

Avenue Villa Neighbors (AVN) Meeting Minutes

Date: May 12, 2012 ~4:30 -6:00p.m.

Location: Alley adjacent to Block 1 Filling 22

Important Dates, Timelines and Contacts

Make calls and email the following:

Forest City

- Tom Gleason Vice President, Public Relations tomgleason@forestcity.net
303-382-1800
- Ron Dean Ronalddean@forestcity.net 303-382-1800

Century Communities

Rob Johnson

VP/Director of Development

Century Communities

PLEASE NOTE OUR NEW ADDRESS AS OF 9/1/11

8390 E. Crescent Parkway, Suite 650

Greenwood Village, CO 80111

303-268-8354 Direct

303-915-8506 Mobile

303-268-3000 Fax

robj@centurycommunities.com

Elected officials

- City Council. Chris Herndon, 720-337-7711, christopher.herndon@denvergov.org
- State Senator Michael Johnson,, 303-866-4864
- State House Johnathan Singer, 303-866-2780, jonathan.singer.house@state.co.us

Key Dates

- Sign the petition folks will be knocking on doors in the evenings this week
- Attend the SUN meeting; Thurs night doors 6:30 Rec Center. Meeting 7:00
- Be on the lookout for draft plan from Forest City May 18th
- Attend the Sunday May 20th meeting to discuss Forest City/Century Communities draft plans TBD location

Intro

Questions:

How many of you are developers/builders in Stapleton?

A: **0**

How many of you live immediately adjacent to these lots?

~50 ~11 who emailed they could not attend

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Most of you have background on the issue we are here to discuss; the Avenue Villa development. Hopefully you have received email distribution, but here is a quick recap of the facts and a timeline of the events.

Timeline

- Sometime after April 30th, lot signage was placed on Ulster and Tamarac.
- Four days later, Friday May 4th, excavation began
- Friday May 4th, the Avenues Villa Neighbors (AVN) contacted Forest City and Century Communities
 - Forest City representatives Tom Gleason and Ron Dean requested we submit questions via email to Forest City and provided contact information for Century Communities, VP of Development Ron Johnson. Both parties informed us that the lots had been zoned this way since McStain owned the lots.
 - Friday May 4th and Sunday May 6th Evening meetings were held with a subset of the community to voice concerns and generate questions for Forest City to disposition
 - Monday, May 7th, questions were submitted to Forest City. That same day, Century Communities supplied drawing to include building plans, elevations and color palettes.
 - Tuesday, May 8th, phone calls were placed to Forest City regarding response to questions. The same initial response was restated, “it has been zoned this way since McStain owned it”
 - Similar call were placed with Century with the same result
 - Thursday, May 9th, AVN strategy meeting held to discuss meeting objectives for today.
 - Resulting information gathered and invitations sent to community at large via email, flyers and word of mouth.
 - Friday, May 10th, invitations sent to several Stapleton builders, Forest City, SUN, MCA.
 - Additional phone calls made to Forest City and Century Communities with no indication received that they would attend this meeting,

Total time elapsed from signage and excavation to this meeting is ~8 days

Development details

- 14 buildings, hosting 49 dwelling units
 - All buildings running east/west parallel
 - None of the units are street facing

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- 2-3 Bedrooms, starting offer around 200K
- 2 very swimilar elevations
- 2 car garages, no basements, likely slab on grade construction
- Alley access from Tamarac only (i.e.no exits planned onto Ulster)
- Century Communities is a New builder to Stapleton
- Possibly the highest density units in Stapleton on a non-arterial road
-

Community Concerns

Considering the timeline we have had to gather concerns here they are, as we understand them in no particular priority:

- High density, possibly the highest in Stapleton
- Traffic flow on surrounding streets
- Excessive off-street parking
- Homogenous architecture
- Likely future rental units
- Impacts to parks and common areas
- Drainage considerations
- Impact to property values

Why are we here?

1. Share what we learn
2. Obtain wider community feedback
3. Share the proposed plan forward

Conclusion

In summary the community feels this development appears to be out of family with Stapleton. Differences between the original development (McStain Casitas) and the new Century Communities has not been advertised or shared prompting a concerned community position. The development is questionably meets Stapleton guidelines and standards; and just as importantly the established development

It is our hope that Forest City, Century Communities and the Avenues Villas Neighbors reach an equitable solution. A solution which addresses community concerns, supplies affordable and tasteful development, while and the same time maintains a business case for Century and Forest City. AVN believes there are ero and low cost solutions available in addressing some of the neighborhood concerns.

