

CLEAR CREEK CROSSING DEVELOPMENT UPDATE

Several Specific Development Plans (SDPs) are at various stages of review or approval with City of Wheat Ridge. Several SDPs are expected to advance to public hearings in 2020. An update for each Planning Area within Clear Creek Crossing follows:

- Planning Area 1 SCL Health purchased the 26-acre site in 2018 and has started preliminary site planning. SCL's representative Davis Partnership Architects is applicant on an ODP amendment, allowing additional height within this planning area. This rezoning request was approved by City Council on June 22, 2020.
- Planning Area 2 Outlook Clear Creek, a 310-unit luxury apartment community is currently under construction by Evergreen Devco at a location north of 40th Ave on the east side of Clear Creek Dr. The SDP for multifamily development was approved in September 2019 and includes a mix of one and two-bedroom units plus a pool and clubhouse with fitness center. Pre-leasing will begin at the end of 2020, with first building deliveries in early 2021. Initial lease-up will continue through 2021.
- Planning Area 3 This planning area is envisioned as a walkable commercial area and will include a mix of restaurant and retail uses across several buildings. Development of PA 3 will be phased and will include several SDPs, including Harvest Village, which is currently under review of 2nd submittal.
- Planning Area 4 This planning area is located on both sides of the hook ramps and will include more traditional retail uses. An SDP for Foothills Credit Union, for a three-story bank/office building, is currently under review for the north portion of PA 4 and will be heard by Planning Commission on July 2, 2020. The south portion of PA 4 will accommodate two tenants, including Kum & Go, which received SDP approval from Planning Commission in April 2020 and will commence construction in June 2020.
- Planning Areas 5, 6, 7 These planning areas will include larger format land uses, such as retail junior anchors, fitness and entertainment uses, restaurants and hotels. Brandt Hospitality submitted an SDP at the end of March for a limited service hotel use in Planning Area 7 and is working toward 2nd submittal by June 2020.
- Planning Area 8 This planning area abuts Clear Creek and is not developable. It includes regional drainage facilities and will remain as open space.



1.6.1 Concept Site Plan

