construction Costs]**
- **[List Construction Costs Anticipated to be Incurred in Ensuing 60 Days]**

**[Attach Trade Contract]**

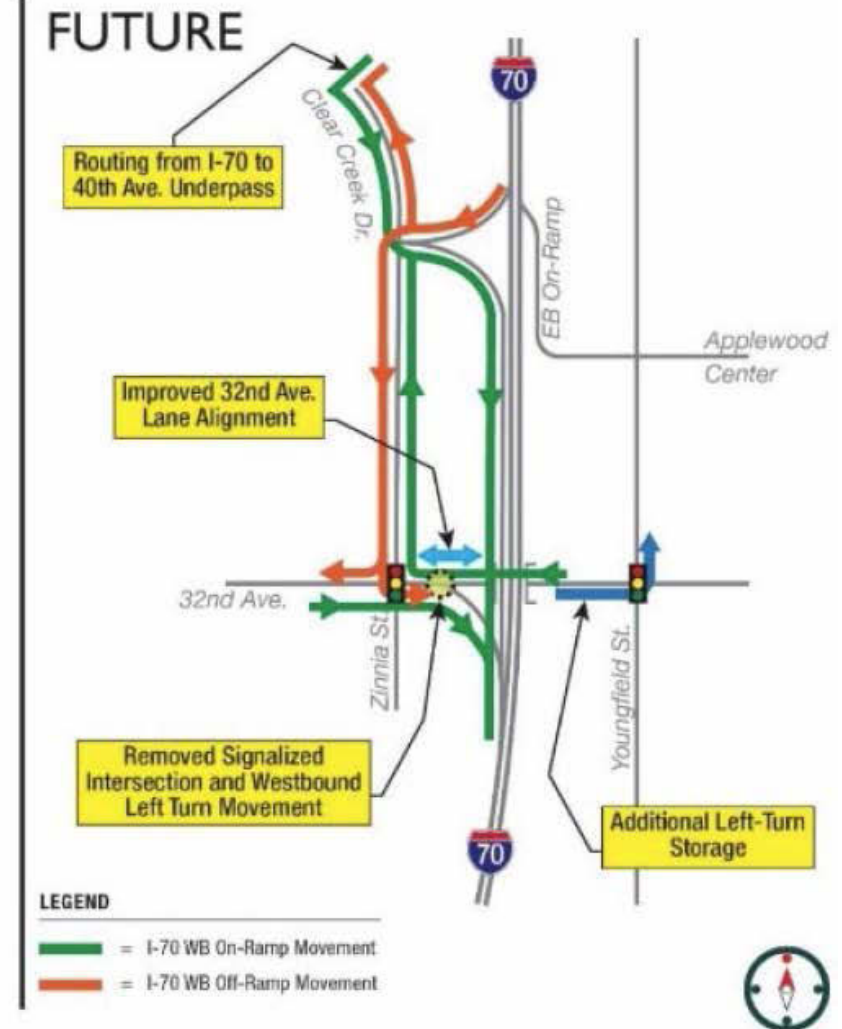
**[Attach Construction Cost Schedule re Trade Contract]**

**[Attach Invoices for Incurred Construction Costs]**

**[Attach Construction Cost Schedule for Anticipated Construction Costs]**



# ACCESS IMPROVEMENTS ILLUSTRATION






**REQUEST FOR CITY COUNCIL ACTION**

**TITLE: RESOLUTION NO. 18-2018 - A RESOLUTION AUTHORIZING APPROVAL OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF WHEAT RIDGE AND THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) TO APPROVE A CONTRACT WITH CDOT FOR CONSTRUCTION OVERSIGHT AND MAINTENANCE RESPONSIBILITIES ASSOCIATED WITH THE INTERSTATE 70 AND 32<sup>ND</sup> AVENUE INTERCHANGE IMPROVEMENTS**

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

QUASI-JUDICIAL:

☐ YES☒ NO  
Director of Public Works  
City Manager**ISSUE:**

As part of the proposed Clear Creek Crossing project, the City has been working with Longs Peak Metropolitan District (the District) and CDOT to design and attain approvals for construction of the I-70 westbound hook-ramps just north of 32<sup>nd</sup> Avenue, including modifications to the I-70/32<sup>nd</sup> Avenue interchange. These improvements are needed not only to accommodate the development, but also to improve overall transportation access and safety in the immediate area.

Prior to the construction of improvements, agreements between the City, CDOT, and the District must be approved. These agreements are necessary to assign roles and responsibilities for actual construction, funding, long-term maintenance, and address other items.

Essentially, the District will be constructing the improvements in accordance with the requirements of an Intergovernmental Agreement (IGA) with the City of Wheat Ridge. Because the work involves construction of facilities in CDOT right of way that will also be owned and



maintained by CDOT, the City of Wheat Ridge must also enter into an IGA with CDOT. This IGA not only assigns roles and requirements, but also assures proper construction and assignment of future maintenance roles and responsibilities.

The request for Council action as described herein is for the IGA between the City of Wheat Ridge and CDOT only. The IGA between the City and the District is addressed in a separate Council action request.

**PRIOR ACTION:**

The proposed roadway improvements and a pending development have been contemplated for several years, as far back as 2006-2007 when a previous property owner intended to develop the same property. More recently, a different property owner has been working to plan a different development over much of the same property. Since 2014, the City has re-engaged with CDOT, FHWA, the community, and other stakeholders to re-engage in a similar process for the approval of infrastructure improvements. These improvements, more commonly referred to as the westbound “hook ramps,” are needed not only to serve the proposed development, but also to improve overall access and safety in the immediate area.

At the January 8, 2018 Study Session, Council was provided an update on this process, including a general overview of two proposed IGAs; one between the City of Wheat Ridge and CDOT, and the other between the City of Wheat Ridge and the Longs Peak Metropolitan District.

On March 15, 2018, the State of Colorado Transportation Commission approved the City’s request for an Interstate Access Request (IAR), thus allowing for construction of the I-70 access improvements.

In addition, Council approved an IGA with Denver Water on September 11, 2017, approving relocation of Denver Water’s access and staging location for Conduit 16 tunneling work so as not to interfere with potential timing and construction conflicts with construction of the hook ramps.

**FINANCIAL IMPACT:**

Funding for construction of the roadway access improvements will be provided by the City per funds attained from 2E sales tax bonds. Under the terms of this contract between the City and CDOT, the City is obligated to pay CDOT a maximum amount of \$20,000 for review of the project by a CDOT Engineer, who will represent CDOT interests with regard to work quality and impact to the traveling public on westbound I70.

**BACKGROUND:**

Development of the property located west of I-70, south of Highway 58, and north of 32<sup>nd</sup> Avenue has been contemplated for several years. Over a decade ago, the property owner at the time proposed a significant regional destination type of development. Although approvals by the City, CDOT, and FHWA were attained at the time, the development did not come to fruition and the property has remained vacant since. More recently, the property turned over to new owners



(Evergreen Development Co.). A mixed-use development is now being proposed over the same area with the exception of the property between Clear Creek and Highway 58, where no development is proposed at this time.

Over the past couple of years, the City, CDOT, the community, and other stakeholders re-engaged in a similar approval and authorization process. An updated Environmental Assessment (EA) has been completed and an Interstate Access Request (IAR) in accordance with CDOT and FHWA requirements has been completed and approved by the State Transportation Commission. The majority of the recent process efforts included an extensive revisit and update of traffic projections and impacts, based on the anticipated new development, as well as combining those figures with revised existing and projected future background traffic levels.

**RECOMMENDATION:**

Staff recommends approving the attached resolution authorizing approval of an IGA (contract) with the Colorado Department of Transportation (CDOT) providing for I-70 Access and interchange work, as described and attached.

**RECOMMENDED MOTION:**

“I move to approve Resolution No. 18-2018 - a resolution authorizing approval of an IGA between the City of Wheat Ridge and CDOT to approve a contract with CDOT for construction oversight and maintenance responsibilities associated with the Interstate 70 and 32<sup>nd</sup> Avenue interchange improvements.”

Or,

“I move to postpone indefinitely Resolution No. 18-2018 - a resolution authorizing approval of an IGA between the City of Wheat Ridge and CDOT to approve a contract with CDOT for construction oversight and maintenance responsibilities associated with the Interstate 70 and 32<sup>nd</sup> Avenue interchange improvements, for the following reason(s)  
\_\_\_\_\_.”

**REPORT PREPARED/REVIEWED BY:**

Scott Brink, Director of Public Works

Patrick Goff, City Manager

**ATTACHMENTS:**

1. Resolution No. 18-2018
2. City of Wheat Ridge and CDOT IGA
3. Access Improvements Illustration



**CITY OF WHEAT RIDGE, COLORADO**  
**RESOLUTION NO. 18**  
**Series of 2018**

**TITLE: A RESOLUTION AUTHORIZING APPROVAL OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF WHEAT RIDGE AND THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) TO APPROVE A CONTRACT WITH CDOT FOR CONSTRUCTION OVERSIGHT AND MAINTENANCE RESPONSIBILITIES ASSOCIATED WITH THE INTERSTATE 70 AND 32<sup>ND</sup> AVENUE INTERCHANGE IMPROVEMENTS**

**WHEREAS**, pursuant to Colorado Revised Statutes, the City of Wheat Ridge and the Colorado Department of Transportation (CDOT) are authorized to enter into cooperative agreements with other governmental entities to provide any function, service or facility each is authorized to undertake; and

**WHEREAS**, The City has completed construction plans providing for improvements at Interstate 70 and 32<sup>nd</sup> Avenue; and

**WHEREAS**, the City and CDOT agree that said improvements are necessary to improve access and traffic safety; and

**WHEREAS**, said improvements and related facilities will be located in right of way owned and maintained by CDOT; and

**WHEREAS**, CDOT has granted authorization to the City to construct said improvements in accordance with an Intergovernmental Agreement drafted and reviewed by both agencies; and

**WHEREAS**, in accordance with Section 14.2 of the City's Home Rule Charter, the City Council wishes to approve said Intergovernmental Agreement by resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Wheat Ridge City Council, that: The Intergovernmental Agreement by and between the City of Wheat Ridge and CDOT approving a contract with CDOT to provide construction oversight and maintenance responsibilities for roadway improvements at I-70 and 32<sup>nd</sup> Avenue, attached to this Resolution and incorporated herein by reference, is hereby approved, and the Mayor and City Clerk are authorized and directed to execute the same.

**DONE AND RESOLVED** this \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Bud Starker, Mayor

ATTEST:

\_\_\_\_\_  
Janelle Shaver, City Clerk



# CITY OF WHEAT RIDGE AND CDOT INTERGOVERNMENTAL AGREEMENT (IGA)

OLA #: 331001724  
Routing #: 18-HA1-XC-00055

(Local \$CDOTWRK & MTCE)  
PROJECT: CC 0703-453 (22417)

REGION: 1 (jh)

## CONTRACT

**THIS CONTRACT**, executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by and between the State of Colorado, for the use and benefit of the Colorado Department of Transportation ("State" or "CDOT") and City of Wheat Ridge, 7500 West 29th Avenue, Wheat Ridge, Colorado, 80033, CDOT Vendor #: 0002000099 ("Local Agency"), and the State and the Local Agency together shall be referred to as the "Parties."

## **RECITALS**

1. Authority exists in the law and funds have been budgeted, appropriated and otherwise made available and a sufficient uncommitted balance thereof remains available for payment of project and Local Agency costs in Fund Number 400, Function 3301, GL Acct. 4511000010, WBS Element 22417.20.10, (Contract Encumbrance Amount: \$0.00);
2. Required approval, clearance and coordination have been accomplished from and with appropriate agencies;
3. Section 43-2-102 and 103, C.R.S require the State to maintain state highways (including where such highways extend through a city or an incorporated town), and 43-2-135 describes certain specific responsibilities of the State and affected local entities (respectively) with respect to state highways that are also part of a local street system;
4. The Local Agency has estimated the contribution and is prepared to provide the funding required for their contribution toward the Project, as evidenced by an appropriate ordinance or resolution duly passed and adopted by the authorized representatives of the Local Agency, which expressly authorizes the Local Agency to enter into this Contract and to expend its funds for the Contribution;
5. The Parties also desire to enter into this Contract to delineate each one's responsibilities for maintenance of the I-70 and 32<sup>nd</sup> Avenue Interchange (Project);
5. The Local Agency has funds available and desires to provide 100% of the funding for the Work;
6. The State and Local Agency have the the resources to perform the desired maintenance for the Project;
7. This contract is executed under the authority of §§ 29-1-203, 43-1-110; 43-1-116, 43-2-101(4)(c) and 43-2-144, C.R.S.;
8. The Parties hereto desire to agree upon the division of work and maintenance responsibilities with regard to the project.

