

SUMMARY OF NEIGHBORHOOD OUTREACH MEETING

A neighborhood outreach meeting was conducted on July 24, 2018 at The Inn at Hudson Gardens beginning at 6:00 P.M. All property owners within 700' of the subject property were mailed invitations, a copy of which is attached.

The meeting was conducted utilizing an open house format allowing guest to interface directly with the developer and design team members. Subject specific stations were available to answer inquires regarding architecture, landscaping, traffic and engineering, and site planning.

As evidenced on the attached Sign-In Sheet, sixteen individuals were recorded in attendance. Written comments were received from twelve of those attending and are attached hereto. Key comments focused on the following points:

- Traffic congestion at the intersection of W. Mineral Ave. and S. Santa Fe Dr.
- Building height
- Protection of wildlife in adjoining open space
- Over-building of retail space
- Expanse of surface parking
- Adequacy of parking
- Connections to adjoining open space
- Pedestrian connection to Mineral Station

Santa Fe Park

NEIGHBORHOOD MEETING

An application is being made to the City of Littleton Planning Commission to amend the existing **PD-C** zoning of a ± 33-acre site located in the SWC of Santa Fe Drive and W. Mineral Ave.

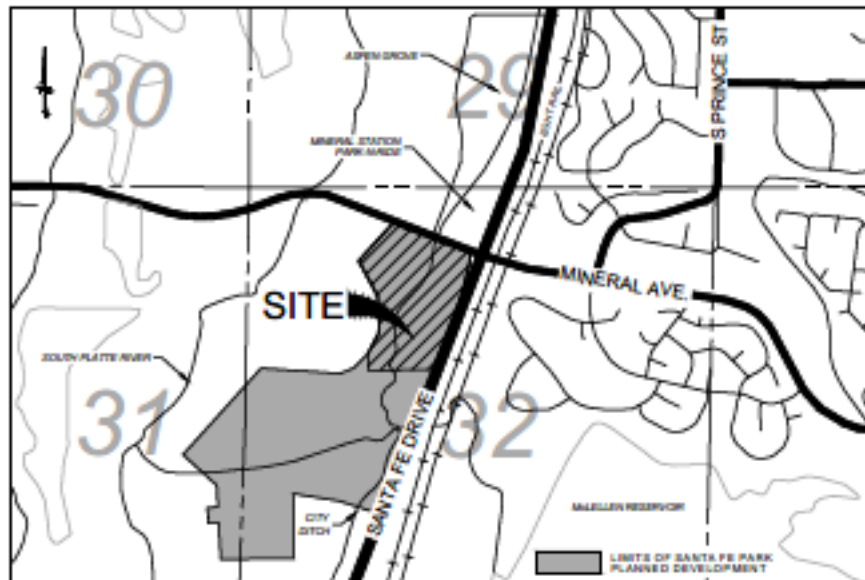
You are invited to attend a neighborhood meeting where the applicant and their consultant team will be available to discuss the proposed amendment and answer any questions that you may have. If you are unable to attend this meeting, yet would like to discuss this application, please contact Robert Place, Evergreen Development, at rplace@evgre.com or 303-757-0472.

