



CENTENNIAL COUNCIL OF NEIGHBORHOODS

12855 E. Adam Aircraft Circle

October 26, 2015

www.cencon.net

Minutes

- I. Call to Order: President Gerry Cummins called the meeting to order at 6:46pm.
 - Cummins asked everyone present to introduce themselves.
 - Suhaka asked people to take copies of the new Getting There Guide for people who don't drive
 - **Highlight in minutes below are items for neighborhood newsletters.**
 - Attendance (17 members constitutes a quorum): We had a quorum.

Members:	Algonquin Acres	Chapparral
Cherry Knolls	Fairways @ South Suburban	Fox Hill 4
FoxRidge	Hanover Place (2)	Heritage Place
Highlands@Piney Creek	Highline Meadows	Hunters Hill Condos
Nob Hill/Ridgeview Hills S.	Palos Verdea	Ridgeview Hills N.
Smoky Hill	Tiffany	Walnut Hills
 - Guests: Arapahoe County Sheriff's Office, Arapahoe Library District, Arapahoe Parks & Rec. Dist., Centennial Youth Commission
- II. Guest Comments
 - A. [Arapahoe County Sheriff](#), Lt. Ken McKlem, Patrol Special Ops
 - Recently there was a homicide, Two brothers got into a fight and one brother killed the other.
 - On 10/15, along Orchard east of Parker Rd. and on Parker Rd, during the morning rush hour, a man high on drugs and driving erratically crashed into a couple of vehicles and kept going on the wrong side of Parker Rd. He was arrested.
 - In Sept, in the 5500 block of S Jebel Wy, a 62 yo man shot his father in the face (will recover) and threatened to shoot his mother. SWAT went to the school where she worked, thinking the man might be there, instead, he went home. He was arrested leaving the house.
 - There were 3 robberies: Jason's Deli (9/30) in Centennial Promenade, a Dollar Tree (10/15), and one other location. Little money was gotten.
 - **The ACSO open burn ban has been lifted.**
 - There have been thefts from vehicles in the area of 5200-5500 E Briarwood Cir and Ave. **Do NOT keep any valuables in view in your cars!**
 - On 10/28, a large regional exercise (in the area of Quincy & Himalaya) took place on active threat response (Urban Area Security Initiative). It tested interactivity with other organizations. They learned what we still need to correct.
 - Maurer: The theft from vehicles, were the vehicles left unlocked? McKlem: No windows were broken.
 - Cummins: The school year seems off to a good start. McKlem: Yes, we doubled our number of school resource officers. The high schools each have 2, the middle schools each have 1, and 2 officers split the elementary schools (east and west of I-25).

B. [Arapahoe Library District](#), Daisy Grice

- The next Author Visit will be Craig Johnson, writer of the Walt Longmire Mysteries will be at the Marriott Tech Center, 7pm, on Nov. 13. (The A&E TV series, *Longmire*. is available on Netflix.)
 - This is sponsored by the Friends of the Arapahoe Libraries.
 - A private VIP reception, 6-7pm, will precede the general talk. Tickets are \$30 for the private reception, includes appetizers & a cocktail.
- Geek Out contest for youth ages 11-18 year olds runs the month of Nov. Represent your fandom by any form of creativity. Prizes will be awarded (e.g., Xbox One, tickets to Denver ComicCon). Submission must be delivered by of Nov 30. An awards ceremony will take place on Dec. 12 at Koelbel. More info on the [website](#).
- The Castlewood Makerspace will be open all library hours, starting Mon, 11/2. Staffed hours are limited. Visit the [Makerspace website](#) for more info.
- November is Spotlight on Seniors month. During November, Arapahoe Libraries will offer an array of resources for senior patrons, including the following programs:
 - *Medicare: What you Need to Know* at Southglenn Lib. on Nov 3 & 17, 11 am. Seniors will be able to get information and answers to their Medicare questions to make the best choice for their particular needs.
 - On Nov 10, 7 pm, at Smoky Hill Lib, those seniors interested in genealogy will benefit from the *Family History Research Using World Vital Records Database* program. World Vital Records is our newest genealogy resource that contains billions of names in over 20,000 databases covering the US, UK, Canada, and more. Participants will learn how to navigate these vast resources, which include censuses, births, marriages, newspapers and more that can be accessed from home for free with a library card. This program is sponsored in part by the Centennial Senior Commission.
 - Finally, on Nov 13, 9:30 am, Koelbel Lib will host an *AARP Smart Driver Course*, where older adults can learn defensive driving techniques, new traffic laws and more, including how to adjust driving to age-related changes in vision, hearing & reaction time. Participants may qualify for reduced automobile insurance rates after taking the class. Fee: \$15 for AARP members, \$20 for non-members, payable to AARP at the class.
 - For more information on these programs, visit [ALD Resources for Aging Adults](#).
- Livingston: How was the 70s concert at Smoky Hill Lib? Daisy: It went of very well. We had a huge crowd.

