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Tuesday, February 17, 2026, 6:00 PM  
Council Chambers  
One DesCombes Drive  
Broomfield, CO 80020

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## 1. Concept Review

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- 1.A. Concept Review - AdventHealth Broomfield
- 1.B. Concept Review - UCHHealth Broomfield North Campus

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## 2. Study Session

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- 2.A. Residential Waste Services - Annual Update and Recommended Code Changes  
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- 2.B. Property Tax Presentation

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*Date Posted: February 11, 2026*



# BROOMFIELD CITY COUNCIL

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**To:** Mayor and City Council  
**From:** Jennifer Hoffman, City and County Manager  
**Presented By:** Lynn Merwin

**Meeting Date:** Tuesday, February 17, 2026, 6:00 PM  
**Agenda Category:** Concept Review  
**Agenda Item:** 1A  
**Subject:** Concept Review - AdventHealth Broomfield

**Goals:** Thriving, Diverse, Safe and Welcoming Community

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## Overview

[View Correspondence](#) and visit [BroomfieldVoice.com](http://BroomfieldVoice.com)  
[View Presentation](#)

ADAMS has submitted a concept review proposal for a new medical center. The proposed development includes a medical office building and a proposed AdventHealth hospital with an accessory helipad. The hospital and medical office building are proposed to be approximately 505,000 square feet.

### **Attachments**

[AdventHealth Broomfield Concept Review Memo.pdf](#)

# Summary

[View Correspondence](#) and [BroomfieldVoicePage View Presentation\(s\)](#)

**Property Owner:** McWhinney CCOB Land Investments LLC  
**Applicant:** ADAMS  
**Address:** 16646 Huron St  
**Location:** North Park Filing No. 2, Replat A, Block 2 Lot 1

ADAMS has submitted a concept review proposal for a new medical center. The proposed development includes a medical office building and a proposed AdventHealth hospital with an accessory helipad. The hospital and medical office building are proposed to be approximately 505,000 square feet.

The property is approximately 43 acres and is located on the southwest corner of the I-25 and CO 7 interchange. The site is zoned PUD and is governed by the North Park PUD Plan.

There is one key issue identified as part of this application. This key issue relates to the possible need for deviations (formerly known as variances). The key issue is described in more detail in the Key Issues section later in the memorandum.

## Application Materials:

- [Concept Review Project Narrative](#)
- [Conceptual Plans](#)

## Quasi-Judicial Status

Because a formal land use application has not yet been submitted, and this is a concept review at this stage, this concept review application is not considered to be a quasi-judicial matter. Any comments submitted via email will be shared as part of the public record for the concept review meeting. For additional information about quasi-judicial proceedings, please see the [Frequently Asked Questions about Quasi-Judicial Land Use Proceedings](#) on the City's website.

## How to Submit Public Comments on this Proposal

Email directly to [Planning@broomfield.org](mailto:Planning@broomfield.org). All correspondence received will be placed in the correspondence folder linked at the top of this memo.

## Proposed Actions / Recommendations

No action is taken as part of a concept review.

## Alternatives

Not applicable.

# Applicable City and County of Broomfield Plans

## Relationship to Comprehensive Plan

The 2016 Broomfield Comprehensive Plan land use designation for the project location is Transit Oriented Development. The comprehensive plan states that these areas are appropriate locations for a mix of uses

that cater to the needs of area residents and transit commuters. Examples of allowed uses include moderate and high-density residential, employment-generating uses, convenience and specialty commercial, and support commercial uses. The configuration of uses within this district should support transit ridership, promote walking and hiking for midday trips, link the citywide greenway system, and allow those who wish to live and work in the same neighborhood to do so. The design and orientation of new buildings should be pedestrian-oriented and special streetscape improvements should be considered to create rich and enjoyable public spaces. A strong physical relationship between the commercial and residential components to adjacent transit centers (park-n-rides and commuter rail stops) is critical. Residential densities can be concentrated in multistory projects. Secondary uses allowed include Public/Quasi- Public and Open Land uses. As hospitals are considered to be public/quasi-public uses, the proposed concept review is consistent with this land use designation's expectation of uses.

## Economic and Financial Impacts

The proposed development calls for a medical/health campus - including a full-service, general hospital, allied medical office, labs, and work sites on a nearly 44-acre development site. The concept vision site plan suggests a 505,000 sqft hospital and medical campus, to be owned and operated by the developer. This development would be part of the broader Baseline development and located in the northeast portion of Baseline. Baseline is a master-planned, large development covering over 1,100 acres, and is zoned to allow up to 17 million square feet of commercial space and approximately 9,200 housing units. The area of this proposed medical campus has been envisioned as the primary commercial area in Baseline - made up of office, workspace, and retail and hospitality uses. Realberry, in a recent update to City Council, spoke of the updated vision for the northeastern portion of the Baseline area, including two areas: a proposed medical/hospital campus (the subject property situated southeast of the future Huron St and CO 7) and a large format retail/restaurant center (located southwest of the future Huron St and CO 7). At this time, the specific scale and mix of the retail/dining development within the Trailmark West visioned area has not been submitted for review. Thus, the broader combined fiscal impact of the medical/hospital campus and the retail/dining center can not be made.

The Baseline Managed Growth and Development Agreement, along with the associated Vesting Rights agreement, underlie this development site. The Baseline Urban Renewal Area also covers this area. This proposed development has a limited financial impact on these agreements, as the development will not add to the property, use, or sales tax revenues, which have been partially pledged under the MGDA. The specific Metropolitan District will need to expend costs to meet the infrastructure requirements for the proposed development, including but not limited to roads, water, and sewer, under the MGDA agreement.

Given the proposal at this conceptual stage, specific fiscal impacts can not be made. The following is a summary of economic and fiscal impacts that can be anticipated. These impacts are broken into three considerations: financial, economic, and development. **Please note:** The final determination on the land use application by the Land Use Review Commission then followed by Council of the possible final plat (if replatting the property) and site development plan must be based on the criteria in the Code. Financial impacts are not a criteria LURC or Council can rely on or base their decision on in their consideration of a land use application.

**Financial Considerations** - Hospitals and medical campuses are generally governmental or not-for-profit entities, which results in limited tax revenues due to the ownership and operation of the primary and allied buildings. Additionally, most medical services and activities are not subject to sales tax. The office buildings surrounding the hospital in the proposed development are likely to be owned and operated by the hospital and/or its affiliated entities. Therefore, the direct tax revenues generated by the hospital/medical campus area will likely yield limited revenue during the building construction or during the annual operations. Not-for-profit, churches, and other similar activities in Broomfield are anticipated to produce limited sales tax through some specific activities (gift shops, public cafeterias or restaurants on site), while their patrons (patients and families), employees, and visitors will/may access public services and programs provided. The preliminary estimate of the net fiscal impact of non-profit commercial activities is an estimated \$1.75 per

square foot; thus, a 505,000 sqft medical campus would result in a net negative impact estimated to be \$880,000 annually.

**Economic Considerations** - The proposed development would be expected to include positive economic and community impacts - ranging from direct and indirect employment and business activity, improved health access and services, and leading to additional commercial development and activity. These direct and indirect impacts are anticipated to benefit the immediate area, Broomfield, and the northern Denver metro area. These outcomes may lead to direct positive fiscal impacts for Broomfield. There may also be indirect fiscal outcomes resulting from the proposed development. As an example, a medical campus would be expected to employ hundreds of medical, administrative, and financial professionals. Within the Denver area, the mean annual wage for a doctor is \$230-330,000 annually (depending on specialty), nurses earn on average between \$70-\$100,000 (without overtime) annually (depending on education, certification, and specialty), and medical support and technicians earning \$50-60,000 on average annually. These employees, and many others, would be expected to shop/dine and live in and around Broomfield - thus generating property and sales tax. Additionally, patients and their families would also shop/dine and may stay in lodging in the area - further generating additional spending resulting in business and employment opportunities, and new sales and property tax receipts.

Another economic consideration of the proposed development, other potential medical/health development, and the existing Children's Hospital located just to the northwest of this site, is the development of a medical/health/science cluster in Broomfield. An increased level of facilities, employment, and activity results in an increased level of collaboration, along with specific specialization of each individual entity. Throughout the nation, and within the Denver metro area, examples of medical/health clusters and areas have emerged, resulting in a multiplied economic impact.

**Development Consideration** - The proposed project is expected to further the development within the I-25/CO-7 corridor in northeastern Broomfield, and specifically within the Baseline development. The scale of the proposed development will increase demand and activity within the area. Additionally, the proposed density of the development, along with the employment and activity, will increase the demand for multi-modal transportation in the area. The proposed development would also lead to increased demand for retail and dining, office and work space, and residential units in the area.

If the proposed development progresses, specific details will need to be prepared as part of planning/development applications and discussions related to existing agreements will occur. These details will include information that can be used to complete the specific analysis and information on the financial and economic impacts of the concept vision.

## Existing Agreements

The project is located within the North Park subdivision. There is an existing Managed Growth and Development Agreement (MGDA) between the City and County of Broomfield, the Broomfield Urban Renewal Authority (BURA), McWhinney CCOB Land Investment, LLC, McWhinney Real Estate Services, Inc., and all nine of the Baseline Metropolitan Districts. The MGDA outlines the timing, triggers, and responsible parties for improvements and infrastructure. The applicant for this concept review proposal is not a party to the MGDA, but the development of the site will trigger MGDA obligations for the master developer (McWhinney) or the metropolitan district(s).

This project anticipates triggering the following infrastructure requirements under the MGDA to be installed by the master developer: (1) the realignment of Huron Street from CO 7 to approximately 2,000 feet north of W 160th Avenue; (2) a water transmission main along the new alignment of Huron Street; and (3) a sanitary sewer transmission main that will convey flow from the eastern portion of the North Park subdivision. As a part of this project, the full width of a realigned Huron Street would be constructed in its final alignment adjacent to the proposed 43 acres needed for the hospital and related medical office building; and half of the realigned Huron Street south from the project site to the intersection with existing Huron Street (approximately 2,000 feet north of W 160th Avenue). Per the MGDA, and based on the size of

the utility lines, the metropolitan district is to be reimbursed by Broomfield for the costs of the water and sanitary sewer transmission mains through the City's Capital Improvement Program budget as these transmission lines will support development north and east of CO 7.

## Relationship to Neighborhood/Sub Area Plan

The subject property is located within the I-25 Sub Area Plan. Broomfield's Sub-Area Plans are designed to help achieve several common goals:

- Create a quality "Gateway Image" that conveys the desired vision for the Broomfield community;
- Establish a balance of complementary land uses;
- Maintain economic stability for the City through value-creation and value-retention;
- Provide a means for coordinating planning for infrastructure;
- Promote meaningful dialogue among landowners, governmental agencies, and others to facilitate communication, cooperation, and successful development results; and
- Fulfill intergovernmental commitments made through agreements.