DATE: Tuesday July 24, 2018

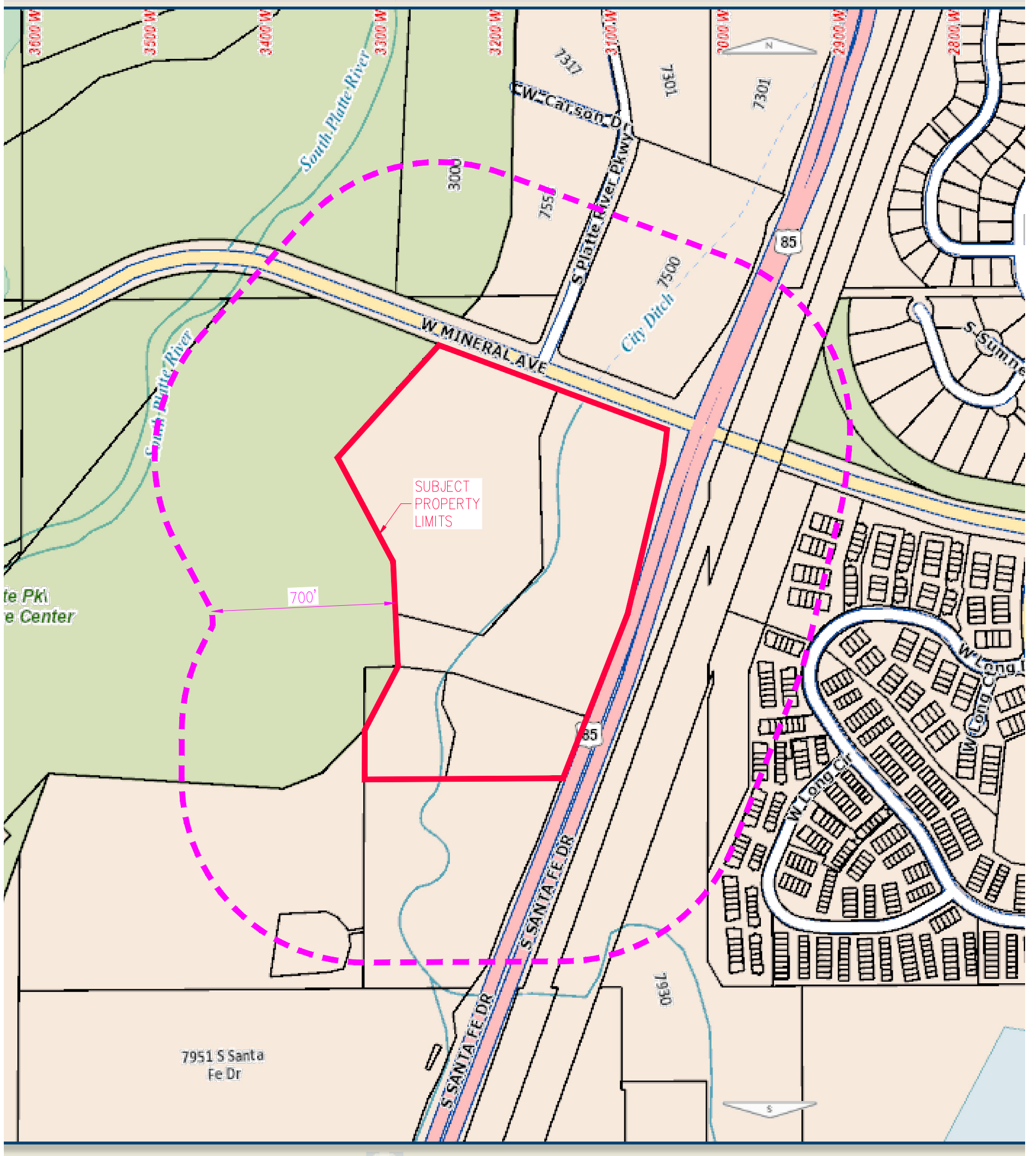
TIME: 6:00 p.m.

PLACE: Hudson Gardens
The Inn at Hudson Gardens
6115 South Santa Fe Drive
Littleton, CO 80120

Site Location Map



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



Filepath: P:\160605\ENGINEERING\EXHIBIT\NEIGHBORHOOD NOTIFICATION MAP EXHIBIT.DWG Layout LAYOUT1

Plotted: THU 06/15/17 2:28:02P By: Michael Moore

NEIGHBORHOOD MEETING NOTIFICATION EXHIBIT (700' RADIUS)

SCALE: 1" = 400'



1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

SIGN-IN SHEET

NAME	ADDRESS	E-MAIL
Chris Hancock	7474 S. Prince	
Robert Vauman	2911 W Long Cir #C	HAP91934@HOTMAIL.COM
ROBERT VAULMAN	2911 W LONGER #C	HAP91934@HOTMAIL.COM
Ginny Rogliano	15 Driver Lane	
Richard Laessig	2906 W Long Circle	
Steve Mueller	7358 S. RIDGEVIEW DR	SRMueller1@msn.com
Nick Schell	7919 S. Bemis St.	
Nancy Sybell	" " "	
Joe Wright	1143 South Nebraska Drive	joewright@msn.com
Jeanmarie Fagan	5285 S. PERRY CT.	3mefagan@comcast.net
Lynn Christensen		christensenlynn@comcast.net
KRISTINE STIRLING	7774 S. HILL	Kristinstirling@comcast.net
Jim Newman	2490 W. Long	janew@ad.com
Kathy & Steve Clark		sterekathyclark@msn.com
Ken & Jo Ellen Kopatich	1950 S. Kendall Blvd Littleton 80128	Kenjoellen@a.com

MY NAME IS JUDY KERNS -
2907 W. LONG CIRCE - JAK1937176@LIVE.COM

Comment No 1

THANK YOU FOR COMING TO HUDSON GARDENS
TO SHARE YOUR PROJECT WITH US.

