

02/02/2023

Proposal description for the special use permit requested by Vibrant Health of Colorado, a division of OBGYN affiliates.

Vibrant Health of Colorado (VHC) is a medical practice located in Lone Tree, Colorado. We are a multi-specialty office that provides primary care, gynecological care and functional medicine. We have a unique office in that we offer both traditional care and integrative care. We focus on the whole body, with the goal of finding root causes of disease and symptoms, to improve overall health and to help our patients return to living a vibrant life. We are in network with all major insurance plans and have updated our insurance contracts with our new address and are ready to begin insurance billing.

Our goal is to bring high quality health care to the people of Eagle and surrounding areas. Each of our providers are board certified and have been practicing for more than 15 years. More information on our practice can be found on our website at www.vibranthealthofcolorado.com

VHC has been in practice for 4 years. We serve more than 4,000 patients and have patients from neighboring states that travel to see us because of the unique care that we offer within an insurance model, making the care affordable and accessible to most patients. We have many patients that travel to us from the eagle/vail area and have encouraged us to open a 2nd location in your area, to offer this unique care to local residents.

We currently have a lease at 217 Broadway, #4 and would like to start seeing patients at that location as soon as possible.

This satellite office will offer limited services, we will be offering all the services we offer in Lone Tree. Most of our visits will include talking with patients, understanding their unique history and symptoms, ordering lab tests and then reviewing those labs tests and discussing options. Our plan is to focus mostly on integrative/functional medicine. This means we will be focused on hormone balancing, thyroid treatment, evaluating chronic GI symptoms and helping with symptoms like fatigue, menopausal symptoms, IBS and similar conditions. If the practice is successful, we do hope to offer basic primary care and gynecological care in the future, but this would require us to find a new, larger location so is not relevant for this application.

Along with talking to patients and having basic office visits, we will also be offering hormone pellet therapy. This is an alternative way of undergoing hormone replacement and consists of a small injection in the upper hip, where a small hormone "pellet" is placed. This procedure has been around for more

than 25 years and is a common practice in many medical offices. It is a simple procedure and does not require sutures for repair.

Early in this endeavor, we anticipate seeing less than 5 patients per day and doing all other visits by telehealth. At capacity, we would be seeing 10 patients daily, 2-3 days per week. We do not anticipate that this would have any impact on traffic patterns. The building we occupy does not offer any private parking so our patients will rely on the current on street parking available along Broadway. There are ample parking spaces just outside our door. There will only be one employee present at any one time and they will also utilize on street, public parking. Our hours of operation will be 8am-430pm 2-3 days per week. This business does not produce any concerning noise.

This proposal is being submitted by Deanna Woodroffe, WHNP, the representative for VHC, a division of OBGyn affiliates. She can be reached at 314.680.5497 or by email at deanna@vibranthealthofcolorado.com

217 Broadway is owned by David Nudell, his information is included in this proposal.