The applicant's conceptual plans are consistent with these overarching goals in the Sub Area Plan.

## Relationship to Urban Renewal Plan

The subject property is located within the Baseline Urban Renewal Area (URA). In 2021, Council adopted the Baseline URA Plan with the following goals:

- The Plan will implement the Comprehensive Plan and Subarea Plan by the elimination of development barriers in the Area
- Implementation of the Plan will eliminate and prevent conditions of blight in the Urban Renewal Area
- Through the maximum possible participation of private enterprise and the cooperative efforts of the public sector, implementation of the Plan will eliminate and prevent economic deterioration in the Urban Renewal Area and the community at large. The Plan will promote creation of a high-quality pedestrian oriented mixed-use development.
- The Plan will extend public facilities and infrastructure; improve pedestrian and vehicular access and circulation; improve traffic patterns; provide public utilities, including sewer and water; and provide storm water drainage and detention in the Urban Renewal Area.
- The Plan will help attract capital investment by private enterprise, thereby providing employment and strengthening the City and County's economic base.
- The Plan will improve conditions and correct problems in the Area related to vehicular access and circulation, pedestrian/bicycle access and circulation, public utilities, drainage, public safety, sewer connectivity, underutilization of land, and public amenities.

The applicant's conceptual plans are consistent with these overarching goals in the Urban Renewal Area Plan.

## Prior Council or Other Entity Actions

### Prior Council Action

- [August 28, 2012](#) - City Council approved Resolution 2012-142 related to the North Park Filing 2 Replat A Final Plat and Subdivision Improvement Agreement.
- [July 14, 2020](#) - City Council approved Ordinance No. 2098 and Resolution No. 2020-103 related to North Park Rezoning and P.U.D. Plan and Preliminary Plat - Amendment No. 5

## Prior Urban Renewal (BURA) Action

- N/A

# Zoning, Previously Approved Plans and Status of the Development

## Zoning and Previously Approved Plans

The property is zoned Planned Unit Development (PUD) and is governed by the North Park PUD Plan and Supplemental Binder. The subject property is identified as Parcel C1 in the PUD Plan, and is designated as Mixed Use - Urban District (MUD). The North Park supplemental binder includes a conceptual land use master plan, which denotes this area as a possible transit-oriented business district. This is a conceptual plan, which allows for flexibility in the exact location of this business district.

The North Park PUD MUD district is defined as being appropriate for horizontal and vertical mixed uses, with uses including employment generators, moderate to high-density residential, and other supporting services and amenities. Hospitals and accessory uses, such as a helipad, medical and dental offices, and clinics, are all permitted uses within the MUD.

The North Park PUD allows for developers to designate areas as “perimeter areas of the District,” which may serve as opportunities to incorporate larger users that would not be appropriate to locate within the Cores of the MUD or internal to the District area due to size, visibility requirements, access requirements, etc. These perimeter areas may also serve to transition and relate to the surrounding suburban development. In this case, the user may be oriented to the Perimeter Arterial Roads (Huron St and CO 7) while maintaining integration and connectivity to the rest of the MUD District. It is also anticipated that the perimeter areas that may initially be developed at lower densities may later be redeveloped to the higher densities of the rest of the MUD.

If the proposed development for a site in the perimeter area is more suburban in nature and oriented to the Perimeter Arterial and Connector Roads, the Developer will need to designate the site as a Perimeter Area. The Developer designates the category of land use in the MUD - Core, General District, or Perimeter - as required on a context diagram as part of the first development for the MUD development. This will be required as part of the formal application should the project proceed.

## Status of the Development

The subject parcel is vacant. There is an existing final plat (North Park Filing No. 2 Replat A) which platted this property. As part of this plat, there was an easement dedicated that provided access to the existing cemetery use located to the south/southeast of the site. To date, the majority of new development in the Baseline neighborhood has occurred adjacent to Sheridan Parkway and along W. 160th Avenue. Currently, this 1,100-acre subdivision is developed with approximately 1,200 residential units, one million square feet of commercial space, one school, 119 acres of dedicated open lands, and 2.5 miles of trails.

## Area Context

The surrounding area is largely undeveloped at this time. To the north is the vacant Northlands development, which is located on the northwest corner of the CO 7 and I-25 interchange. There is a separate concept review application for the property to the north; this concept review is for a healthcare campus with an initial phase consisting of a proposed hospital and medical office building. That separate concept review proposal also includes areas identified for possible future phases of mixed-use development. The concept review application for this Northlands property was submitted by a separate applicant.

Generally, northwest of the site is the Palisade Park development, which includes the Children's Hospital, an existing gas station, an amphitheater, residential uses, and a fast food restaurant. To the south is additional vacant land within Baseline, and to the southeast is an existing burial ground/cemetery. To the east of the site is I-25; on the east side of I-25 is an existing retail center located within Thornton.



Project Vicinity Map

## Current Application - Detailed Description and Staff Review

### Description

The applicant's concept review proposal is for a new, approximately five-story hospital and three-story medical office building development located on an approximately 43.6-acre vacant parcel on the southwest corner of the I-25 and CO 7 interchange. The proposed development is anticipated to be constructed in a single phase. The hospital and medical office building are proposed to total approximately 505,000 square feet. The hospital is expected to have an accessory helipad to provide medical helicopter service to the site. The total square footage for the medical office building is approximately 61,120 square feet, with the hospital estimated to be approximately 443,880 square feet.

### Site Layout

The conceptual site layout orients the medical office building on the northwestern corner of the site, generally southeast of the future Huron St and CO 7 intersection (the conceptual plans identify CO 7 as E Baseline Rd). The parking for the medical office building is oriented to face the future Huron Street. The hospital is located to the southeast of the medical office building. The parking for the hospital is shown on the north side of the hospital, generally facing CO 7.

There is an existing cemetery located south of the project area. There is an existing easement to provide access to the cemetery through this site from CO 7. The conceptual plans show internal roadways and drives

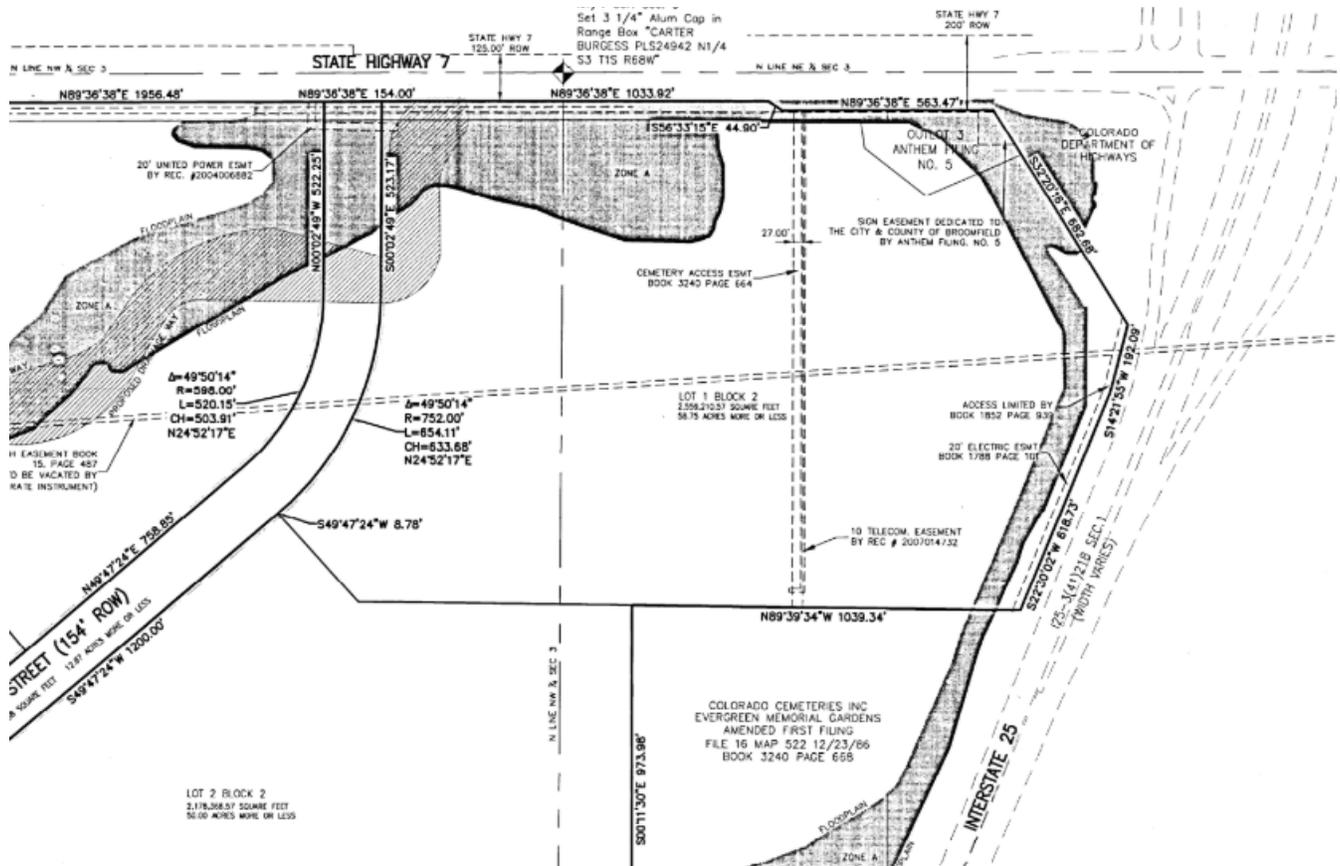
that do not preserve this connection, and the applicant will need to work with the cemetery to provide access. Such access will need to be incorporated as a part of the future site development plan and will necessitate revision to the easement with the cemetery..



*Conceptual Site/Circulation Plan*

### Existing (and Required) Final Plat

The property was previously platted as part of North Park Filing No. 2 Replat A. This plat approved the existing lot lines and dedicated the previously mentioned. A portion of the existing plat is depicted below for reference.



Portion of Existing North Park Filing No. 2 Replat A Final Plat

The proposed site layout depicted in the conceptual plans shows development overlapping existing easements, which will need to be vacated and rededicated in a manner to avoid conflicts with development, or development will need to be reoriented to avoid conflicts with the easements. It's unclear if the medical office building and hospital will remain on a single lot or if the intent is to subdivide the property. If the intent is to subdivide the property for the two uses, then the final plat will need to include those new lot lines as well. If the developer moves forward with this proposal, a final plat can be reviewed concurrently with the required site development plan for the proposed development.