I LIVE IN SOUTH PARK LOCATED ON
MINERAL EAST OF SANTA FE BETWEEN
COUNTY LINE + Bdwy + Mineral ON SOUTH
SIDE - WE HAVE HOMES (SINGLE FAMILY +
TOWNHOMES AT WEST END - BUSINESSES
+ MEDICAL FACILITIES EAST AND SOUTH OF US

I HAVE LIVED ^(SOUTH PARK) HERE SINCE 1995 - ②
I AM A 6TH GENERATION COLORADAN - I
HAVE SEEN MANY CHANGES IN MY STATE
SOME GOOD, SOME BAD + SOME HORRIFIC -
IN REGARD TO THE "PARKLAND"
PROJECT WHICH MAY BE A GOOD PROJECT,
AT THIS TIME I FEEL THERE ARE SOME
SERIOUS CONCERNS.

TRAFFIC IS HORRIBLE WHERE MY
HOME IS - I AM CONCERNED FOR THE
CHILDREN GROWING UP IN SOUTH PARK -
THE CITY + TRAFFIC DEPT NEEDS TO
SOLVE THAT SERIOUS PROBLEM FIRST.
WITH THE THINGS GOING ON NOW - THE

③

QUALITY OF LIFE THAT WE HAVE ALWAYS
HAD HERE IS GONE.

YOU ARE HERE TO PROVIDE A GOOD
QUALITY OF LIFE WITH YOUR PROJECT,
BUT IT WOULDN'T BE HAPPENING UNTIL ALL
OTHER PROBLEMS CAN BE ADDRESSED +
SOLVED - WE NATIVES ARE VERY
TIRED OF WHAT IS HAPPENING AROUND
US + OUR LIVES HAVE BEEN GREATLY
IMPACTED. AS LONG AS THE DEVELOPERS

Comment No 1 Continued

CAN KEEP MAKING MILLIONS OFF OF
MY BEAUTIFUL STATE + THEN LEAVE FOR
THEIR NEXT PROJECT -
WE HAVE SUFFERED BADLY FROM OVER
BUILDING + THEN ECONOMY TANKS +
WE ARE LEFT WITH DEALING WITH LIVES
RUINED + FRIENDS + NEIGHBORS DEVASTATED
YOU SAY "THAT'S NOT OUR FAULT" IS IT
MINE? - THERE IS A TIME FOR EVERYTHING
+ THIS IS NOT THE TIME.
I KNOW ENSOR HAS BEEN AROUND A
LONG TIME - WE WERE IN REAL ESTATE.
I WORK FOR BUILDERS WHO ARE SUCCESSFUL
NOW IS NOT THE TIME (4)

Comment No 2

My concern is how
the wildlife will
be impacted. Would
like to see the
project separated
from open space

Comment No 3

- No more than 4 stories

- Fix traffic on
Mineral First

Joe Wright

1. Traffic -
2. Traffic -
3. Traffic -

Comment No 5

① We need to preserve this area which is an incredible asset of open space & Natural beauty.

② Concern for impact on Carson Nature Center. We need an impact study.

Comment No 6

The infrastructure at the intersection of S. Santa Fe & Mineral MUST be fixed before it will support development of any kind on the proposed property.

- Nick Schell

- Lack of general interest in retail / Commercial - there are quite a few open pads in Littleton and a proposal for the Columbine Square

- ① Design is horrid
- ② Too much single level parking
- ③ No park connections
- ④ You don't show true height limits
- ⑤ Connections to RTD stnk
- ⑥ misleading or unrepresentative pictures of building Example: height limits
- ⑦ ~~Designs represent~~ Height limits represent developers intention to sell the property
- ⑧ Parking @ 1.5 spaces with is inadequate
- ⑨ Council and Planning will

- I like the 'farm' architecture
- Concerns -
 - Not enough parking
 - Impact to traffic, which is already congested
 - Impact to wildlife just west of the complex
 - Has Carson Nature Center been contacted?

- Concerned w/ possible height of buildings.
- Area already saturated w/ retail.
- CDOT traffic study mandatory!

Traffic concern is top priority

Height of office building is also very important

Comment No 12

→ ^{Southbound} Traffic @ Major
Intersection

→ Parking Closures