

MEETING NOTES

Project:	Third Creek West	Date:	01/11/19
Subject:	Neighborhood Meeting	Time:	5:30pm-7:00pm
Minutes by:	Samantha Crowder	Location:	South Adams FS No.8

Development Team Attendees:

Susan Stanton (Stanton Solution), Mitch Black (Norris Design), Samantha Crowder (Norris Design), Travis Frazier (Redlands), Eric Eckberg (JE Home)

City Attendees:

Robin Kerns (Project Planner)

Public Attendees:

A list of public attendees is included to the rear of these notes.

Neighborhood Meeting:

- 5:00-5:30pm – Arrival of neighborhood members
- 5:30pm – Formal Presentation Begins
 - Presentation from Mitch Black (Norris Design)
 - Introduction of team members present
 - Cowley Companies – Owner/ Applicant
 - Land holdings company based out of Arizona
 - 5 land holdings in the area
 - Third Creek and Nob Hill are the larger portion of current site
 - Current Site – Third Creek West
 - Process
 - Currently in the second phase of the approval process
 - PUD Concept / Schematic has been completed
 - PUD Zone Document and Annexation
 - Will require public hearing process
 - Planning Commission and
 - City Council
 - Next steps in process
 - PUD Permit
 - Construction Documents and Platting
 - Construction
 - Context Map
 - Overview of region with current DIA noise impact contours
 - The Third Creek West property would be bringing infrastructures to the eastern side of E-470
 - Land Use Plan / Proposed Zoning
 - 104th Ave. and Himalaya- Arterials serving the site
 - Moving Himalaya off original alignment
 - Will create a buffer of residential from the major arterial and the existing large lot development
 - Adds community interest

- Planned intersections remain unmoved
 - Large slope and easements along E-470
 - Proposed grid framework within the development
 - Planned retail/commercial along 104th Avenue
 - Current C3 plan proposed commercial development along E-470
 - Mixed-Use proposed north of commercial
 - Residential proposed north of mixed-use
 - Transition of density and intensity from south to north
- Residential Densities
 - Explanation and examples were shown of similar densities
 - Examples from built projects within the area
- No users or builders have been selected at this time
- Questions from Attendees
 - What is happening with current oil and gas operations on site?
 - Currently the land owners/applicant are working with oil and gas operators to cap and relocate wells and production facilities further east within the Third Creek property.
 - How will water be served to the site?
 - No wells are being proposed.
 - Water will be served through the municipal system.
 - Existing home owners will not be required to join the municipal system. They remain within Adams County jurisdiction.
 - How many homes will be built on the property?
 - Current zoning application limits the maximum build out of homes at 1,050 total units.
 - This includes potential residential in the commercial portions of the plan. It is not anticipated to occur in the near term.
 - North of commercial is expected to be around 500 homes.
 - Densities would likely be similar to products built nearby in areas such as Reunion.
 - What happens to existing homes property rights?
 - The annexation is only for property Cowley owns and does not change the jurisdiction for residents who live in the County who are subject to County, not City regulations.
 - Cowley Companies is very respectful of the property rights of local owners.
 - Will there be any buffering between the new development and the existing homes?
 - The current roadways surrounding the existing homes will remain.
 - Proposed homes are not planned to front on the existing neighborhood.
 - Homes adjacent to the existing neighborhood are planned to be the largest proposed with the community.
 - Concerns about safety were voiced.
 - Some attendees voiced concerns that they would receive complaints from the new home buyers regarding noise (chickens, peacocks, etc.) and would be forced to change their way of life to accommodate.
 - The annexation is only for property Cowley owns and does not change the jurisdiction for residents who live in the County who are subject to County, not City regulations.
 - Will we be forced to annex into Commerce City as part of this process?

- There are no plans to annex any property outside of the boundaries of the requested annexation area. Cowley is only annexing property they own or that are dedicated ROW areas.
- We are concerned about a forced annexation. What process can the City of Commerce City use to force us to annex?
 - An enclave annexation is the process without a property owner request. Properties must be surrounded on all sides for 3 years before a city could initiate this process.
 - There are currently multiple properties that have been surrounded by annexation that the City has not annexed.
 - Staff mentioned a few but specific names were not recorded in these notes.
- Discussion related to the City's request to see a connection between 104th and 112th Avenues.
 - To be completed in the future if properties to the north and adjacent to the roadway alignment were to develop and be annexed into Commerce City.
- Will there be increased traffic around the existing neighborhood included 112th?
 - Traffic is expected to funnel south down to 104th because of the existing interchange.
 - The community design anticipates traffic will flow into the development area from the new Himalaya and 104th Avenue.
- Timing?
 - If the project receives City approvals including public hearings timing could assume;
 - Boring under E-470 is expected late 2019 pending City Council approval of the project submittal
 - First model homes expected in 2020
 - Potential 5-7 year build out of the community
- What is happening east of Himalaya?
 - This property is owned by the applicant as well.
 - The City currently has plans for this area included in their current C3 plan.
- What school district will this be under?
 - Brighton 27J School District
- Are there any plans to build a sound wall against E-470?
 - No plans to build a wall at this time.
- End of presentation
- Group broke out throughout the room to review presentation boards in the back of the room.
 - Similar issues were brought up among these discussions
- Meeting closed at 7:00pm

END OF MEETING NOTES.