## **THE PARTIES NOW AGREE THAT:**

### **Section 1. Scope of Work**

The work under this Contract shall consist of CDOT's construction oversight and maintenance responsibilities associated with the I-70 and 32nd Avenue Interchange (Work), and the Local Agency shall provide their Contribution toward the Project, in Wheat Ridge, Colorado, as more specifically described in **Exhibit A**.

### **Section 2. Order of Precedence**

In the event of conflicts or inconsistencies between this Contract and its exhibits, such conflicts or inconsistencies shall be resolved by reference to the documents in the following order of priority:

1. This Contract
2. **Exhibit A** (Scope of Work)
3. **Exhibit B** (Maintenance Responsibilities)
4. Other Exhibits in descending order of their attachment (if any).



### Section 3. Term

This Contract shall be effective upon approval of the CDOT Chief Engineer or designee. The term of the funding portion of this Contract shall continue through the completion and final acceptance of the Project by the State, FHWA and the Local Agency. The State and Local Agency will maintain and operate the improvements constructed under this Contract for their useful life.

### Section 4. Project Funding Provisions

- A. The Local Agency has estimated the total cost of the Contribution and is prepared to provide its funding, as evidenced by an the signing of this Contract, which expressly authorizes the Local Agency the authority to expend its Contribution toward the Project.
- B. The contribution is estimated to be \$20,000.00.
- C. **The maximum amount payable by the Local Agency under this Contract shall be \$20,000.00** unless such amount is increased by an appropriate written modification to this contract executed by the Parties hereto before any increased cost is incurred
- D. The Parties hereto agree that this contract is contingent upon all funds designated for the project herein being made available from state sources, as applicable. Should these sources fail to provide necessary funds as agreed upon herein, the contract may be terminated by either party, provided that any party terminating its interest and obligations herein shall not be relieved of any obligations which existed prior to the effective date of such termination or which may occur as a result of such termination..

### Section 5. Project Payment Provisions

- A. The Local Agency will reimburse the State for incurred costs relative to the project following the Local Agency's review and approval of such charges, subject to the terms and conditions of this Contract.
- B. If the Local Agency is to be billed for CDOT incurred costs, the billing procedure shall be as follows:
  - 1. Upon receipt of each bill from the State, the Local Agency will remit to the State the amount billed no later than 60 days after receipt of each bill. Should the Local Agency fail to pay moneys due the State within 60 days of demand or within such other period as may be agreed between the Parties hereto, the Local Agency agrees that, at the request of the State, the State Treasurer may withhold an equal amount from future apportionment due the Local Agency from the Highway Users Tax Fund and to pay such funds directly to the State. Interim funds, until the State is reimbursed, shall be payable from the State Highway Supplementary Fund (400).
  - 2. If the Local Agency fails to make timely payment to the State as required by this section (within 60 days after the date of each bill), the Local Agency shall pay interest to the State at a rate of one percent per month on the amount of the payment which was not made in a timely manner, until the billing is paid in full. The interest shall accrue for the period from the required payment date to the date on which payment is made.
- C. The State will prepare and submit to the Local Agency, no more than monthly, charges for costs incurred relative to the project. The State's invoices shall include a description of the amounts of services performed, the dates of performance and the amounts and description of reimbursable expenses. The invoices will be prepared in accordance with the State's standard policies, procedures and standardized billing format.

### Section 6. State and Local Agency Commitments

The Scope of Work (**Exhibit**) describes the work to be performed.

- A. Design [if applicable]
  - 1. If the work includes preliminary design or final design (the "Construction Plans"), or design work sheets, or special provisions and estimates (collectively referred to as the "Plans"), the State shall comply with the following requirements, as applicable:
    - a. perform or provide the Plans, to the extent required by the nature of the work.
    - b. prepare final design (Construction Plans) in accord with the requirements of the latest edition of the American Association of State Highway Transportation Officials (AASHTO) manual or other standard, such as the Uniform Building Code, as approved by CDOT.
    - c. prepare special provisions and estimates in accord with the State's Roadway and Bridge Design Manuals and Standard Specifications for Road and Bridge Construction.



- d. include details of any required detours in the Plans, in order to prevent any interference of the construction work and to protect the traveling public.
- e. stamp the Plans produced by a Colorado Registered Professional Engineer.
- f. provide final assembly of Plans and contract documents.
- g. be responsible for the Plans being accurate and complete.
- h. make no further changes in the Plans following the award of the construction contract except by Contract in writing between the Parties. The Plans shall be considered final when approved and accepted by the Parties hereto, and when final they shall be deemed incorporated herein.

**B. Construction [if applicable]**

1. If the work includes construction, the State shall perform the construction in accordance with the approved design plans and/or administer the construction all in accord with the Scope of Work (**Exhibit A and Exhibit B**). Such administration shall include project inspection and testing; approving sources of materials; performing required plant and shop inspections; documentation of contract payments, testing and inspection activities; preparing and approving pay estimates; preparing, approving and securing the funding for contract modification orders and minor contract revisions; processing contractor claims; construction supervision; and meeting the Quality Control requirements of the FHWA/CDOT Stewardship Contract.
2. Subject to Section 5, if the State is the responsible party:
  - a. it shall appoint a qualified professional engineer, licensed in the State of Colorado, as the State Agency Project Engineer (SAPE), to perform that administration. The SAPE shall administer the project in accordance with this Contract, the requirements of the construction contract and applicable State procedures.
  - b. if bids are to be let for the construction of the project, the State shall, in conjunction with the Local Agency, advertise the call for bids and upon concurrence by the Local Agency will award the construction contract(s) to the low responsive, responsible bidder(s).
    - (1) in advertising and awarding the bid for the construction of a federal-aid project, the State shall comply with applicable requirements of 23 USC § 112 and 23 CFR Parts 633 and 635 and C.R.S. § 24-92-101 et seq. Those requirements include, without limitation, that the State/contractor shall incorporate Form 1273 in its entirety verbatim into any subcontract(s) for those services as terms and conditions therefore, as required by 23 CFR 633.102(e).
    - (2) the Local Agency has the option to concur or not concur in the proposal of the apparent low bidder for work on which competitive bids have been received. The Local Agency must declare its concurrence or non-concurrence within 3 working days after said bids are publicly opened.
    - (3) by indicating its concurrence in such award, the Local Agency, acting by or through its duly authorized representatives, agrees to provide additional funds, subject to their availability and appropriation for that purpose, if required to complete the work under this project if no additional federal-aid funds will be made available for the project.
  - c. If all or part of the construction work is to be accomplished by State personnel (i.e. by force account), rather than by a competitive bidding process, the State will ensure that all such force account work is accomplished in accordance with the pertinent State specifications and requirements with 23 CFR 635, Subpart B, Force Account Construction.

**Section 7. ROW Acquisition and Relocation**

If the Project includes right of way, prior to this project being advertised for bids, the State will certify in writing that all right of way has been acquired in accordance with the applicable state and federal regulations, or that no additional right of way is required.

Any acquisition/relocation activities must comply with: all applicable federal and state statutes and regulations, including but not limited to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended (P.L. 91-646) and the Uniform Relocation Assistance and Real Property Acquisition Policies for Federal and Federally Assisted Programs as amended (49 CFR Part 24); CDOT's Right of Way Manual; and CDOT's Policy and Procedural Directives.

Allocation of Responsibilities are as follows:

- Federal participation in right of way acquisition (3111 charges), relocation (3109 charges) activities, if any, and right of way incidentals (expenses incidental to acquisition/relocation of right of way – 3114 charges);



- Federal participation in right of way acquisition (3111 charges), relocation (3109 charges) but no participation in incidental expenses (3114 charges); or
- No federal participation in right of way acquisition (3111 charges) and relocation activities (3109 expenses).

Regardless of the option selected above, the State retains oversight responsibilities. The Local Agency's and the State's responsibilities for each option is specifically set forth in CDOT's Right of Way Manual. The manual is located at <http://www.coloradodot.info/business/manuals/right-of-way>.

If right of way is purchased for a state highway, including areas of influence of the state highway, the local agency shall immediately convey title to such right of way to CDOT after the Local Agency obtains title.

#### **Section 8. Utilities**

If necessary, the State will be responsible for obtaining the proper clearance or approval from any utility company, which may become involved in this Project. Prior to this Project being advertised for bids, the responsible party will certify in writing that all such clearances have been obtained.

#### **Section 9. Railroads**

In the event the Project involves modification of a railroad company's facilities whereby the work is to be accomplished by railroad company forces, the State shall make timely application to the Public Utilities Commission requesting its order providing for the installation of the proposed improvements and not proceed with that part of the work without compliance. The State shall also establish contact with the railroad company involved for the purpose of complying with applicable provisions of 23 CFR 646, subpart B, concerning federal-aid projects involving railroad facilities, including:

1. Executing an Contract setting out what work is to be accomplished and the location(s) thereof, and that the costs of the improvement shall be eligible for federal participation.
2. Obtaining the railroad's detailed estimate of the cost of the work.
3. Establishing future maintenance responsibilities for the proposed installation.
4. Prescribing future use or dispositions of the proposed improvements in the event of abandonment or elimination of a grade crossing.
5. Establishing future repair and/or replacement responsibilities in the event of accidental destruction or damage to the installation.

#### **Section 10. Environmental Obligations**

The State shall perform all work in accordance with the requirements of the current federal and state environmental regulations including the National Environmental Policy Act of 1969 (NEPA) as applicable.

#### **Section 11. Maintenance Obligations**

The State and Local Agency will maintain and operate the improvements constructed under this Contract at their own cost and expense during their useful life as shown in **Exhibit B**, in a manner satisfactory to the State and FHWA. The State and Local Agency will make proper provisions for such maintenance obligations each year. Such maintenance and operations shall be conducted in accordance with all applicable statutes, ordinances and regulations. The State and FHWA will make periodic inspections of the project to verify that such improvements are being adequately maintained.

#### **Section 12. Record Keeping**

The State and Local Agency shall maintain a complete file of all records, documents, communications, and other written materials, which pertain to the costs incurred under this Contract. The State and Local Agency shall maintain such records for a period of three (3) years after the date of termination of this Contract or final payment hereunder, whichever is later, or for such further period as may be necessary to resolve any matters which may be pending. The State shall make such materials available for inspection at all reasonable times and shall permit duly authorized agents and employees of the Local Agency and FHWA to inspect the project and to inspect, review and audit the project records.



### **Section 13. Termination Provisions**

This Contract may be terminated as follows:

- A. **Termination for Convenience.** The State may terminate this Contract at any time the State determines that the purposes of the distribution of moneys under the Contract would no longer be served by completion of the project. The State shall effect such termination by giving written notice of termination to the Local Agency and specifying the effective date thereof, at least twenty (20) days before the effective date of such termination.
- B. **Termination for Cause.** If, through any cause, the Local Agency shall fail to fulfill, in a timely and proper manner, its obligations under this Contract, or if the Local Agency shall violate any of the covenants, Contracts, or stipulations of this Contract, the State shall thereupon have the right to terminate this Contract for cause by giving written notice to the Local Agency of its intent to terminate and at least ten (10) days opportunity to cure the default or show cause why termination is otherwise not appropriate. In the event of termination, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports or other material prepared by the Local Agency under this Contract shall, at the option of the State, become its property, and the Local Agency shall be entitled to receive just and equitable compensation for any services and supplies delivered and accepted.

Notwithstanding the above, the Local Agency shall not be relieved of liability to the State for any damages sustained by the State by virtue of any breach of the Contract by the Local Agency, and the State may withhold payment to the Local Agency for the purposes of mitigating its damages until such time as the exact amount of damages due to the State from the Local Agency is determined.

