

**AGENDA ITEM 3B**

**PUBLIC HEARING AND RECOMMENDATION ON  
THE REVISED 2040 COMPREHENSIVE PLAN**

**THE FOLLOWING ITEMS WERE RECEIVED  
AFTER THE ORIGINAL PACKET WAS POSTED ON  
THURSDAY, FEBRUARY 9, 2023.**

**THESE ITEMS ARE TO BE INCLUDED AS PART  
OF THE PACKET ADDENDUM FOR THE  
PLANNING COMMISSION MEETING  
FEBRUARY 14, 2023**

## Baden, Jennifer

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**From:** Spurgin, Andrew  
**Sent:** Tuesday, February 14, 2023 10:58 AM  
**To:** Baden, Jennifer  
**Subject:** FW: [EXTERNAL] FYI - AC-REP Development Council comments  
**Attachments:** 2023 LoS for Westy Comp plan.pdf

### Andrew Spurgin, AICP

#### Principal Planner

City of Westminster | Community Development Department

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4800 West 92nd Avenue, Westminster, CO 80031

**City Hall Hours:** Monday-Friday, 8 a.m.-5 p.m.

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**From:** Lisa Hough <lisa.hough@ac-rep.org>  
**Sent:** Tuesday, February 14, 2023 10:46 AM  
**To:** Spurgin, Andrew <aspurgin@CityofWestminster.us>; Kimball, Lindsey <lkimball@cityofwestminster.us>  
**Subject:** [EXTERNAL] FYI - AC-REP Development Council comments

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning – I wanted to let you know that AC-REP filed comments with the Planning Commission on behalf of our Development Council regarding the proposed Westminster Comprehensive Plan. I plan on attending tonight’s meeting to deliver the comments in person, and I’ve attached them here for your information. They are short and straightforward to encourage the Commission to take a broad view for the future. Please let me know if you have any questions.

Thanks, and I’ll see you tonight.

Lisa



Lisa D. Hough

**PRESIDENT/CEO**

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**SCHEDULE A MEETING WITH ME - [HTTPS://CALENDLY.COM/ACREPHOUGH](https://calendly.com/acrepough)**



To: Westminster Planning Commission

From: Lisa Hough, President/CEO of the Adams County Regional Economic Partnership (AC-REP)

Date: February 13, 2023

Re: Westminster Comprehensive Plan 2040

The mission of the Adams County Regional Economic Development Partnership (AC-REP) is to champion the businesses of the Greater Adams County Region. We do this by giving our business community a voice with local government and leading our community toward prosperity through innovation and opportunity in the private sector. I provide this testimony on behalf of our Development Council members who have reviewed the City's comprehensive plan updates. As one of the region's leading voices for economic vitality in the region, AC-REP appreciates the efforts by the City of Westminster to update its comprehensive plan.

Westminster's proposed 2040 Comprehensive Plan will set the vision, goals, and policies for regional economic growth for the next 20 years. AC-REP would like to reiterate the Plan's goals for economic resilience, including policies to create a balanced and diversified mix of land uses and densities to accommodate continued economic growth and fiscal sustainability. We encourage Westminster to plan for a broad, diverse range of economic activities through its land use policies for long-term economic expansion. This



**Invested in Greater Adams County**

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includes implementing tools that create a robust mix of industries and job growth within rapidly growing sectors such as aerospace, education, healthcare, hospitality, and life sciences while also creating meaningful workforce development opportunities for our region's students and young professionals entering today's workforce.

Further, we hope the plan will incorporate essential strategies and tools to create and preserve a wide variety of housing opportunities for all ages and demographics in our region. The overwhelming need for housing opportunities remains a top priority in our region's economic development goals. We must continue to balance this need for housing with smart infrastructure and utility planning. To that end, we encourage Westminster to plan for a wide range of housing products for diverse populations, including those that meet our local workforce's housing needs and critically important senior living options throughout our region.

Thank you for the opportunity to comment on the Westminster 2040 Comprehensive Plan, and we appreciate the continued partnership with the City of Westminster on our region's economic growth. AC-REP looks forward to seeing the 2040 Comprehensive Plan create a diverse, robust economic environment that promotes and expands economic opportunity in the Greater Adams County region.



From: Johnson, Tricia <Tricia.Johnson@frontrange.edu>  
Sent: Monday, February 13, 2023 8:13 AM  
To: Spurgin, Andrew <aspurgin@CityofWestminster.us>  
Subject: [EXTERNAL] Front Range Community College Letter of Support for Erickson Senior Living

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,  
Please accept the attached letter of support from Front Range Community College for the proposed Erickson continuing care retirement community use near the 104th and Westminster Boulevard location as part of the 2040 Westminster Comprehensive Plan. Should you have any questions, please don't hesitate to reach out to me.

