

**Neighborhood Meeting Summary – Meadows Filing 19, 5.5 acres, Site Development Plan [Senior, Affordable MF]
Neighborhood Meeting #1 – May 16 at 6 pm
Philip S. Miller Library, Hybrid (4 Public Attendees)**

Shopworks Architecture, on behalf of Ulysses Development Group, held the first neighborhood meeting to discuss a proposed Site Development Plan (SDP) for a 5.5-acre parcel located in the Meadows, north of N. Meadows Drive on Timber Mill Parkway, to be known as Castle View Apartments. The property is zoned Commercial/Office/Industrial (COI) under the Meadows Planned Development (PD), 4th Amendment, which allows senior living facilities as a use by right. The Ulysses Group is a Denver-based developer of multifamily communities nationwide.

This meeting represented the first required neighborhood meeting. The meeting was conducted in a hybrid format. The neighborhood meeting notice was mailed to all property owners within 500-feet of the project site and included a vicinity map, project narrative, and conceptual site plan. Seven community members attended the meeting; 3 in-person, 4 online.

The site plan proposes a 200-unit affordable multifamily senior housing facility. A single 4-story, 180,000 square foot building is planned, comprised of a mix of 1- and 2-bedroom units. The building would be oriented around two courtyards with gardens, outdoor grills and seating area, and crusher fine pathways. A pet park is planned in an area apart from the courtyards.

The multifamily facility will be an age-restricted, 55 years and above, wholly independent living/active adult community. No food service, medical or nursing support is proposed. Residents may arrange privately for independent caregivers, including live-in caregivers, if they so choose.

The design and development team introduced themselves, reviewed how to participate online and proceeded with their presentation. The presentation covered the proposed building and site design, the demographic this building is looking to serve, proposed resident amenities, building height, number of units, number of parking spaces, permitted uses, and proximity of the site in relationship to the rest of the Meadows neighborhood.

Applicant Representatives:

- Ahmed Abdelhameed, Ulysses Development Group
- Alisha Hammett, Shopworks Architecture
- Rebecca Greek, Shopworks Architecture
- Anna Spelke, Shopworks Architecture

Town Representatives:

- Cara Reed, Neighborhood Liaison

- Sandy Vossler, Senior Planner

Community Attendees

1. Charrie Bledsoe (in-person)
2. Richard Morton (in-person)
3. Gus (in-person)
4. Anonymous Attendee (online)
5. Patricia Riber (online)
6. Ruthjoy (online)
7. Maria Ciano (online)

Questions from the community

- Building height and proximity to existing homes south of the railroad
- Project schedule
- Size of the apartments, number of bedrooms and number of each type of unit
- How many ADA units and parking spaces are being provided?
- Resident amenities and programs
- Parking
- Noise mitigation from the railroad
- How utilities will be billed
- Laundry facilities
- LIHTC financing
- Income-qualification requirements and rent ranges
- How age restrictions are enforced
- Pets permitted on property
- Bike storage and bike paths
- Timing for construction

Items applicant will follow up on before the next neighborhood meeting: how noise mitigation from the railroad will be addressed and trail connections.

The project is located in Councilman Hollingshead's District #1.

The meeting adjourned at approximately 7 pm.

SDP Submittal Date: Early June

Attachments:

Vicinity Map
Conceptual Site Plan
Presentation PowerPoint

Link: https://crgov-my.sharepoint.com/:f:/p/svossler/Eqz5uhd6sq5Er9HNEllbogQBH6qIfJ49f92jY_SZA7cbtg

**Neighborhood Meeting Summary – Meadows Filing 19, 5.5 acres, Site Development Plan [Senior, Affordable MF]
Neighborhood Meeting #2 – August 30, 2022 @ 6:00 p.m.
Philip S. Miller Library, Hybrid (1 Public Attendee)**

Shopworks Architecture, on behalf of Ulysses Development Group, held the first neighborhood meeting to discuss a proposed Site Development Plan (SDP) for a 5.5-acre parcel located in the Meadows, north of N. Meadows Drive on Timber Mill Parkway, to be known as Castle View Apartments. The property is zoned Commercial/Office/Industrial (COI) under the Meadows Planned Development (PD), 4th Amendment, which allows senior living facilities as a use by right. The Ulysses Group is a Denver-based developer of multifamily communities nationwide.