## Vehicular Access and Circulation

The project's conceptual layout includes four ingress/egress points. One vehicular access is proposed to draw access from CO 7, two vehicular accesses are currently proposed from the future Huron St alignment, and the final ingress/egress is shown along the southern side of the project and would be a future cross-access to future development to the south.

As part of this project, or as part of a separate concurrent or prior project the metro district proposes to construct the full width of Huron Street in its final alignment adjacent to this property and half of the roadway from that point to the intersection with existing Huron Street (approximately 2,000 feet north of W 160th Avenue). This final configuration aligns this section of Huron Street with existing Huron Street north of CO 7. The details on the timing of this roadway construction will be formalized following concept review.

As previously discussed, the project is within a MUD district in the North Park PUD. All development in the MUD shall be arranged in a pattern of interconnecting streets and blocks. The current site design shows limited interconnectivity between the streets, but does include connection to the south for future development.

## Parking

The project is located within a Broomfield-designated parking reduction area (PRA), but there is an existing PUD Plan (the North Park PUD and Supplemental Binder) that establishes parking ratios, so the PRA ratios do not apply to this proposed project. Parking requirements are governed by the approved PUD Plan and supplemental binder.

The project is proposing 774 total parking spaces, with 242 spaces identified for the medical office building and 491 spaces for the hospital. The North Park PUD Plan establishes the following parking ratios, which would apply to this project.

- Hospitals: 2 parking spaces per bed plus one parking space per 300 square feet of outpatient clinics and service areas.
- Medical Offices and Clinics: 1 space for every 200 gross square feet of floor area.

The medical office building is shown on the renderings to be three stories with a footprint of approximately 20,040 square feet. The total square footage for the office building is approximately 61,120 square feet. The hospital is shown on the renderings to be 5 stories and is estimated to be approximately 443,880 square feet.

At this time, the conceptual plan does not specifically identify the number of beds or the area of the hospital that is dedicated to outpatient clinics and service areas. The proposed parking for the medical office building of 242 spaces is less than the parking ratio would allow (306 spaces) for a building of this size. Because the hospital parking cannot be verified at this time, it will be a key element of the project review should the project move forward.

The proposed parking depicted in the concept review is all surface parking, with large lots located in front of the buildings, facing Huron St and CO 7. The North Park PUD specifically notes that the integration of structured parking is important to support the densities needed to create the energy of the urban districts, and that parking lots should be located on the rear and sides of lots wherever possible. This element of the Supplemental Binder has been flagged for the applicant to consider as part of their formal site design.

The North Park PUD also requires large parking lots to be divided into smaller sections by using landscape separators; each section can contain a maximum of two hundred parking spaces, with the minimum landscape separator width being 15 feet. It is unclear if any of the parking lots exceed the two hundred space limit, but this will be an element verified as part of the formal development application. The applicant has noted that landscaping will be provided around the perimeter of the project to screen and buffer parking from adjacent public roads.

The conceptual plans do not discuss specific bike parking or electric vehicle (EV) parking at this time. This is not atypical for concept review applications, as that level of detail is not typically included at this stage. The Broomfield Municipal Code does establish minimum requirements for both EV and bike parking; they are based on the total number of parking spaces, so the totals will be determined as this project moves forward. Below are the municipal code requirements that would be applied to this development.

Both the medical office and hospital would need to provide 3% of their overall parking spaces as EV-installed spaces, 7% as EV-ready spaces, and 20% as EV-capable spaces in order to comply with the EV parking requirements in the municipal code.

Regarding bike parking, neither medical office buildings nor hospitals are required to provide long-term bike parking, but are required to provide short-term bike parking. The medical office building would be required to provide bike parking equivalent to 10% of the total required motor vehicle off-street parking requirement using the non-PRA parking requirement, regardless of whether in a PRA or not, and a minimum of 2 spaces at primary building entrances. The hospital would be required to provide bike parking equivalent to 5% of

the total required motor vehicle off-street parking requirement using the non-PRA parking requirement, regardless of whether in a PRA or not, and a minimum of 2 spaces at primary building entrances.

## Transit Access and Walkability

The area surrounding the development has limited walkability and is not served by transit at this time. The site is located west of the proposed mobility hub at I-25 and CO 7, and transit service is anticipated to begin later this year. Beginning in 2026, RTD service will be present along CO 7 through bus rapid transit service running from Brighton to Boulder with service through the interim bus station at the future mobility hub at the I-25/CO 7 interchange. There is also anticipated to be a transit stop for this bus rapid transit line near the Sheridan Boulevard and CO 7 intersection.

The applicant has noted that open areas within the campus will have sidewalks that connect the internal parking lots and buildings. The internal pedestrian circulation will link to the regional trail system along Huron Street to the north, Preble Creek, and CO 7. The applicant states that these connections will allow convenient access for employees and the public to the future multi-modal hub.

## Architecture, Lighting and Signage

The applicant has stated that their design embraces a holistic approach, integrating daylight, nature, and art to create a healing environment. Building orientation, massing, and circulation are carefully planned to harmonize with the landscape and support wellness. Clear wayfinding and spatial legibility guide patients and visitors throughout the campus.

A two-part massing strategy defines the architecture: a “Podium” base and “Bed Floor” upper levels. Inspired by Colorado’s natural palette, from plains to peaks, the exterior features earth tones, precast concrete, cast stone, and metal panels with wood-look accents for warmth and authenticity. An example of another AdventHealth hospital is provided below as inspiration for what this facility may look like.

The PUD requires that all mechanical equipment, utilities, and communication devices, whether mounted on the roof, ground, or building walls, must be fully screened from view from the ground floor of adjoining properties, streets, and Open Land areas. Screening materials must be high-quality and durable; wood is not allowed as a screening material. Screening devices must be at least as tall as the equipment they are intended to screen and designed to match the associated building. They cannot appear to be “tacked-on” or added as an afterthought. All such screens shall be approved by the North Park Design Review Committee (DRC) and Broomfield. Screening is not typically shown as part of the concept review plans, as the designs are often preliminary, and in this case, the architectural details are inspirational in nature. Staff will work with the applicant to ensure screening is provided for these elements should the project move forward.



*Inspirational Architectural Image*

The North Park supplemental binder specifically requires perimeter buildings to relate to the rest of the MUD District through the use of site planning approaches that include: locating pedestrian entries or other major architectural features centered on a District street so as to terminate the street view, Adding storefront to a side or rear elevation that faces the District, and connecting District sidewalks to perimeter building entries and public spaces. These are elements that the applicant will need to factor into their site design and architectural design of the facilities if the project moves forward.

Conceptual plans do not include detailed information like lighting and signage, but those elements will also be part of a future site development plan. Broomfield requires lighting to be designed in a full cut-off and downcast manner to prevent light spill over, especially along property lines. Signage is not discussed in the conceptual plans, but will be an element of discussion moving forward to ensure that adequate signage is provided for these uses, particularly the hospital. Signage will be reviewed for compliance with the Broomfield Municipal Code and the North Park PUD and Supplemental Binder. If signage exceeds the allowances in code, a special exception may be required. The North Park supplemental binder requires, as part of the Site Development Plan for the first phase of all MUD Urban Center Cores or General Districts, to include a Planned Sign Program. If the developer designates this a perimeter to the MUD district, this would not be required.

## Landscaping and Amenities

The conceptual plans depict that approximately 2/3 of the project area (66%) is anticipated to be reserved for private open area and landscaping. Specific landscaping plans with quantities of materials are not yet provided, but the applicant has provided a conceptual landscape plan with possible plantings, which is typical at this stage of a project. They have also noted that their landscape vision emphasizes resilience, wellness, and a strong Colorado sense of place. Sustainable strategies foster healing, staff respite, and community engagement while conserving natural resources.

The applicant notes that their future planting approach emphasizes native and adaptive species selected for long-term durability in Colorado's semi-arid climate. These plant communities reflect the character of the Front Range and reduce long-term maintenance needs while promoting habitat value and seasonal interest. The applicant also notes their intent to focus on water efficiency through their planned use of LEED-

approved, high-efficiency irrigation heads and a smart irrigation system designed to respond to localized microclimates and minimize overall water consumption.

The applicant further states that the organization of outdoor spaces intends to support both functional and restorative goals. Foundation plantings and key arrival zones are designed to clarify wayfinding, soften the architectural edges of the buildings, and create inviting approaches for patients and visitors. Tree canopy is strategically located to provide shade, mitigate heat-island effects, and ensure comfortable microclimates throughout the campus. The formal landscape plans, including landscaping locations, planting materials, and quantities will be reviewed for compliance with applicable requirements established in the PUD Plan and Broomfield's landscape code.

No public land dedication is required as this is a non-residential project, but a pedestrian trail, including a pedestrian underpass under CO 7 has been identified as being planned as either part of the project or the construction of the future Huron Street alignment.

## Sustainability

At this conceptual stage, the applicant has not noted any specific sustainability elements other than the waterwise strategies outlined in the above sections. The applicant does note that if the project moves forward, the team will explore active and passive strategies to meet City and County of Broomfield energy Codes.

The North Park Supplemental Binder notes that publicly dedicated, publicly accessible, and private open areas within the PUD property are intended for use as natural drainage ways, pollinator habitats, detention ponds enhanced with a variety of native/natural upland and wetland plants. Detention and Drainage areas specifically are envisioned to be designed to create diverse habitats, plant communities, and micro-environments based on native and naturally thriving plant species. Usability and value of the environment shall go beyond how people can use the place to also include how it benefits wildlife. The areas shall provide critical pollinator habitat and will also contain trails and other appropriate recreational amenities.

