

MEETING MINUTES

DATE: July 24, 2024

TIME: 6-7 pm

LOCATION: Virtual – Zoom Meeting

PURPOSE: Neighborhood Meeting for Brighton Crossings Planning Area 1 (PA1)

In Attendance

NAME	✓	ORGANIZATION	PHONE	EMAIL
Sue Sibel, Will Zerkus	✓	Dewberry		ssibel@dewberry.com wzerkus@dewberry.com
Paul Shoukas	✓	PCS		pshoukas@pcsgroupco.com
Matt Haley Lorrie McNamee	✓	Brookfield Residential		Matt.haley@brookfieldrp.com Lorrie.McNamee@brookfieldrp.com
Felicia Drew Strong Daniel Scott 720-325-9075	✓	Attendees		

Summary

- Meeting started at 6:05 PM
- Paul commented that this meeting is being recorded at City of Brighton's request
- Paul with PCS provided a short introduction, went through agenda for neighborhood meeting, introduced the project partners.
- Paul discussed the development process relative to the City of Brighton and where we are in the process.
- Paul showed the overall site map and explained the existing land use, density, and location.
- Paul showed the proposed overall site map, with site acreage, land use, number and dimensions of residential lots, and access points. He mentioned we originally presented a single-family detached (SFD) layout to City staff, however an SFD layout doesn't comply with the City's comprehensive plan, and therefore would likely not receive City staff report when presented to Planning Commission and City Council
- Paul mentioned most townhome units will have a 2-car attached garage and some townhome units have a 1-car attached garage. The site, including garages, can accommodate over 216 vehicles. He mentioned the site is laid out so front of homes face or side main streets, hiding garages from plain sight.
- Paul showed renderings and illustrative views of the development. He mentioned there are numerous small common green areas within the site for pedestrians and activities.
- Questions
 - Drew Strong – Can you please further explain why single-family homes aren't an option? Answer - City of Brighton has a framework plan of all areas within and adjacent to City boundaries. This "comprehensive plan" dictates what should and should not be built in certain areas of the City. This prevents non-compatible uses like industrial areas and schools from being located next to each other. Matt – The City has been firm that no SFD product should be designed in this parcel.

- Felicia - The road coming off Prairie Falcon will be small and narrow with the median there. How will that be adjusted without the road butting up to the fence on the corner house? **Answer – This site layout is preliminary. We will continue working with the City and neighborhood to provide adequate distance between improvements to Prairie Falcon Pkwy, the entry road, and adjacent homes, both existing and proposed**
- Drew Strong - Can you please share what will be done to mitigate bugs if a pond is created? As an owner close to that spot that's a huge concern as we never wanted to live next to a water source like that. **Answer – Although this facility has the word “pond” in it, it is designed to not hold water permanently. It is designed to receive and slowly release runoff from storm events to prevent flooding to surround streets and properties. Almost always this pond will remain dry, and the pond is required to be designed to prevent shallow water ponding which can serve as a breeding ground for mosquitos and other insects.**
- Daniel - Will there be some sort of reinforced wall or boulders put in place to protect the corner house on Potentilla and Prairie Falcon? **Answer – The site plan is in a preliminary stage and we will work closely as a team during design to reduce impacts to this lot.**
- Felicia - Will you replace the fences of the existing homes on the back side since most are original? **Answer – We do not plan to disturb the fences of the existing homes backing up to the site. We will repair any fences or property that is damaged during construction.**
- Felicia - What is the distance between the corner house and that small road off Prairie Falcon? **These is no distance on that side like the other side of the site plan. Answer – As shown there is roughly 25 feet from the designed road and the existing corner lot. We will continue to adjust the site plan to provide as much distance as possible from this road and the corner lot.**
- Felicia – A concern is there are a lot of speeders down Prairie Falcon. Maybe a speed bump can be added? Just a thought to bring up to the City. **Answer – We're reviewing solutions at the intersection with Prairie Falcon and we will work directly with the City to address current and future traffic concerns. Once concept we plan to present to the City is a right-in, right-out movement for the entry road onto Prairie Falcon. This could prevent some cut-through traffic to/from King Soopers**
- Daniel – I personally like the idea of a right-in, right-out. It will cut down on traffic immensely
- Drew Strong – Will these new residents have access to the Venture Center? **Answer – Yes, these homeowners will have access to Venture Center. These homeowners will be required to pay the same fees as you, plus an extra cost to maintain private infrastructure within this development.**
- Can we suggest adding a playground park of some sort somewhere? **Answer – Yes, we will review adding playgrounds, small park spaces and other small amenity areas internally and with the City throughout the site plan process**
- What about bike paths and sidewalks? **Answer – Sidewalks will be built or maintained for surround streets: Bristlecone, Bridge, and Prairie Falcon. Sidewalks will also be designed through the site to encourage safe pedestrian connectivity.**
- Is there going to be a utility easement? Mainly up against the fence line. **Answer – Yes, there will be utility easements around sanitary sewer, storm sewer, water, and dry utilities like gas and electric. It hasn't been determined if these townhomes will be serviced by both gas and electric or just electric. There will most likely be an easement for electricity on our side of your fence line.**

