

Banner Health Medical Campus Neighborhood Meeting

February 20, 2013

Q: Is the review process the same for hospitals and hotels?

A: The Land Use Code is divided into different uses, so, yes the process is different based on the use of the building. Some uses are subject to Planning and Zoning Board decision and others are decided by a Hearing Officer. The general development code standards are the same, and there are specific standards for each zoning category.

Q: Will surrounding residents and businesses be notified if the project goes to the Planning and Zoning Board for review?

A: Yes, the same notification areas will be contacted just like they were for this public meeting.

Q: Will Cinquefoil be extended all the way past Rock Creek Drive or will it dead end at La Fever?

A: Yes, at some point, it will be extended based on future development in the area. It will not be extended with this project with Phase One.

Q: Will the ambulance service use Cinquefoil Lane?

A: No, there will be very little traffic through the surrounding neighborhoods unless there is an emergency in those neighborhoods.

Q: Was a traffic study done in the area?

A: A study was done and there will be improvements based on that study. **At final build out of** the Banner Medical Facility, there will be 2 left hand turn lanes from Lady Moon Drive onto westbound Harmony Road. In the future, there will be westbound dual turn lanes on Harmony Road as well.

Q: There was a mention of Lady Moon Drive expanding into 4 lanes. Where would it stop?

A: It would stop at Rock Creek Drive with a merging of lanes north of Le Fever Drive.

Q: How many deliveries do you expect to be made by larger trucks like oxygen trucks?

A: Typically 2 to 3 deliveries by larger trucks per month including oxygen trucks.

Q: What are the projected staff numbers for the medical facility?

A: Approximately 175 total employees are anticipated, which will equate to around 70 at any one time due to shift work and different hours of operation.

Q: How often will hazmat trucks pick up and drop off and what will their routes be?

A: Hazmat drop off and pick ups will occur approximately once or twice per week. The hazmat routes are very restricted by city and state mandates. Banner will also have a contract with the trucks and determine the routes they will be taking. Basically, it will be the safest most direct route to and from the building off of Harmony Road.

Q: What is the time frame between phase one and full build out?

A: Phase one is projected to get us through 2020 as far as maintaining optimum service. It is possible that a full build out will never occur. The full build out will be very far off in the future.

Q: What will be the trauma level at the Medical Facility?

A: It will be a trauma level 3.

Q: In the event that future expansion happens in the area, will another traffic study be done?

A: All new developments are required to have a traffic study completed when they come in if impacts are anticipated

Q: Looking at the occupancies of other area hospitals in the area, do we even need this hospital?

A: This is a health facility focusing on special care, emergency care, outpatient surgery and clinical care. The idea is to place the medical campus in neighborhoods where it may best serve the community; the right place for care.

Q: If you are willing to make improvements to the roads, and access is from Harmony and Interstate 25, why not build this facility in Timnath? There is plenty of open land in Timnath.

A: Banner is trying to bring facilities into the communities they serve.

Citizen Comment: Kaiser employee and neighbor mentioned he is happy to have the facility come in because he will be allowed to use their services for treatment instead of driving all the way to Kaiser or another location in Denver.

Q: If you did not have any beds, would you be able to do surgery that is called outpatient?

A: Yes at the proposed surgery center.

Q: I have concerns about people driving recklessly to get themselves to the medical facility and travelling through the neighborhoods.

A: That could happen anywhere at any time.

Citizen Comment: Resident of a nearby neighborhood and a mother of children, who attend Fossil Ridge High School, said that she was happy that the proposed project is a medical facility and not a strip mall. Especially considering that the school has an open campus policy which means the kids can leave during the day. She is welcoming the idea that emergency vehicles which typically go to hospitals (ambulances, fire trucks and police cars) will be more visible around her neighborhood. She also mentioned that she believes the traffic congestion problem in the area is because of the schools and that this facility won't add to that traffic.

Citizen Comment: Another neighbor stated she was not opposed to the hospital or a medical campus at all but is passionate about the traffic in the area. The increase in the morning traffic with the high school has increased the amount of traffic in the neighborhoods. Kids are cutting through and speeding down the neighborhood streets, not the main roads.

Q: Can we dead end Cinquefoil Lane?

A: Traffic issues occur in all developments and neighborhoods. Speed radar signs could be placed on neighboring streets, and those do work. However, difficulties do come with growth. The city encourages the public to deal with traffic issues they are having within their neighborhoods by contacting the police or using neighborhood resources available to them. For example, renting the speed gun and then sending letters to speed offenders from the neighborhood.

Q: Is Cinquefoil Lane scheduled to go through no matter what development comes in?

A: Yes, Cinquefoil is a planned street as part of the Master Street Plan. A connective grid of streets and street patterns are planned and are a key provision of the Land Use Code. The idea is to have connectivity between main roads and neighborhoods and businesses.

Q: What is the timeline for construction from ground breaking to opening?

A: Banner is expecting a fall ground breaking around September or October of this year with plans for opening in the spring of 2015. The contractor, Hazelton, has projected an 18 month schedule for the project.

Q: Observatory Village is a low light neighborhood. Will low lights be used on the campus site?

A: Yes. The lighting code in Fort Collins is stringent. The requirements are for full shield or full cut off lights and zero illumination at the property line.