## Potential Deviations and Special Exceptions

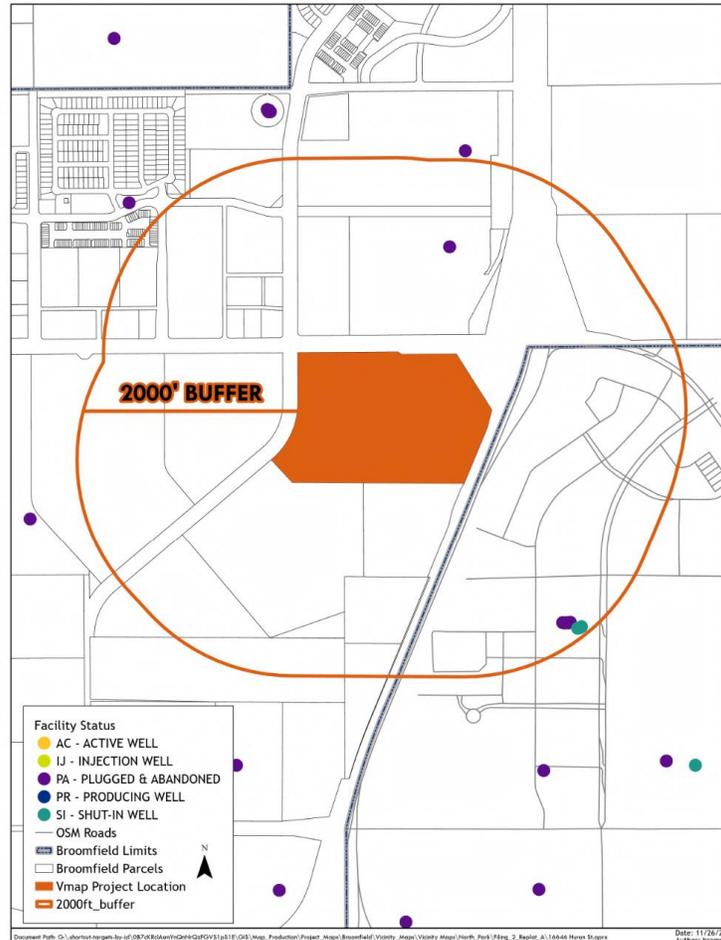
Concept reviews do not result in any formal actions, so no deviations (formerly referred to as variances) are proposed at this time. Review of the conceptual proposal has resulted in the identification of the following potential deviation and special exception needed for this project:

- **Parking** - Since it is not feasible to calculate exact parking counts for the proposed development at this stage of the project, it is possible that a future deviation may be required to allow the proposed parking. Both the North Park PUD Plan and the municipal code allow for parking studies to be completed to provide analysis for parking in excess of standard parking counts for unique or high-traffic users.
- **Signage** - signage has not been shown on the conceptual plans, but hospitals historically require significant signage based on their use. The signage for the development will be reviewed for compliance with the sign code in the Broomfield Municipal Code and applicable requirements in the PUD Plan. If the required signage exceeds the allowance per code, a special exception may be required.

## Oil and Gas Facilities

There are no oil and gas facilities located on the property, but there are multiple facilities located within 2,000 feet of the property. There are two plugged and abandoned wells on the Northlands property located north of the site on the north side of CO 7. There are also multiple plugged and abandoned, and shut-in wells located east of I-25 within Thornton (generally southeast of the site).

The map below shows the location of the oil/gas sites surrounding the property.



Oil and Gas Buffer Map

## Neighborhood Outreach and Communication

The City and County of Broomfield standard public notice requirements have been met for this case. These requirements include:

- Mail notices were sent to all property owners within 2,500 feet of the project boundaries a minimum of ten days in advance of the meeting.
- Sign(s) were posted on the property a minimum of ten days in advance of the meeting to advertise the public hearing.

The applicant held a neighborhood meeting on Monday, January 26, 2026. The meeting was held in person at the Park40 apartment complex clubhouse. Park40 is located within the Baseline development and is located approximately one mile from the project location. The applicant provided the following [summary notes](#) from the meeting.

## Staff Review of Key Issues

Staff has identified the following possible key issue with the conceptual proposal.

- **Deviations** - The proposed project may need to request deviations to allow for parking that does not align with the PUD ratios, because of the conceptual nature, exact parking counts cannot be calculated at this time. There may also be a need for a special exception for signage to accommodate the hospital use; signage will be a key discussion during the formal development review process.

## Next Steps

The concept review is the first step in Broomfield's development review process. No formal action (approval or denial) takes place during the concept review. Should the applicant choose to move forward with the development proposal after concept review, they would be required to do the following:

- **Formal Development Application** - this would require at a minimum a final plat (if replatting the property) and a site development plan. The final plat and site development plan could be reviewed concurrently as a single development package.
  - It should be noted that the Baseline development has a design review committee (DRC) which has a separate independent review process. The North Park PUD Plan and Supplemental Binder establish requirements for the Baseline DRC to provide approval for applicants to submit applications to the City and County. The applicant will need to comply with the DRC process as well as all Broomfield land development processes.
- **Public Hearings** - The development would require public hearings with the Land Use Review Commission and City Council.



# BROOMFIELD CITY COUNCIL

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**To:** Mayor and City Council  
**From:** Jennifer Hoffman, City and County Manager  
**Presented By:** Lynn Merwin

**Meeting Date:** Tuesday, February 17, 2026, 6:00 PM  
**Agenda Category:** Concept Review  
**Agenda Item:** 1B  
**Subject:** Concept Review - UHealth Broomfield North Campus

**Goals:** Thriving, Diverse, Safe and Welcoming Community

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## Overview

[View Correspondence](#) and visit [BroomfieldVoice.com](http://BroomfieldVoice.com)  
[View Presentation](#)

UHealth has submitted a concept review proposal for a new health campus, including a new hospital and medical office in the proposed initial phase. The conceptual plans show possible future phases of the campus that may include residential options, advanced specialties, and primary medical care, along with retail, dining, and hospitality uses. A detailed project description and overview of the project are provided in the memorandum below.

### **Attachments**

[UHealth Broomfield North Campus Concept Review Memo.pdf](#)

# Summary

[View Correspondence](#) and [BroomfieldVoicePage View Presentation\(s\)](#)

**Property Owner:** IKEA Property, Inc

**Applicant:** UCHealth

**Address:** 16850, 16870, and 17100 Huron St

**Location:** Northlands Filing No. 1, Replat B (Generally located on the northwest corner of the I-25 and CO 7 intersection)

UCHealth has submitted a concept review proposal for a new health campus, including a new hospital and medical office in the proposed initial phase. The conceptual plans show possible future phases of the campus that may include residential options, advanced specialties, and primary medical care, along with retail, dining, and hospitality uses. A detailed project description and overview of the project are provided in the memorandum below.

The property is approximately 110 acres and is located on the northwest corner of the I-25 and CO 7 interchange. The site is zoned PUD and is governed by the Northlands PUD Plan.

There is one key issue identified as part of this application. This key issue relates to the possible need for deviations (formerly known as variances). The key issue is described in more detail in the Key Issues section later in the memorandum.

Concept review is the first step in Broomfield's development review process. Concept Reviews are intended to provide City Council, the Land Use Review Commission, and residents with an opportunity to provide preliminary feedback on the conceptual development.

## Application Materials:

- [Concept Review Project Narrative](#)
- [Conceptual Plans](#)

## Quasi-Judicial Status

Because a formal land use application has not yet been submitted, and this is a concept review at this stage, this concept review is not considered to be a quasi-judicial matter. Any comments submitted via email will be shared as part of the public record for the concept review meeting. For additional information about quasi-judicial proceedings, please see the [Frequently Asked Questions about Quasi-Judicial Land Use Proceedings](#) on the City's website.

## How to Submit Public Comments on this Proposal

Email directly to [Planning@broomfield.org](mailto:Planning@broomfield.org). All correspondence received will be placed in the correspondence folder linked at the top of this memo.

## Proposed Actions / Recommendations

No action is taken as part of a concept review.

## Alternatives

Not applicable.

# Applicable City and County of Broomfield Plans

## Relationship to Comprehensive Plan

The 2016 Broomfield Comprehensive Plan land use designation for the project location is Regional Commercial. Primary uses permitted within areas designated for Regional Commercial include regional shopping areas, discount/big-box retailers, travel commercial uses such as gas stations and hotels, auto-related uses, entertainment, and residential. The Comprehensive Plan notes that Regional Commercial areas should allow for the most flexibility in uses and site design to spur innovation and economic development at key regional nodes. Heavy industry is not appropriate for these areas. Secondary uses allowed include Public/Quasi-Public and Open Land uses. Hospitals are public/quasi-public uses, and as such, the proposed concept review is consistent with this land use designation.

## Economic and Financial Impacts

The conceptual development proposes a medical/health campus - including a full-service, general hospital, allied medical office, labs, and work sites in the planned first phase. The concept proposal does not provide full details on the full development of the 110-acre site. The conceptual site plan suggests the hospital and medical office, to be owned and operated by the developer, will make up 40-50% of the eventual development land area (including portions of the three existing parcels). The remaining land is expected to be developed in a later phase(s), by the applicant or another entity. The concept plan suggests the future development would include retail and dining, lodging, other commercial, and residential development, with the specific mix, character, and square footage to be determined at a future date. It is expected that the applicant will seek changes to the existing planning/development plans.

The previous approved development for this site was for a large-format retailer-led, mixed-use development. The retail component of the development was expected to be 400-600,000sf, with the anchor being a significant sales tax generator. To encourage the previously proposed development activity, 50% of the sales tax revenue and 80% of the property tax were pledged to support the required infrastructure costs and encourage the location of the lead retailer. These agreements are discussed in further detail later in this memorandum. The unique characteristic of the retailer and the anticipated allied businesses resulted in a positive fiscal impact from the former development, including the proposed revenue pledge. With the change in the retailer's business approach, that proposed development is no longer viable.

Given the proposal at this conceptual stage, specific fiscal impacts can not be made. However, summary economic and fiscal impacts can be anticipated. These impacts are broken into three considerations: financial, economic, and development. **Please note:** The final determination on the land use application by the Land Use Review Commission then followed by Council of the possible final plat, site development plan, and PUD Plan amendment (if included) must be based on the criteria in the Code. Financial impacts are not a criteria LURC or Council can rely on or base their decision on in their consideration of a land use application.

**Financial Considerations** - Hospitals and medical campuses are generally governmental or not-for-profit entities, which results in limited tax revenues due to the ownership and operation of the primary and allied buildings. Additionally, most medical services and activities are not subject to sales tax. The office buildings surrounding the hospital in the proposed development are likely to be owned and operated by the hospital and/or its affiliated entities. Therefore, the direct tax revenues generated by the hospital/medical campus area will likely yield limited revenue during the building construction or during the annual operations. Not-for-profit, places of worship, and other similar activities in Broomfield are estimated to produce sales tax through some specific activities (gift shops, public cafeterias or restaurants on site), while their patrons (patients and families), employees, and visitors will/may access public services and programs provided. The preliminary estimate of the net fiscal impact of non-profit commercial activities is estimated to be \$1.75 per square foot; thus, a 400,000 sqft medical campus would result in a net negative impact of \$700,000 annually. An adjacent commercial development on the site, including retail, dining, and lodging,

may more than offset this fiscal impact, while a mixed-use development (including residential) may partially offset this impact, depending on the commercial and residential mix and density.