In short we are not seeking special attention rather a solution; a reasonable adjustment (e.g. lower density, architectural diversity, managed traffic, etc.,...) that is in line with the look and feel of the units we assuming we would be built.

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The neighborhood would like to welcome the new development rather than despise it. It is in the best interest of all parties to pursue this path

Having said this, AVN requests that Forest City and Century Communities provide a plan as to how they will address the community previously concerns and questions sent to Forest City and ~May 7th and the addendum to those questions captured at this meeting.

We ask that a draft plan be delivered to AVN no later than **Friday May 18th, 2012**. This is 8 days from today.

The Forest City/Century Communities plan should address the following primary components.

- 1) Density reduction
- 2) Traffic flow and parking mitigation
- 3) Hydrological concerns
- 4) Architectural designs and diversity guidelines

In family with the rest of Stapleton and with the former planned McStain Casita development and a street of similar throughput.

- 5) Impact to greenspace (or lack of) adjacent to Filing 22

Upon submission of the draft plan we will send out to the community at large for review. **Resulting questions and concerns will hopefully be addressed Sunday May 20, at TBD location. Invitees will include Century, Forest City, MCA, SUN , CAB and the community.**

In the interim there is a meeting related to Parks Thurs 7:00 (doors open 6:30) at the Rec Center.

We request additional support to what we already have in the following areas:

- Public and Community Relations
- Legal
- Web Development

Avenue Villa Neighbors primary points of contact:

Anne Hazelton anne.hazelton@gmail.com

Chris Fickel chrisfickel@hotmail.com

Neil Quinlen: opq@aol.com

Questions and Comments from the community

- 1) What studies were done related to the packed density of filling 22 and hardscape impacts to surrounding drainage
 - a. Drainage/flood plans should be closely reviewed and updated given the recent groundwater issues
- 2) Existing parks are well utilized and at peak times near capacity. With increased density, with near zero green space, parks could be maxed out with users kids, walkers, pets, etc...
- 3) AVN, is interested with the builders, success, failures, and reputation. , too include if they were know by a different name.
 - a. What is association/history with Tri-Mark(sp) and DR Horton
- 4) How many McStain Casitas were actually planned (not what they could have done which we understand form FC is 49) vs Century versus Villa Avenues.
- 5) Numerous, pointed out that Forest City, and others builders had never conveyed, and in fact avoided, informing current owners what was planned for Filling 22.
- 6) Did any of these plans had been thru fire and zoning process or had they just be rubber stamped with the Stapleton zoning wavier.
 - a. What is the density of fire hydrant has the fire district disposition the density and fire hydrant proximity
- 7) Who will manages private courtyard access on Ulister?
 - a. It is anticipated the AV residents will impact the courtyard space that is not considered common space.
- 8) Can we get parking restrictions in place?
- 9) Where is Century HQ and do model homes exist anywhere?
- 10) Is Century Communities planning to form a PUD to address snow removal and storage?

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11) Numerous comments requesting traffic and drainage studies to see if the accommodate future density.

12) Numerous challenges that densities at these levels were never foreseen.

FYI here are the questions which were submitted to Forest City ~May 7th . No response yet, anticipated early this week.

- 1) Is there a higher or equal density set of units in Stapleton in the same class of structures (price point, similar street, lot size, etc.)? If so please provide their location.
- 2) Is there a traffic study for the proposed Century Communities project? If not please where we should address such a request.
- 3) What is the reason that the allies only egress onto Tamarac? They have dual egress on 22nd Place and 20 St alleys. Are the hydrants adequate for that number of dwellings and for the layout? Can a fire truck fit down those alleys and then back out?
- 4) Was there a consideration of off-street parking on Tamarac? If not, too whom should we address a parking study request
- 5) Were the Century Communities homes factored into that traffic study
- 6) What will the structure layout look like? For example should we expect that all the homes will be parallel will they have layout diversity, i.e. some units facing east west others facing north south, will the courtyards be enclosed by the row homes or open to the Tarmac and Ulster. Realize that obtain plans and elevations form Century may answer most of this question. THIS QUESTION IS OBE. WE OBTAINED PLANS DIRECTLY FROM THE BUILDER
- 7) What is the architectural diversity of the units? Most if not all builders in Stapleton are required to have multiple elevations.
- 8) Is there a model home or any other units from Century Communities in Stapleton, i.e. is this their first project in Stapleton?

