

CCVNHOA Board Meeting

August 9, 2016

In attendance: Frank Hare, Shannon Hackett, Paul Oppgard, Jeff Denchfield, Jenny Mancini, Dianne McCallister, Gary Kleeman, Edie Widoff, Dan and Ondi Hozian, T.J. Gordon, Steve Burns, Jeff Roemer, and Anne Egan

Meeting commenced at 7:10 pm.

Approval of July board meeting minutes: Jenny moved to approve the July board meeting minutes as written, seconded by Frank, and unanimously approved.

Jeff Roemer/T.J. Gordon/Steve Burns: T.J. Gordon introduced Jeff Roemer from Alberta Development Properties and Steve Burns from the Greenwood Village Planning and Zoning Commission. T.J. explained that about 18 months ago the Greenwood Village City Council decided that the Orchard Station comprehensive plan needed to be updated. There was a lively public meeting a couple of weeks ago with some attendees very upset, so the Commission pulled the plan back for now. The City has approximately ten individual property owners in the Orchard Road subarea zone. The City, along with the Planning and Zoning Commission, wants to develop this property before it potentially becomes an “undesirable” piecemeal development by individual property owners. The initial comprehensive plan for this proposed project allows for the possibility of mixed residential and commercial development. Steve Burns said that when the Commission began reworking the comprehensive plan about two years ago, they started with residential development and still have some commercial restructuring left to do. Steve would like to see a comprehensive plan with thought toward the future. There are a number of areas in the City that are in need of redevelopment. It is important to keep in mind that development of the Orchard Road subarea will happen and having a consistent plan should be the goal. Planning and Zoning will be initiating the approval process again in the near future. Paul wonders how Greenwood Village controls what the developer might try to push through. Steve says right now the Master Development plan is not finished, but the City has been involved in every step along the way. Dan asked if the current subarea landowners are on board and Jeff said that six of them are so far. Steve encouraged everyone to spread the word about this proposal and register opinions with the City’s Planning and Zoning Commission. T.J. introduced Jeff Roemer. Jeff served on City Council representing District 2 for 8 years with T.J. and Gary. Jeff is a consultant for Alberta Properties on this project. The Orchard Road subarea document Anne forwarded to the board is the result of Planning and Zoning’s 18-month effort on this issue. The vision for this property is a village city center with a mix of high-end office, retail, and residential development connected to the Landmark and other areas. Assuming this vision flies, the project will be phased in by four steps: 1) the developer will complete the work necessary to Orchard Road, 2) a traffic report will be commissioned and issued in layman’s terms, 3) all 24 acres will be demo’ed, and 4) a linear park will be assembled through the middle of the site. The next step will include assembling the right mix of land use with the highest class of residential development and appropriate high-quality sale/rent property, a mixed use high-end community center with all parking underneath, a walking loop called the Orchard Mile, and water features. Nothing will move forward without the Planning and Zoning document specifying requirements and height specifications, etc. Traffic strategies are underway now for Belleview and Orchard Road. Jenny asked about the impact on Cherry Creek schools. Alberta Properties estimates that the project will bring in less than 100 school-age children since the residential units are geared toward professionals and are much smaller than the Landmark development which only has 30 K-12 students in residence. Alberta has modified their

building densities and heights in response to Planning and Zoning concerns. Gary asked whether or not the plan is to center this development on the light rail station and Jeff answered yes, there will be an opportunity, with RTD's assistance, to switch out food vendors in an open concept plan throughout the park. Frank expressed concern about the increase in traffic and Jeff acknowledged that traffic is the number one concern. T.J. said that this plan builds in traffic infrastructure based on projected studies. T.J. also clarified that the City has not been in negotiations with Alberta, rather the developer has been sitting in on Planning and Zoning meetings for the past 18 months and has heard the City's priorities for the property. Please reach out to T.J. if there is anything you'd like heard by the Planning and Zoning Commission and/or the City of Greenwood Village.

Councilman T.J. Gordon: T.J. said that Greenwood Village Days were very well attended. The fireworks display cost \$21,000.

President's Report: Dianne mentioned that the McCarthy AirBNB issue came up again for the third time. Anne has been in touch with the attorney's office. After a third violation, the firm sends a cease and desist letter, followed by a lawsuit if the AirBNB is posted again. Paul moved to have Hindman Sanchez send the cease and desist letter with any fees as deemed appropriate, seconded by Dianne, and unanimously approved.

Vice President's Report: Frank did not have a report.

Treasurer's Report: Jenny doesn't have a lot to report. HOA dues are still trickling in, as well as income from home sale transactions. There have been a few social expenses over the summer.

ARC: Paul and Jeff have been very busy. They passed out a list of ARC requests from the summer. We will also post a list in the next HOA newsletter.

Newsletter: Anne will begin the fall 2016 HOA newsletter in September. She is planning to include ARC requests, new neighbors, party pictures, a migratory bird article, and a report from Councilman T.J. Gordon, among other things. Please email Anne with any additional information you'd like to see included in the newsletter.

New Business: No new business.

Old Business: No old business.

Dan moved to adjourn the meeting at 8:40pm, seconded by Paul, and unanimously approved.

Upcoming meetings:

September 13 Anne Egan
October 11 Frank Hare
November 8 Jenny Mancini
November 29 Katie Kleeman
December 6 HUMC