**Economic Considerations** - The proposed development would be expected to include positive economic and community impacts - ranging from direct and indirect employment and business activity, improved health access and services, and leading to additional commercial development and activity. These direct and indirect impacts are anticipated to benefit Broomfield, the surrounding area, and the northern Denver metro area. These outcomes may lead to direct positive fiscal impacts for Broomfield. There may also be indirect fiscal outcomes resulting from the proposed development. As an example, a medical campus would be expected to employ hundreds of medical, administrative, and financial professionals. Within the Denver area, the mean annual wage for a doctor is \$230-330,000 annually (depending on specialty), nurses earn on average between \$70-\$100,000 (without overtime) annually (depending on education, certification, and specialty), and medical support and technicians earning \$50-60,000 on average annually. These employees, and many others, would be expected to shop/dine and live in or near Broomfield - thus generating property and sales tax. Additionally, patients and their families would also shop/dine and may stay in lodging in the area - further generating additional spending resulting in business and employment opportunities, and new sales and property tax receipts.

Another economic consideration of the proposed development, other potential medical/health development, and the existing Children's Hospital located just to the west of this site, is the development of a medical/health/science cluster in Broomfield. An increased level of facilities, employment, and activity results in an increased level of collaboration, along with specific specialization of each individual entity. Throughout the nation, and within the Denver metro area, examples of medical/health clusters and areas have emerged, resulting in a multiplied economic impact.

**Development Consideration** - The proposed development is expected to further the development within the I-25/CO-7 corridor in northeastern Broomfield. The scale of the proposed development, both the proposed phase and future phase(s), will increase demand and activity within the area. Additionally, the proposed density of the development, along with the employment and activity, will increase the demand for multi-modal transportation in the area. As noted within the concept plan, the vision suggests future development on the site, represented as a mix of commercial and residential. The proposed development would also lead to increased demand for retail and dining, office and work space, and residential in the area.

If the proposed development progresses, specific details will need to be prepared as part of planning/development applications, and discussions related to existing agreements will be had. These details will also be information, which can be used to complete the specific analysis and information on the financial and economic impacts of the concept vision.

## Relationship to Neighborhood/Sub Area Plan

The subject property is located within the I-25 Sub Area Plan. Broomfield's Sub-Area Plans are designed to help achieve several common goals:

- Create a quality "Gateway Image" that conveys the desired vision for the Broomfield community;
- Establish a balance of complementary land uses;
- Maintain economic stability for the City through value-creation and value-retention;
- Provide a means for coordinating planning for infrastructure;
- Promote meaningful dialogue among landowners, governmental agencies, and others to facilitate communication, cooperation, and successful development results; and
- Fulfill intergovernmental commitments made through agreements.

The applicant's conceptual plans are consistent with these overarching goals in the Sub Area Plan.

## Relationship to Urban Renewal Plan

The subject property is located within the North Park West URA. In 2004, Council adopted the North Park West Urban Renewal Plan with the following goals:

- The Plan will implement those provisions of the Master Plan and the I-25 Sub-Area Plan as apply to the Urban Renewal Area and ensure the orderly growth and development of the Urban Renewal Area;
- The Plan will create a quality “gateway image” that conveys a desirable vision for the City and the region;
- The Plan will promote a balance of complementary land uses in the Area;
- Implementation of the Plan will eliminate and prevent conditions of blight in the Urban Renewal Area;
- Through the maximum possible participation of private enterprise and the cooperative efforts of the public sector, implementation of the Plan will eliminate and prevent economic deterioration in the Urban Renewal Area and the community at large. The Plan will promote the creation of value in the area;
- The Plan will assist in the mitigation and control of the danger from flooding in the Urban Renewal Area as well as adjoining property;
- The Plan will upgrade public facilities and infrastructure, access, traffic, pedestrian and bicycle circulation, public utilities, public amenities, recreation, and drainage in the Urban Renewal Area;
- The Plan will help attract capital investment and new retail businesses, retention and development of a competitive regional retail market, thereby providing employment and strengthening the City’s economic base; and
- The Plan will expand retail opportunities for the citizens of Broomfield and the surrounding area and create a stable sales tax base for the City.

The applicant’s conceptual plans are consistent with these overarching goals in the Urban Renewal Area Plan.

## Prior Council or Other Entity Actions

### Prior Council Action

- [December 13, 2005](#) - City Council approved Resolution No. 2005-182 for the Northlands Redevelopment and Reimbursement Agreement for utilities and infrastructure
- [August 28, 2012](#) - City Council approved Resolution No. 2012-143 amending the Northlands PUD plan to allow multifamily residential uses.
- [August 15, 2017](#) - City Council held a concept review for the subject property for a proposed IKEA retail building.
- [October 24, 2017](#) - City Council approved Resolution No. 2017-173 regarding a PUD Amendment to the Northlands PUD Plan, a Site Development Plan, and a Subdivision Improvement Agreement related to a proposed IKEA retail building totaling approximately 401,000 square feet.

### Prior Urban Renewal (BURA) Action

- [October 24, 2017](#) - The Broomfield Urban Renewal Authority approved 2017-174-UR regarding an Urban Renewal Site Plan related to a proposed IKEA retail building totaling approximately 401,000 square feet.

### Existing Agreements

There are a number of existing agreements that are in place for the Northlands development. These agreements are detailed below, and if the project proceeds after concept review will be reviewed as part of

the development review process. These agreements may be vacated or amended; the discussion regarding these agreements will take place after the concept review, if the application moves forward.

### **Redevelopment and Reimbursement Agreement**

There is an existing Redevelopment and Reimbursement Agreement, which was originally approved by City Council in 2004, and amended in 2007 and again in 2017. This agreement provides that 50% of the 3.5% city sales tax collected from within the project will be provided to the developer as reimbursement for the construction of public infrastructure. The agreement also allocates 55% of the property tax proceeds (excluding the North Metro Fire District and Northlands Metropolitan District mill levies) from this property as reimbursement to the developer for construction of public infrastructure. The agreement also allows for an additional 25% of the property tax to be used for a period for debt service coverage. The current agreement provides that approximately \$82,100,000 in bonds were anticipated to be issued with a Metropolitan District mill levy of at least 38 mills and the reimbursements provided for in the Agreement planned to cover the debt. The maximum principal to be reimbursed by BURA as per the current agreement is \$66,136,557. Property tax reimbursements are set to expire in 2029 as per the current agreement. The sales tax reimbursements run until September 1, 2042. With the scheduled expiration of the property tax reimbursement in 2029 being approximately 3 years from now, renegotiation of this agreement may be requested by the developer and would be part of a future development application.

### **Cooperation Agreements**

There are two Cooperation Agreements related to this property. The first is between the City and County and the Broomfield Urban Renewal Authority (BURA). This Cooperation Agreement authorizes 50% of sales tax revenues generated by a 3.5% tax levy (Sales Tax TIF) and collected by the City and County from properties within the project be paid monthly into a special fund for the purpose of paying debt service on Metro District Bonds issued to fund Qualified Public Improvements. The Sales Tax TIF shall not include (i) \$100,000, which is to be allocated for open space pursuant to the August 11, 1998, Intergovernmental Agreement between the City and County and the Town of Erie. The sales tax reimbursements run until September 1, 2042.

The second Cooperation Agreement is between BURA and the Northlands Metropolitan District. This Cooperation Agreement authorizes the BURA to deposit in a special account all of the pledged incremental property tax revenues and pledged sales tax revenues produced by the project. Allocation of the pledged taxes will be in accordance with the Amended and Restated Redevelopment and Reimbursement Agreement.

These Cooperation Agreements may require modifications if Broomfield and the developer renegotiate the Redevelopment and Reimbursement Agreement.

### **Subdivision Improvement Agreement**

There is an existing subdivision improvement agreement (SIA) that was approved as part of the IKEA development. There are a number of obligations outlined in this agreement that will carry over to the future developer. These obligations are outlined in greater detail later in this memorandum.

### **Private Agreements between IKEA and FRICO**

There are existing agreements between IKEA and The Farmers Reservoir & Irrigation Company (FRICO); the developer will be required to review those agreements and coordinate directly with FRICO to ensure they remain in compliance with those agreements. If amendments or modifications to those agreements are necessary, it will be the developer's responsibility to ensure that is done. FRICO is a reviewing entity for formal development applications, and should the project move forward after Concept Review, FRICO will be given the opportunity to review and provide comments on the development proposal throughout the review process.

# Zoning, Previously Approved Plans and Status of the Development

## Zoning and Previously Approved Plans

The project area is currently zoned Planned Unit Development (PUD) and is governed by the Northlands PUD Plan Second Amendment. There is also an approved subdivision plat (Northlands Filing No. 1, Replat B) and a Site Development Plan approved for the site. These were all for a mixed commercial development with a central large box retail store (IKEA). The proposed development would require a new site development plan, as the proposed development is not aligned with the prior approvals.

The approved PUD Plan includes all three of the parcels incorporated in this concept review proposal. The PUD allows for a mixture of uses on all of the lots; the uses include (but are not limited to) office, retail services, lodging, hotel/conference center, entertainment and recreation, medical and dental offices, retail (inline and pad sites), restaurants (sit-down and drive-thru), banks, and grocery stores. Parcel C (as shown in the land use plan below) allows for residential uses, including single-unit attached, four-plexes, multi-unit, and various types of senior/assisted care facilities.



*Northlands PUD Plan Land Use Maps*

The applicant's proposed conceptual plan is consistent with the zoning of the property. Hospitals are consistent with medical/dental offices, which are a permitted use. If the applicant desires, they could amend the PUD Plan through a text amendment to explicitly add hospitals to the list of allowed uses.

The approved final plat includes a tract for future dedication of right-of-way that bisects the property. The applicant's conceptual site design does not incorporate this. As such, a new final plat would be required to

revise the lot and tract layouts. This final plat could also be incorporated into the same application as the site development plan and possible PUD Plan amendment.

## Status of the Development

The subject parcel is vacant.

## Area Context

The subject property is located adjacent to I-25, north of CO 7. To the east of the site is I-25 and vacant land within the City and County of Broomfield, east of the interstate. To the south of the project area is CO 7 and vacant land within the Baseline development on the south side of CO 7. There is a separate concept review application for the property to the south; this concept review is for a proposed hospital and medical office building submitted by a separate applicant.

To the north and west of the site are portions of the Palisade Park development. To the north of the subject property is a park, and vacant land within the Palisade Park development. These vacant lots include approved residential units (Brownstones Phase II) and additional areas envisioned for non-residential uses. To the north of these vacant lots is the SunCap flex industrial development. To the west is a 216-unit apartment complex, National Archives and Records Administration, a gas station, a fast food restaurant, and the Children's Hospital. There are also vacant lots.



