

**The Streets at SouthGlenn: Second Community Meeting
November 19, 2019**

Summary of Comments

Speakers: Developers - Don Provost, Alberta; Brian Cleary and Kyle Whitaker, Northwood. Traffic Study – Paul Brown, FHU. City of Centennial – Michael Gradis, Jeff Dankenbring

Participants: Approximately 475 people (255 signed in)

Questioners/Commenters: Approximately 51 people

SUMMARY OF COMMENTS – interest and concerns

This is a summary of comments received during the November 19 meeting and not intended to be a transcription of comments.

TRAFFIC

- Request was made for a new more robust Traffic Impact Study (TIS) with an expanded study area (Arapahoe/I-25, Arapahoe/C-470, and Dry Creek/University intersections). Many attendees were skeptical or didn't believe the results of the study. They stated there will be greater traffic than the study is showing. A personally taken traffic count at Arapahoe/University showed different traffic numbers compared to the draft study.
- Changing the timing of two signals at Arapahoe Road and Vine Street will not address the expected traffic problem. A suggestion was made to consider adding a designated left turn lane at Arapahoe and Vine.
- Local neighborhoods will experience an increase in cut-through traffic.
- Currently, there are only four major north/south corridors (Santa Fe, Broadway, University, ?) and they are congested now (often need to sit through 4+ signal cycles).
- Traffic congestion is already an issue and will be worse when the Marathon property traffic is included.
- Traffic study assumed two trips per unit (a.m., p.m.), but that is often not the case; many are two-income homes and making more than two trips a day.
- Easter/Gaylord intersection is so close to Easter/University that increased traffic will make it very difficult for Glenn Oaks residents to get out of their development.

SCHOOL CONCERNS

- Accommodation of additional students to the five schools serving the area
- Estimated number of school children that will reside in new development is not accepted as correct. One developer's 10-year history of a 200-unit development saw eight students in a peak year, and only four students in the lowest year.

PARKING CONCERNS

- Local neighborhood parking will be significantly impacted due to lack of parking at SouthGlenn for events or to enjoy the space at any time. Currently a person has to arrive an hour early to find parking for events
- Restricted parking will feel limited/exclusive to only SouthGlenn residents.

AESTHETICS (look) CONCERNS

- Development is too high, doesn't match current suburban low neighborhood feel. Many attendees requested lowering the height, having a 2-3 story development versus 4-5 or creating a stair-step requirement especially along Easter.
- 75 feet will take away view of the sky and sunset for direct neighbors.
- Looks too urban; looks too much like Aurora.
- Doesn't match up to current neighborhood. Centennial should continue to maintain the lower height suburban look and feel.
- Development renderings are not attractive, they are huge, atrocious.
- Shading on rendering is not accurate.

OTHER CONCERNS

- The new development's value and increases in existing home values will make this area unaffordable for teachers on teacher salaries.
- Development has too many units (1000); better than previous draft proposals and better than an empty Sears building, but still too many.
- Development won't be full because people aren't moving to suburbs without transit access.
- Overcrowding of apartments – people will put more people in the apartment than expected (ex., four people in a two bedroom).
- Too many tax dollars have been given/promised to developers through the urban renewal agreement (it reimburses SouthGlenn Metro District for public improvements to the site during initial redevelopment, the increased sales and property taxes generated - more than from original development - are shared with the District) , no more City money should be given to developers.
- Removing two retail anchors in the area will negatively impact surrounding small businesses – what will happen to local businesses in 5 years?
- Impact of development on water rates or access to water.
- Not enough diversity on the development team (all white men).
- Project doesn't seem to add value to our existing community, yet we will have more people, traffic and cars.
- These will not be the typical family units we are used to, there will be more activity/impact then we are used to.
- SUGGESTION: Centennial and developers should work with RTD to get more transit service here.
- SUGGESTION: Consider light pollution's impact on quality of life of direct neighbors across the street (not good).
- SUGGESTION: Consider sound pollution mitigation for existing neighbors.
- SUGGESTION: Look harder at keeping/getting retail (e.g., SuperTarget) instead building new development and adding so many residents to the area.
- SUGGESTION: Develop the property in phases to blend changes into the existing neighborhood more gradually.
- SUGGESTION: Consider providing some affordable housing.
- Adding apartments in the metro area will help with the skyrocketing rental and home prices – more supply will stabilize prices; and it is good to have developers who are willing to engage with the public (Alberta has been having coffee with people to discuss issues).
- Better to have new residences than blighted retail buildings.

CLARIFYING QUESTIONS

The meeting included an opportunity for attendees to ask clarifying questions of the project team and allowed time for them to respond. The City is currently updating the Frequently Asked Questions found on the project [webpage](#) with the questions and answers from this meeting.

MEETING RECORDING

To view the presentation and a video recording of the meeting, please visit www.centennialco.gov/southglenn.

E-NEWSLETTER

[Sign up here](#) for The Streets at SouthGlenn Development Update e-newsletter.