

October 10, 2007
District 4 Town Hall Meeting
Notes from Facilitated Discussion on Southmoor Station

Density:

- Do not support low income housing or low income households in their neighborhood
- There is already low-income housing on the periphery of the neighborhood along Quincy, the high-rise senior housing, etc. It is not fair to add more low income housing near the neighborhood. Ulster is a major thoroughfare from the DTC going along Monaco.
- Southmoor Station is listed as an urban center. This indicates higher density. Would like the station degraded to a “Commuter Town Center” which would indicate less density around the station.
- Soften the planned height. Too high.
- Do not like the height and density along Monaco
- Young people who like high density do not want to live in Southmoor

Schools:

- Southmoor has a waiting list. Concerned about adding more students to the school, overcrowding.
- Many people have spent years to build Southmoor School back to a good school. We want to keep that a good school for the neighborhood.
- Will there be a change in school boundaries? What will they be if the children that move into this housing?

Aesthetics:

- This proposal will be ugly and has too many buildings

Zoning:

- How is this property zoned now?
- What is the impact of the current zoning and what will it be re-zoned to with these plans?

Consultants:

- The outside consultants came to the meetings with an almost complete plan
- They made errors by not recognizing what was already there (Cambridge Condos) and what the neighborhood (Southmoor Park East) was like

ViewPlane, Height and Neighborhood Covenants:

- The Four or Five story buildings would violate Southmoor Park East view plane ordinance.
- In addition to the View Plane, SPEHA has covenants with the property owners in that area.
- Are the planners aware of this and are they taking these into account when they make these plans.

Traffic:

- Has the impact of the traffic that this number of buildings would add to Monaco and Hampden, etc been studied?

- Also what is the impact of traffic going through the Southmoor neighborhood as many people cut through already?
- Could we look at some traffic calming?
- Will the city enforce traffic; speeding in the neighborhood?
- More traffic in that area would be dangerous for the children at the school.
- There is already gridlock at Monaco and Hampden.
- Make the streets safe for all weather conditions

Crime:

- Concerned about the people living around the Quincy area. More crime in lower-income areas.
- Research Hillsboro Oregon. A study shows an increase in crime.

Process:

- What is the legality of the process?
- What input as neighbors do they get to have.
- Is there any legal recourse if this plan is put in place and the neighbors do not approve?
- We are running out of time and we have no answers to our concerns.
- Is this plan going to go through without good answers?
- Irritated by the process. Hasn't involved the neighbors soon enough.
- When was this initiated?
- The neighborhoods have not been involved.
- Want a list of everyone who has been notified of these meetings.
- Why haven't neighborhoods and their representatives been involved in the process?
- Who will be making the final decisions about the plan and when will it be made?
- Do we have to wait until the meeting on the 8th to get answers to these questions?
- There are 7 registered neighborhood associations nearby. Have they been involved in the process or notified?
- People were not informed about the process
- The Planning Board was not consulted about this
- Who in the city has been involved and who has been consulted about this planning process?
- Did Peggy know about this plan?
- Why haven't people been notified about what was going on?

Access:

- Why didn't RTD put access on the other side of the freeway?

Home Values:

- Concerned about re-sale value of houses in the Southmoor Park East Neighborhood.
- People moved to Southmoor with kids because they want a kid-friendly neighborhood. We won't get this if we add this project. There is a loss of real estate values.

Plan:

- The development looks to benefit the new development and not the neighborhood that is already in place. How are people going to get to the new retail area if parking is underground?
- Who desires this infrastructure? What are the existing uses and development by right?

- Parking Garage
- There are already problems with icing in that area. A parking garage would make it even more difficult to get in.
- The Mayor alluded to the fact that when the Light Rail Initiative was passed there was wording that indicated the desirability of density development near the stations. What exactly is that wording?

Development:

- Will the developers be offered incentives by the city to come build the kind of project that is proposed?
- Will RTD use eminent domain to take this property for development?
- Will there be enough people to fill the retail space. There is empty space in the shopping area now.
- If there were no light rail station, would there be the same kind of project proposed for the area.
- The development favors new and not existing neighborhoods

Other Comments and Questions:

- It would be great to have a good development like this near the Yale station.
- The Mayor said that it would be a great place for young people out of college to move to, will young people want to move to SE Denver and in this housing?
- Are there proposals for this kind of housing development near the upcoming light rail on the north side of town?
- What is the current occupancy at the District at Southmoor? How many of those occupants use the light rail.
- RTD and the Planners are a Trojan horse coming into the neighborhood and trying to destroy the social fabric of the neighborhood.