*Project Vicinity Map*

## Current Application - Detailed Description and Staff Review

### Description

The applicant has submitted a concept review proposal for a new health campus with a hospital proposed in the initial phase, centrally located on an approximately 110-acre site on the northwest corner of the I-25

and CO 7 interchange. The applicant notes that, in addition to their proposed multi-story hospital, there would be a four-story medical office building. Additionally, the campus may include residential options, advanced specialties, and primary medical care, along with retail, dining, and hospitality uses. The site also incorporates large green spaces within the site design.

In addition to these uses, the applicant notes in their project narrative that it is their understanding that the North Metro Fire Rescue District is interested in 2-2.5 acres of this property to expand their services, and UCHealth states that they are interested in discussing a donation of this land as part of our commitment to the community.

Assuming the developer proceeds with a formal application that is approved by City Council, the proposed development is anticipated to be constructed in multiple phases, with the applicant noting that their current plan is to begin construction of the site in 2026, which could allow the hospital to open in 2029.

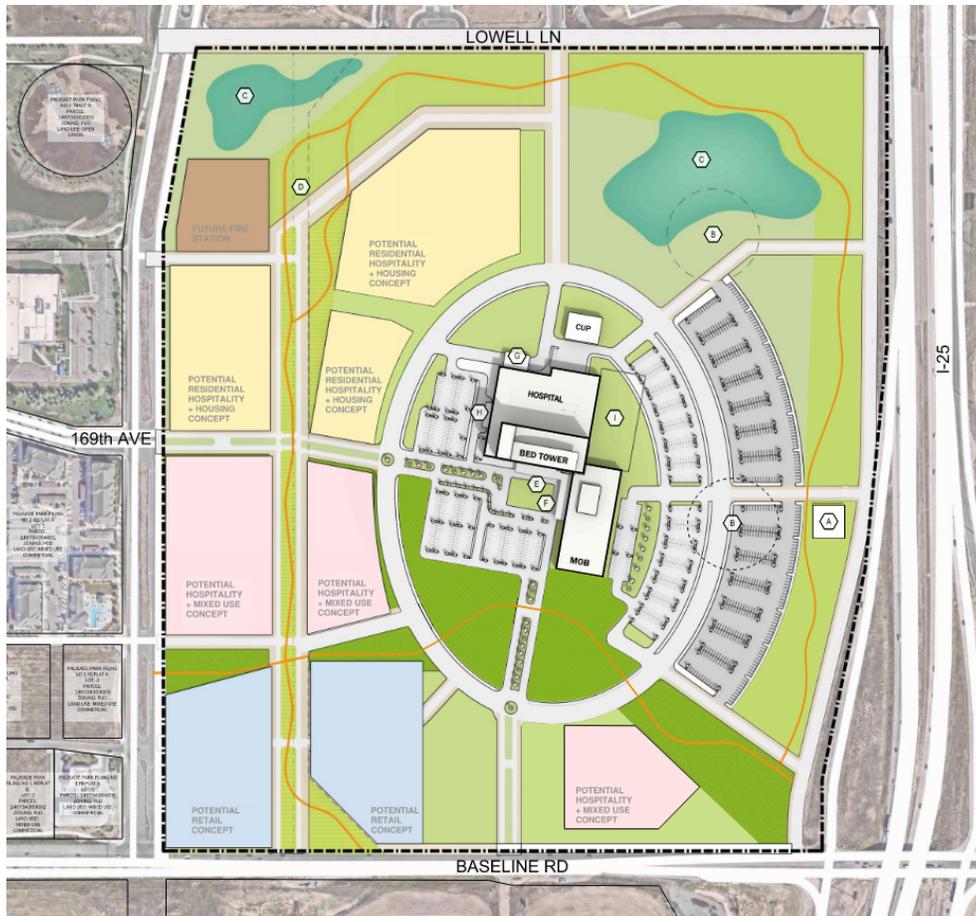
The other phases of development would occur at a later date based on the conceptual plans. If residential development is part of the campus in the future, it will be required to comply with the Inclusionary Housing Ordinance (IHO) and Public Land Dedication (PLD) requirements in Broomfield.

## Site Layout

The project's conceptual layout shows the proposed hospital and medical office building centrally on the site within an oval ring road. The campus will be accessed primarily by CO 7 to the south and through a proposed extension of W 169th Ave, which will internally connect to a campus ring road. This ring road provides Fire Department access along with simplified wayfinding for patients and families, as well as back-of-house service access. The site plan also shows the various entrances for key program elements: main hospital entry; medical office building entry; emergency vehicle access (ambulance traffic); and emergency walk-in public access.

The conceptual site plan also shows areas for possible future phases of development. Along CO 7 (identified as Baseline Rd on the conceptual plan), the concept includes potential hospitality/mixed-use (pink shaded areas) and retail developments (blue shaded areas). Along Huron St are additional potential hospitality/mixed-use developments (shaded pink) and residential/hospitality/housing development (yellow shaded areas). Along the northwest corner of the property, just south of the Huron St and Lowell Ln intersection, is a site the applicant has identified as a potential future fire station (brown shaded area). North of the proposed parcel of land for a future fire station is a parcel of land currently owned by Broomfield. The site circulation and conceptual site layout is shown below.

The Preble Creek drainageway and the Farmers Reservoir and Irrigation Company (FRICO) irrigation canal traverse this site. The original Northlands developer constructed a concrete box culvert to convey the Bull Canal and partially completed a separate box culvert to convey Preble Creek. The development was abruptly halted during the 2008/2009 recession. This UC Health concept presumes that the Preble Creek culvert is completed for underground conveyance across the property.



*Conceptual Site/Circulation Plan*

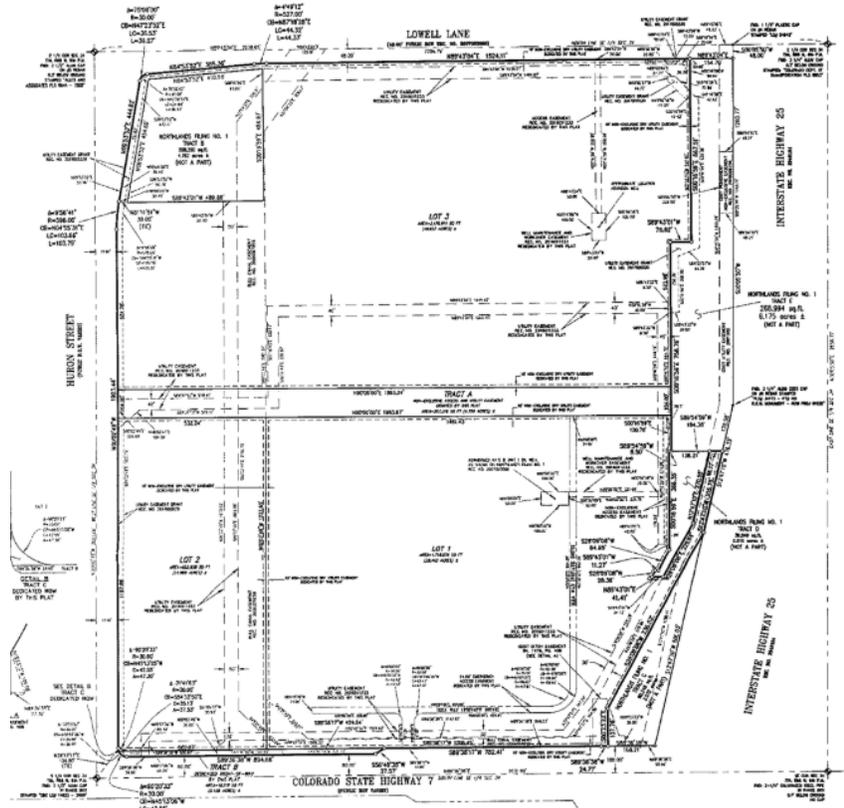
## Potential Planned Unit Development Amendment

The conceptual plans propose a health campus with a hospital and medical office building centrally located, surrounded by other future uses ranging from retail to hospitality to residential. The applicant's proposed conceptual plan is consistent with the zoning of the property. While hospitals are not an explicit use listed as a permitted use in the existing approved PUD Plan, hospitals are consistent with medical/dental offices. If the applicant desires, they could amend the PUD Plan through a text amendment to explicitly add hospitals to the list of allowed uses. This could be completed concurrently with a future final plat and site development plan for the project.

The proposed hospital, including the mechanical penthouse, is currently envisioned to be approximately 140 feet tall. The proposed medical office building is envisioned to be approximately 84 feet tall, including its mechanical penthouse. Both of these buildings would exceed the maximum allowed building height within the approved Northlands PUD of 60 feet. As such, proceeding with these proposed heights would require an amendment to the PUD Plan to increase the maximum allowable height, or requesting deviations (formerly known as variances) from the approved PUD to be approved by Council for the increased height. If the applicant chooses to proceed with a PUD amendment for increased height, it could be completed through a text amendment as well, and could be done concurrently with the future final plat and site development plan for the project.

## Proposed Final Plat

The property was previously platted as part of the proposed IKEA development. This plat approved three lots and one tract that bisects the site (Tract A). The existing plat is depicted below for reference.



*Existing Northlands Filing 1 Replat B Final Plat*

The proposed site layout depicted in the conceptual plans shows development overlapping with what is currently Tract A. The development configuration also does not align with all of the existing lot lines. Because of these two conditions, the applicant would be required to submit a new final plat replatting the site to amend tract and lot lines. This can be reviewed concurrently with the required site development plan for the proposed development and the potential PUD Plan text amendment discussed above.

## **Vehicular Access and Circulation**

The conceptual plans and supplemental documents note the intent to extend W 169th Ave, and also show what appears to be a frontage road adjacent to I-25. The W 169th Ave extension will be reviewed for compliance with Broomfield Standards and Specifications during formal application review. The frontage road is an element with a level of uncertainty, as it will need to be reviewed and approved by the Colorado Department of Transportation (CDOT), and if CDOT is not supportive of this element, it may result in site layout changes due to the removal of this frontage road.

Concept reviews do not include traffic studies, as this is early in the development process. A traffic study will be required as part of the formal development application, should the project move forward after concept review. The roadways and ingress/egress points are conceptual, and this future traffic study may result in modifications to those configurations.

