



NEIGHBORHOOD MEETING NOTES

PROJECT: CSU Medical Center Site Plan Advisory Review

DATE: July 15, 2015

APPLICANT: Colorado State University

CITY PLANNER: Jason Holland

The meeting began with Jason Holland providing an explanation of the Site Plan Advisory Review Process, next steps in the review, and an overview of the neighborhood meeting agenda and ground rules.

Fred Haberecht, Assistant Director of Landscape and Planning for Colorado State University, provided an overview of the Medical Center project as well as an overview of campus improvements anticipated to be constructed through 2017 including: chemistry and biology buildings, new campus stadium, South College parking garage, Aggie Village, horticulture center, Research Blvd. parking garage, biological therapies building, and equine hospital projects. During the course of the Q&A, Mr. Haberecht presented extensive information about the plan including:

- 120 surface parking spaces are provided adjacent to the Medical Center;
- 920 parking spaces are planned to the north of East Lake Street with a new parking garage and surface lot;
- “Around the Horn” bus shuttle will have a convenient bus stop nearby on East Lake Street;
- Bike lockers and showers will be available in the Medical Center buildings, with the intent that the facility will serve as a hub for commuters;
- Pedestrian and bicycle circulation provided with the plan, landscape and outdoor spaces provided and building design.

Ann Hudgens, CSU Health Director, presented information and answered questions related to the Medical Center building program and operations. The facility includes approximately 110,000 square feet and will include an urgent care clinic with after-hours care, a medical clinic, aging research and other support facilities. The facility will primarily serve CSU students, but will also have available serves for the public, and is occupied in partnership with UC Health and Columbine Health. Associates in Family Medicine will also have a branch office incorporated into the facility.

QUESTIONS, CONCERNS, COMMENTS AND RESPONSES:

1. **Question:** (Citizen) What intersection improvements are planned?
Response: (CSU) Mr. Haberecht explained that this is based on the traffic study, and that CSU is continuing to meet with City staff and the Colorado Department of Transportation to discuss potential improvements and costs.
2. **Question:** (Citizen) Are you sure there are enough parking spaces?
Response: (CSU) CSU explained that in addition to the surface parking proposed on the site plan, which includes 123 parking spaces, additional parking will be available in the new parking garage directly north of the Medical Center.
3. **Question:** (Citizen) How many residents will be served other than students?
Response: (CSU) Difficult to provide a general number or percentage. The UC Health facility located on the ground floor will also be available to residents and CSU staff. Of the 110,000 square feet proposed, less than 15% is for external visits (other than students). Primary focus will be on CSU students/staff.
4. **Question:** (Citizen) What is proposed in the 4th floor?
Response: (CSU) Currently no plans to finish out this space, this will be an expansion area.
5. **Question:** (Citizen) You mentioned Associates in Family Medicine, what will they have there?
Response: (CSU) They will have a branch office.
6. **Question:** (Citizen) Will the existing CSU insurance options change?
Response: (CSU) This stays the same.
7. **Question:** (Citizen) How does the square footage with the new building compare with the existing campus facility?
Response: (City) Significantly more than current facility. Need a plan that anticipates growth. (General discussion followed explaining the condition of the current campus facilities that are used and the need for a new consolidated facility with room to expand services).
8. **Question:** (Citizen) What is the future of the existing Heartshorn Center and Aylesworth Hall?
Response: (CSU) Demolition likely. Heartshorn could be used as greenspace or for other campus services. (General discussion followed explaining the long-standing issues and deficiencies related to the buildings).

9. **Question:** (Citizen) What about parking along the railroad right of way?
Response: (CSU) We do have some existing parking in the 100' railroad right of way, based on old agreements we have, but no additional parking is planned in those areas.
10. **Question:** (Citizen) What about park and ride for the MAX? Will the CSU parking garage be available for this?
Response: (CSU) No, a permit will be required. CSU parking must be self-funded. The university did lose some parking inventory with the MAX implementation.
11. **Question:** (Citizen) Are improvements planned for better pedestrian connectivity to the east?
Response: (CSU) Yes, improvements to the west trail connection for the underpass are planned with the parking garage.
12. **Question:** (Citizen) Construction logistics / routes?
Response: (CSU) Lake and Prospect will be the primary routes. The primary access will be through a left turn onto Lake Street.
13. **Question:** (Citizen) Are changes to the Lake/College intersection planned?
Response: (CSU) Lake Street will be modified to increase the lane stacking.
14. **Question:** (Citizen) What about the flow out of the site, is that an issue?
Response: (CSU) We haven't seen that as an issue, primarily the flow will be a right-out from Lake onto College.
15. **Question:** (Citizen) I'm very concerned with the lack of parking for the MAX stop. CSU is seizing this public transit stop and surrounding it with parking that's not available to the public. The project limits public parking opportunities close to MAX.
Response: (CSU) CSU staff generally responded that they see the stop as a destination and not as a park and ride stop.
16. **Comment:** (Citizen) Are the 120 spaces enough for all of the staff?
Response: (CSU) Within the context of the campus, there are 10,000 parking spaces available and there are other parking opportunities in close proximity to the medical center.
17. **Comment:** (Citizen) I'm really concerned with the current Prospect/College intersection. How will this be addressed? Are the master improvements planned for the intersection? How will intersection be fixed?
Response: (CSU) CSU explained that they are continuing to meet with City staff and the Colorado Department of Transportation to discuss potential improvements to the intersection, who pays for what and the timing of the improvements.
Response: (City) Jason Holland also explained that as far as master improvements around all parts of the intersection, there has been a lot of discussion but we don't know

yet what all of the possible solutions are given the existing constraints. Dual eastbound and westbound lefts have been discussed and longer stacking lanes. With the medical center, there will be room for some of the improvements, but for other improvements we don't know yet.

18. **Comment:** (Citizen) What will happen with the existing buildings along College?

Response: (CSU) Options being explored are to remove, salvage or demolish these buildings. (CSU staff also explained that they we will be going to the Landmark Preservation Commission).

19. **Comment:** (Citizen) How are the buildings being documented?

Response: (CSU) This is to be determined.

20. **Comment:** (Citizen) What about moving the buildings?

Response: (CSU) Possible, need to explore the timing/costs and whether moving the buildings is appropriate.

21. **Comment:** (Citizen) Are the buildings currently under CSU ownership?

Response: (CSU) Not yet, but they will be shortly.

With no more questions, the meeting adjourned and there were informal discussions in various groups.