If after such termination it is determined, for any reason, that the Local Agency was not in default or that the Local Agency's action/inaction was excusable, such termination shall be treated as a termination for convenience, and the rights and obligations of the Parties shall be the same as if the Contract had been terminated for convenience, as described herein.

### **Section 14. Legal Authority**

The Local Agency warrants that it possesses the legal authority to enter into this Contract and that it has taken all actions required by its procedures, by-laws, and/or applicable law to exercise that authority, and to lawfully authorize its undersigned signatory to execute this Contract and to bind the Local Agency to its terms. The person(s) executing this Contract on behalf of the Local Agency warrants that such person(s) has full authorization to execute this Contract.

### **Section 15. Representatives and Notice**

The State will provide liaison with the Local Agency through the State's Region Director, Region 1, 2000 South Holly Street, Denver, CO 80222. Said Region Director will also be responsible for coordinating the State's activities under this Contract and will also issue a "Notice to Proceed" to the Local Agency for commencement of the work. All communications relating to the day-to-day activities for the work shall be exchanged between representatives of the State's Transportation Region 1 and the Local Agency. All communication, notices, and correspondence shall be addressed to the individuals identified below. Either party may from time to time designate in writing new or substitute representatives.

If to the State:  
Steve Sherman  
CDOT Region 1  
2000 South Holly Street  
Denver, Colorado 80222  
303-512-5986  
steve.sherman@state.co.us

If to the Local Agency:  
Scott Brink  
City of Wheat Ridge  
7500 West 29TH Avenue  
Wheat Ridge, Colorado 80033  
303-235-2860  
sbrink@ci.wheatridge.co.us

### **Section 16. Successors**

Except as herein otherwise provided, this Contract shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns.

### **Section 17. Third Party Beneficiaries**



It is expressly understood and agreed that the enforcement of the terms and conditions of this Contract and all rights of action relating to such enforcement, shall be strictly reserved to the State and the Local Agency. Nothing contained in this Contract shall give or allow any claim or right of action whatsoever by any other third person. It is the express intention of the State and the Local Agency that any such person or entity, other than the State or the Local Agency receiving services or benefits under this Contract shall be deemed an incidental beneficiary only.

#### **Section 18. Governmental Immunity**

Notwithstanding any other provision of this Contract to the contrary, no term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions of the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as now or hereafter amended. The Parties understand and agree that liability for claims for injuries to persons or property arising out of negligence of the State of Colorado, its departments, institutions, agencies, boards, officials and employees is controlled and limited by the provisions of § 24-10-101, et seq., C.R.S., as now or hereafter amended and the risk management statutes, §§ 24-30-1501, et seq., C.R.S., as now or hereafter amended.

#### **Section 19. Severability**

To the extent that this Contract may be executed and performance of the obligations of the Parties may be accomplished within the intent of the Contract, the terms of this Contract 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.

#### **Section 20. Waiver**

The waiver of any breach of a term, provision, or requirement of this Contract shall not be construed or deemed as a waiver of any subsequent breach of such term, provision, or requirement, or of any other term, provision or requirement.

#### **Section 21. Entire Understanding**

This Contract 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 or effect whatsoever, unless embodied herein by writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto shall have any force or effect unless embodied in a writing executed and approved pursuant to the State Fiscal Rules.

#### **Section 22. Survival of Contract Terms**

Notwithstanding anything herein to the contrary, the Parties understand and agree that all terms and conditions of this Contract and the exhibits and attachments hereto which may require continued performance, compliance or effect beyond the termination date of the Contract shall survive such termination date and shall be enforceable by the State as provided herein in the event of such failure to perform or comply by the Local Agency.

#### **Section 23. Modification and Amendment**

This Contract is subject to such modifications as may be required by changes in federal or State law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this Contract on the effective date of such change as if fully set forth herein. Except as provided above, no modification of this Contract shall be effective unless agreed to in writing by both Parties in an amendment to this Contract that is properly executed and approved in accordance with applicable law.

#### **Section 24. Disputes**

Except as otherwise provided in this Contract, any dispute concerning a question of fact arising under this Contract, which is not disposed of by Contract, will be decided by the Chief Engineer of the Department of Transportation. The decision of the Chief Engineer will be final and conclusive unless, within 30 calendar days after the date of receipt of a copy of such written decision, the Local Agency mails or otherwise furnishes to the State a written appeal addressed to the Executive Director of the Department of Transportation. In connection with any appeal proceeding under this clause, the Local Agency shall be afforded an opportunity to be heard and to offer evidence in support of its appeal. Pending final decision of a dispute hereunder, the Local Agency shall proceed diligently with the performance of the Contract in accordance with the Chief Engineer's decision. The decision of the Executive Director or his duly



authorized representative for the determination of such appeals will be final and conclusive and serve as final agency action. This dispute clause does not preclude consideration of questions of law in connection with decisions provided for herein. Nothing in this Contract, however, shall be construed as making final the decision of any administrative official, representative, or board on a question of law.

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK**



**THE PARTIES HERETO HAVE EXECUTED THIS CONTRACT**

\* Persons signing for The Local Agency hereby swear and affirm that they are authorized to act on The Local Agency's behalf and acknowledge that the State is relying on their representations to that effect.

<p><b>THE LOCAL AGENCY</b> <b>City of Wheat Ridge</b></p> <p>By: _____ (print name)</p> <p>Title: _____ (print title)</p> <p>_____ *Signature</p> <p>Date: _____</p>	<p><b>STATE OF COLORADO</b> <b>John W. Hickenlooper, GOVERNOR</b> Colorado Department of Transportation</p> <p>By _____ Joshua Laipply, P.E., Chief Engineer (For) Michael P. Lewis, Executive Director</p> <p>Date: _____</p>
<p>2nd The Local Agency Signature [if Needed]</p> <p>By: _____ (print name)</p> <p>Title: _____ (print title)</p> <p>_____ *Signature</p> <p>Date: _____</p>	



## **Exhibit A Scope of Work**

This IGA between CDOT and the City of Wheat Ridge is to document construction oversight and maintenance responsibilities for the new/changed access at Westbound (WB) Interstate 70 (I-70), associated with the I-70/32nd Avenue interchange, being implemented in association with nearby development activity, the proposed Clear Creek Crossing (CCC) mixed use development. No State or Federal Funds are being used for construction of this project.

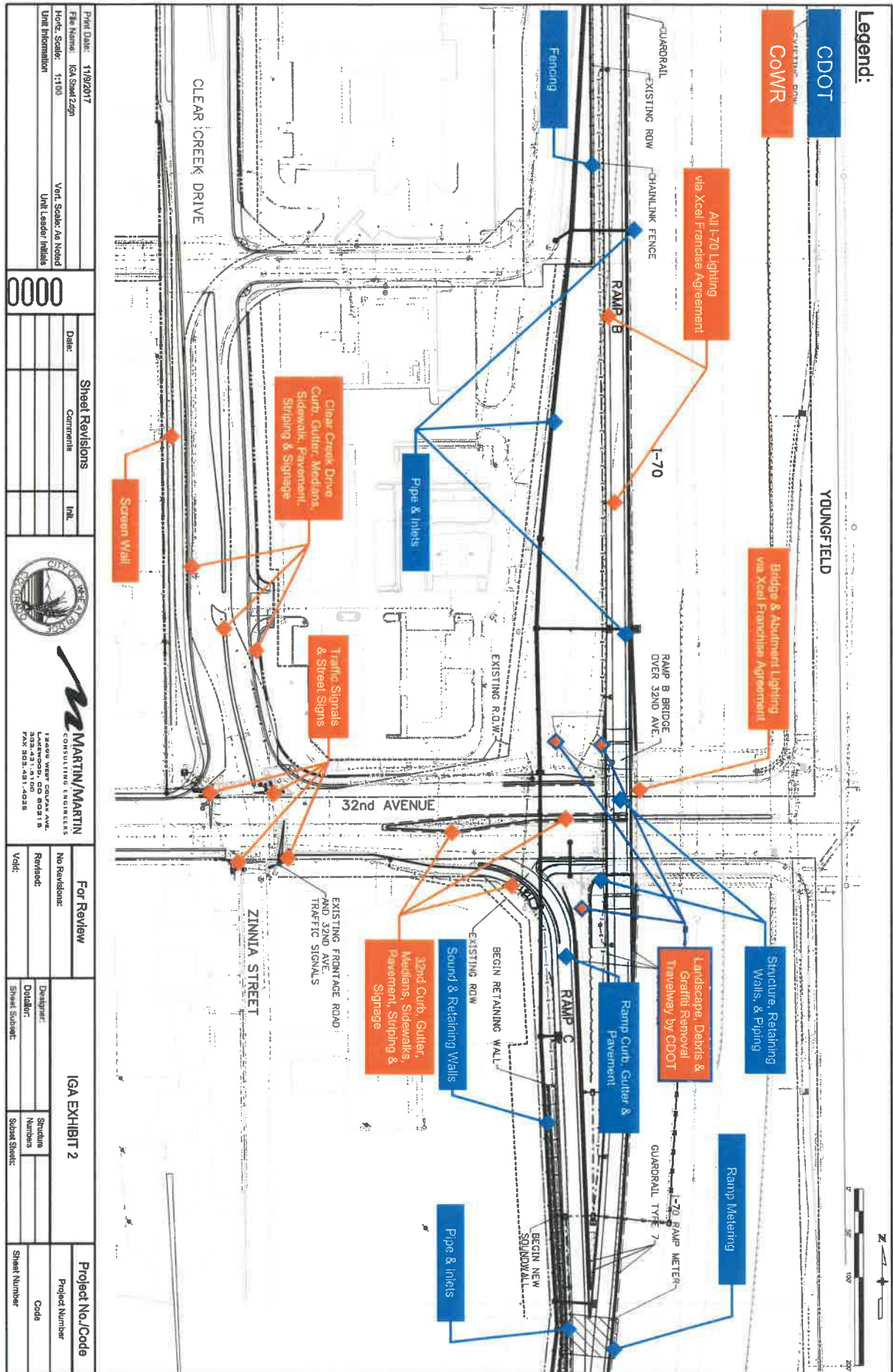
The City of Wheat Ridge agrees to pay CDOT \$20,000 for part-time review of the project by a CDOT Engineer, who will represent CDOT interests with regard to work quality and impact to the traveling public on westbound I70. By the permit through CDOT Region 1 Permits, CDOT will retain final acceptance authority for all facilities and appurtenances to be owned and maintained by CDOT.

Through many discussions, the maintenance of facilities has been agreed to as represented in the attached graphics (3 pages). Also, as shown in the graphics, a turn-around for snow plows has been agreed to within the development, such that CDOT plows will be able to plow the I70 facility in much the same way as exists prior to construction.