## **Parking**

The conceptual plans show the initial phase consisting of the hospital and a medical office building, with potential future development surrounding it. The conceptual plan only provides parking estimates for this initial phase; as such, this parking discussion is focused on the hospital and medical office. The project is located within a Broomfield-designated parking reduction area (PRA). Hospitals are not eligible for parking reductions, but medical offices are. The parking discussion below is based upon the parking maximums

established for parking reduction areas as applicable.

The conceptual distribution of parking includes approximately 610 spaces for the medical office building and 510 for the hospital, for a total of 1,120 parking spaces within the site for the initial phase. Broomfield Municipal Code establishes a parking ratio of 1 parking space per bed for hospitals. At this time, the conceptual plan does not specifically identify the number of beds anticipated in the hospital. As such, specific parking calculations can not be verified at this time for this use, but will be a key element of the project review should the project move forward.

The medical office building is currently proposed to be approximately 140,000 square feet. The Broomfield Municipal Code establishes a parking maximum for medical office buildings located within parking reduction areas of 3.5 spaces per 1,000 square feet of gross floor area. Based upon the proposed size of the medical office building, the maximum parking allowed by code would be 490 spaces. As such, based on the current proposal, the applicant would need to seek a deviation for additional parking for this use or reduce the parking to comply with Broomfield's parking requirements.

The conceptual plans do not discuss specific bike parking or electric vehicle (EV) parking at this time. This is not atypical for concept review applications, as that level of detail is not typically included at this stage. The Broomfield Municipal Code does establish minimum requirements for both EV and bike parking; they are based on the total number of parking spaces, so the totals will be determined as this project moves forward. Below are the municipal code requirements that would be applied to this development should it move forward.

Both the medical office and hospital would need to provide 3% of their overall parking spaces as EV-installed spaces, 7% as EV-ready spaces, and 20% as EV-capable spaces in order to comply with the EV parking requirements in the municipal code.

Regarding bike parking, neither medical office buildings nor hospitals are required to provide long-term bike parking, but are required to provide short-term bike parking. The medical office building would be required to provide bike parking equivalent to 10% of the total required motor vehicle off-street parking requirement using the non-PRA parking requirement, regardless of whether in a PRA or not, and a minimum of 2 spaces at primary building entrances. The hospital would be required to provide bike parking equivalent to 5% of the total required motor vehicle off-street parking requirement using the non-PRA parking requirement, regardless of whether in a PRA or not, and a minimum of 2 spaces at primary building entrances. All parking will be evaluated in greater detail if the developer proceeds with this proposal.

## **Transit Access and Walkability**

The area surrounding the development has limited walkability and is not served by transit at this time. The site is located west of the proposed mobility hub at I-25 and CO 7, and transit service is anticipated to begin later this year. Beginning in 2026, RTD service will be present along CO 7 through bus rapid transit service running from Brighton to Boulder with service through the mobility hub at the I-25/CO 7 interchange. There is also anticipated to be a transit stop for this bus rapid transit line near the Sheridan Blvd and CO 7 intersection. As part of the development, should it move forward, the developer would be required to construct sidewalks along their property frontages on CO 7. Additional connectivity through the site should also be evaluated with the formal application to provide common-sense connections for pedestrians and cyclists to access the future Mobility Hub.

## **Architecture, Lighting and Signage**

The applicant has provided architectural images that show the typical UCHealth architectural branding. Specific architectural materials would be identified as part of a site development plan in the future.

Conceptual plans do not include detailed information like lighting and signage, but those elements will also be part of a future site development plan. Broomfield requires lighting to be designed in a full cut-off and downcast manner to prevent light spill over, especially along property lines. The property is zoned PUD, but the PUD plan does not include specific sign regulations; the future signage of the development would need to comply with the Broomfield Municipal Code unless the developer amends the PUD Plan to include specific sign regulations. Signage will be an element of discussion moving forward to ensure adequate signage for these uses, particularly the hospital. Signage will be reviewed for compliance with the Broomfield Municipal Code. If signage exceeds the allowances in code, a special exception may be required. An example of a UCHealth hospital is provided below as inspiration for what this facility may look like.



Inspirational Architectural Image

## Landscaping and Amenities

The applicant notes in the project narrative that they believe that exercise and outdoor recreation are key to overall health and that their plan for the conceptual campus aims to encourage activity by making green space accessible. The applicant notes that at this time they anticipate approximately 30 acres of the 110-acre site being green space, including trails which connect to Broomfield’s existing trail network and nearby parks. The applicant specifically notes that the intent is that these connections are complemented by a series of “green corridors” that create a continuous, park-like multi-use circulation route from the north to the south ends of the site, encouraging comfortable and intuitive pedestrian movement. To the west, future mixed-use development is anticipated to also incorporate open green spaces, further enhancing the campus’s community-oriented character. The applicant will also need to provide a connection to the future pedestrian underpass under CO 7, and this connection will need to be shown on the applicant’s Site Development Plan should the application move forward after concept review.

Specific landscape materials are not identified at this time, but the applicant notes that the site will use Colorado native grasses, flowers, and trees throughout the campus, which help to conserve water usage.

## Sustainability

At this conceptual stage, the applicant notes that their proposed medical center campus will comply with all state and local required energy codes, ensuring high standards of energy efficiency and environmental responsibility. Their landscaping throughout the site will feature water-wise and native plant selections, minimizing irrigation needs and supporting local biodiversity. Substantial green space will be preserved across the campus until future development occurs, providing open areas for ecological benefit. Additionally, the building itself will be designed for durability and longevity, utilizing resilient materials and construction methods to support sustainable operations over its lifespan.

## Existing Subdivision Improvement Agreement (SIA) and Anticipated Obligations

There is an existing Subdivision Improvement Agreement (SIA), which was approved as part of the IKEA development. There are a number of existing obligations that would carry over to a new SIA with this developer if the project were to proceed. These obligations include, but are not limited to:

- Cash-in-lieu contribution towards CO 7 medians
- Improvements to the north side of CO 7, including widening the roadway to the final condition, curb and gutter, sidewalk, acceleration/deceleration lanes, turn lanes, reimbursement for Huron Street traffic signal (to be reimbursed to the Palisade Park developer who completed this work), and restriping related to the main entrance to the site from CO 7.
- Improvements to Huron Street, including acceleration/deceleration lanes, turn lanes, reimbursement for northbound lanes from CO 7 to Lowell Lane (to be reimbursed to the Palisade Park developer who completed this work), and potential traffic signals at W 169th Avenue and Lowell Lane.
- Lowell Lane eastbound lanes, including curb and gutter, sidewalk, and street lights.
- Preble Creek drainage improvements, including box culverts (or other appropriate conveyance method).
- Pedestrian connectivity, including dedication of easements for and construction of a grade-separated pedestrian crossing on CO 7 east of Huron Street and along Huron Street near W 169th Avenue.

## Potential Deviations and Special Exceptions

Concept reviews do not result in any formal actions, so no deviations (formerly referred to as variances) are proposed at this time. Review of the conceptual proposal has resulted in the identification of a few possible deviations (although these could also be elements incorporated into a possible amendment to the Northlands PUD Plan if the developer chooses to amend the PUD). These preliminary elements identified are:

- **Building Height** - Maximum building height may require a deviation in the future for the development, specifically the hospital. The hospital is proposed to exceed the maximum height (60 feet permitted in the PUD).
- **Parking**
  - The proposed medical office building currently exceeds the maximum allowed parking as per the Broomfield Municipal Code and parking reduction area requirements. As such a deviation would be required to allow for the excess parking.
  - Parking calculations for hospitals are based on the number of beds, and as such, it's unknown if parking is consistent with or exceeds the parking allowance. This may require a deviation.
- **Signage** - Signage has not been shown on the conceptual plans, but hospitals historically require significant signage based on their use. The signage for the development will be reviewed for compliance with the sign code in the Broomfield Municipal Code. If the required signage exceeds the allowance per code, a special exception may be required.

## Potential Future Residential Development

The applicant notes that there are potential residential units in future phases of development in the campus as allowed under the existing Northlands PUD Plan. The concept review at this time is focused on what would be the initial phase for the development, consisting of a hospital and medical office. The proposed development is located within the St. Vrain Valley school district, but because there is no detail on the proposed residential component at this time, there was no information for the school district to provide analysis on. If the residential development is proposed in the future, it would require a separate development process, and the development proposal would be referred to St. Vrain Valley schools.

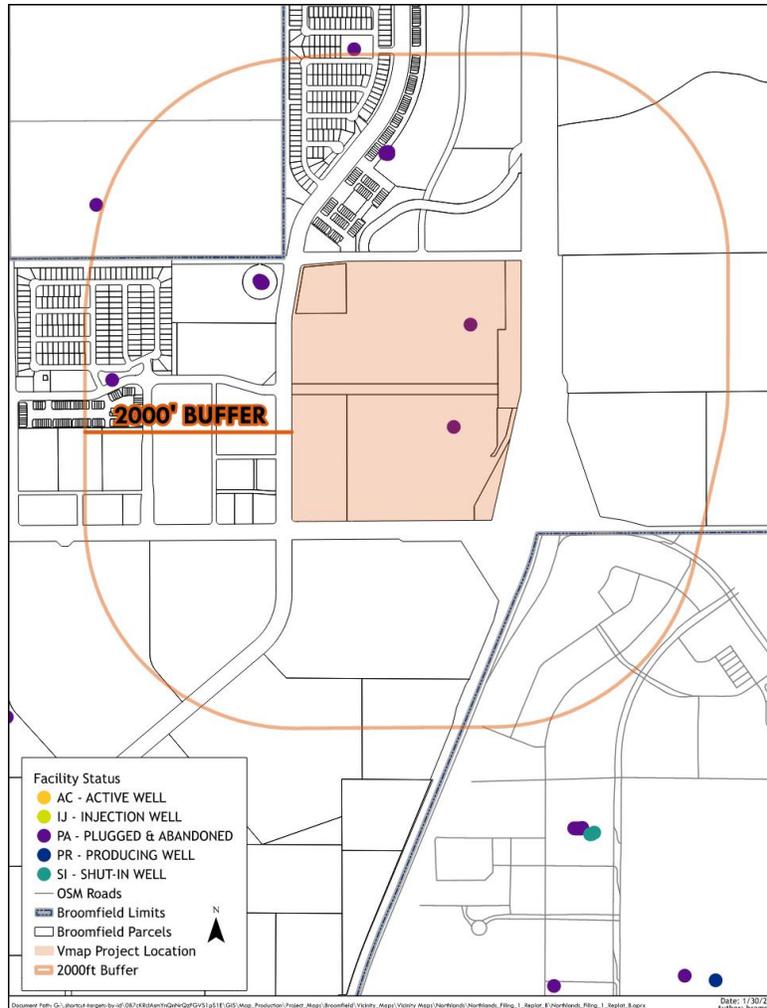
Additionally, should the potential residential component of this project be developed in the future, then it will be required to comply with the Inclusionary Housing Ordinance (IHO) and Public Land Dedication requirements for residential projects.