C. [Arapahoe Park & Rec District](#), Delos Searle, Asst. District Manager

- APRD will be closing Piney Creek Hollow Park on 11/7. Spring Creek Park has already been closed because of vandalism.
- Irrigation is in the process of being blown out.
- There will be some goings on at Trails Rec. Center:
 - APRD has a Holiday Pass Special, sales begins 11/14 and runs through 1/16. In district will be \$60, out of district is \$84. You can use the facility as much as you want for that cost (child, youth, adult, senior)
 - Stay Ahead of the Holiday Gain is a class of nutrition & fitness tips o get through the holidays, 11/19, 6:30-8pm, \$25. (You must register.)
 - Happy Hour Boot Camp is an advanced workout, Wednesdays & Fridays, 5:30-6:30pm. (You must register.)
 - New toddler classes back by request: Music and More, free demo 11/7, 9am; and Tiny Troops, Tuesdays, 10-10:45.

- See the flyers on these activities included with these minutes.

D. Fire Districts, Littleton Fire: no one attended

- [Cunningham Fire](#), [Littleton Fire](#), [South Metro Fire](#)

E. [South Suburban Park & Rec District](#), Teresa Cope, Communications Director

- A flyer with event information is included with these minutes.

F. [City of Centennial](#)

- Youth Commission, Davis Livingston:
 - Teen Court takes place every other Thurs. and is open to public. Visitors will need to sign a confidentiality form. They here teen cases on breaking the City's tobacco law and other minor infractions. There followed a discussion of how Teen Court works.
 - They had a food drive for the SHARE Project that was very successful.
- The Centennial Holiday Tree Lighting will take place on 11/21, from 4-6 pm. They will have presentations by school choirs and other activities.

III. Planning 101, Derek Holcomb, Principle Planner, City of Centennial

- This was a hands on practical experience with some of the City's past land plans. What to look for. How to find it. How it might affect your neighborhood.
- Suhaka has a copy of Holcomb's notes which you may request.
- The role of CenCON and/or the neighborhood associations in the land planning process is to advocate for your neighbors. When commenting, you must focus on true impacts (measurable/discernable/visual) to your area (not perceived or possible impacts).
- Referrals will be going electronic in next 12-18 months. Make sure your neighborhood association is registered with the City, including the person who should receive these referrals.

IV. CenCON Business

A. President's report, Gerry Cummins

- Frank Green will be resigning as web master. We need a new webmaster & new software.
- Seniors: Caution on putting up holiday lights and seniors take extra care if using ladders.

B. Secretary, Andrea Suhaka

- A motion was made, seconded, and passed unanimously to approve the Sept. minutes. (Doerr/Allen)

C. Treasurer's report, Henry Blum

- Checking Account at Wells Fargo Bank, Smoky Hill Branch:
- Balance forward from 9/28/15 report \$3,460.55
 - Income: Dues deposited* 15.00
 - Expenses: Suhaka (field trip) (9.76)
- Account balance, 10/26/15 \$3,465.79

* Highline Meadows Condos

V. 2nd Vice President, Plans, Ed Bain/Tammy Maurer

- [Greenbox Storage Site Plan](#), S. Chester St. N of the Ethan Allen store, W of the Promenade Shopping Center (County Line Rd & I-25). The storage facility would be total of 4 levels; garden level plus 3 floors. Surrounding buildings are retail and restaurant. Access to site would be shared with the Ethan Allen off of Chester.

- Oppenheimer Athletic Facility Site Plan, 6801 S Tucson Way: outdoor athletic facility for employees. The facility is 90' x140' & will include a basketball court, sand volleyball court, a putting green and sitting area. A 10' chain link fence will surround the area and is screened from the public right-of-way by a berm. Parking will be reduced by 7 spaces but will still exceed the parking requirements outlined in the Land Development Code.
- Parker Jordan Centennial Open Space Final Plat, S of Broncos Pky between Jordan & Parker Rds. The purpose of the plat is to combine 2 parcels into one tract of approxi-mately 107 acres. The property will be dedicated as open space and will note a blan-ket utility easement to the City of Centennial.
- Smitty's Sprinklers Site Plan, 15466 E Hinsdale Cir.: Proposal is to build a 6875 sqft building on vacant property complete with asphalt parking and drive aisles. Use for the building would be for an irrigation sprinkler system, retail center, & warehouse. The owner also installs in-ground irrigation systems so company-owned trucks will be stor-ed in a fenced rear lot on the S side of the building. Approx .73 acres of the site will be affected by the work.
- Peakview II – Final Plat, NE corner of Peakview & Syracuse. Updating an original plat that was recorded in April, 1985 (?). The Final Plat encloses 8.7 acres and subdivides the land into 2 lots and 2 tracts within Lot 43.

VI. Adjourn: Cummins adjourned the meeting at 8:59pm.

Minutes respectfully submitted by Andrea Suhaka, Secretary.