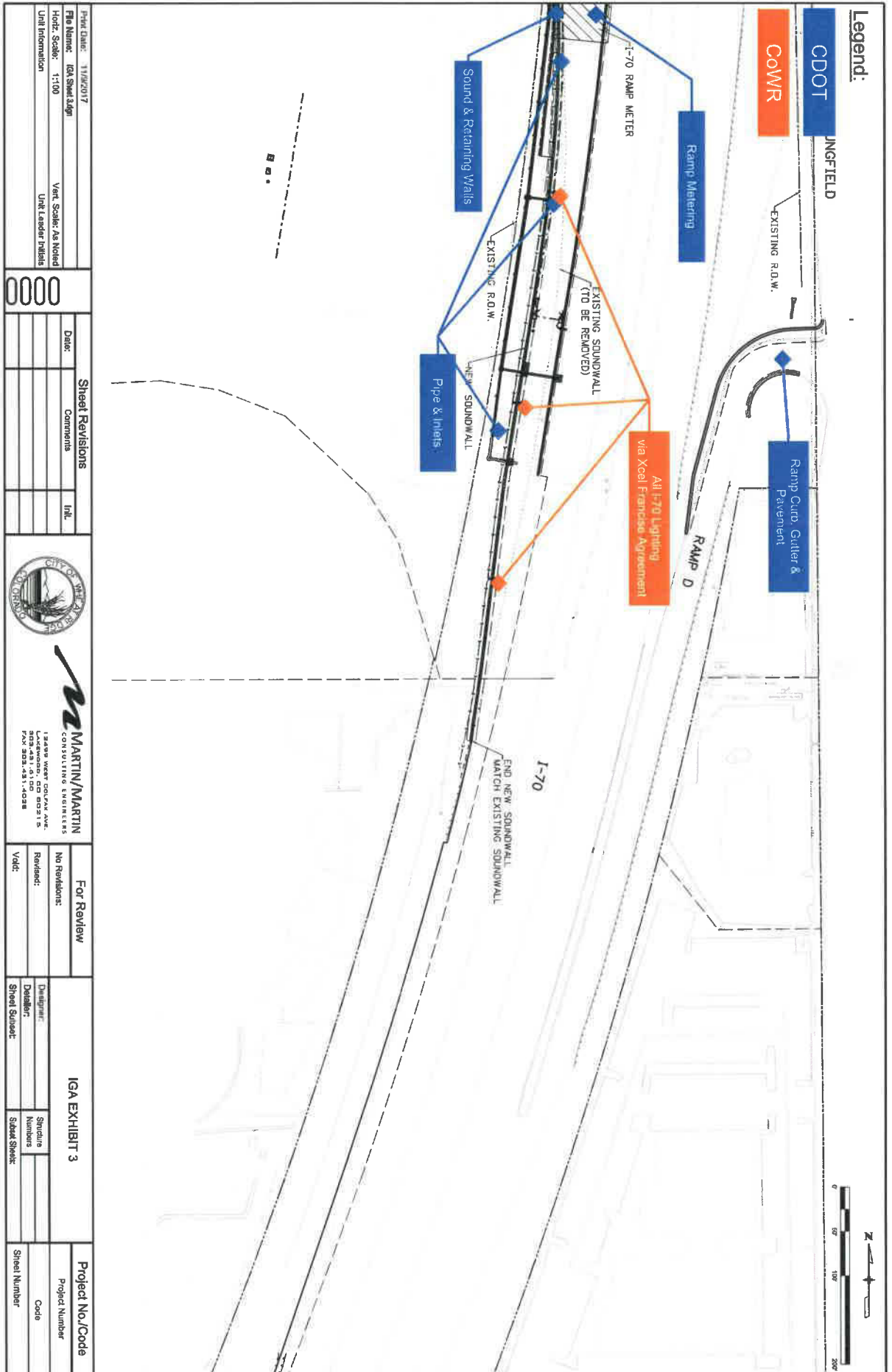






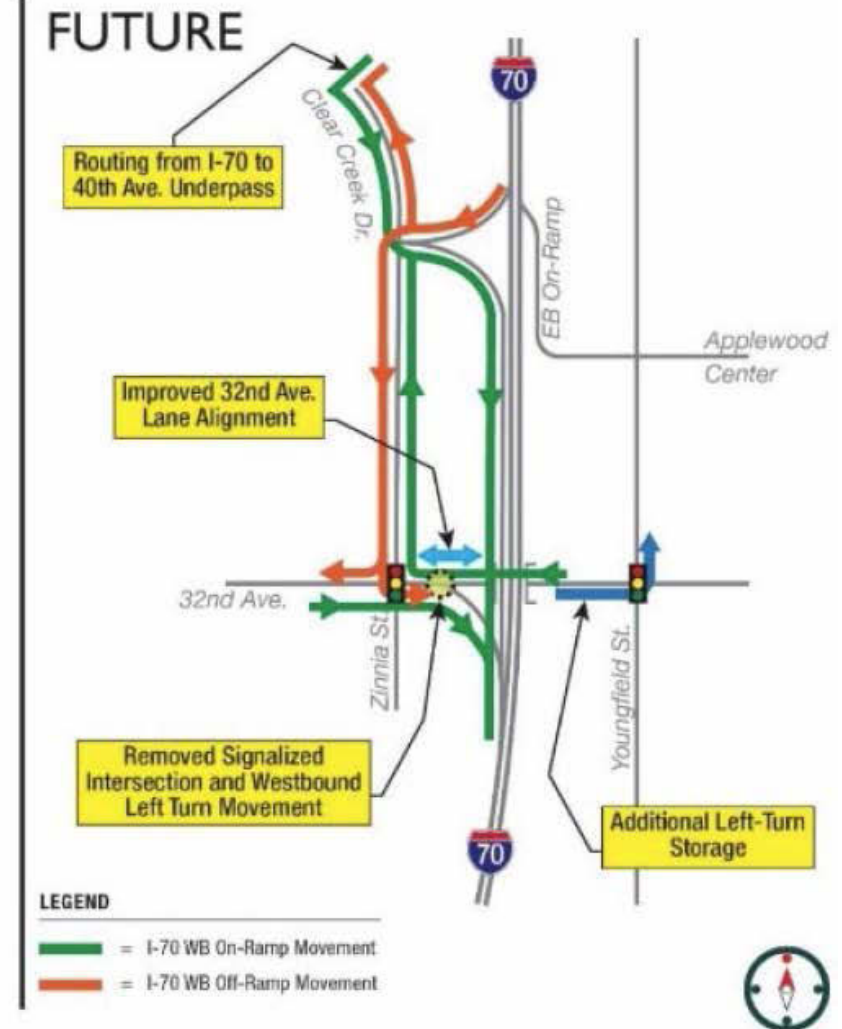








# ACCESS IMPROVEMENTS ILLUSTRATION





**REQUEST FOR CITY COUNCIL ACTION****TITLE: RESOLUTION NO. 19-2018 - A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF WHEAT RIDGE AND THE LONGS PEAK METROPOLITAN DISTRICT FOR HOOK RAMP COST REIMBURSEMENT**

- |   |   |
|---|---|
| <input type="checkbox"/> PUBLIC HEARING         | <input type="checkbox"/> ORDINANCES FOR 1 <sup>ST</sup> READING |
| <input type="checkbox"/> BIDS/MOTIONS           | <input type="checkbox"/> ORDINANCES FOR 2 <sup>ND</sup> READING |
| <input checked="" type="checkbox"/> RESOLUTIONS |   |

QUASI-JUDICIAL: ☐ YES☒ NO  
Director of Public Works  
City Manager**ISSUE:**

The City and the Longs Peak Metropolitan District (the District) entered into an Intergovernmental Agreement (IGA) for the construction of the I-70 and 32<sup>nd</sup> Avenue Interchange whereby the City agreed to finance the construction and the District agreed to construct the project. The City has \$10 million available from 2E bonds to pay for all costs related to the project. Actual costs will not be known until bids are received for the project this spring and the work is actually completed. Per the aforementioned IGA, the City is responsible for all costs for the project exceeding \$10 million. This Agreement set forth the terms by which the District will reimburse the City for project costs that exceed \$10 million.

**PRIOR ACTION:**

None

**FINANCIAL IMPACT:**

Funding in the amount of \$10 million for construction of the roadway improvements has been allocated by the City through funds attained from 2E sales tax bonds. At this time, both parties have been working with an estimated base project cost of \$10 million. However, actual costs will not be known until bids are received and the work is ultimately completed. In the event project costs exceed \$10 million, the City is responsible for those cost overruns and the District will



reimburse the City from the issuance of one or more series of bonds as provided in the Hook Ramp Cost Reimbursement Agreement. The City maintains adequate General Fund reserves to pay for any cost overruns for this project until the District reimburses the City.

**BACKGROUND:**

Development of the property located west of I-70, south of Highway 58, and north of 32<sup>nd</sup> Avenue has been considered for several years. Over a decade ago, the property owner at the time proposed a significant regional destination type of development. Although approvals by the City, CDOT, and FHWA were attained at the time, the development did not come to fruition and the property has remained vacant since. More recently, the property turned over to new owners (Evergreen Development Co.). A mixed-use development is now being proposed over the same area with the exception of the property between Clear Creek and Highway 58, where no development is proposed at this time.

Under the provisions of an IGA between the City and the District, construction of the public improvements (hook-ramps) will be performed by Evergreen Development, through their construction manager, Mortenson Construction. The construction will be coordinated and managed by Evergreen on behalf of the District. Mortenson Construction (Evergreen's Construction Manager) will be conducting the overall construction management, bidding, contract awards, overall contract management, payments to contractors, inspection, and other necessary construction management logistics. The City entered into an IGA providing the necessary provisions, requirements and safeguards needed to assure that the project will be completed in accordance with both City and CDOT requirements. Oversight of construction by the City will be provided with the assistance of the City's technical consultant (AECOM) under the direction of City staff.

**RECOMMENDATION:**

Staff recommends approving the attached resolution authorizing approval of an IGA with the Longs Peak Metropolitan District for hook ramp cost reimbursement.

**RECOMMENDED MOTION:**

"I move to approve Resolution No. 19-2018 - a resolution approving of an IGA between the City of Wheat Ridge and the Longs Peak Metropolitan District for hook ramp cost reimbursement.

Or,

"I move to postpone indefinitely Resolution No. 19-2018 - a resolution approving of an IGA between the City of Wheat Ridge and the Longs Peak Metropolitan District for hook ramp cost reimbursement, for the following reason(s) \_\_\_\_\_."

**REPORT PREPARED/REVIEWED BY:**

Scott Brink, Director of Public Works

Patrick Goff, City Manager



**ATTACHMENTS:**

1. Resolution No. 19-2018
2. Intergovernmental Agreement for Hook Ramp Reimbursement



**CITY OF WHEAT RIDGE, COLORADO**  
**RESOLUTION NO. 19**  
**Series of 2018**

**TITLE:     A RESOLUTION APPROVING AN INTERGOVERNMENTAL  
              AGREEMENT BETWEEN THE CITY OF WHEAT RIDGE AND  
              THE LONGS PEAK METROPOLITAN DISTRICT FOR HOOK  
              RAMP COST REIMBURSEMENT**

**WHEREAS**, pursuant to Charter Section 14.2 and C.R.S. § 29-1-203, the City of Wheat Ridge is authorized to enter into cooperative agreements with other governmental entities; and

**WHEREAS**, the City and the Longs Peak Metropolitan District have negotiated an intergovernmental agreement for reimbursement of certain costs incurred in the construction of the hook ramp project at the intersection of Interstate 70 and 32<sup>nd</sup> Avenue within the City; and

**WHEREAS**, in accordance with Section 14.2 of the City's Home Rule Charter, the City Council wishes to approve said intergovernmental agreement by resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Wheat Ridge City Council, that: The Intergovernmental Agreement by and between the Longs Peak Metropolitan District and the City of Wheat Ridge attached to this Resolution and incorporated herein by reference, is hereby approved, and the Mayor and City Clerk are authorized and directed to execute the same.

**DONE AND RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Bud Starker, Mayor

ATTEST:

\_\_\_\_\_  
Janelle Shaver, City Clerk

**ATTACHMENT 1**



**INTERGOVERNMENTAL AGREEMENT  
FOR  
HOOK RAMP COST REIMBURSEMENT**

This INTERGOVERNMENTAL AGREEMENT FOR HOOK RAMP COST REIMBURSEMENT (“**Agreement**”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2018, by and between the City of Wheat Ridge, a Colorado home-rule municipality (the “**City**”), and the Longs Peak Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado (the “**District**”).

**RECITALS**

- A. The City is a Colorado home rule municipality, organized and existing pursuant to Section 6 of Article XX of the Colorado Constitution.
- B. The City has authority under Article XIV Section 18 of the Colorado Constitution and CRS 29-1-201 *et seq.* to enter into intergovernmental agreements for lawful purposes authorized to it.
- C. The City and District entered into that certain Intergovernmental Agreement for Construction of the I-70 and 32<sup>nd</sup> Avenue Interchange dated \_\_\_\_\_, 2018 (the “**IGA**”), whereby the City agreed to finance the construction of the I-70 and 32<sup>nd</sup> Avenue Interchange (the “**Project**”) and the District agreed to construct the Project pursuant to the terms set forth therein.
- D. The IGA requires the City to finance all “Construction Costs” incurred by the District in performance of the “District Services” provided therein.
- E. Paragraph 4(F)(ii) of the IGA requires the District to reimburse the City for Construction Costs paid by the City in excess of the City’s “Allocation” of \$10,000,000 for the Project (the “**Contingency Reimbursement**”).
- F. Paragraph 4(D) of the IGA requires the District to reimburse the City for Construction Costs that have been objected to and are subsequently agreed to at mediation (the “**Mediation Reimbursement**”).
- G. The City and District desire to enter into this Agreement to set forth the terms and conditions for the District’s payment to the City of any Contingency Reimbursement and Mediation Reimbursement arising from the IGA.