- What is the expected value or sale price for these homes? I imagine this is going to affect our property taxes that are already insanely high. **Answer – Typically property tax valuations are conducted against comparable homes, so its unlikely that a single-family home in this area will be compared against one of these townhomes for tax purposes. We don't know the price point for these townhomes yet.**
- Can I also suggest a lot of flowers and plants that will look good year round so we can at least enjoy looking at this from our backyards? **Answer – Yes, a native seed mix will likely be proposed along the fence line that will contain a good mix of wildflower seed. These areas will be irrigated to encourage strong vegetation establishment then watered as needed to maintain the vegetated areas**
- I know we are putting the cart before the horse, but if all goes as planned with rezoning, etc., what is the expected date to break ground? **Answer – We're very early in this process, however we anticipate a 12-18 month timeline to break ground**
- Scott – I've seen rainstorms that overwhelm the streets. Is there a plan for the overflow spillway of that pond? **Answer - Your streets are actually designed to convey runoff in storm events to prevent water from flooding your lots and homes. Streets are also designed to prevent large storms from flooding more moving parked vehicles. An overflow spillway must be designed for the pond so any excess water can safely travel to nearby streets instead of flooding surrounding lots. The overflow path for this pond will be north through the tract between 5358 Potentilla and 5368 Potentilla.**
- Scott – Will the overall grading of the site be raised considerably more than existing? We have concern with dust generation. **Answer – The site will not be raised considerably more than existing, although we do expect some fill to be imported into the site. There may be an over-excavation process required for this soil based on the geotechnical report. Over-excavation is required in many developable areas in Colorado due to expansive soils which, if left untreated, can cause building foundations to settle, shift and heave, causing structural damage. The over-excavation process consists of digging a wide hole, removing expansive soils, treating them with water, placing this moisture-treated dirt back into the hole and compacting. Treating the soil with water reduces the soil's ability to expand in the future.**
- Scott – Will there be a number of utility tie-ins around the property. **Answer – The only utility tie-ins you should be aware of will be water and sanitary sewer tie-ins to Bristlecone and Prairie Falcon. Neighbors will be provided advance notification of these tie-in activities and potential street closures. These street closures and water shut-offs are typically brief in nature, 4-8 hours.**
- Daniel – What happens when a water main is hit and our basements flood? Or a gas line is hit and we are evacuated? You have to plan for worst-case scenario? **Answer – Contractors are required to call for utility locations prior to any digging operations. Contractors also perform non-destructive utility exploration, called potholing, that indicates exactly where existing utility lines are. Any damage to property will be handled directly with Brookfield.**
- Scott – Do you have an anticipated primary access point for construction traffic? **Answer – We would direct our contractors to access the Site through Bristlecone St. Once home construction begins, Brookfield has far less control on construction traffic.**
- Paul outlined future steps for approval of this project and mentioned neighbors will be informed as more formal public forums are scheduled.
- Meeting ended at 6:55PM

Action Items

DESCRIPTION	BALL-IN-COURT	DUE DATE	COMPLETE? (Y/N)
None			

We believe the foregoing record to be an accurate summary of the meeting and related decisions. We would appreciate notification of exceptions or corrections to these Minutes within five (5) days of receipt. Without notification, we will consider these minutes to be a record of fact.

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Sincerely,

Sue Sibel
Dewberry Engineers