Please inform Andrea Suhaka at 303-770-0058 or standy@ecentral.com of changes in your CenCON Representative or Association President/Chair.

Next meeting – November 23, 2015



CENCON MEETING –October 26, 2015 PLAN REVIEW SUBMITTALS AND COMMENTS

1. Greenbox Storage Site Plan, S. Chester St. N of the Ethan Allen store, W of the Promenade Shopping Center (County Line Rd & I-25). The storage facility would be total of 4 levels; garden level plus 3 floors. Surrounding buildings are retail and restaurant. Access to site would be shared with the Ethan Allen off of Chester

CenCON Comments

- The green panel color does not seem compatible with the surrounding properties.
- Minimal landscaping
- Business is compatible with rea.
- Business has done well with accommodating the grade into their building design

2. Oppenheimer Athletic Facility Site Plan, 6801 S Tucson Way: outdoor athletic facility for employees. The facility is 90' x140' & will include a basketball court, sand volleyball court, a putting green and sitting area. A 10' chain link fence will surround the area and is screened from the public right-of-way by a berm. Parking will be reduced by 7 spaces but will still exceed the parking requirements outlined in the Land Development Code.

CenCON Comments

No comment

3. Parker Jordan Centennial Open Space Final Plat, S of Broncos Pky between Jordan & Parker Rds. The purpose of the plat is to combine 2 parcels into one tract of approximately 107 acres. The property will be dedicated as open space and will note a blanket utility easement to the City of Centennial.

CenCON Comments

It is appreciated that the City keeping this area open space.

4. Smitty's Sprinklers Site Plan, 15466 E Hinsdale Cir.: Proposal is to build a 6875 sq ft building on vacant property complete with asphalt parking and drive aisles. Use for the building would be for an irrigation sprinkler system, retail center, & warehouse. The owner also installs in-ground irrigation systems so company-owned trucks will be stored in a fenced rear lot on the S side of the building. Approx .73 acres of the site will be affected by the work.

CenCON Comments

- Compatible with area.

5. Peakview II – Final Plat, NE corner of Peakview & Syracuse. Updating an original plat that was recorded in April, 1985 (?). The Final Plat encloses 8.7 acres and subdivides the land into 2 lots and 2 tracts within Lot 43 VI. Adjourn

CenCON Comments

No comments



CENCON MEETING –October 26, 2015 PLAN REVIEW SUBMITTALS AND COMMENTS

6. CityScapes at Southgate –Proposed development is to be located at the corner of Broncos Pky & Jordan Rd and where the land is zoned Mixed Use PUD. The proposed project would include 70 single family homes, on lots 30.5 feet by 50 feet. These are to be detached single family homes with 6 feet between the buildings. Each home would open to an area of open space.

CenCON Comments

- The area for this development is compatible with this type of use.
- The amenities are very limited for the potential home owner and we would like to see these improved. This includes increasing common areas to provide facilities to provide playground/recreation/socializing opportunities.
- Parking is shown to be 1.6 spaces per unit which we think includes the attached garage, as space outside of the units is very limited garage. Where do the residents visitors park? Will the City allow on-street parking?
- In regards to circulation, some of the dead end areas are very tight (20 feet in width) and wonder how vehicles are going to get in and out of those areas. Maybe these owners will not have vehicles and they will use other modes of transportation?
- Based on comments listed above, we do not see paths/sidewalks/bike lanes for the potential owners if they are going to walk/bike to other facilities such as Dove Valley Park, or to the light rail station.
- Looking at the lighting plan, it appears there will be pole based fixtures and fixtures affixed to the homes. From what we can see, it appears the pole fixtures are close to the buildings about where the owner's vehicles would need to be. Therefore, they probably will get hit frequently, then lighting will be impaired. Would like to see a lighting plan that works better with area.
- Not knowing the code as well as the City Planners , but curious if 6 feet is acceptable between homes? If we are reading the code correctly, it is acceptable for the side offset to be 5 feet for each structure making the requirement 10 feet total between residences. If a property owner wanted to store something in this area, trash cans, landscaping equipment (wheel barrows) this width would not be acceptable.
- Smaller homes are great for some people and in economic challenging times this type of development, if done well, would be good for the City. However, with this proposal we see a lack of amenities, tight areas for vehicles, and a lack of alternate mode of transportation connectivity and hope the Planning Department can work with the proposer to make improvements to their plan. We also would like to see the City work on addressing how the citizens in this area are to use alternate modes of transportation when facilities are lacking.



CENCON MEETING –October 26, 2015 PLAN REVIEW SUBMITTALS AND COMMENTS

7. AutoZone- This proposed retail facility would be located at the southwest corner of Arapahoe Road and Havana Street that previously was a Burger King. The existing building would be demolished and replaced with a 7,381 sf building.

CenCON Comments

Would ask the City to discuss architectural options to either provide a non-flat roof or provide a pleasing aesthetic façade to hide from Arapahoe Road that the roof is flat.