



# NEIGHBORHOOD MEDICAL CARE

in west highland

## Community Outreach & Engagement

As a result of community outreach and guidance from CPD, Emmaus has revised the project concept in the following ways:

- The lot size to be rezoned has been reduced significantly. Emmaus was initially hoping for a lot that was around 39,000 square feet. It was reduced several months ago to around 31,000 square feet, and now has been reduced to around 22,000 square feet. The new lot line is consistent with the depth of the Pinche Tacos lot across the street.
- 2-story building (instead of originally conceived 3-story building)
- Family practice open 7:00am – 7:00pm (instead of 24 hours)
- The design for the building will be driven by a Vision Document, created entirely by interested community members in partnership with the project's architects

Neighborhood RNO (West Highland Neighborhood Association/WHNA) Meetings Attended: 9  
Additional Neighborhood Community Meetings Attended: 4 (plus additional mediation sessions)  
Community Design Workshops: 2  
Other Northwest Denver RNOs Contacted: 20  
Other Northwest Denver RNO Meetings Attended: 4  
Months of Communication/Interaction via Social Media: 12

**Spring 2012 – Summer 2013** --- The Emmaus church community considered over a half-dozen development proposals covering a wide range of possibilities, including 3-story multi-family housing, senior housing, retail/grocery, and single-family housing. After significant deliberations, discussion, and prayer, the church community decided that a Medical Office Building was the best use of the land and most compatible with the church's needs/activities

**August 22, 2013** --- Emmaus emailed WHNA president to inform him of Emmaus' hope to build a Medical Office Building

**August 27, 2013** --- Members of the Emmaus team met with members of WHNA's zoning committee to discuss the project

**November 5, 2013** --- Emmaus gave first presentation at WHNA meeting; presented general idea for the project; answered questions

**January – March 2014** --- Emmaus team went door-to-door to all residences within 200 feet of the project; shared information and answered questions; **over 50% of people contacted signed letters of support for the project**



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## Community Outreach & Engagement (pg 2)

**April & May 2014** --- Emmaus hosted two community meetings; invitations were issued to neighbors living within 200 feet of the project; WHNA members who expressed interest (and lived beyond 200 feet) were also invited to attend

**Summer 2014** --- Emmaus reached out to WHNA a number of times; WHNA indicated they wouldn't be able to meet again until early September

**October 7, 2014** --- Emmaus was able to get on WHNA agenda and attended meeting; presented concept and shared rezoning intent; answered questions and participated in discussion

**November 4, 2014** --- Emmaus attended WHNA meeting; gave update and answered questions

**December 2, 2014** --- Emmaus attended WHNA meeting; gave update and answered questions

**December 11, 2014** --- Emmaus participated in a meeting with interested community members at the project site; participated in discussion and answered questions

**December 29, 2014** --- Emmaus hired Communications Director to provide assistance with community engagement and communications

**February 2, 2015** --- Emmaus launched project website (<http://www.neighborhoodmedicalcare.org>); website includes:

- Comprehensive Frequently Asked Questions (FAQ) document
- History of project
- Documents as they become available (draft site plan, traffic study, vision document)
- "Contact Us" feature
- Sign-up form where community members can indicate support (currently around 80)

**February 2, 2015** --- Emmaus established platforms for communication via social media

- Project Facebook page and Twitter feed, with opportunities for community members to ask questions and comment
- Posts and responses on Nextdoor
- Posts and responses on Highlands Mommies message board



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## **Community Outreach & Engagement (pg 3)**

**February 3, 2015** --- Emmaus attended WHNA meeting; announced website and social media pages; provided handout with project information and website; provided Communication Director's contact information

**February 2015 – present** --- Emmaus' Communications Director has responded promptly to all email and phone questions/concerns about the project

**February & March 2015** --- Emmaus sent initial and follow-up emails to the 20 RNOs in the northwest Denver area, asking to attend a meeting a present information about the project; Emmaus was invited to share information at SUNI, BRUN, JPUN, and LPNA; Emmaus attended meetings to provide information and answer questions

**March 3, 2015** --- Emmaus attended WHNA meeting to give update and answer questions; WHNA Zoning Committee issued the following statement:

**“The zoning committee is going to recommend the following three point action plan to the WHNA membership at the March 3 meeting. It reflects the committee’s belief that the city is likely to grant some sort of re-zoning request and it is best to engage with the process to make the development as community friendly as possible. The zoning committee recommends WHNA membership:**

1. Engage in the city rezoning process to make the final outcome as community-friendly as possible in terms of adequate parking, traffic flow, placement of buildings, wall treatments, landscaping, etc. Because zoning sets the requirements for what is allowed on a lot, engaging with the process is essential.
2. Engage with community input meetings the development team has agreed to. Discuss exterior appearance, landscaping, exterior lighting details.
3. Carry out a charrette (community planning process) to develop a West Highlands-wide plan (which might be an overlay).”