## Oil and Gas Facilities

The site includes two previously abandoned oil/gas well sites. The sites were properly abandoned according to Colorado Oil and Gas Conservation Commission documents, and workover easements were dedicated as part of the final plat approved with the IKEA development as required by the Broomfield Municipal Code. Broomfield recommends that the developer ensure the abandoned wells are incorporated into landscaped areas rather than underneath paved surfaces, and this will be verified at the time of the site development plan.

There are additional plugged and abandoned oil/gas wells located outside of the project area but within 2,000 feet of the site. Those additional well sites are located in the Palisade Park development.

The map below shows the location of the oil/gas sites on the property and those surrounding the property.



Oil and Gas Buffer Map

## Neighborhood Outreach and Communication

The City and County of Broomfield standard public notice requirements have been met for this case. These requirements include:

- Mail notices were sent to all property owners within 2,500 feet of the project boundaries a minimum of ten days in advance of the meeting.
- Sign(s) were posted on the property a minimum of ten days in advance of the meeting to advertise the public hearing.

## Staff Review of Key Issues

Staff has identified the following possible key issues with the conceptual proposal.

- **Deviations** - The proposed project may need to request deviations (or amend the PUD) to allow for increased building height and modified parking. While the increased height adjacent to the interstate would be consistent with the heights permitted by right south of CO 7 in Baseline, it would require approval by City Council as part of the future formal application. Parking calculations are based on square footage or number of beds (depending on the specific use), and as such, it's unknown if parking in total is consistent with or exceeds the parking allowance for both the medical office building and hospital. It appears the medical office will exceed the parking allowed by right in the parking reduction area. The parking counts may require a deviation in the future.

## Next Steps

The concept review is the first step in Broomfield's development review process. No formal action (approval or denial) takes place during the concept review. Should the applicant choose to move forward with the development proposal after concept review, they would be required to do the following:

- Neighborhood Meeting - this must be completed prior to the submittal of a formal development application
- Formal Development Application - this would require at minimum a final plat and a site development plan (the applicant may choose to also apply for a PUD Plan amendment as discussed in the memorandum). The final plat, site development plan, and PUD Plan amendment (if included) could be reviewed concurrently as a single development package.
- Public Hearings - The development would require public hearings with LURC and City Council.



**A. Residential Waste Services - Annual Update and Recommended Code Changes**

Meeting	Agenda Group
Tuesday, February 17, 2026, 6:00 PM	Study Session Item: 2A.
Presented By	
Barney Gordon, Director of Public Works	
Community Goals	

## Overview

[View Correspondence](#)

[View Presentation](#)

Annual update for the 2025 Residential Waste Services (RWS) Program will be ahead of the Code discussion. Staff are proposing several updates to the Municipal Code provisions on the RWS program based on feedback from staff and the community since the launch of the program.

### **Attachments**

[Residential Waste Services - Annual Update and Recommended Code Changes.pdf](#)

# Summary

[View Correspondence](#)

[View Presentation](#)

The Residential Waste Service (RWS) program launched on March 31, 2025, as a key initiative under Broomfield's Zero Waste Action Plan. To improve program management and reduce burdens for residents, staff are proposing several updates to the ordinance based on feedback from staff and the community since the launch of the program. These recommended changes include:

1. Excluding opt-out fees for homes located on agricultural properties
2. Excluding opt-out fees for homes on large lots (>5 acres)
3. Excluding opt-out fees for multi-unit buildings with three or more units
4. Requiring homeowners' associations (HOAs) to confirm their status with Department of Regulatory Agencies (DORA) annually
5. Clarifying the opt-out fee applicability and identifying the responsible party for payment

## Item 1 - Excluding homes located on agricultural properties

One of the primary concerns received from residents involves properties with agricultural uses. These residents have indicated that the services provided through the RWS program do not align with their needs. Agricultural properties often maintain livestock or have unique waste disposal requirements that fall outside the scope of the current program. These types of properties are labelled in the full account type within the accessors database as one of the following:

- Agricultural land
- Residential w/ Ag
- Residential w/ Ag not integral

There are currently 25 homes that meet the criteria for agricultural classification. Of these 25 properties, 10 have opted out (40%).

**Recommendation:** Staff recommends that agricultural properties be formally excluded from required participation in the RWS program, with the opt-out fee being waived. Any agricultural property that wishes to participate may opt in voluntarily.

This would result in a loss of revenue from opt-out fees of approximately \$1,890/yr. from agricultural properties.

This change requires an amendment to the Code. If Council agrees with this recommendation, staff will bring forward an ordinance with this change, and others as applicable, at a future meeting for formal consideration. If approved, and to communicate this change, an informational insert will be included with upcoming Waste Connections billing statements or opt-out fee notices. Residents with outstanding opt-out fees would be required to pay the remaining balances. Residents wishing to be removed from the program may complete the online form on the RWS webpage or contact Waste Connections directly to arrange for cart removal.

## Item 2 - Excluding homes on large lots (>5 acres)

In addition to agricultural property exemptions, several large-lot residential properties in Broomfield face challenges participating in the RWS program due to their unique waste management needs. While these properties are distinct from agricultural parcels, they share similar logistical limitations that make program participation impractical.

Among the properties currently eligible for the RWS program, the following lot sizes have been identified:

Number of Lot Sizes (Acres)	Number of Active Properties	Number of Opt Out	Participation Rate
1-2	108	47	70%
2-3	71	26	73%
3-4	6	6	50%
4-5	11	6	65%
5 or more	9	13	41%

**Recommendation:** Due to the low participation rate among properties greater than 5 acres, staff recommends these properties be formally excluded from required participation in the RWS program, with the opt-out fee being waived. Any property greater than 5 acres that wishes to participate may opt in voluntarily.

This would result in a loss of revenue from opt-out fees of approximately \$1,638/yr.

This change requires an amendment to the Code. If Council agrees with this recommendation, staff will bring forward an ordinance with this change, and others as applicable, at a future meeting for formal consideration. If approved, and to communicate this change, an informational insert will be included with upcoming Waste Connections billing statements or opt-out fee notices. Residents with outstanding opt-out fees would be required to pay the remaining balances. Residents wishing to be removed from the program may complete the online form on the RWS webpage or contact Waste Connections directly to arrange for cart removal.

## Item 3 - Excluding multi-unit buildings with three or more units

Residents living in multi-unit buildings have expressed concerns about limited space for trash and recycling carts. Many of these properties do not have adequate areas to store multiple carts, and residents have noted that placing carts along driveways or parking areas can reduce available parking. In some cases, property owners have lease agreements that guarantee each tenant a parking space, leaving little room for additional waste and recycling containers.

Currently, multi-unit buildings with 8 or more units are excluded from the program. Of the remaining buildings with 7 units or fewer, there are 79 units located within eligible buildings. Approximately 27% of all of these units have opted out of the RWS program, while 52% of residents with 3 or more units per building have opted out of the RWS program.

The table below summarizes participation by building size:

Building Size (Number of Units)	Number of Buildings	Total Number of Units	Number of Units Opting Out	Participation Rate
2	25	50	8	84%
3	0	0	N/A	0%
4	3	12	8	33%
5	2	10	0	100%
6	0	0	N/A	0%
7	1	7	7	0%

**Recommendation:** Due to low participation rate among properties with 3 or more units, staff recommends these properties be formally excluded from required participation in the RWS program, with the opt-out fee being waived. Any property with more than 3 units per building that wishes to participate may opt in voluntarily.

This would result in a loss of revenue from opt-out fees of approximately \$1,890/yr.

This change requires an amendment to the Code. If Council agrees with this recommendation, staff will bring forward an ordinance with this change, and others as applicable, at a future meeting for formal consideration. If approved, and to communicate this change, an informational insert will be included with upcoming Waste Connections billing statements or opt-out fee notices. Residents with outstanding opt-out fees would be required to pay the remaining balances. Residents wishing to be removed from the program may complete the online form on the RWS webpage or contact Waste Connections directly to arrange for cart removal.

#### **Item 4 - Requiring homeowners’ associations (HOAs) to confirm their DORA status annually**

Currently, HOAs are not required to report their existence or update information such as their management company or contact details with either the State of Colorado or the City and County of Broomfield (CCOB).

The Colorado Department of Regulatory Agencies (DORA) provides a voluntary, free registry where HOAs can list their information. This registry includes license issues, renewal, and expiration dates. Licenses remain active for one year; if not renewed, the HOA is moved from the “Active” list to the “Expired” list.

Because HOAs with waste contracts are exempt from the RWS program, verifying which HOAs are active and which have valid contracts has become an administrative challenge. The City’s current HOA roster and waste contract records are more than two years old, meaning property managers and contract details may have changed without notice.

This difficulty in identifying HOAs, as well as the proper contact information for HOAs, has resulted in difficulty administering the program. Staff have contacted 91 HOAs and have only collected 18 waste

contracts with parcel information. This represents 20% of known HOAs and approximately 14% of HOA parcels.

**Recommendation:** Because the DORA has an established process, many HOAs are currently registered there, and there is an established (although voluntary) method to maintain annual registration, staff recommends an ordinance requiring HOAs to maintain their status in the DORA registry.

This change requires an amendment to the Code. If Council agrees with this recommendation, staff will bring forward an ordinance with this change, and others as applicable, at a future meeting for formal consideration. If approved, staff will contact HOAs to inform them of the ordinance.

## **Item 5 - Clarifying the opt-out fee applicability and identifying the responsible party for payment**

The current ordinance lacks clarity on whether the opt-out fee applies to each unit within a multi-unit building or to the entire property. It is also unclear whether the property owner or tenant is responsible for the fee in single-family rental situations.

**Recommendation:** Staff recommends updating the ordinance to clearly define that the opt-out fee applies to each individual unit and is the responsibility of the property owner.

This change requires an amendment to the Code. If Council agrees with this recommendation, staff will bring forward an ordinance with this change, and others as applicable, at a future meeting for formal consideration.

## **Boards and Commissions Prior Actions and Recommendations**

These recommendations were shared and created in conjunction with the Advisory Committee on Environmental Sustainability (ACES).

## **Proposed Actions / Recommendations**

Staff is seeking Council's direction on the recommendations above and will bring forward an ordinance consistent with Council's direction at a future meeting.

## **Alternatives**

Council could direct staff to maintain the program as-is and not modify the Code regarding residential waste services.