



November 21, 2024

Hwy 2 Werthwhile Events CUP 24-0002 Neighborhood Meeting Summary

On Wednesday, October 9th, 2024 Emily Smith and Rebecca Aldaco from Zaga Design Group conducted an Neighborhood Meeting for our client Rogelio Munoz the owner of Werthwhile Events. This meeting was held from 5:30-6:00 at the Anythink Library located at 7185 Monaco Street, Commerce City, Colorado 80022.

Prior to the meeting, neighbors within a 500-foot radius were notified of the meeting on September 25th, 2024. Letters included the date, time, location, and topic of the meeting which is for a change of use for Werthwhile Events from a restaurant/bar to an Events Center.

Two neighbors attended the meeting to learn about the concept. These neighbors had questions about parking, safety, and congestion. The neighbors expressed positive feedback to have a different use of the building as there was a history of late-night incidents of patrons leaving the bar and setting things on fire. Overall, we believe we were able to address their concerns with our proposal in the neighborhood meeting.

A concern that was brought to our attention was parking. We spoke about the parking provided on the lot and that we are proposing to add more spaces than were previously available. Based on the occupancy load, there may be certain events that require the use of off-street parking.

All in all, the feedback was positive as the event hall hours will be more amenable to the neighborhood than the previous use of the bar. The owner is not proposing to serve alcohol at the events.

Sincerely,

Sandra K Thompson
Owner + Principal
Zaga Design Group
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