Attending WHNA members voted 28-0-3 in favor of items 1 & 2 and 23-0-8 in favor of item 3.

**March 9, 2015** --- Emmaus sent an email to WHNA leadership to initiate discussion about logistics for a Design Workshop process

**March 19, 2015** --- Emmaus sent second email to WHNA leadership to start process for Design Workshop, emphasizing that Emmaus is looking forward to working with WHNA; WHNA responded



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- Emmaus asked WHNA which of the following two options they would prefer for a Design Workshop process: *(cont)*

## **Community Outreach & Engagement (pg 4)**

- One meeting with unlimited capacity, during which community members could review and comment on a variety of design ideas
- Two meetings with a set capacity (around 12 people); participants would work closely with project architects to set a vision for the building's exterior appearance, lighting design, and landscaping
- WHNA leadership stated they would prefer the second approach
- Emmaus stated that WHNA could reserve 3 out of the 12 spots on the Design Workshop committee for their appointees; the remaining 9 spots would be filled by interested community members (who could also be members of WHNA)

**March 23, 2015** --- Emmaus created a sign-up form on the project's website for interested community members who wished to participate in the Design Workshops; Emmaus advertised the Design Workshop and sign-up process through the project's mailing list and posts on social media platforms; this process was also discussed at the April WHNA meeting

**April 7, 2015** --- Emmaus attended WHNA meeting to provide update and answer questions; Emmaus discussed the upcoming Design Workshops and encouraged everyone at the meeting to sign up if they were interested

**April 27, 2015** --- First Community Design Workshop meeting, facilitated by AMD Architects

- Attended by 13 community members, including 3 WHNA designees
- WHNA's current president was not one of the designees, but she attended the meetings as a community member
- All community members who expressed interest were invited to attend
- AMD provided participants with photos from a variety of buildings in NW Denver and asked participants to identify features they did/didn't like
- AMD facilitated conversation about what participants would like to see in the new building, and how they thought the building could be incorporated into the existing neighborhood
- AMD's report from the first Design Workshop was posted on the project's website, shared through social media, and emailed to WHNA leadership

**May 5, 2015** --- Emmaus attended WHNA meeting to provide update and answer questions; gave WHNA leadership hard copy of traffic study; traffic study also posted to project's website



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## Community Outreach & Engagement (pg 5)

**June 3, 2015** --- Second Community Design Workshop meeting, facilitated by AMD Architects

- Attended by 12 community members, including the 3 WHNA designees
- AMD presented 20 sketches of building ideas; participants were given markers and encouraged to write on the sketches – to indicate what they liked, didn't like, thought should be different, etc.
- The Vision Statement from both workshops and the drawings (with community comments) were posted on the project's website, shared through social media, and emailed to WHNA's leadership

**June 20, 2015** --- Emmaus operated an informational booth at the Highlands Street Fair, distributing project fact sheets and answering questions from community members

**June 24, 2015** --- Emmaus emailed WHNA leadership, letting them know that Emmaus would be resubmitting a revised rezoning application

- Emmaus indicated that the revised application would have a reduction in building size and parking spaces, but consistency in parking ratio
- Emmaus invited WHNA leadership to let them know if they had any questions

**June 29, 2015** --- Emmaus emailed WHNA leadership to offer to sit down with them and discuss the revised rezoning application at their convenience

**July 23, 2015** --- Emmaus emailed WHNA leadership to let them know that the Planning Board hearing was set for August 19, 2015

**August 4, 2015** – Emmaus attended WHNA meeting. WHNA voted on 4 possible positions regarding the Emmaus rezoning. The position that received the most votes is as follows:

*“I move that the members of WHNA, having listened to the arguments and discussions over the past many months on this issue, are under the conclusion that the redevelopment of this site, other than single family which is unlikely, and what we believe is the best way to move forward, is to get something that we will be able to live with, which is a planned unit development (PUD) rezoning.”*

**August 19, 2015** – Planning Board meeting. Planning Board passed along the Emmaus rezoning with a favorable recommendation.



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## **Community Outreach & Engagement (pg 6)**

**September 16, 2015** – Neighborhoods and Planning City Council committee meeting. The committee voted unanimously to move the project through to the full Council. This is also the date Emmaus contacted the mediator to initiate mediation proceedings with neighborhood designees.

**October 23, 2015** – Mediation proceedings concluded.

**October 26, 2015** – Emmaus submitted a request to revise their application in order to reduce the lot size from approximately 31,000 square feet to approximately 22,000 square feet, in order to respond to input from Councilman Espinoza, a couple members of Planning Board, and public comment.