

Citizen Participation Report

Spectrum Retirement Mesa

Brown Road & Ellsworth Road

Z16-027



Prepared for:

***Spectrum Retirement Communities, LLC
200 Spruce Street, Suite 200
Denver, CO 80230***

Prepared by:

Berry Riddell LLC
Wendy Riddell, Esq.
Ashley Porter, Planning Assistant
6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251

Overview

This Citizen Participation Report is being performed in association with a request to rezone the site located west of the NWC Brown Road and Ellsworth Road to RM-2 PAD with a Special Use Permit for the development of a new approximate 107,144 sq. ft. nursing home and assisted living facility (“Senior Living Facility”) to be operated by Spectrum Retirement Communities.



The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with many of these parties has already begun and will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the pre-application filing and will continue throughout the process. Communication with impacted and interested parties takes place with verbal, written, electronic, and door-to-door contact.

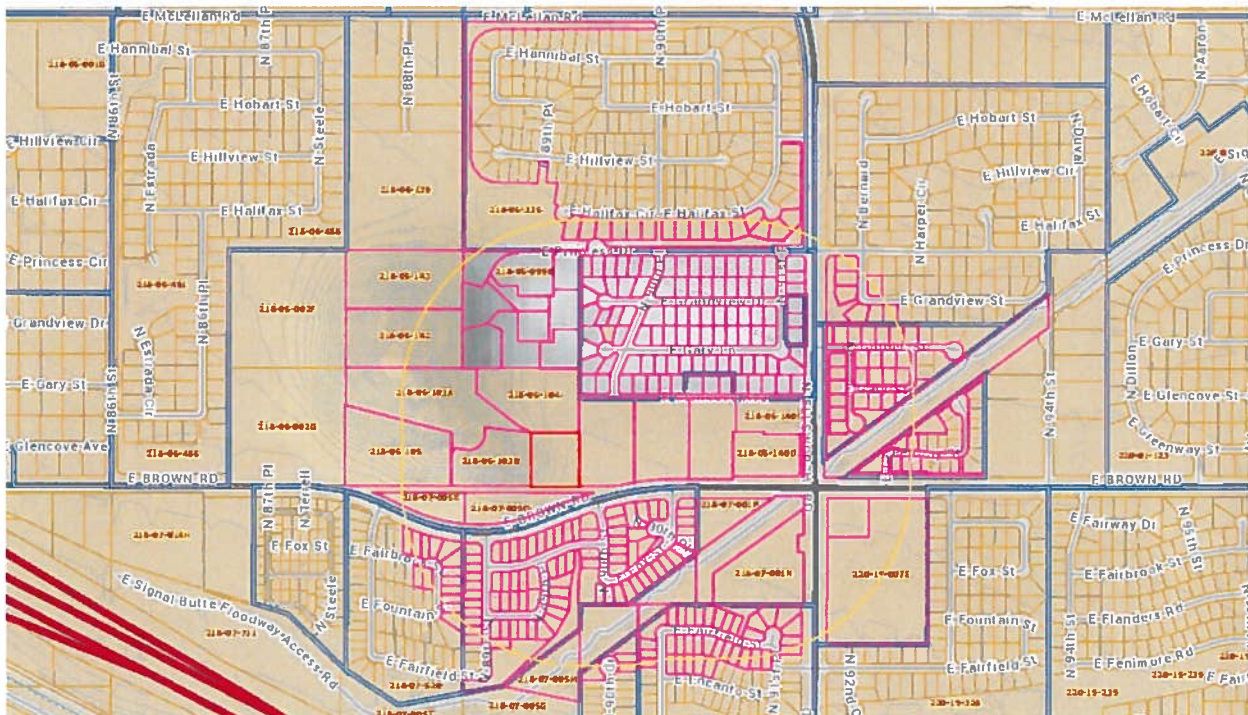
Community Involvement

Given the project’s location within an area dominated by Single-Family Residential districts, the applicant has been in communication with property owners in the nearby vicinity. The applicant has made a diligent effort to proactively reach out to the community to make them aware of the project well in advance. Neighborhood outreach began at the time of the pre-submittal and well before the formal submittal.

Following the pre-application submittal in November 2015, a neighborhood notification was conducted which included property owners within 500’ of the site and neighborhood associations within one mile. Recipients of the notification were invited to a neighborhood open house meeting held at Grace Church on December 7th. The applicant; Mike Longfellow, engineer; Len Swartz and land use attorney; Wendy Riddell, hosted the neighborhood meeting to be available to answer questions regarding the project. There were approximately ten people in attendance and were primarily interested in understanding how the facility would work, the pricing, and likely timing of the project. The applicant provided boards displaying the site plan, elevations,

and a map to show the project and orientation within the community. Neighbors wanted to understand how the buffer between the building and the street to the north would look. At the meeting, neighbors expressed a strong preference not to connect the project with the street to the north. In response to this feedback, the project team designed a masonry wall and a heavy landscape buffer for the north boundary to screen the site and deter pedestrian connection between the Senior Living Facility and the residences along Glencove Avenue.

The rezoning application was submitted on March 28th. A second notification letter was sent on April 29th and in response to a recommendation by planning staff, included a larger notification area of 1000', shown in the map below.



The notification letter included details regarding the second open house meeting on May 9th at Grace Church. Representatives from the project team that were present at the meeting include the architect, the land use attorney and the applicant, Mike Longfellow. Nine people attended the meeting. Issues that were raised at this meeting include drainage, traffic and lighting. The strongest concerns were the addition of on lights along Glencove Avenue and a pedestrian connection between the project and the neighborhood to the north. The neighbors were in agreement that these features are **not** desired. One individual that attended the meeting, Misty Wood, was particularly passionate about the opposition to street lights along Glencove Avenue. In response to her concerns, Wendy Riddell created and emailed a petition to Misty so that she could gather signatures from the neighbors to oppose the addition of street lights.

A vital part of the outreach process is to allow people to express their concerns, understand their issues, and attempt to address them in a professional and timely manner. As previously stated, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the request.

Attachments:

December Notification Letter

500' Adjacent Property Owner and Interested Parties List

April Notification Letter

1000' Adjacent Property Owner and Interested Parties List

Comment Cards