### BETTER DENVER PROGRAM

**Meeting Minutes**

**Meeting Description:** TREX Finalization Cherry Creek HOA Meeting

**Date:** March 25, 2010  
**Time:** 7:00-8:30P  
**Location:** Cherry Creek Townhome II Clubhouse  
9128 E Mansfield Ave

**Attendees:** Councilwoman Peggy Lehmann, Russell Luxa (Manager), Steve Forvilly (Project Manager), Karen Good (Planning Supervisor), Residents

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Topic</th>
<th>Discussion</th>
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<tbody>
<tr>
<td>1.</td>
<td>Project History</td>
<td>Councilwoman Lehmann opened the meeting with a brief history of previous meetings. Councilwoman Lehmann stressed the need to agree upon the proposed improvements at this meeting in order to proceed with design and construction in a timely manner.</td>
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</table>
| 2.       | Current Concepts    | Steve Forvilly summarized the conclusions from the previous neighborhood meeting on December 3, 2009. Steve then described the work that has been performed since the last neighborhood meeting. The team:  
  - potholed existing utilities in areas of concern  
  - surveyed the remaining east-west streets in the neighborhood  
  - developed preliminary cost estimates for constructing sidewalks along each block  
  - developed concepts and cost estimates for drainage improvements  
  - and defined the recommended improvements.  
  Steve then presented the current recommended improvements for proposed sidewalks in the neighborhood. The recommended improvements include:  
  - construction of sidewalks along the west side of Boston  
  - construction of sidewalks along the north side of Nassau  
  - and construction of sidewalks along the north side of Mansfield.  
  The design team’s recommendations are based on where the sidewalks would most benefit the neighborhood, locations where adjacent landowners will maintain the walks, utility impacts, and budget limitations.  
  The total estimated cost of the recommended improvements is $1.1M. In the event that actual costs are less and additional funding is available the group needs to decide before the conclusion of this meeting where additional sidewalks would be of greatest benefit. |
| 3.       | Open Discussion     | Steve moderated a lengthy discussion of questions and concerns, addressed with the assistance of Russell and Karen.  
  Q: Are drainage improvements included in the cost?  
  A: Yes, the estimated cost includes the cost of drainage improvements but funding would
be provided by the Wastewater Management Division.

Q: What are the details of the drainage fix?

A: The exact details will be determined during design, but it appears that the Boston Street pavement must be lowered to allow runoff into the inlet in Aurora and gutter with some type of guard rail constructed in front of the inlet.

Q: Have we talked with Aurora about the Hampden Town Center drainage?

A: No, the Aurora work is complete. The subject inlet was designed and constructed to accept the Denver drainage. Aurora approval will not be required since the street and all of the proposed improvements will be entirely within Denver.

Q: Can the west side of Boston be raised to allow the inlet to capture runoff?

A: This is unlikely due to possible impacts to drainage out of the townhome complex.

Q: Has the drainage work started?

A: No, but this will be coordinated with the bond project work. We have potholed utilities at this location to determine their depths and concluded there will not be any utility impacts.

Q: Will there be any way to expand Boston between Lehigh and Mansfield?

A: No, there is only 25’ of City right of way width. The roadway will probably remain 16’ wide.

Q: Are landscape improvements along Oxford by the noise wall still an option?

A: This is one location where utilities were potholed and there is an existing fiber optic line and a large gas line adjacent to the wall footing. These utilities will prevent planting trees.

Q: Can overhead utilities be placed underground?

A: Yes, whenever possible. When multiple utilities are on the poles undergrounding is less certain.

Q: How will walks connect with existing walks?

A: Each case will be unique. Private walks may need to be removed and adjusted, particularly where steps are involved. Temporary easements will be required where reconstruction extends beyond right of way.

Q: Will Boston Street be narrowed?

A: Yes, Boston between Oxford and Mansfield will be narrowed five feet to allow the new walk to be constructed within existing right of way.

Q: Will we be working with the City arborist?

A: Yes, and trees will be saved as much as possible.

Q: If a tree is lost what would be the replacement?

A: Standard tree sizes are 2-½ inch.

Q: Will street lights light the sidewalk?

A: Yes, in accordance with current City standards.

Q: Will trees be impacted by power line work?
A: We will avoid impacting trees to the greatest extent possible and will consult with City Forestry when working near trees.

Q: The north side of Mansfield was not previously recommended due to existing sidewalk, people may not use it, and should it be placed on the south side?

A: The private walk is not within public right of way and is not handicap accessible. The north side of the street has more sun exposure and would be easier to maintain in the winter. We will study Mansfield further to determine the most practical placement.

Q: What about driveways and access?

A: Most driveways will need to be removed and replaced in accordance with current City standards. One half of a driveway would be replaced at a time to allow continuous access during construction. Irrigation and landscaping will be repaired upon completion. Temporary easements will also be required at driveway locations.

Q: Can low water turf be used?

A: We do not anticipate replacing large quantities of sod and most of the areas will be narrow strips. Our standard practice is to try to match the surrounding sod type.

Q: There are not many people in attendance including some who do not support the project, so how will project information be communicated?

A: We will post meeting minutes and other information on the bond project web site and we will be meeting with the HOA presidents once design drawings are available. Community members interested in providing additional comments should provide them to the Council office.

4. Conclusions

The majority of those in attendance expressed their support for the project. The group further concluded that sidewalk along the north side of Oxford Drive would be the preferred option if additional funding is available. The group expressed the desire to save trees, and to confirm the best alignment for sidewalks along Mansfield Avenue.

5. Further Action

City staff will begin final design of the preferred alignments. A meeting will be scheduled with HOA representatives at Councilwoman Lehmann’s office when design drawings are available. Temporary construction easements will then be developed for approval by the HOA Boards. If all goes well the contract should be bid by year end with construction commencing in early 2011.

Meeting minutes and other project information will be posted on the Better Denver Bond Program web site:


Questions can be directed to:

Council office 303-504-5781

Steve Forvilly 720-913-4533.

**Recorded by:** Steve Forvilly

**Distribute to:** Team, residents and BLT
# Meeting Attendance Roster

City Project Number: P182308.123  
Project Name: TREX Finalization Bond Project-Cherry Creek Townhouses  
Meeting Location: Second Cherry Creek Clubhouse, 9128 E. Mansfield Ave.  
Meeting Date: March 25, 2010  
Meeting Time: 7:00 PM

<table>
<thead>
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**PROJECT NAME:** TREX Finalization Bond Project-Cherry Creek Townhouses  
**MEETING LOCATION:** Second Cherry Creek Clubhouse, 9128 E. Mansfield Ave.  
**MEETING DATE:** March 25, 2010  
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