



## Community Participation Report

**Meeting type:** Small Group Discussion #2

**Project:** The Streets at SouthGlenn

**Date:** 6/18/19

**Time:** 5 -7 p.m.

**Location:** Glenn Oaks Townhomes Clubhouse, 7200 S Vine St, Centennial, CO 80122

**Purpose of meeting:** Receive input on the format of second Community Meeting for The Streets at SouthGlenn

**Invitation sent to:** Invitees and attendees of first small group discussion; HOA contacts for neighborhoods within ½ mile of The Streets at SouthGlenn

**Invitation method(s):** Email

**Notices:** Printed notice posted in City of Centennial meeting notice binder

**Attendees:** **City:**

1. Kelly Hickler, Planner II (KH)
2. Michael Gradis, Senior Planner (MG)
3. Neil Marciniak, Economic Development Manager (NM)

**Small Group (SG):**

1. Rick Kimble	10. Christine Sweetland
2. Kris Lindenmeir	11. Sue Smith
3. Donna Holanda	12. Ron Phelps
4. Candy Miller	13. Louise Crosby
5. Jane Mataich	14. Roger K. Crosby
6. Scott Nixon	15. Susie Ohle Elmer
7. Linda Nixon	16. Lisa Dutkiewicz
8. Norma Shettle	17. Pat Benhmida
9. Kevin Spillane	18. Jocelyn Mertens

---

### *Discussion Items*

---

**Agenda item:** Welcome and introductions **Presenter:** Kelly Hickler, Planner II

**Discussion:**

- KH began meeting at 5:19 p.m. and asked all attendees to sign in.
- Name tags and agendas were provided.
- KH asked for all attendees to introduce themselves.

---

**Agenda item:** City Staff presentation **Presenter:** Kelly Hickler, Planner II

**Discussion:**

- KH explained the purpose of tonight's meeting was for the small group to give input on the format of the second Community Meeting for The Streets at SouthGlenn.
- KH gave an overview of the project timeline and where the project is in the process.
- KH presented the City's ideas for the format of the second Community Meeting.

---

**Agenda item:** Meeting participants to give input on format for second community meeting **Presenter:** Kelly Hickler, Planner II

**Discussion:**

Outline of small group input:

Meeting logistics/format

- Presentation in an auditorium with a large screen preferred.
- Staggered approach preferred; suggested time slots: 4-5:30pm, 7-8:30pm.
- 30 minute presentation suggested: Staff to present first on process and timing; Applicant to present second.
- Presentation based on subject matter would be helpful – see list of topics below.
- Have printed/printable version of presentation.
- Opportunities for Q&A, maybe break out into smaller groups for additional questions/discussions.
- Suggested that security be present.
- Timing: Prefer to not have meeting held during the summer break or near Labor Day.
- Consider a video recording of the meeting, look into Facebook Live.
- Residents are willing to act as volunteers at this meeting (microphone or otherwise).

Topics to cover at meeting

*Traffic*

- Traffic is #1 issue that attendees are hearing from residents in their neighborhood.
- Attendees have concerns about the validity of the traffic study if it is being conducted outside of school year. The City needs to address how this is accounted for and why it isn't required for the study to be done during the school year.
- Specify what development scenario the traffic study is based on.

*MDP*

- What is allowed to be developed under the current MDP?
- What exact changes are proposed to be made to the MDP?
- Provide a comparison of what is allowed vs. what is proposed.

*Visualizations*

- Need accurate visualizations that are easy to see and understand.
- Clearly show difference between existing and proposed conditions.
- Maybe include a matrix of changes.
- Show local examples of similar projects.
- Look into creating a 3D video/virtual tour.

*Utilities*

- Impacts and improvements.

*Financial/Economics*

- Urban renewal and bond issues.
- Economic impact of development.
- How will project be financed?
- Is a Public Improvement Fee (PIF) proposed?

Management of questions at the meeting

- Address questions on topics we know will be asked during presentations.
- Consider lottery system for questions and/or pre-submittal of questions.
- Consider a category box to drop questions in on 3x5 or 5x7 cards, pre-labeled or color coded.
- Some HOA Representatives are willing to gather questions from their neighborhoods and provide to the City in advance.
- Consider key pad polling or other polling system.
- Not all questions need to be answered at the Community Meeting.
- If microphones are used, someone should take it around to members of the audience.

### Communications/project website

- Keep using the website – it has been helpful.
- Answer as many questions as possible on the website prior to the second Community Meeting.
- Consider providing the FAQs as a pdf and scaling back – possibly a top 5 or 10 FAQs that would be easy for HOAs to distribute.
- Consider including a list of questions posted on website, whether or not they've been answered.
- Consider stating general timelines for each step in the process rather than dates. Circle where we're at in the process.
- Ensure that information is clear and presented in a way that is understandable by the public.
- Content for most SouthGlenn area neighborhood newsletters are due the 15th of each month for the upcoming month.
- Consider providing info to the newspapers; look into YourHub section of Denver Post.

### Potential Third Community Meeting

- Group would like the City to consider a third Community Meeting – they see this as being very important and it should occur very quickly after the formal submittal.
  - City would have completed at least one round of review prior to sharing and received 2<sup>nd</sup> submittal from the Applicant.
  - Be sure to clarify to the public how this interacts with P&Z and Council Public Hearings in terms of submitting comments. And be clear on how it meets the criteria.
  - This meeting is about what is proposed and not the why.
  - This meeting is informational to answer questions about proposal

---

**Agenda item:** City Staff to share back what they heard

**Presenter:** Kelly Hickler, Planner II

#### **Discussion:**

- KH went over written notes.

---

**Agenda item:** Overview of next steps and adjourn

**Presenter:** Kelly Hickler, Planner II

#### **Discussion:**

- KH explained next steps: Completion of TIS, City review of TIS, scheduling of 2<sup>nd</sup> Community Meeting
- Meeting ended at approximately 7:15 p.m.

## ***Conclusions***

---

- The meeting should be in a large facility (Arapahoe High School auditorium, SouthGlenn movie theatre, church, etc.) with large screens and adequate seating.
- The meeting format should include presentations by the City and Applicant with opportunities for the audience to ask questions.
- Multiple sessions should be held to accommodate different resident schedules. Suggested times include a 4 p.m. session and a 7 p.m. session on the same day.
- The City should create a video recording of each session.
- Topics and presentation materials of most interest to the small group (includes feedback attendees have received from neighborhood residents):
  - Traffic Impact Study: Review basics of traffic studies and share results of SouthGlenn TIS.
  - Master Development Plan (MDP): Spend time on what's currently allowed and provide a comparison to what is being requested including visual depictions and renderings.
  - Resident Questions: The small group agreed that questions should be solicited in advance of the meeting as it's unrealistic for each attendee at the meeting to have an opportunity to ask and have a questions answered. In addition the small group agreed that the City and Applicant may not have the answers to all questions at the meeting. City Staff will brainstorm strategies to ensure questions that are most important to the neighborhoods be answered through this process.