



## **NEIGHBORHOOD MEETING NOTES**

**PROJECT:** Goldelm Apartments  
**DATE:** August 17, 2015  
**APPLICANT:** Pat Nook, PWN Architects and Planners  
**CITY STAFF:** Jason Holland, Kelly Kimple

The meeting began with Jason Holland providing an explanation of the City Review Process, next steps in the review, and an overview of the neighborhood meeting agenda and ground rules.

Pat Nook, architect and site planner for the proposed project, provided an overview of the proposed development including the following:

- 253 dwelling units proposed
- Buildings along the perimeter are two-story in height, with the two stories facing the perimeter and one story facing the interior
- 7 buildings along the site interior and to the east are three-story in height
- A clubhouse and pool are proposed along the northern portion of the property
- Buildings proposed will have materials such as stone, lap siding and stucco
- Several stormwater detention areas are proposed, mainly along the northern edge of the site
- Difference in elevation from north to south is about 25 feet
- Two access points are proposed along the eastern portion of the site
- The traffic engineer projects that approximately 60% of occupants will go north in the morning
- The long-range plan would be to request a traffic signal at Crestridge Drive
- Original plan (approved in 1997) had all three-story buildings with about 280 units
- We now need to revise the plans to include new City requirements including the “street like private drive” with detached walks and tree lawns running through the project and added detention. Will follow the City Low Impact Development requirements for stormwater detention and water quality.
- Internal garages so you do not see those from the perimeter
- Inadequate water/sewer available in the area, believe this was a concern with the previous proposal

## QUESTIONS, CONCERNS, COMMENTS AND RESPONSES:

1. **Question:** (Citizen) Will we see the three story buildings from the south?  
**Response:** (Pat Nook) Mainly the two story buildings, they will block the views of the three story buildings further back behind them.
2. **Question:** (Citizen) What will be the view coming from the north, seems like we will see a lot of buildings?  
**Response:** (Pat Nook) Here we're going to try to transition with landscaping and two-story buildings, moving to three-story buildings in the interior. Perimeter is mostly two stories, with the clubhouse being one-story.
3. **Question:** (Citizen) How far from the creek on the south? Concern with disturbance to Fossil Creek and fossils in the area.  
**Response:** (Pat Nook) Unsure of the exact distance. We did have a paleontologist survey the sandstone outcropping.
4. **Comment:** (Citizen) Concerned about parking and impact on Skyview subdivision (to the south), both parking in our neighborhood and additional traffic.  
**Response:** (Pat Nook) Best option will be to eventually have a traffic signal at Crestridge, that will help everybody.  
**Response:** (City) We'll look at traffic flow in more detail with the traffic study.
5. **Comment:** (Citizen) Concerned about crime and policing in Skyview. Already a problem.  
**Response:** (Pat Nook) We're looking build a quality project.
6. **Question:** (Citizen) Light spillage?  
**Response:** (Pat Nook) We'll only have patio lighting along the perimeter.  
**Response:** (City) They will be required to turn in a lighting plan for review and we'll be looking at this closely. We do recommend that all exterior light sources be fully shielded so that you only see the wash of light and not the bulb itself. No light spillage is allowed in the buffer areas.
7. **Question:** (Citizen) Internal building lights, can the building placement and orientation be altered to minimized visibility?  
**Response:** (City) The city lighting code doesn't regulate the interior lights inside the buildings. We will be looking at tree placement requirements around the perimeter and this could help.
8. **Comment:** (Citizen) Very concerned about safety of the access onto 287, lot of people doing U-turns, already unsafe.  
**Response:** (Pat Nook) CDOT advises a traffic light at Crestline. Need to line up the Crestline intersection with Smokey Street to improve traffic patterns and safety. This would move Crestline into where the Tynan's parking lot is right now.

9. **Question:** (Citizen) There is a natural spring on the site, how is this being handled?  
**Response:** (Pat Nook/City) This is south of the site off of the proposed development.
10. **Question:** (Citizen) Would the detention basin be lined?  
**Response:** (Nick Haws, applicant's engineer) No, some infiltration is beneficial.
11. **Question:** (Citizen) Will there be a sidewalk along 287?  
**Response:** (City) Developer required to put in a detached sidewalk along their frontage.
12. **Question:** (Citizen) Timeline to buildout and occupancy?  
**Response:** (Pat Nook) Looking for approval in Spring of 2016, 14 to 16 months of construction with some areas occupied before others. 1<sup>st</sup> buildings occupied within ten months plus the clubhouse.
13. **Question:** (Citizen) Very concerned about cut-through traffic from the south into our neighborhood.  
**Response:** (Pat Nook) Owner of commercial property to the south (Vineyard Church) would like to see a light at Crestline. That would solve a lot of problems.
14. **Comment:** (Citizen) Location of new light should consider visibility onto 287 and winter conditions on hill.  
**Response:** (City) CDOT will be involved with the review and they would need to approve any access changes in the area. Right now the right-in/right-out is the only existing option available.
15. **Comment:** (Citizen) What is the target market and rent?  
**Response:** (Pat Nook) Typically 2 bedroom unit around \$1,200 to \$1,400 per month. Not built for families per se, more for young professionals and empty nesters.

With no more questions, the meeting adjourned and there were informal discussions in various groups.