NOW THEREFORE, the City and District have entered into this Agreement.

1. **PURPOSE.** This Agreement sets forth the terms by which the District will reimburse the City for certain Construction Costs paid to the District pursuant to the IGA. The City’s payment to the District of (1) any Mediation Reimbursement, and, (2) Construction Costs amounting to Contingency Funds pursuant to Paragraph 4(F)(ii) of the IGA are each made in consideration of the District’s completion of the Project and the execution and performance of



this Agreement. Capitalized terms not defined herein shall have the meaning provided in the IGA.

2. **REIMBURSEMENT.** The District covenants to pay to the City any Contingency Reimbursement and Mediation Reimbursement (collectively, the “**Reimbursement**”) as follows:

- a. **Distribution Agreement.** The District is a party to that certain Distribution Agreement for Reimbursement of Capital Advances and Purchase of Public Infrastructure by and between the District, Cabela’s Wholesale, Inc., Evergreen-Clear Creek Crossing, L.L.C., and Coors Brewing Company dated December 16, 2016 (the “**Distribution Agreement**”). Paragraph 6 of the Distribution Agreement sets forth a mandatory order for the District’s distribution of “district revenues” to reimburse certain capital advances and pay for public infrastructure identified as the “Additional Infrastructure”. Paragraph 6(II) provides that the District may distribute “district revenues” to “cause the construction of the Additional Infrastructure, by financing the construction directly and/or paying to Evergreen the cost of any Additional Infrastructure constructed by Evergreen and acquired by the District... until the District has financed the cost of all Additional Infrastructure”. The “Additional Infrastructure” is the Project and CCC Project.
- b. **Payment from Bond Proceeds.** The District currently anticipates the issuance of one or more series of bonds to finance the distributions set forth in Paragraphs 6(I) and 6(II) of the Distribution Agreement (the “**Bonds**”). The District covenants to include the Reimbursement in the approved uses for the Bonds subject to its ability to issue the Bonds with sufficient proceeds and reasonable terms therefor. If the Reimbursement is included in the approved uses for the Bonds, the District shall pay to the City all remaining proceeds up to the Reimbursement amount after the CCC Project has been financed and completed in its entirety. In no event shall the City be entitled to any Reimbursement payment from the Bonds until the District has completed and paid for the CCC Project “Additional Infrastructure” in its entirety.
- c. **Payment from General Fund.** If the District is unable to pay to the City the entire Reimbursement pursuant to Paragraph 2(b) of this Agreement, the District, in any year, and subject to the requirements of the Distribution Agreement, may appropriate and pay from its general fund some or all of the Reimbursement.
- d. **Subject to Annual Appropriation.** The District’s obligation to pay the Reimbursement to the City is subject to the annual appropriation of funds by the District upon a determination by the District’s Board of Directors that funds are available therefor and that such funds are not needed or pledged for other District obligations. Accordingly, the District’s obligation to pay the Reimbursement to the City does not constitute a debt, indebtedness, or multiple fiscal year obligation of the District.



- e. **No Interest.** The City agrees that the Reimbursement shall accrue interest at a rate of zero percent (0%) per annum and shall not be subject to any statutory interest or penalty of any kind whatsoever.

3. **TERM.** This Agreement shall become effective upon the creation of a Contingency Reimbursement or Mediation Reimbursement and shall continue in effect until the District has paid the Reimbursement in full. This Agreement may be terminated by the mutual agreement of the City and District, upon which all obligations herein shall be deemed satisfied.

4. **ACCOUNTING FOR FUNDS.** The City and District shall direct their accounting staff and consultants to account for and determine the amount of any Reimbursement obligation to be paid by the District. Any dispute over the amount of the Reimbursement shall be resolved in the same manner as a payment objection as set forth in Paragraph 4(D) of the IGA.

5. **NOTICES.** Any notices or other communications required or permitted by this Agreement or by law to be served on, given to or delivered to either party hereto, by the other party shall be in writing and shall be deemed duly served, given or delivered when personally delivered to the party to whom it is addressed or in lieu of such personal service, upon receipt in the United States mail, first-class postage prepaid, or by personal delivery service addressed as follows:

to the City of Wheat Ridge:

Patrick Goff, City Manager  
City of Wheat Ridge  
7500 W. 29th Ave.  
Wheat Ridge, CO 80033

with a copy to Wheat Ridge City Attorney:

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

to the Longs Peak Metropolitan District c/o:

Kim J. Seter, Esq.  
Seter & Vander Wall, P.C.  
7400 E. Orchard Rd., Suite 3300  
Greenwood Village, CO 80111

Either party, the District or the City, may change its address for the purpose of this paragraph by giving written notice of such change to the other party in the manner provided in this paragraph.

6. **ASSIGNMENT.** This Agreement may be assigned only with the prior written consent of the non-assigning party.



7. **AMENDMENT**. Any amendment or modification to this Agreement shall be made in writing executed by both the City and District.

8. **GOVERNING LAW/VENUE**. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado in the District Court for Jefferson County, Colorado.

9. **COUNTERPART EXECUTION**. This Agreement may be executed in counterparts, and the authorized signatures of either the City or District affixed to a counterpart signature shall be deemed to constitute execution of the original Agreement.

10. **SEVERABILITY**. If any provisions of this Agreement shall for any reason be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

11. **NO THIRD-PARTY BENEFICIARIES**. Nothing in this Agreement, express or implied, is intended to or shall confer upon any other person or entity any right, benefit or remedy of any nature whatsoever under or by reason of this Agreement, including any persons or entities who have advanced monies to the District, but are not parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written. By the signature of its representative below, each party affirms that it has taken all necessary action to authorize said representative to execute this Agreement.

**CITY OF WHEAT RIDGE**

A home-rule municipality of the State of Colorado

By: \_\_\_\_\_  
Bud Starker, Mayor

ATTEST:

\_\_\_\_\_  
Janelle Shaver, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Gerald Dahl, City Attorney

**LONGS PEAK METROPOLITAN DISTRICT**

A quasi-municipal corporation and political subdivision of the State of Colorado

By: \_\_\_\_\_  
Michael Glade, President

ATTEST:



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Tyler Carlson, Secretary

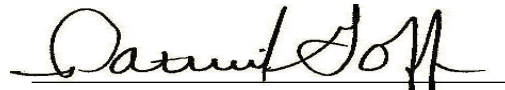


**REQUEST FOR CITY COUNCIL ACTION****TITLE: MOTION TO APPROVE THE USE OF THE CITY'S 1% UTILITY UNDERGROUNDING FUND FOR THE OVERHEAD UTILITIES ON 38<sup>TH</sup> AVENUE BETWEEN KIPLING STREET AND LEE STREET**

- ☐ PUBLIC HEARING  
☒ BIDS/MOTIONS  
☐ RESOLUTIONS

- ☐ ORDINANCES FOR 1<sup>ST</sup> READING  
☐ ORDINANCES FOR 2<sup>ND</sup> READING

QUASI-JUDICIAL:

☐ YES☒ NO  
Director of Public Works  
City Manager**ISSUE:**

The City of Wheat Ridge's franchise agreement with Xcel Energy provides for natural gas and electric utilities within the City. This agreement includes provisions that the company maintain a fund to be used for undergrounding overhead electric facilities at the request of the City. The fund represents an accrual of 1% of all charges for electric service within the City of Wheat Ridge. All accumulated monies, as well as up to three years of future estimated allocations, are available for designated projects.

The City has engaged with Xcel and property owners at the northwest corner of Kipling Street and 38<sup>th</sup> Avenue to investigate the feasibility for undergrounding the existing overhead lines as part of the redevelopment of the Circle K property. Xcel has completed a design and cost estimate for undergrounding work along the north side of 38<sup>th</sup> Avenue between Kipling Street and Lee Street. Staff is recommending that the City Council pass a motion authorizing the City Manager to sign an agreement with Xcel Energy to allow for the undergrounding work to proceed.

**PRIOR ACTION:**

None



**FINANCIAL IMPACT:**

The cost to perform the undergrounding work as provided by Xcel is \$144,888.59. Consistent with similar redevelopment projects, the property owner is responsible for the cost of relocating overhead utility lines when necessary to facilitate the redevelopment, provided the utility poles are relocated and the lines remain overhead. As undergrounding the lines is a significantly higher expense, City policy has typically been that the City (through use of the 1% Fund), would fund the difference in cost between undergrounding and relocating to a revised overhead location.

The cost to just relocate the poles is \$62,259.92 which will be reimbursed by Circle K. Therefore, the financial impact to the City's 1% Utility Undergrounding Fund will be \$82,628.67. The City's current 1% Fund balance is \$869,557.

**BACKGROUND:**

As part of redevelopment activities at the Circle K at the intersection of 38<sup>th</sup> Avenue and Kipling Street, the City has engaged with Xcel and property owners to investigate the feasibility of undergrounding the existing overhead lines. Investigating and implementing the undergrounding of utility lines along high visibility corridors for both safety and aesthetic reasons has consistently been pursued, especially where leveraging opportunities present themselves. In this particular area, lines were undergrounded recently as part of the Kipling Trail Project and with redevelopment at Kipling Ridge .

**RECOMMENDATION:**

Staff recommends approval authorizing the City Manager to sign an agreement with Xcel Energy, authorizing the use of 1% Funds, for the undergrounding of overhead utilities along 38<sup>th</sup> Avenue between Kipling Street and Lee Street.

**RECOMMENDED MOTION:**

"I move to approve a motion authorizing the City Manager to sign an agreement with Xcel Energy, authorizing the use of City 1% Funds for the undergrounding of overhead utilities on 38<sup>th</sup> Avenue between Kipling Street and Lee Street."

Or,

"I move to deny a motion authorizing the City Manager to sign an agreement with Xcel Energy, authorizing the use of City 1% Funds for the undergrounding of overhead utilities on 38<sup>th</sup> Avenue between Kipling Street and Lee Street, for the following reason(s)  
\_\_\_\_\_."

**REPORT PREPARED/REVIEWED BY:**

Scott Brink, Director of Public Works

Patrick Goff, City Manager

**ATTACHMENTS:**

1. Scope Document (Agreement) with Xcel Energy



## Scope Document

March 8, 2018

Wheat Ridge 1% Project:  
W 38<sup>th</sup> Ave between Kipling Street & Lee Street  
Overhead to Underground Distribution Conversion  
Xcel Energy Notification# 10093827; DS# 723347; WO# 101073490

### General:

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Total Job Cost	\$	144,888.59	(100%)
Wheat Ridge 1% funding portion	\$	144,888.59	(100%)
Xcel Energy (Plant Betterment)	\$	0.00	(0%)
Other	\$	0.00	(0%)

### Boundaries:

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From Kipling Street to Lee Street, parallel to W 38<sup>th</sup> Avenue, converting overhead electrical feeder to underground electrical feeder on the North side of W 38<sup>th</sup> Avenue in Wheat Ridge, CO. All overhead conductors on the North side of W 38<sup>th</sup> Avenue will be removed. Primary & secondary distribution to be rerouted to the South side of W 38<sup>th</sup> Avenue to maintain existing feeds.

### City of:

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City of Wheat Ridge

### Job Description:

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Convert approximately 625' of 795 AL OH conductor with 1000 Aluminum UG conductor. Place (1) 600A PMH 9 switch cabinet on the North side of W 38<sup>th</sup> Avenue.

### Scope:

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This project is for relocating OH feeder for the City of Wheat Ridge's "Circle K Project" which requires Xcel Energy to convert the overhead conductor along the North side of W 38<sup>th</sup> Avenue from Kipling Street to Lee Street. Approximately 625' + of OH feeder will be converted to UG feeder for beautification. This work will be performed per the request of the City of Wheat Ridge and qualifies for 1% funding.