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- 9) Why was signage placed up only two days prior to excavation activities? In short the residents in the area are critical of the project b/c there has been almost no information disseminated for the development.
- 10) Is Forrest City and Century willing to have a meeting this Saturday evening with our committee leadership?

Supporting Data and Resources

Filling 22 History and Facts

1. Filling 22 is three 20,000 plus sf lots and one 11,000 lot zoned R-MU-ZO-WVRS (at least as of 10/1/2007).
2. R-MU-20 Residential Mixed-Use District:

The R-MU-20 district is primarily residential, allowing either single or multiple-unit dwellings. Along heavily traveled streets, development may be either residential or mixed-use, combining residential with neighborhood-serving retail, office, or service uses. No maximum residential density is prescribed; instead, the scale of buildings is determined by bulk plane, maximum height, setbacks, open space requirements, and parking ratios. The intent is to encourage a full range of housing types, including affordable housing.
3. Lots are referred as super lots and have not been sub divided as of 2011.
4. Property was initially owned by McStain and sometime after Century Communities purchased 2010
5. No notices were posted prior to start of construction
6. No neighborhood sub division notice provided

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7. Old Zoning Regulations are referred to as "FORMER CHAPTER 59"

8. Century Communities, Office Tel 303-382-1800, intends to build AVENUE VILLAS, row houses, 1,239-1,590 sf, 2-3 bedrooms.

Former Casita plan from McStain:

McStain was not slated to be row homes--maybe two units with land between, and a generous set back from the street. We'd like FC to show us the old proposal from McStain. The Century communities does not appear to have any room for a street facing courtyard and lacks the various square footage and elevations that McStain did..

<http://www.buildingstapleton.com/stapleton-builders/mcstain-neighborhoods/#Casitas>

Note also that the Casitas varied between 900 and 1280 sq ft.

- Attached and Detached homes, built around a community courtyard
- Floor Plans (click on model name)
- **Arbol** | 2 BR | 2 BA | 895 sq ft
- **Botero** | 2 BR | 2 BA | 914 sq ft
- **Cielo** | 2 BR | 2 BA | 959 sq ft
- **Estrella** | 2 BR | 2 BA | 990 sq ft
- **Luna** | 2 BR | 2 BA | 1003 sq ft
- **Miro** | 2 BR | 2 BA | 1056 sq ft
- **Segovia** | 3 BR | 2.5 BA | 1155 sq ft
- **Serrano** | 2 BR | 2.5 BA | 1280 sq ft

McStain Casitia background and construction photos:

<http://www.flickr.com/photos/29392348@N08/2821247693/in/photostream/>

Traffic Analysis Extrapolation based on CDOT standards

There are many tools that traffic engineers use to conduct traffic studies such as the "Trip Generation Manual" to come up with the number of trips per unit based on the type of and use. I have attached a sample page that covers residential units. Based on the number of trips per day you come up with the total traffic generated by the "traffic generator"...in your case residential dwellings, condos, whatever and come up with a total number. On-street Parking is a different matter. Again the same publication other ones help identify total available on-street parking probably based on 25 foot spacing minus fire hydrants, driveways, Etc. The ingress/egress only to and from Tamarac baffles me. Your side has accesses to both Tamarac and Trenton on both south and north ends. Did the fire dept approve the Tamarac-only ingress/egress for the new filing?

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Math, per the email above, comparing the similar areas.

Our block: $18 \times 1.01 = 18.18$, and this empties onto both Trenton and Tamarac. Even adding 5 more Income Qualified houses, this would be ~23

Villas: $49 \times .52 = 25.48$. However, these would empty only onto Tamarac, so it seems to me that the impact would be doubled, or =51

Dwelling Unit Density Analysis Extrapolation based on McStain published in Casita literature online

The Casitas had 36 units (not to be confused with buildings) on one acre, 1 acre = 43 560 square feet (This is an addendum to last night's meeting where we mentioned 32 units, sorry)

Three large lots and one small lot total 71,000 sq feet. So that is, respectively, 1.25 times more land, or 1.43 more land, than Casitas that were built on ONE acre. This would translate, using a density of 22 Casitas per acre (from McStain literature) 36 Casitas to have fit on that property, respectively.

$43,560\text{ft}^2$ divided by $71,000\text{ft}^2 = 1.63$

22 Casitas on one acre x 1.63 translates to ~36 units.

For the 1.63 acres. There would have been roughly ~36 Casita units in filing 22.

Century Communities is planning 49 units. An increase of 13 units

(Estimated ~26 cars and, ~49 people). Just as important is the much different look and feel. "*Stapleton Feels Real Different*" in the South End