

Neighborhood Meeting Summary – Chateau Valley
Neighborhood Meeting #1 – November 9, 2021

Russell Hall with Highline Engineering held a neighborhood meeting to discuss a proposed Site Development Plan for a 113 acre, 423-unit subdivision in the Young American PUD (see attached vicinity map)

This meeting represented the second required neighborhood meeting. The meeting was conducted in a hybrid format, both in-person and virtual via Zoom. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the project site. Prior to the neighborhood meeting, the neighbors were provided with a vicinity map, a project narrative, and site plan. The meeting was scheduled for Nov. 9, 2021 from 6:00 p.m. to 7:00 p.m. The following represents a summary of the neighborhood meeting.

Applicant Representatives:

- Russell Hall, Highline Engineering
- Chris Meeks, Highline Engineering
- Roy Mason, Malcor
- Adam Maxwell, SM Rocha

Town Representatives:

- Councilmember Johnson
- Tara Vargish, PE Director of Development Services
- Tony Felts, AICP, Assistant Director of Development Services
- Brad Boland, AICP, Planner II
- Cara Reed, Neighborhood Liaison
- Camden Bender, Community Outreach Program Manager

In-person Participants:

1. Darcy Macknight
2. Andelynn Davis
3. Angela Fezza
4. Judith Svegel
5. John Lipe
6. Heather Garcia
7. Jill Casas
8. Susan Paulsen
9. Donna Murray
10. Phyllis Tumey
11. Maria Gallegos
12. James Gallegos
13. Garry Heffty
14. Amy Heffty
15. Pete Ruhl
16. Sheryl Hopkins
17. Jennifer Reed
18. Amy Hommel
19. Rulane Merz
20. Carol Ferguson

21. Pam Houser
22. Joy Manarik
23. Lanne Cammack
24. Terry McEntee
25. Eileen Broer
26. John Greene
27. Jessica Greene
28. Terry Beh
29. Travis Holland
30. Jill Holland
31. Josh Hay
32. Courtney Hay
33. Raelyn Lee
34. Holly Parkhurst
35. Leon Gaynor
36. Gina Smith
37. Justin Smith
38. Dave Hoy
39. Nikki Hoy
40. Jodi Jackson
41. Marla Sullivan
42. Jesse Pedroni
43. Lynnae Johnson
44. LanceJohnson
45. Annamarie Engelhard
46. Laura Hancock
47. Jill Cheek
48. Tim Garcia
49. Gary Ellison
50. Yoland Ellison
51. Natalie Weber
52. Richard van Seemus
53. Charles Rees
54. Jason Mahoney
55. Steve Hidalgo
56. Karen Schultz
57. Richard Baird

Virtual Participants

1. Andrea Daihl
2. A Davis
3. Andree
4. Anita
5. Anne Beh
6. Barb
7. Cindy
8. David
9. Elena Emets Henson
10. fatcatfan@junior

11. Joy
12. Julie
13. Kaitlyn Kelley
14. Kate Muus
15. Kathy
16. Kimberly Park
17. Kevin
18. Kevin
19. Lisa
20. Marie
21. Mike
22. Mzelt
23. Rickd
24. Tim Buschar
25. Tom

The applicant presentation discussed the following:

- Property is 113 acres in size
- Property was zoned in 1980s as Planned Unit Development (Young American)
- South Ridge Townhomes is part of the Planned Unit Development
- Baldwin Park Estates is part of the Planned Unit Development
- Remaining allowed units in the Planned Unit Development is 567 units
- Proposed unit count is 423 units and is a mixture of single family detached and paired homes
- 14 acres has already been dedicated to the Town
- Proposing 37 percent open space (not including already dedicated 14 acres)

Attendees had the following comments:

- Concerns about traffic
 - Concerns about Valley being connected due to traffic volume, speed, and safety on the street. Could there be another connection into the development? *Applicant stated they would look at possible traffic calming options and potential other connections.*
 - Concerns about connection to Ash. *Applicant will discuss the need for that connection with the Town.*
 - Concerns about the 5th and Valley intersection. *Applicant stated that they were not aware of or proposing any traffic control at the time but will work with Public Works to identify any proposed traffic control being proposed in the future.*
- Concerns over open/space park
 - Private or Public Open Space? *Applicant responded that it is proposed as private but will work with Town on what should be public and what should be private.*
 - How will it connect into the existing Memmen Park. *Applicant will look further into that.*
 - Are there any parks severing the proposed subdivision? *There will be neighborhood hood park in the center of the development that will have a playground that will be HOA maintained.*

- What about trails? *There will be a maintenance road/trail that will run along the drainage way. Will work with parks department to identify connections including to the proposed Founders Vista/Memmen Young open space and Memmen Park and across Plum Creek Parkway.*
- Concerns about the trees in the northwest part of the property adjacent to Memmen Park being removed. *Applicant acknowledged concern and will look at mitigation options.*
- Concerns about the drainage way flooding. *Per the applicant a drainage study was performed and proposes improvements. Will follow all Town requirements.*
- Concerns about the impacts on wildlife. *Per the applicant, Colorado Parks and Wildlife will receive a referral during the review process.*
- What will the impact be on the surrounding schools? *Per the applicant, Douglas County Schools will receive a referral during the review process.*
- Several comments about buffering/transitions to adjoining neighborhoods. *Applicant stated they will look at mitigation options such as grading/landscaping.*
- Will the boundary of the development be fenced to prevent trespassing on to adjacent properties? *No boundary fencing is proposed at this time.*
- General concerns about overall development in the Town were expressed.

The meeting ended at approximately 8:45 PM

A video of the presentation can be found at the following link