*\*Installation and removal as per attached engineering print and in accordance with current Xcel Energy construction standards. This job does not include installing of new UG Residential Service Laterals*

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## Scope Document

### *Project Challenges:*

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1. A location needed for staging equipment and material has not yet been determined. If permission for staging area be cannot found in the vicinity, then the material must be delivered as it is installed resulting in more transportation time and cost.
2. Coordination of the project with other utilities, such as telephone, CATV, water, and other contractors.
3. Pot holing and boring may require traffic control for the closure of all lanes in W 38<sup>th</sup> Avenue between Kipling Street & Lee Street. It may require a detour around the affected area.
4. Location and running line of new 3 phase 1000 AL Feeder parallel to W 38<sup>th</sup> Avenue with consideration of other existing utilities and clearance requirements.
5. Having to work around many obstructions.
6. All new and removal construction work may be done during normal Xcel Energy construction hours between 8:30 am – 3:30 pm or 7 pm – 5:30 am Monday – Friday, as needed, and weekend work which follow City of Wheat Ridge standards.

### *Timeline Contingencies*

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1. The timeline is contingent on getting the Scoping Document approved.
2. The timeline is contingent on getting the Traffic Control plan approved.
3. The timeline is contingent on all necessary parties having adequate access to the area. Any restrictions may result in project delays and increased costs.
4. Xcel Energy has assumed that we will not encounter any major obstructions, such as sand, shale, environmental issues, or hazardous materials. If any hazardous materials are encountered, all work will cease until the City resolves the issue(s). If any major obstructions are encountered, the project cost and timeline are subject to change.
5. The timeline is contingent on all surface obstructions being removed prior to Xcel Energy arriving on site.
6. The timeline is contingent on weather conditions.
7. The timeline is contingent upon labor availability during emergency conditions.
8. The timeline is contingent on when crews can work to impact traffic the least.

### *Timeline:*

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1. Work-order issued to construction: Tentatively by 3/9/2018.
2. Start construction: Tentatively by 4/16/2018.
3. Installation complete, removal of all existing overhead poles, wire, and lighting tentatively completed by the week of 5/7/2018.
4. Restoration work completed: Tentatively completed by the week of 5/7/2018.

### *Understanding:*

---



## Scope Document

1. There will be no charge to Xcel Energy by City of Wheat Ridge for city and permits, no fees will be required.
2. Repair or replacement will be provided by Xcel Energy only for surfaces and existing landscaping damaged by Xcel Energy construction work.
3. Any foreign attachments to Xcel Energy existing overhead lines will need to be removed by the owner of the attachment at no cost to Xcel Energy prior to the removal of the existing poles.
4. Working hours for Xcel Energy Construction Crews and/or Contractors will be permitted between the hours of 08:30 AM - 3:30 PM Monday – Friday. Overtime is likely required as the crews may have to work overnight as W 38<sup>th</sup> Avenue may have to be closed off and a detour established. Overnight is preferred as to limit detour traffic impacts on the surrounding neighborhood.

### *Indicators*

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1. 20% Complete: When boring has been completed
2. 30% Complete: When the electric distribution equipment is installed
3. 80% Complete: When all conduit and conductor has been installed and terminated including terminal pole installations.
4. 100% Complete: When all overhead facilities have been removed and restoration work has been completed.

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Project Scoping Document prepared by:

Travis DeWeese, Power Engineering Technologist III @ (303) 592-2740

Preston Gibson  
Community Service Area Manager  
303.425.3944

April Ward  
Design Manager  
303.425.3811

Matt Botruff  
Operations Program Manager, Contract & Utility Services  
303.425.3976

Aaron Heap  
Manager, Field Operations and Contract Services  
303.425.3945

---

Approval by:



## Scope Document

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City of Wheat Ridge

Date:



**REQUEST FOR CITY COUNCIL ACTION****TITLE: MOTION TO APPROVE APPOINTMENTS TO BOARDS  
AND COMMISSIONS**

- ☐ PUBLIC HEARING  
☒ BIDS/MOTIONS  
☐ RESOLUTIONS

- ☐ ORDINANCES FOR 1<sup>ST</sup> READING  
☐ ORDINANCES FOR 2<sup>ND</sup> READING

QUASI-JUDICIAL:

☐ YES☒ NO

  
City Clerk

  
City Manager

**ISSUE:**

The City's Board and Commission seats are due for appointment. The positions were advertised in the Wheat Ridge Transcript and on Channel 8, Facebook and the City's Website. Current members were contacted by mail and asked if they wanted to serve another term. All applications were received and compiled by the City Clerk's Office and forwarded to the City Council.

**PRIOR ACTION:**

None

**FINANCIAL IMPACT:**

None

**BACKGROUND:**

March of the current year is the annual renewal period for Board and Commission appointments.

**RECOMMENDATIONS:**

See Applicant List (Attachment 2) for detailed list of positions to be appointed, and applicants.



**RECOMMENDED MOTIONS:**

See Attachment 1 with Motions

“I move to appoint \_\_\_\_\_ to the  
\_\_\_\_\_ Board/Commission: term to expire \_\_\_\_\_.

**REPORT PREPARED BY:**

Robin Eaton, Deputy City Clerk

Janelle Shaver, City Clerk

**ATTACHMENTS:**

1. Detailed appointments by position and Council District
2. Applicant List
3. Board and Commission applications received





## **2018 BOARD AND COMMISSION APPOINTMENTS BY DISTRICT**

### **DISTRICT I**

I move to appoint:

- \_\_\_\_\_ to the Board of Adjustment, term ending 3/2/21
- \_\_\_\_\_ to the Cultural Commission, term ending 3/2/21
- \_\_\_\_\_ to the Liquor Authority Board, term ending 3/2/21
- \_\_\_\_\_ to the Parks and Recreation Commission, term ending 3/2/21
- \_\_\_\_\_ to the Planning Commission, term ending 3/2/21

### **DISTRICT II**

I move to appoint:

- \_\_\_\_\_ to the Cultural Commission, term ending 3/2/21
- \_\_\_\_\_ to the Parks & Recreation Commission, term ending 3/2/21
- \_\_\_\_\_ to the Liquor Authority Board, term ending 3/2/21

### **DISTRICT III**

I move to appoint:

- \_\_\_\_\_ to the Board of Adjustment, term ending 3/2/21
- \_\_\_\_\_ to the Building Code Advisory Board, term ending 3/2/21
- \_\_\_\_\_ to the Cultural Commission, term ending 3/2/21
- \_\_\_\_\_ to the Liquor Authority Board, term ending 3/2/21
- \_\_\_\_\_ to the Parks & Recreation Commission, term ending 3/2/21
- \_\_\_\_\_ to the Planning Commission, term ending 3/2/21



## **DISTRICT IV**

I move to appoint:

\_\_\_\_\_ to the Board of Adjustment, term ending 3/2/21

\_\_\_\_\_ to the Building Code Advisory Board, term ending 3/2/21

\_\_\_\_\_ to the to the Cultural Commission, term ending 3/2/21

\_\_\_\_\_ to the to the Liquor Authority Board, term ending 3/2/21

\_\_\_\_\_ to the Planning Commission, term ending 3/2/21

## **AT-LARGE**

I move to appoint:

\_\_\_\_\_ to the Cultural Commission, term ending 3/2/21

\_\_\_\_\_ to (as) the JeffCo Library Board Liaison, term ending 3/2/21

\_\_\_\_\_ to the Board of Adjustment (to fill a vacancy), term ending 3/2/20





Term Ending	Board District		Current Member	Other Applicants
<b>DISTRICT I</b>				
03/02/2018	Board of Adjustment	I	Dan Bradford	None
03/02/2018	Cultural Commission	I	Ronald Gehauf	Scott Wesley, Jessica Schwartz
03/02/2018	Liquor Authority	I	Carolyn Peterson	None
03/02/2018	Parks & Rec Commission	I	David Feiertag**	Robert DeVries Sandra Banghart
03/02/2018	Planning Commission	I	Dirk Boden	Richard Peterson Robert DeVries Sandra Banghart
<b>DISTRICT II</b>				
03/02/2018	Cultural Commission	II	Jill Shannon	None
03/02/2018	Liquor Authority	II	Elizabeth Nazarene	Leonard Ortiz
03/02/2018	Parks & Rec Commission	II	Charles Spielman	Chad Schneckenburger Krystal Knutson
<b>DISTRICT III</b>				
03/02/2018	Board of Adjustment	III	Janet Bell	None
03/02/2018	Building Code Advisory	III	Ronald Abo	None
03/02/2018	Cultural Commission	III	David Opp	None
03/02/2018	Liquor Authority	III	Paul Shaver	None
03/02/2018	Parks & Rec Commission	III	Guy Nahmiach	None
03/02/2018	Planning Commission	III	Amanda Weaver	Melissa Antol
<b>DISTRICT IV</b>				
03/02/2018	Board of Adjustment	IV	Sally Banghart*	Daniel Larson
03/02/2018	Building Code Advisory	IV	John Kellow	None
03/02/2018	Cultural Commission	IV	Sandra Nance**	Val Nosler
03/02/2018	Liquor Authority	IV	Bruce McIntyre	None



**DISTRICT IV** Continued

03/02/2018	Planning Commission	IV	Janet Leo	Daniel Larson
03/02/20	Planning Commission	IV	Vacant	Daniel Larson, Melissa Antol, Richard Peterson, Robert DeVries

**AT-LARGE**

03/02/2018	Cultural Commission	AL	Gay Porter DeNileon	None
03/02/2018	JeffCo Library Board	AL	Nicole Carter**	Alejandra Major, Kimberly Ibbison
03/02/2020	Board of Adjustment	AL	Vacant	Robert Devries Daniel Larson

\* DENOTES:

\* Lives out of District –appointed to fill a position

\*\* Did not re-apply for position

**Please Note:** The vacant position in District IV for the Planning Commission is a recent vacancy due to the resignation of Donna Kimsey. Advertising requirements for this position have been met, therefore it is appropriate to fill this position at this time.



**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: Feb. 21, 2018

DISTRICT Dist. IV

HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE: 18 months

ARE YOU A REGISTERED VOTER? Yes

WHY ARE YOU SEEKING THIS APPOINTMENT? My background in the oil & gas industry taught me the importance of the role of permit review and appeals boards in sustaining an orderly and transparent development in a community. I would like the opportunity to serve the citizens of Wheat Ridge by helping the Board of Adjustment fulfill its mission.

DO YOU HAVE EXPERIENCE IN THIS AREA? As member of the company's development team, I have helped prepare and review applications and I have testified on several relevant issues.

HAVE YOU EVER SERVED, OR ARE YOU CURRENTLY ON A BOARD/COMMISSION/COMMITTEE AND IF SO, WHICH ONE? HOW LONG? No. This would be my first appointment to a public board.

ARE YOU EMPLOYED BY THE CITY OF WHEAT RIDGE? No

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

SIGNATURE

A handwritten signature in dark ink, appearing to read "Daniel W. Larson", is written over a horizontal line.

PLEASE PRINT OR TYPE NAME: Daniel W Larson

ADDRESS: 4799 Flower St., Wheat Ridge, CO

ZIP: 80033

HOME PHONE: 303-432-7273

BUSINESS PHONE: 303-585-1122

E-MAIL ADDRESS: DanLarson@Larson-comms.com

**APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR**



RECEIVED

**Board & Commission Application  
City of Wheat Ridge**



2017 NOV 20 P 4:45

**PLEASE APPLY ONLY FOR ONE BOARD OR COMMISSION**

CITY OF WHEAT RIDGE

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 development 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

A handwritten signature in blue ink, appearing to read "Robert DeVries", is written over a horizontal line.

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**





## **Board and Commission Application**

### **APPLICATION FOR APPOINTMENT TO THE:**

Cultural Commission

**(Board/Commission/Committee)**

**DATE:** January 20, 2018

**DISTRICT:** 1

**HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE?** 4 years in April

**ARE YOU A REGISTERED VOTER?** Yes

### **WHY ARE YOU SEEKING THIS APPOINTMENT?**

I would like to contribute my time and resources to further propel Wheat Ridge's unique cultural history and charm through leadership on this Commission. I am passionate about community engagement in the arts and very enthusiastic about the Cultural Commission's role to serve its citizens through enrichment and education. I would enjoy helping to coordinate and promote related events and work on strategies for inclusive program development. I would also find it very meaningful to purposefully select or partner with artists toward public displays or programs that continue make our city beautiful and connect visitors and residents to each other and their home.

