

Neighborhood Meeting Summary

North Basin Village at Terrain Phase 2 SDP

CORE Consultants held a neighborhood meeting to discuss a proposed SDP for Phase 2 North Basin Village at Terrain. This meeting represented the first required neighborhood meeting. The meeting was conducted virtually via Zoom, a video conference platform. The neighborhood meeting was offered to all neighbors within 500-feet of the proposed SDP project. Prior to the virtual meeting, all neighbors were provided with a project narrative, vicinity map and site plan. The meeting took place on June 17, 2020 from 6 PM- 6:40 PM. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

Kevin Rohrbough, PE, Project Manager, CORE Consultants
Jarrod Ferran, PE, Engineer, CORE Consultants
Richard Dean, Stratus Capital, Developer
Rick Holpp, KB Homes of Colorado, Manager

Town Representatives:

Donna Ferguson, Senior Planner
Cara Reed, Neighborhood Liaison

Fourteen people attended the meeting

The applicant shared a proposed SDP for phase 2 of North Basin Village at Terrain located along Castle Oaks Dr.

The SDP proposes the following attributes:

- Two home areas along Castle Oaks Dr.
- Total of 105 single-family homes
- Average lot size of 50x120
- Significant amount of dedicated open space
- Improvements to Castle Oaks Dr. and Rocky View Rd.
- Improvements to Castle Oaks Dr. bridge over McMurdo Gulch
- Trail along McMurdo Gulch

Attendees expressed concerns for the following:

- Increased traffic and pedestrian safety on Castle Oaks Dr.
- Increased traffic and streetlights on Rocky View Rd.

Attendee expressed appreciation for the following:

- Proposed single-family home type.
- Proposed bridge and the straightening of Castle Oaks Dr.
- Proposed removal of streetlights on Rocky View Rd.

Attendees asked and the applicant answered the following questions:

- Q: How will the bridge change? A: It will be improved with a box culvert bridge with safety rails.
- Q: How many lanes for Rocky View Rd.? A: Proposing two paved lanes with bike lanes but without sidewalk, curb, gutter or streetlights.

- Q: Will there be a new walking path to the school? A: No, there is DC private property between the applicant's property and the school.
- Q: Will there be a connection to Hidden Mesa open space? A: No, there is DC private property between the applicant's property and Hidden Mesa open space.
- Q: Do you have a builder? A: No, we do not have a committed builder. KB Homes is one builder considering the project.
- Q: Will traffic increase on Rocky View Rd.? A: No, an increase in traffic is not expected. No development is proposed on Rocky View Rd.
- Q: How will you provide water and sewer? A: The project will tap into existing Town water and sewer infrastructure. No new wells proposed.
- Q: How will you handle the floodplain? A: Proposing to remap the floodplain through a LOMR process. All homes will be outside the existing and proposed floodplain. Bank stabilization of McMurdo Gulch is also proposed.
- Q: How will you provide pedestrian safety on Castle Oaks Dr.? A: Proposing two beacon-warning crossings. No traffic lights proposed for Castle Oaks Dr.

The applicant plans to make a formal submittal on July 1, 2020.

Donna Ferguson, Senior Planner
6-18-2020