

Neighborhood Meeting Summary – Miller's Landing IO PD Major Amendment First Neighborhood Meeting – Tuesday, October 13, 2020, 6:00 p.m. to 7:00 p.m.

Norris Design held a neighborhood meeting on behalf of the property owner, P3 Advisors, LLC to discuss the proposed Miller's Landing Interchange Overlay (IO) Major Amendment. The meeting represented the first required neighborhood meeting. The meeting was conducted via Zoom, a video conference platform. Written notices of the neighborhood meeting were sent to all property owners within 500 feet of the subject property. In addition, notices were sent to all property owners beyond 500 feet on Atchison Way, Topeka Way and Prairie Hawk Drive. The written notice included a project narrative, vicinity map, the Planned Development site plan and a conceptual color rendering of the main street development. Public notice of the neighborhood meeting also include a descriptive notice on the Town's website and Neighborhood Meeting Signs posted on the property.

The meeting took place on Tuesday, October 13, 2020 from 6:00 p.m. – 7:00 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

Scott Springer, P3 Advisors
Alisha Hammett, Norris Design
Timothy Kellams, Associate, Norris Design
Alma Smith, Core Civil
Matt Dungan, Tryba Assoc.
Carolynne White, Brownstein Hyatt Farber Schreck

Town Representatives:

Sandy Vossler, Senior Planner
Cara Reed, Neighborhood Liaison

Public Participants:

Shawn (last name not displayed)	Jennifer Cowan
Steve Tuttle	Jill (last name not displayed)
Phone # 303-519-0161	Karah Reygers
Phone # 520-609-1466	LT
Annamarie Engelhard	Mike Ludwig
Caryn Johnson	Pam Ridler
Chris Cote	Rick Gordon
Dave Corliss	Sarah O'Keefe
Glen Burmeister	Steve Thayer

The applicant presentation discussed the following:

- Summary of an IO PD and uses by right
- Proposed zoning amendment to allow residential uses consistent with the Town's IO PD Development Standards.

- Residential uses could include townhomes, duplexes, condo, apartments, anticipating 1350 units; not single-family detached.
- Reasons for wanting residential uses.
- Overall development plan for lodging/meeting rooms/special event space, mixed use commercial and residential
- Landfill remediation process, what was found, CDPHE oversight and certification
- Road connections
- Anticipated timeline for submittal, review, public hearings

Attendees expressed concerns for the following:

- Water resources to support the addition of residential uses
- Traffic volume
- Off-site road improvements; SB I-25 off-ramp at Plum Creek Parkway
- The original reason for excluding residential uses
- The development would become mostly residential, and hotel, conference center and other commercial/retail/office uses would be eliminated
- What is the strategic plan for protecting businesses and vitality of the downtown.
- Impacts of proximity and noise from industrial uses
- Sufficient residential parking
- Impacts to schools

Attendee expressed appreciation for the following: None specified.

The meeting adjourned at about 7:05 p.m.

Sandy Vossler, Senior Planner
10-14-2020