



CENTENNIAL COUNCIL OF NEIGHBORHOODS

Virtual Meeting

Nov. 23, 2020

www.cencon.net

Minutes

1. **Call to order:** President Cummins called the meeting to order at 6:47pm.

- Attendance (A quorum was present.), Members:

Chapparral	Four Lakes	FoxRidge
Heritage Place	Hunters Hill Condos	The Knolls
Mill Creek	Nob Hill/Ridgeview Hills S.	Palos Verdes (2)
Ridgeview Hills North	Tiffany	Village @ Centennial
Walnut Hills		
- Guests: Centennial City Council members Kathy Turley (District 1) & Tammy Maurer (District 2), Centennial City Staff (Stewart Meek, Jenna Campbell, Neil Marciniak), South Metro Fire, South Suburban Parks & Rec. District, Rhonda Livingston
- **Highlighted areas below are good information for neighborhood newsletters.**

2. **CenCON Business**

A. President, Gerry Cummins

- The renewal for our website is due. Webmaster Sharon Kellogg & Cummins have been discussing options, moving our website to another host, something else.
- CenCON sent a letter to the City on the light pole heights we've been discussing,
- Cummins asked about our annual donation to the library. Crosby made a motion to donate \$300. That motion passed unanimously. (Crosby/Kirrane)
- **CenCON will not have a December meeting.**

B. Secretary, Andrea Suhaka

- A motion was made, seconded, and passed unanimously to approve the minutes as emailed. (Rasor/Crosby)

C. Treasurer, Jill Meakins:

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|----------------------------|-------------------|
| • Balance Forward: | \$2,813.85 |
| • Deposits: | 0.00 |
| • Expenses | (329.00) |
| - CAI membership (\$125) | |
| - Constant Contact (\$204) | |
| • <u>Interest Income:</u> | <u>0.00</u> |
| • Ending Balance: | \$2,484.85 |

- Note: We have 37 paid members
- The bank is Wells Fargo

2. **Regular Guest Presentations**

A. [South Metro Fire Rescue](#), Asst. Chief Jerry Rhodes, Community Services

- Rhodes thanked us for passing Amendment B, repealing the Gallagher Amendment.

- He sent Suhaka the Around the District newsletter with holiday fire tips, general fire tips, how our paramedics doing a good job. Check it out here: spark.adobe.com/page/oF5rUeQzc1HUf/
- A Fire Academy will be graduating in Dec.
- SMFR didn't plan another Citizen's Academy for next year, not knowing what will happen with the pandemic.
- SMFR had helped put together a safety plan for the first 6 months of Centennial under COVID.
- Rhodes will be retiring 12/20, after 22 years in Cunningham, 42 in fire management.

B. [South Suburban Parks & Rec. District](#), Becky Grubb, Communications Manager, Tess Lackey

- The Winter catalogue is out and SSPR is collecting memories from SSPR Ice Arena. It will be closing soon.
- The Sports Complex is on track for Jan. opening.
- Cummins: When will administration moving into the new building. Lackey: In Dec.
- Recreation changes with the COVID dial changes. Many fewer are allowed in the buildings. There are a reservation system, capacity limits, online registration
- Sports leagues are postponed for the time being.
- If you have questions you can email tlacky@ssprd.org.

C. [City of Centennial](#), Tammy Maurer, District 2 Council member

- CARES money has been given out, almost \$10M.
- At the 11/2 Council meeting, the Planning Dept. told Council that there need to be changes in the Land Dev Code. Some items to be considered are solid waste dumpsters at strip centers, parking limits, sign elements, outdoor lighting on single family homes. They hope to bring proposals back Jan-March.
- Council is considering removal of dead wildlife on a homeowner's property. The City may contract with the Humane Society of Pikes Peak Region to remove it. They provide our animal services now.
- Council is also considering further regulation of tobacco & electronic smoking devices.

3. **Guest Presentation:**

University Boulevard Retail Strategy Study: Stewart Meek, Senior Economic Developer & Jenna Campbell, Planner II

- I'm going to just put my notes on the program here. The PowerPoint that goes with the notes is linked in the email. Members at the meeting were very concerned about the push for more drive-thru restaurants up and along the corridor.
- Stewart Meek:
- We're in a retail apocalypse. People are looking for experiences, stores are closing, people want more convenience.
- They want different ways to purchase: online, subscription, eBay.
- Trends are speeding up in 2020.
- Food delivery sales are 4 times higher than 2018 sales.
- We're doing the University study now, a Smoky Hill study will be next year – grounded in market reality, responsiveness to community & following Centennial Next.