### **DO YOU HAVE EXPERIENCE IN THIS AREA?**

My combined professional experiences include: meeting, event and travel planning; grass roots promotions and digital communications; individual giving, corporate and in kind fundraising; grant writing; interpretation education; civic engagement and volunteerism. I have studied art in both high school and college electives; and once led and designed a summer art program for youth ages 7-15. I am also an inveterate patron of the arts and appreciate live music, theater,

### **HAVE YOU EVER SERVED, OR ARE YOU CURRENTLY ON A BOARD/COMMISSION/COMMITTEE AND IF SO, WHICH ONE? HOW LONG?**

From 2013-2016 I was a member of the Goodwill Industries of Denver young professionals council. During this time I served on the Volunteer Committee, recruiting program volunteers and fellow council members, and the Communication Committee, coordinating digital communications for council meetings, programs and events. This board met monthly and worked to increase awareness of Goodwill at-risk youth and adult career preparation programs, recruit volunteers,

### **ARE THERE ANY CONFLICTS WHICH WOULD INTERFERE WITH REGULAR ATTENDANCE OR DUTIES?**

No, I look forward to both meeting and event participation.

### **PRINT NAME**

Jessica Schwartz

### **ADDRESS**

7285 W. 34th Ave. Wheat Ridge, CO 80033

**HOME PHONE** 3038800382

**BUSINESS PHONE** 7209741860

**E-MAIL ADDRESS** jstarr64@gmail.com



Checking here completes your application, constitutes your signature and affirmation that the statements made are true.

**APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR**  
City Clerk's Office, 7500 W. 29<sup>th</sup> Ave., Wheat Ridge CO 80033

**Submit**





## **Board and Commission Application**

### **APPLICATION FOR APPOINTMENT TO THE:**

Cultural Commission

**(Board/Commission/Committee)**

**DATE:** 1-10-2018

**DISTRICT:** 1

**HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE?** 19 years

**ARE YOU A REGISTERED VOTER?** Yes

### **WHY ARE YOU SEEKING THIS APPOINTMENT?**

I believe I can motivate both for-profit and non-profit organizations to partner with WR to expand our arts projects and can engage with the citizens to help foster participation.

### **DO YOU HAVE EXPERIENCE IN THIS AREA?**

I am an avid photographer and enjoy going to art shows. I can motivate citizen participation and create excitement about projects. Management, strategic thinking, and being able to complete a project, as well as dedication are areas in which I excel.

### **HAVE YOU EVER SERVED, OR ARE YOU CURRENTLY ON A BOARD/COMMISSION/COMMITTEE AND IF SO, WHICH ONE? HOW LONG?**

Planning Commission: 2003-2007: Chariman 2007. Outside Agency Review Committee: 2016-2017

### **ARE THERE ANY CONFLICTS WHICH WOULD INTERFERE WITH REGULAR ATTENDANCE OR DUTIES?**

No

### **PRINT NAME**

Scott Wesley

### **ADDRESS**

3507 Ames St.

**HOME PHONE** 303-403-9745

**BUSINESS PHONE** 303-478-3742 (Cell)

**E-MAIL ADDRESS** scottw941@gmail.com



Checking here completes your application, constitutes your signature and affirmation that the statements made are true.

**APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR**  
City Clerk's Office, 7500 W. 29<sup>th</sup> Ave., Wheat Ridge CO 80033

Submit





## **Board and Commission Application**

### **APPLICATION FOR APPOINTMENT TO THE:**

Cultural Commission

(Board/Commission/Committee)

**DATE:** 1/11/2018

**DISTRICT:** IV

**HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE?** 3. 5 years

**ARE YOU A REGISTERED VOTER?** Yes

### **WHY ARE YOU SEEKING THIS APPOINTMENT?**

My family settled Wheat Ridge at 45th and Wadsworth in the 1890's and farmed the area. My husband and I picked Wheat Ridge to raise our family because of all it has to offer. I would like to be on the commission to bring the perspective of the city's history and the perspective of the new people moving to the community. The Cultural Commission celebrates all that makes our community great and engages with longtime and new residents through events, celebrating local artisans and building our sense of place.

### **DO YOU HAVE EXPERIENCE IN THIS AREA?**

I work for the Colorado Department of Local Affairs as Community Engagement Manager. I know how to work with local government and how to manage budgets and/or fundraise. I have years of experience in communications. My kids and I attend many of the summer concerts for families. I want to be a part of these great events and programs and help them

### **HAVE YOU EVER SERVED, OR ARE YOU CURRENTLY ON A BOARD/COMMISSION/COMMITTEE AND IF SO, WHICH ONE? HOW LONG?**

I have not served on a City of Wheat Ridge Board or Commission. I am currently on the Problem Gambling Coalition of Colorado Board. The board meets monthly on Friday's at the Colorado Lottery Office. I am currently nominated to be Vice President of this board.

### **ARE THERE ANY CONFLICTS WHICH WOULD INTERFERE WITH REGULAR ATTENDANCE OR DUTIES?**

No. I have two young children and sometimes have to travel for work. If I know the schedule in advance I can always accomodate my schedule to make regular meetings and fulfil my duties.

### **PRINT NAME**

Valerie Nosler Beck

### **ADDRESS**

4325 Everett Street Wheat Ridge, CO 80033

**HOME PHONE** 303-350-0772

**BUSINESS PHONE** 720-799-4169

**E-MAIL ADDRESS** valnosler@gmail.com



Checking here completes your application, constitutes your signature and affirmation that the statements made are true.

**APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR**  
City Clerk's Office, 7500 W. 29<sup>th</sup> Ave., Wheat Ridge CO 80033

Submit





## **Board and Commission Application**

### **APPLICATION FOR APPOINTMENT TO THE:**

Jefferson County Library Board Liaison

**(Board/Commission/Committee)**

**DATE:** January 10, 2018

**DISTRICT:** 1

**HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE?** 1yr, JeffCo 20yrs

**ARE YOU A REGISTERED VOTER?** Yes

### **WHY ARE YOU SEEKING THIS APPOINTMENT?**

I have grown up in the Jefferson County Public Library and am driven by the impact I have personally experienced from it. Additionally, I have worked at the state and federal government level, but would like to be involved at a more local level.

### **DO YOU HAVE EXPERIENCE IN THIS AREA?**

In my professional role, I act as a liaison between non-profits across Colorado and my Board of Trustees who make funding decisions. I am able to take full requests from non-profits and condense them into high-level reports for my Board's review and approval.

### **HAVE YOU EVER SERVED, OR ARE YOU CURRENTLY ON A BOARD/COMMISSION/COMMITTEE AND IF SO, WHICH ONE? HOW LONG?**

No, I have not.

### **ARE THERE ANY CONFLICTS WHICH WOULD INTERFERE WITH REGULAR ATTENDANCE OR DUTIES?**

No.

### **PRINT NAME**

Alejandra Jimenez Major

### **ADDRESS**

3781 Depew Street, Unit D Wheat Ridge, CO 80212

**HOME PHONE** 303-619-4797

**BUSINESS PHONE**

**E-MAIL ADDRESS** alejandra.anais@gmail.com



Checking here completes your application, constitutes your signature and affirmation that the statements made are true.

**APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR**  
City Clerk's Office, 7500 W. 29<sup>th</sup> Ave., Wheat Ridge CO 80033

Submit





## **Board and Commission Application**

### **APPLICATION FOR APPOINTMENT TO THE:**

Jefferson County Library Board Liaison: One At-Large Opening

**(Board/Commission/Committee)**

**DATE:** 1/12/18

**DISTRICT:** 1

**HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE?** 4 years

**ARE YOU A REGISTERED VOTER?** Yes

### **WHY ARE YOU SEEKING THIS APPOINTMENT?**

I believe in the essential role that libraries serve in our communities. I am confident that I could provide accurate information to the City Council and keep them apprised of any developments or concerns. I am looking to get more involved in my community and I believe this opportunity is a great one.

### **DO YOU HAVE EXPERIENCE IN THIS AREA?**

Yes. I have previous experience working in a library setting and attending library board meetings. Additionally, and most importantly, I have about a decade of experience (in a variety of settings)

### **HAVE YOU EVER SERVED, OR ARE YOU CURRENTLY ON A BOARD/COMMISSION/COMMITTEE AND IF SO, WHICH ONE? HOW LONG?**

No. I have not served on a board or committee representing Wheat Ridge.

### **ARE THERE ANY CONFLICTS WHICH WOULD INTERFERE WITH REGULAR ATTENDANCE OR DUTIES?**

Not to my knowledge.

### **PRINT NAME**

Kimberly Anne Tenure Ibbison

### **ADDRESS**

3315 Marshall St. Wheat Ridge, CO 80033

**HOME PHONE** 631-748-8076

**BUSINESS PHONE** N/A

**E-MAIL ADDRESS** ktenure@gmail.com



Checking here completes your application, constitutes your signature and affirmation that the statements made are true.

**APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR**  
City Clerk's Office, 7500 W. 29<sup>th</sup> Ave., Wheat Ridge CO 80033

Submit



**Board & Commission Application  
City of Wheat Ridge**



**PLEASE APPLY ONLY FOR ONE BOARD OR COMMISSION**

APPLICATION FOR APPOINTMENT TO THE:

LIQUOR AUTHORITY  
(BOARD/COMMISSION/COMMITTEE)

DATE: 1-11-18 DISTRICT TWO (2)

HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE: 18 YEARS

ARE YOU A REGISTERED VOTER? YES

WHY ARE YOU SEEKING THIS APPOINTMENT? TO SERVE MY  
Community

DO YOU HAVE EXPERIENCE IN THIS AREA? YES

HAVE YOU EVER SERVED, OR ARE YOU CURRENTLY ON A  
BOARD/COMMISSION/COMMITTEE AND IF SO, WHICH ONE? HOW LONG?  
Civil Service 1999-2000

ARE YOU EMPLOYED BY THE CITY OF WHEAT RIDGE? NO

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

SIGNATURE

A handwritten signature in black ink, appearing to read "Lenny Ortiz".

PLEASE PRINT OR TYPE NAME: LEONARD F. ORTIZ

ADDRESS: 4045 NEWLAND ST ZIP: 80033

HOME PHONE: 303 940-4723

BUSINESS PHONE: \_\_\_\_\_

E-MAIL ADDRESS: LENNY.ORTIZ@COMCAST.NET

**APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR**





## **Board and Commission Application**

### **APPLICATION FOR APPOINTMENT TO THE:**

Parks and Recreation Commission

**(Board/Commission/Committee)**

**DATE:** 01/30/2018

**DISTRICT:** 2

**HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE?** 4 years

**ARE YOU A REGISTERED VOTER?** yes

### **WHY ARE YOU SEEKING THIS APPOINTMENT?**

I view parks, trails, recreation, and open space as critical elements of a city's infrastructure that are indispensable to the fabric, health, and economy of our community. I would like to contribute my time and experience in helping Wheat Ridge live up to its full potential as a +

### **DO YOU HAVE EXPERIENCE IN THIS AREA?**

Yes. I am an Outdoor Recreation Planner with the US Bureau of Land Management. Prior to working for the US Gov't, I worked in private consulting as a Recreation Planner for EDAW/AECOM. My primary job with them was to work with local communities throughout the US West in developing park, open space and trails master plans. One of the first +

### **HAVE YOU EVER SERVED, OR ARE YOU CURRENTLY ON A BOARD/COMMISSION/COMMITTEE AND IF SO, WHICH ONE? HOW LONG?**

Yes. I was a Board Member and Secretary for the Society of Outdoor Recreation Professionals (SORP) from 2012 - 2016.

### **ARE THERE ANY CONFLICTS WHICH WOULD INTERFERE WITH REGULAR ATTENDANCE OR DUTIES?**

Nothing regular

### **PRINT NAME**

Chad Schneckenburger

### **ADDRESS**

7481 W. 46th Ave., Wheat Ridge, CO 80033

**HOME PHONE** 970-217-9624

**BUSINESS PHONE** 303-239-3738

**E-MAIL ADDRESS** Chadschneck@gmail.com

☒ **Checking here completes your application, constitutes your signature and affirmation that the statements made are true.**

**APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR**  
City Clerk's Office, 7500 W. 29<sup>th</sup> Ave., Wheat Ridge CO 80033

**Submit**





## **Board and Commission Application**

**APPLICATION FOR APPOINTMENT TO THE:**

**Parks and Rec Commission**

**(Board/Commission/Committee)**

**DATE:** 1/30/18

**DISTRICT:** II

**HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE:** 3.5 years

**ARE YOU A REGISTERED VOTER?** Y

**WHY ARE YOU SEEKING THIS APPOINTMENT?**

Colorado is known for its mountains, but our outdoor lifestyle starts much closer to home. I think it is vitally important that each of our citizens have an outdoor space that is accessible to their neighborhood. If appointed to the Parks and Rec commission, I would help ensure our parks and open spaces continue to shine as a exemplary part of our community.