This meeting represented the second required neighborhood meeting. The meeting was conducted in a hybrid format, offering both in-person and virtual participation. The neighborhood meeting notice was mailed to all neighbors within 500-feet of the project site and included a vicinity map, project narrative, and a conceptual site plan. The meeting was scheduled for August 30, 2022 from 6:00 p.m. to 7:00 p.m. The following represents a summary of the neighborhood meeting.

Meeting Attendees

Applicant Representatives:

- Ahmed Abdelhameed, Ulysses Development Group
- Rebecca Greek, Shopworks Architecture
- Anna Spelke, Shopworks Architecture

Town Representatives:

- Cara Reed, Neighborhood Liaison
- Sandy Vossler, Senior Planner
- BrieAnna Simon, Senior Planner

In-person Attendees: No people attended the meeting in-person.

Online/Phone Attendees: 1 person attended the meeting virtually. See attached sign-in sheet.

- Maggie, Palace Construction

The applicant's presentation included a PowerPoint presentation, an overview of the proposed building and site design (i.e. building height, number of units, and number of parking spaces), summary of the demographic and proposed resident amenities, along with the proximity of the site in relationship to the existing residential lots. The presentation discussed follow up items from the first neighborhood meeting which are as follows:

- Railroad Noise: The proposed building is more than 200 feet way from the railroad tract. The applicant is currently conducting an acoustical study to determine impact and mitigation of the railroad noise.
- Building height: The proposed building height is consistent with the Planned Development. The closest residential lot is more than 500 feet away from the proposed building.

Attendees had the following comments and questions:

Q: When do you anticipate starting construction and how long do you anticipate the construction schedule?

A: The applicant stated they are anticipating breaking ground in early 2023 with a construction period of 18 months.

Q: Is this project financed with low-income tax credits?

A: The applicant stated this project is funded with low-income tax credits of four percent from CHFA.

Q: Has a general contractor been selected for this project?

A: The applicant stated a general contractor has been selected and provided their contact information to talk directly about that process.

The project is located in Councilman Hollingshead's District #1.

The meeting adjourned at approximately 6:25 p.m.

Attachments:

- Vicinity Map
- Applicants Meeting Summary and Sign-In Sheet
- Applicant's PowerPoint Presentation

Neighborhood Meeting Summary

Project: Meadowmark Senior Housing, Meadows Filing 19

Meeting #: 3

Date/Time: 6 p.m., Wednesday, Jan. 11, 2023

Meeting Location: Virtual

Councilmember District: Hollingshead

Meeting Adjourned: 6:21 p.m.

Applicant's Presentation:

[Meadowmark Senior Housing Presentation](#)

There was no recording made of the meeting.

Proposal: The site plan proposes a 200-unit affordable senior housing multifamily community. The community will consist of a single, 4-story building with wings designed around a central courtyard. One and two-bedroom units will be offered as a "For Lease" product. The property is within the Meadows Planned Development, Amendment 4, and is zoned to allow senior housing as a use by right. The property is located on Timber Mill Parkway, west of Castle Rock Parkway and North Meadows Drive.

Applicant Representatives:

Alisha Hammett
Ahmed Abdelhameed
Rebecca Greek
Anna Spelke

Public Attendees

Virtual (6):

Artie Lehl
Erik Johnson
Jack Thiel
Katie Barrett
Rhanisch
Ted

Town Staff Attendees:

BrieAnna Simon
Michelle Pavlou

Applicant's Presentation:

The applicant gave a powerpoint presentation showing an overview of the site development plan. It is not an assisted living facility, but senior housing. This is an active adult community targeting those over 55 years old.

Concerns presented to applicant:

- There was a comment about the chosen color palette for the development.

Applicant response: The colors are very similar to the other colors seen in the Meadows neighborhood and throughout Town.

- There was a concern about the environmental impacts from the project.

Applicant response: During the application process there have been several impact studies, which they have adapted to in their plan. They are also required to follow the National Green Building Standard (NGBS) due to the grants they have received from LIHTC. This includes low flow fixtures, water wise plantings, EV ready parking stalls and recycled building materials during construction.