

# CLEAR CREEK CROSSING DEVELOPMENT UPDATE

Several Specific Development Plans (SDPs) are at various stages of review or approval with City of Wheat Ridge. A summary of status by Planning Area 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, received approval in May 2021 and began site construction in June 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 began in January 2021 with the opening of the clubhouse, with first buildings available for residents in February. Lease-up was swift, achieving 97% occupancy in October 2021. The property was sold to Seagate Properties in December 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 final review. The Harvest Village SDP will go before Wheat Ridge Planning Commission for approval in early 2022.
- 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 will be complete in early 2022. The pads in PA 4 south of the ramps will accommodate two tenants, including Kum & Go, which opened in February 2021 and Dutch Bros, planning a mid-2022 opening following SDP approval in Jan 2022.
- 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 2020 for a hotel use in Planning Area 7 and is working toward its final submittal and Planning Commission approval in Feb 2022. Life Time will anchor Planning Area 5 and a portion of 6 with a 3-story 110,000 sf health club that will include outdoor pool facilities. Life Time SDP will go before Wheat Ridge Planning Commission in early 2022.
- Planning Area 8 This planning area abuts Clear Creek and is not developable. It includes regional drainage facilities and will remain as open space.
- Planning Area 9 This planning area is an extension of PA-2, with an ODP approved in December 2021. Evergreen Development is proposing a 250-unit multifamily development on this 13-acre site. The SDP is expected to go before Planning Commission in early 2022.