Best regards,  
Tricia

Dr. Tricia L. Johnson  
Vice President, Westminster/North Metro  
Front Range Community College  
Pronouns: she/her (For more about pronouns click [here](#))  
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WESTMINSTER CAMPUS

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Dear City of Westminster Planning Commission –

Front Range Community College (FRCC) is pleased to offer this letter in support of the 2040 Westminster Comprehensive Plan. As one of Westminster's largest post-secondary education providers, we appreciate the city's approach towards supporting workforce development strategies through its land use and economic development planning. This is particularly important for thousands of FRCC students entering today's workforce, as job training, clinical training hours, and internships are all vital components of our region's workforce.

Importantly, FRCC would like to offer its support for the proposed Erickson continuing care retirement community (CCRC) use near the 104th and Westminster Boulevard location as part of this plan. This use creates a valuable, much-needed partnership with FRCC and Erickson to provide clinical training hours for many of FRCC's nursing students. As we see the demand of our healthcare workforce continue to grow, it is incredibly important to identify and leverage partnerships such as this to meet the training needs and workforce development opportunities for FRCC. We are excited for the potential to have clinical nurse training opportunities within just a couple of miles from our Westminster campus, and we encourage the city's adoption of the CCRC designation to support FRCC's nurse training and workforce development programs.

In addition to valuable nurse training partnerships, FRCC also supports the overall jobs and employment activities this use will bring close to our campus. Many FRCC students seek both part-time and full-time employment in the area, and we are encouraged by the job development opportunities this use would bring to FRCC students. This includes not only nurse and healthcare positions, but also careers and job training in hospitality, management, dining, security, and other professional opportunities – all within an incredibly close proximity to our Westminster campus.

Front Range Community College appreciates the time and effort Westminster has put into developing its vision for the future growth of our city through this plan. We are grateful for the important partnerships and opportunities the Westminster community has provided to our students and faculty, and we are thankful for your consideration of our comments.

Sincerely,

Dr. Tricia Johnson  
Vice President, Westminster/North Metro

## Baden, Jennifer

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**From:** Sperber, Jack R. <jack.sperber@faegredrinker.com>  
**Sent:** Tuesday, February 14, 2023 10:59 AM  
**To:** PCPubComm; Downing, Dave  
**Cc:** William R Kearney  
**Subject:** [EXTERNAL] RDHI Letter for 2-14-23 Planning Commission Meeting  
**Attachments:** RDHI Letter to Planning Commission 2-14-23 Final.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

On behalf of RDHI, please find attached a letter from William R. Kearney regarding tonight's Planning Commission meeting.

### Jack R. Sperber

Executive Partner

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### Faegre Drinker Biddle & Reath LLP

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## **R. Dean Hawn Interests, Ltd.**

**Post Office Box 670369**

**Dallas, TX 75367**

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Phone: [214] 577-2482

February 14, 2023

Dear Westminster Planning Commission and City Councilors,

I am a member of the family that owns the "Hawn Property" at West 104<sup>th</sup> Avenue and Westminster Boulevard through a family partnership called R. Dean Hawn Interests, Ltd. ("RDHI"). I serve as the manager of RDHI.

I am writing to offer RDHI's support for the proposed Erickson continuing care retirement community ("CCRC") on the Hawn Property. I am proud to note that my family has had ownership in this land since 1955, and I have been personally engaged with this property for more than 44 years, since 1978. RDHI is confident the proposed Erickson CCRC use will provide a valuable, meaningful benefit to our city for many years to come, and we encourage you to recognize the CCRC as an allowable use on the Hawn Property under the 2040 Comprehensive Plan. Although it is RDHI's position that the Hawn Property should retain its current designation as a Mixed Use Center, RDHI supports amendments to the proposed Comp Plan to explicitly allow Erickson's proposed CCRC use.

What RDHI appreciates most about Erickson's proposed CCRC is that it provides a mix of service-based care options for seniors so they can age in place with dignity in Westminster. In addition to independent living, the use will provide on-site medical facilities, memory care, and skilled nursing services. Importantly, it provides options for Westminster seniors to receive a full continuum of care in their later years, meeting a growing and expanding regional need.

The proposed CCRC use also serves an expanding healthcare workforce need. Along with onsite medical facilities, the use will allow medical training programs for medical assistants, certified nurse aides, and clinical training programs for other levels of nursing students in the area. RDHI is pleased to see the future workforce development potential this use could bring to our community, and how it complements the Plan's vision for supporting long term, good-paying jobs to support our city's economic resilience.

Finally, the proposed use also takes into consideration important water savings through Erickson's plans to minimize water consumption. Much of this is accomplished through their on-site water efficiency program, which mandates certain indoor and outdoor requirements to maximize water efficiency and savings.

In conclusion, RDHI encourages the City to adopt the proposed Erickson CCRC use as part of its 2040 Comprehensive Plan. Our family would be proud to see our land be used for the benefit of both Westminster and our area's aging residents, and we hope you will join us in supporting the inclusion of the CCRC as an allowable use on the Hawn Property as part of the 2040 Comp Plan.

Sincerely,

//s//

William R. Kearney, Manager

R. Dean Hawn Interests, Ltd.

CC: City Council