

CLEAR CREEK CROSSING DEVELOPMENT UPDATE

Several Specific Development Plans (SDPs) are at various stages of review or approval with City of Wheat Ridge. At least three SDPs are expected to advance to public hearings in 2021. A summary of status by buyer follows:

- Planning Area 1 SCL Health purchased the land 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 Planning Commission and City Council in 2020. SCL Health will submit its SDP application for a future hospital in January 2021.
- Planning Area 2 Evergreen Development's SDP for multifamily development was approved in September 2019, site improvements began in 2019 and vertical construction of 310 apartment units began in 2020. Pre-leasing for Outlook at Clear Creek will begin in January 2021 with the opening of the clubhouse, with first buildings available for residents in February.
- 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 final review. The Harvest Village SDP will go before Wheat Ridge Planning Commission for approval in 2021.
- Planning Area 4 This planning area is located on both sides of the hook ramps and will include more traditional retail pad-type uses. The Foothills Credit Union SDP was approved in July 2020 for a three-story bank/office building; site work commenced in November 2020 and building construction is scheduled to begin in March 2021. The portion of PA 4 south of the ramps will accommodate two tenants, including Kum & Go, which received SDP approval in April 2020 and is expected to open in February 2021. The second pad south of the ramps is not yet under contract.
- Planning Areas 5, 6, 7 These planning areas will include larger format land uses, such as larger retail users, entertainment uses, restaurants and hotels. Brandt Hospitality submitted an SDP at the end of March for a hotel use in Planning Area 7 and is working toward its final submittal and Planning Commission approval in March 2021.
- Planning Area 8 This planning area abuts Clear Creek and is not developable. It includes regional drainage facilities and will remain as open space.