

Banner Health Medical Campus Neighborhood Meeting

November 26, 2012

Q: Will Kaiser have a presence on the campus?

A: Not a full time presence, physicians may come in. Kaiser just opened a clinic across the street with room to grow.

Q: Is urgent care included?

A: Yes. Many emergency room walk-ins are urgent care. Also, we are planning a clinic in town with extended care for urgent care needs.

Q: Concerns with noise on the campus with ambulances, helipad.

A: Ambulances use siren to clear up traffic; tend to shut down siren as they near medical center. Ambulance volume / arrivals not anticipate to be high.

Q: Where will ambulances come from?

A: Can come down both Lady Moon and Cinquefoil. It is anticipated that most traffic will come from the north from Harmony.

Q: What is the city code for ambulances running through neighborhoods? Many people don't want to have ambulances running through their neighborhood.

A: No city code language specific to ambulances; other code provisions for mitigating noise.

A: Helicopter will not be parked and stored at the site; want the ability to land a helicopter if necessary for transports. Unlikely in the early days to have a helicopter bring patients to the facility rather than transporting a patient to another facility.

A: Helicopter flight path to follow/fly over Harmony road into and out of the site.

C: Many children in the neighborhood going to neighboring schools, potential problem with speeding ambulances and noise going down Lady Moon Drive.

A: Ambulance volume / arrivals not anticipate being high.

Q: What is the anticipated trauma level designation?

A: Not yet determined, but likely a level III.

A: Four trauma level designations. Level 1 (some Denver hospitals) that require on site specialists. Level 2 requirements not as stringent as a level 1. Subsequent levels less stringent requirements. No level 1 trauma center in Northern Colorado.

Q: What ambulance service will serve the campus?

A: Poudre Valley owns ambulance service in Fort Collins. Not bringing in an ambulance service, will have to work this out with the City.

Q: Are there any variances on density/zoning? Is the overall use within what it is currently zoned for?

Q: Hospital is a permitted use in the Harmony Corridor zone district – A Type 2 use requiring Planning & Zoning Board approval. Part of the overall Harmony Technology Park (200 acres). Permitted use in part because it's along Harmony Road with the idea Harmony is one of the major arterial corridors within Fort Collins.

Q: A lot of vacant land, what might develop in the next 20 areas.

A: Entire area designated Harmony Corridor District; many different uses permitted in the zone district. Typical uses are employment uses with good access. Some secondary uses can go in the district but at a limited amount (restaurant, hotels, retail). What develops decided by the marketplace and fit within the zoning and development standards.

Q: Campus is just down the road from the Poudre Valley campus – why is it located here rather than other parts of the City not as well served by medical facilities?

A: Internal debate about where to locate facility. Fort Collins balanced north/south. Part of challenge was finding property of sufficient size for this type of development. Need a campus that can develop over a long life. Great location with access to Harmony. Proximity to I-25 and an area of future growth in Fort Collins. Positioning additional services across town.

Q: Comparing this campus to McKee, is there something new or something that will not be present?

A: Scope has not been determined yet. As population grows and with partner organizations we will meet the needs based on future assessment. Cancer center at McKee but not a cancer center here at present – meet needs in the future. Not trying to duplicate high-end equipment all over, trying to be efficient. Specialists available to see patients.

Q: Is there bed capacity?

A: Still working on the numbers.

Q: When are you looking to break ground?

A: End of 2013.

Q: Will there be any LEED certification, public art?

A: Do not do LEED certification, but do what it takes to get LEED certification and green design. Look for architectural components that are hard to distinguish in early renderings. Do a substantial amount of art in the facility and within reason outside; business is health care for servicing the community but have to be careful how money is invested.

Q: What is being planned for the properties on either side of the campus (east/west).

A: No development proposals submitted for the east or the west sides. The Overall Development Plan for the area is a mix of primary and secondary uses. Generally employment and commercial/retail secondary uses.

Q: Is there any coordination amongst helicopter operators?

A: Transfer center dispatches the helicopter; called to launch the helicopter.

Q: Has there been an independent needs study for the facility.

A: Not an independent study, but have studied extensively to make sure the need is there; otherwise a bad investment.

Q: What's the potential impact concerning traffic around the facility?

