

Neighborhood Meeting Summary – Auburn Heights Apartments PD Amendment and SDP project 2nd Neighborhood Meeting – August 19, 2021

Atlantic Development held a neighborhood meeting to discuss a proposed PD Amendment and SDP project known as Auburn Heights Apartments. The Auburn Heights Apartment project is approximately 6 acres in size and located within the southwest section of E. Wolfensberger Road and Auburn Drive.

This meeting represented the second neighborhood meeting. The meeting was conducted in a hybrid format, offering both in-person and virtual participation. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the proposed project site and included a vicinity map, narrative, site plan, site sections, landscape plan, and renderings. The meeting was scheduled for Aug. 19, 2021 from 5:30 p.m. to 6:30 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

1. Alan Li (PWN Architects & Planners, Inc.)
2. Joseph Urban (PWN Architects & Planners, Inc.)
3. Tom Davis, Senior Associate Architect (PWN Architects & Planners, Inc.)
4. Patrick Nook, President and Principal Architect (PWN Architects & Planners, Inc.)
5. Mark Breen (Atlantic Development & Investments Inc.)
6. Terry Vernon, Senior Project Manager (Colarelli Construction, Inc.)
7. Christopher McGranahan, Principal (LSC Transportation Consultants, Inc.)
8. Scott Ohm, Principal (Grounded By Design, LLC.)
9. Melinda Lundquist, Director (Westwood)
10. Clay Gagnon, Project Engineer (Westwood)
11. Madison Breen (Atlantic Development)

Town Representatives:

- Tony Felts, AICP, Assistant Director, Development Services
- Donna Ferguson, AICP, Senior Planner
- Sharon Chavez, Sr. Office Assistant
- Santi Smith, Technical Coordinator

In-person Participants:

1. Steve Kapp

Virtual Participants:

2. Dave Scott
3. Gavin
4. Jared Smith
5. John
6. Jonathan
7. (303) 877-7737
8. (720) 301-2130

The applicant presentation discussed the following:

- introduction to Atlantic Development.

- Proposed rezone to add multi-family for all ages in addition to multi-family 55+ and 104 residential units rather than 100 units.
- Market rate apartment complex containing 5 residential buildings, clubhouse, pool, dog run, detached garages and surface parking.
- Explained there is already an approved SDP for 100 units of multi-family 55+ which has taller residential buildings closer to the single-family residential.
- Revised site design orientates residential buildings away from adjacent single-family residential as much as possible.
- Revised site design has increased setback from adjacent single-family residential.
- Revised site design has detached garages, rather than taller residential buildings, located along the single-family shared property line.
- Providing Omni Gulch improvements funded by the developer

Attendees had the following comments:

- Concern about multi-age rather than 55+ due to more impacts from multi-age than just 55+.
- Concern about increased speed, street parking, and overall safety on Auburn Drive. The applicant stated they will work with neighbors and the Town on these issues as they relate to the proposed project. Perhaps limit street parking via lease agreement.
- Concern about impact of multi-age on adjacent senior apartments due to overflow parking. Applicant stated that their research indicates that 55+ like to have multi-ages in community.
- Residents were unsupportive of the rezone.
- Residents were supportive of the new SDP layout which increases buffer and moves larger building to the interior of the site.

The project is located in Councilmember Bracken's district.

The meeting adjourned at 7:00 p.m.