**DO YOU HAVE EXPERIENCE IN THIS AREA?**

I have worked on state level public policy, but do not have experience in the municipal arena.

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

No

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

**SIGNATURE** Krystal Knutson

**PRINT NAME** Krystal Knutson

**ADDRESS** 3850 Kendall Street

**HOME PHONE** 303-884-3926

**BUSINESS PHONE** \_\_\_\_\_

**E-MAIL ADDRESS** Knutson.Krystal@gmail.com

**APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR**  
**City Clerk's Office, 7500 W. 29<sup>th</sup> Ave., Wheat Ridge CO 80033**



RECEIVED

**Board & Commission Application  
City of Wheat Ridge**



2017 NOV 20 P 4:45

**PLEASE APPLY ONLY FOR ONE BOARD OR COMMISSION**  
CITY OF WHEAT RIDGE

APPLICATION FOR APPOINTMENT TO THE:

PARKS AND RECREATION COMMISSION

(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 development  
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. Trained in CSI specifications, strong knowledge  
in contracts and risk management. Strong arbitration and conflict resolution skills. Working relationships with

Landscape architects  
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**





## Board & Commission Application

**PLEASE APPLY ONLY FOR ONE BOARD OR COMMISSION PER APPLICATION**

APPLICATION FOR APPOINTMENT TO THE:

Parks and Recreation Commission  
(BOARD/COMMISSION/COMMITTEE)

DATE: 1/24/18 DISTRICT 1

HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE: 40+ years

ARE YOU A REGISTERED VOTER? yes

WHY ARE YOU SEEKING THIS APPOINTMENT? I am an interested citizen of Wheat Ridge. Recreation opportunities are important to this community and I would like to assist in maintaining and improving those services.  
DO YOU HAVE EXPERIENCE IN THIS AREA? I regularly participate at the Anderson building, ride bikes and walk in the green belt and go to the pool.

HAVE YOU EVER SERVED, OR ARE YOU CURRENTLY ON A BOARD/COMMISSION/COMMITTEE AND IF SO, WHICH ONE? HOW LONG? 6 years  
Board of Adjustment

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

SIGNATURE Sally Banghart

PLEASE PRINT OR TYPE NAME: Sally Banghart

ADDRESS: 2909 Deper St. ZIP: 80214

HOME PHONE: 303-232-5137

BUSINESS or CELL PHONE: 303-921-8821

E-MAIL ADDRESS: sally.banghart@gmail.com

**APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR**





## Board & Commission Application

**PLEASE APPLY ONLY FOR ONE BOARD OR COMMISSION PER APPLICATION**

APPLICATION FOR APPOINTMENT TO THE:

Planning Commission  
(BOARD/COMMISSION/COMMITTEE)

DATE: 11/24/18 DISTRICT 1

HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE: 40+ years

ARE YOU A REGISTERED VOTER? yes

WHY ARE YOU SEEKING THIS APPOINTMENT? I want to see Wheat Ridge become an even better place to live, and would like to do my part to make that happen.

DO YOU HAVE EXPERIENCE IN THIS AREA? I have attended the citizen academy; I was part of the committee to develop the Comprehensive Plan and I was a participant in the 38th Avenue project.  
HAVE YOU EVER SERVED, OR ARE YOU CURRENTLY ON A BOARD/COMMISSION/COMMITTEE AND IF SO, WHICH ONE? HOW LONG? 6  
Board of Adjustment

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

SIGNATURE

Sally Banghart

PLEASE PRINT OR TYPE NAME: Sally Banghart

ADDRESS: 2909 Depew St. Wheat Ridge ZIP: 80214

HOME PHONE: 303-232-5137

BUSINESS or CELL PHONE: 303-921-8821

E-MAIL ADDRESS: sally.banghart@gmail.com

**APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR**





**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:**

Wheat Ridge Planning Commission  
(BOARD/COMMISSION/COMMITTEE)

DATE: 2/26/18

DISTRICT 1

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

**B. INFORMATION – PLEASE COMPLETE TO UPDATE RECORDS**

NAME: Dirk Boden

ADDRESS: 3212 Chase St, Wheat Ridge CO 80212

HOME PHONE: (720) 217-7206

BUSINESS or CELL PHONE: 11

E-MAIL ADDRESS: dirk@bradfordrealestate.com

SIGNATURE

**APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR**



RECEIVED

**Board & Commission Application  
City of Wheat Ridge**



2017 NOV 20 P 4:45

CITY OF WHEAT RIDGE **PLEASE APPLY ONLY FOR ONE BOARD OR COMMISSION**

APPLICATION FOR APPOINTMENT TO THE:

PLANNING COMMISSION

(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 development 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. Trained in CSI specifications, strong knowledge in contracts and risk management. Strong arbitration and conflict resolution skills.

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**





## Board & Commission Application City of Wheat Ridge

**PLEASE APPLY ONLY FOR ONE BOARD OR COMMISSION**

APPLICATION FOR APPOINTMENT TO THE:

Planning Commission

(BOARD/COMMISSION/COMMITTEE)

DATE: Feb. 21, 2018

DISTRICT Dist IV

HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE: 18 months

ARE YOU A REGISTERED VOTER? Yes

WHY ARE YOU SEEKING THIS APPOINTMENT? My background in the oil & gas industry taught me the importance of the role planning and zoning commissions play in helping the community develop a vision of its future that balances residential, commercial and public interests.

DO YOU HAVE EXPERIENCE IN THIS AREA? As a member of the company's development team, I have helped prepare and review comments on zoning regulations and I have testified on relevant land use planning issues on many occasions.

HAVE YOU EVER SERVED, OR ARE YOU CURRENTLY ON A BOARD/COMMISSION/COMMITTEE AND IF SO, WHICH ONE? HOW LONG? \_\_\_\_\_  
No. This would be my first appointment to a public board.

ARE YOU EMPLOYED BY THE CITY OF WHEAT RIDGE? No

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

SIGNATURE

A handwritten signature in dark ink, appearing to read "Daniel W. Larson", is written over a horizontal line.

PLEASE PRINT OR TYPE NAME: Daniel W Larson

ADDRESS: 4799 Flower St., Wheat Ridge, CO

ZIP: 80033

HOME PHONE: 303-432-7273

BUSINESS PHONE: 303-585-1122

E-MAIL ADDRESS: DanLarson@larson-comms.com

**APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR**



**Board & Commission Application  
City of Wheat Ridge**



**PLEASE APPLY ONLY FOR ONE BOARD OR COMMISSION**

APPLICATION FOR APPOINTMENT TO THE:

PLANNING COMMISSION

(BOARD/COMMISSION/COMMITTEE)

DATE: JAN 30, 2018 DISTRICT 1

HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE: 1 YEAR (MARCH)

ARE YOU A REGISTERED VOTER? YES

WHY ARE YOU SEEKING THIS APPOINTMENT? SEE ATTACHMENT

DO YOU HAVE EXPERIENCE IN THIS AREA? SEE ATTACHMENT

HAVE YOU EVER SERVED, OR ARE YOU CURRENTLY ON A  
BOARD/COMMISSION/COMMITTEE AND IF SO, WHICH ONE? HOW LONG?  
SEE ATTACHMENT

ARE YOU EMPLOYED BY THE CITY OF WHEAT RIDGE? NO

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

SIGNATURE

A handwritten signature in dark ink, appearing to read "Richard J. Peterson", is written over a horizontal line.

PLEASE PRINT OR TYPE NAME: RICHARD J. PETERSON

ADDRESS: 6840 W 36<sup>TH</sup> PLACE ZIP: 80033

HOME PHONE: (319) 431-1747

BUSINESS PHONE: \_\_\_\_\_

E-MAIL ADDRESS: rjonp1@gmail.com

**APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR**



## Attachment to Application for Planning Commission

*Why are you seeking this appointment?* My wife and I moved to Wheat Ridge last March, choosing it over other areas in the Denver Metro area because of its location, scale, amenities, and overall "feel." In reaching our decision one of the things I did was to read the 2009 Comprehensive Plan for the city. I was impressed with the overall vision for this community and with the specific plans for future development, plans that try to preserve the character of Wheat Ridge while still moving into the future. I also read the newer "Housing in Wheat Ridge" survey results and was pleased to see that the city is anticipating the possible migration of near-by architectural trends. I know from experience that Planning Commissions play a key role in moving any city into a responsible future. I would like to play a part in this process in Wheat Ridge.

*Do you have experience in this area?* We lived in a small, vibrant, Iowa community before coming here. We were both college professors; I am a retired Sociology professor who became quite interested in issues of community, architecture, and urban planning and development. I taught a course that touched on all of these issues, bringing them together into a picture of community life and practice. As I became more interested in these areas, I was drawn to the local Planning and Zoning Commission; I served on that Commission for 20 years. My work on that Commission involved crafting two comprehensive plans (the first was a major change in the vision of the city, not just a rewrite of an old plan; the second was a continuation of this new vision), two revisions of the Zoning Ordinance to bring it into line with the new Plan, and working with a small group to author new zoning chapters on signage and lighting, new commercial design standards, as well as new residential rental guidelines. My years on the Commission spanned a period of increased growth and development; not on the scale Wheat Ridge is experiencing, but I certainly know the territory of rapid expansion.

*Have you ever served on a board/commission/committee?* I have not served on a Wheat Ridge board or commission. As I said above, I served 20 years on a Planning and Zoning Commission in Iowa. I also served on a Housing Fund for 7 years; I was a charter member. We were a "pass-through" for affordable housing funds from local, state, and federal sources.



# Board & Commission Application City of Wheat Ridge



**PLEASE APPLY ONLY FOR ONE BOARD OR COMMISSION**

APPLICATION FOR APPOINTMENT TO THE:

Planning Commission

\_\_\_\_\_  
(BOARD/COMMISSION/COMMITTEE)

DATE: January 30, 2018 DISTRICT 3 or other

HOW LONG HAVE YOU BEEN A RESIDENT OF WHEAT RIDGE: 11 months

ARE YOU A REGISTERED VOTER? YES

WHY ARE YOU SEEKING THIS APPOINTMENT? I am looking for an opportunity to get involved in my community and to utilize my skills and expertise for the betterment of my area. I want to be involved in helping to shape the future of the City of Wheat Ridge and believe that I possess both an understanding of the community desires that are focused on maintaining the quality of life and affordability of Wheat Ridge, while also offering a perspective on opportunities that may enhance the economic vitality of the city.

DO YOU HAVE EXPERIENCE IN THIS AREA? Yes. I have a Master's Degree in Urban and Regional Planning. I have worked in community development for close to 20 years. I have worked in local government for over 12 years, and presently serve as consultant to communities focused on community development, service delivery and fiscal responsibility. I have a deep understanding of the planning and development process, the application of codes, ordinances and plans to the evaluation of development proposals and community development. I have developed and administered implementation activities associated with city plans, initiatives and projects.

HAVE YOU EVER SERVED, OR ARE YOU CURRENTLY ON A BOARD/COMMISSION/COMMITTEE AND IF SO, WHICH ONE? HOW LONG? NO, but as employee for local government. I have represented my department and served as a staff liaison to support the Planning Commission, Transportation Commission, Bicycle and Pedestrian Advisory Committee and City Council. I am familiar with the process and procedures of Commissions and Council.

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: Melissa Antol

ADDRESS: 3540 Holland St ZIP: 80033

HOME PHONE: (mobile) 323.513.7110

BUSINESS PHONE: \_\_\_\_\_

E-MAIL ADDRESS: melissa.antol@gmail.com

**APPLICATION WILL BE KEPT ON FILE FOR ONE YEAR**