A: Compared to planning done to date for the overall plan for the area, create a slight increase overall but a decrease in the peak periods. A transportation impact study will be prepared for the facility with experience in other Harmony Corridor projects. The City will require a transportation impact study as the project moves forward. Will compare it to the previous uses on site; anticipated likely that traffic will be close to the same as previous proposed land uses. Afternoon peak goes down slightly compared to previous uses.

Q: How many employees will be on the campus?

A: No specific number yet; based on size of services but several hundred. McKee is at 1,000; smaller footprint than McKee. Employees arriving at different shifts.

Q: Who pays for the extension of Cinquefoil Drive and utilities?

A: Paid by the developers for local portion of road improvements required.

Q: When would the doors open?

A: Late 2015 to early 2016.

Q: Are physicians on staff or individual contractors?

A: Employed, independent contractors, community physicians. Employee group growing nationally. Employed groups likely to grow faster. Work with a large number of independent groups.

Q: Has there been an independent study on property value impacts?

A: Not specific impact on property values, but an economic impact (positive economic impact). Usually asked by community to develop for access to health care services.

Q: How can a facility on an unoccupied field produce less vehicular traffic.

A: An overall development plan developed for the area. Each parcel had a use associated with them; two parcels in the overall development plan associated with the current proposed medical campus site. They had trip generation assigned. Trip generation compared to the overall development plan assigned use.

A: Hospitals work in 3-shifts, letting out during periods that may vary from normal employer schedules. Sporadic use throughout the day. This is the typical pattern seen with this type of use based on experience with similar projects.

Q: How do you see mental health fitting into a primary care setting.

Q: Would there be emergency/overnight stay for psychiatric emergencies?

A: Psychiatric care now being placed and incorporated into primary care clinics. Use tele-health for 24h site care and also set up contracts for psychiatric care.

Q: Closing of in-patient at NCMC.

A: Business decision as it wasn't consistently full. Aligned with two psychiatric hospitals (all they do) and can send patients to them.

A: Not enough volume at each facility. Psych hospitals in Denver that have the capacity and willingness to take patients.

Q: Does the planning process look at the need of another hospital / health care costs.

A: No, the land use code is based on the physical aspects of a project, compatibility with the surrounding neighborhoods, and the application code standards for the development. Code requires that developers pay review fees and other development fees. Land Use Code does not dictate marketplace needs, but does address whether impacts of the development are mitigated based on the standards.

A: Competition may help bring costs down, but more shifting to population health management. If part of a plan, pay a flat rate – similar to Kaiser Permanente. Work to keep people healthy and out of the hospital beds; a shift in the system.

C: Would prefer to see something like this go up along Harmony rather than another big-box store.

Q: What is being discussed for other services across town?

A: A clinic off Harmony currently and working on adding additional services.

Q: Traffic increasing on Cinquefoil and going to get worse once the rest of the area is developed – can it be closed off to diminish traffic going south? Can Le Fever be extended to Strauss Cabin? Is it redundant with Lady Moon Drive?

A: The Overall Development plan shows a network of streets; a grid of streets interspersed through the property. Collector streets to help connect neighborhoods.

A: O.D.P. shows La Fever on the south side of intel; unknown when it is planned to be constructed.

A: Other planned streets: Timberwood, Technology Parkway to feed the arterial street system. Unlikely for the City to allow any stoppage; always intended to go through. LUC requires minimum street spacing and connectivity.

A: At intersection of Cinquefoil & Harmony there is only a right-in, right out.

A: Lady Moon Drive has full movement at Harmony; main entrance for the medical campus is off Lady Moon.

A: Lady Moon intended to eventually connect to College as a way for people from Loveland to get into town. Lady Moon Drive likely to have more traffic. Don't envision much more traffic on Cinquefoil, instead on Lady Moon.

C: Lady Moon is a mess in the morning/evenings with the schools; if it is to be a major road it will need improvements.

Q: Does Banner currently own the property?

A: Working on finalizing.

A: 207 acre area subject to an approved overall development plan approved in 1999 and amended four times describing land use, streets. Harmony Corridor intended to promote primary jobs along Harmony Road and secondary support uses. The proposed site currently shows retail/office development. This proposal unifies two tracts of land for the medical campus project. The Overall Development Plan also includes a master utility plan in order for development to proceed in phases. Extensive planning for 13 years on the property. Property owners that share in ownership have already extended South Fort Collins Sanitation sewer line 2 miles, put in water lines, Lady Moon Drive, storm sewer.