- We did a community survey last summer, a stakeholder workshop last Sept.
- We need to redefine mixed use.
- We need to focus on customer experiences.
- We're reacting to market realities & physical realities.
- We need more pedestrian connectivity and to leverage public & open spaces (also within shopping centers).
- We would allow restaurants with drive-thrus only on University corridor right now.
- 30% of vehicle travel on the corridor doesn't begin or end in Centennial.
- Jenna Campbell:
- Pedestrians are the priority. We'll have increased design standards, screen drive-thru lanes (stacking study).
- The street itself isn't being considered because it's a state highway.
- We'd like to make allowances for drive-thrus in small (future), medium (e.g., Cherry Knolls center) & large centers (e.g., Festival). This is being planned to take place over about 15 years.
- Stewart Meek:
- We'll have another presentation to Council on Dec. 14.
- Suhaka: Mixed uses includes residential. What are you considering? Meek: Right now, residential is already allowed.
- Crosby: Are you looking toward when one or more of the strip centers will be totally redeveloped? Meek: The market will drive which sites will be likely candidates. It's unlikely any would be fully redeveloped. This is about what incremental things can we do with what exists there today.
- Crosby: Drive-thrus are counterintuitive to being more walkable. Streets @ South-Glenn is walkable but much larger. Meek: Future presentation to Council, we haven't seen these ideas in the wild. Walking not in drive-thru area, outdoor dining, it's secondary to pedestrians
- Razor: I walk to a lot of the centers, improving walkability would be great. What about the Albertsons? Meek: The shopping center owner has control of the property.
- Cummins: Will any of this flow over to Smoky Hill Rd.? Meek: No, we're only looking at University now.
- Phelps: The content in the Southglenn Subarea Plan should be valued. Re: the community survey: how many, which neighborhoods were represented? Were there alternatives to retail? End cap drive-thru makes most sense but, traffic will be an issue, noise problems, pedestrians shouldn't have to walk through cars.
- Livingston: Consider allowing pedestrian walk-up windows. Campbell: It's allowed now, we'd like to see that. Livingston: Encourage that, please.
- Livingston: I would hesitate to redefine mixed use, prefer overlay/subarea plans. Campbell: We've been considering that. You're right. We need to do this in a way that makes sense.
- Jane Matias (Knolls Townhouses, not a member): Don't change mixed use definition preemptively. If there's a bunch more drive-thrus where sit-down isn't open, they can make more money just as drive-thru. Environmentally, there are problems: cars idling, curb emissions, only do it case by case. Meek: The market would like to see more drive-thrus. Those are the trends we're seeing & the vacancies. We can transition centers to more uses. Proactive doesn't mean unilateral.
- Noon: 10-20 years out is a waste; we're looking at a moment in time. Everything we've done when I was mayor was to shrink set-backs & increase building heights. We're not looking at this as holistically, as we should. To make this walkable, there can't be

this many drive-thrus. We might not be able to do it all in on one little pad site. Meek: We're looking at the sites with that perspective. Cohesive development is so important, it is being discussed.

- Suhaka: I'd prefer a subarea plan. Campbell: We can't spur economic development with a subarea plan. Meek: These plans would be only for the University corridor, possibly city incentives. Matias: The city is over-reaching to consider the whole city, I don't agree.
- Cummins had to stop discussion due to time.

4. **Plans**, Rhonda Livingston, Vice President

- **Review of Proposed Plans for Holly Park Senior Living**, NW corner of Arapahoe & Holly, the vacant lot next to Kaiser: proposal is a 4-story, 160 unit independent living, assisted living & memory care facility on about 3.4 acres. **Comments due 12/3.**
- **Review of Proposed Plans for Jones District, Parcel 8**, vacant lot near Chester & south of Dry Creek: proposal is a 6 story, 305 unit, building with structured parking of 451 spaces & 18 street parking spaces. **Comments due 11/20.**
- Virtual Community Meeting for Peakview Multi-family, near Fiddler's Green: Info is at www.centennialco.gov/peakview: proposal is a 330 unit, 5 story building with parking garage on 4.084 acres. The developer is requesting an INCREASE in the number of units for allowed this site. The site is zoned PUD. You may post your comments, questions, & suggestions in the 'discussion' section for this virtual community meeting. **Comments due by 11/30.**
- **Virtual Community Meeting for Colorado Blvd. Corridor Study.** The info can be found at www.centennialco.gov/colorado. You may post your comments, questions, & suggestions in the 'discussion' section for this virtual community meeting. **Comments due by 11/23.**
- The above information on plans was sent to all members on Tues., 11/17.
- **Centennial Land Development Code (LDC) amendments** were presented to City Council on 11/2. Some of the proposed amendments will come before the Planning & Zoning Commission and City Council, with **public hearing opportunities**, in the first quarter of 2021.
- First possible proposed LDC amendments, presented by city staff, are:
 - Special parking studies (12-5-204) to make sure there is adequate parking on site for the conditions and land use of the site;
 - Prohibited sign elements (12-6-301) to define 'pole signs' and clean up the language for better understanding;
 - Residential lights for single family residences (12-6-702); these types of lights are not directly regulated in the LDC, so regulations will be defined so as not to negatively impact surrounding neighbors;
 - Wireless Communication Facilities in the city right-of-way (ROW) (12-2-435) will define and regulate opportunities for wireless communications facilities within existing poles in the ROW;
 - Solid Waste Collection (dumpsters) guidelines (12-3-608, 808) will be reviewed & cleaned up regarding solid waste collection areas within a site so that adequate and proper storage is available for the land use of the site (prohibit overflowing trash dumpsters, etc.).
- Livingston: The County is updating their billboard regulations; I don't know if this includes LED lighting. Billboards not allowed to change, if a billboard goes down; it can't be replaced