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5823 S. Hanover Way
Greenwood Village, Colorado 80111

January 27, 2017

Honorable Mayor Rakowsky and Members of City Council
City of Greenwood Village
6060 South Quebec Street
Greenwood Village, CO 80111

RE: An Open Letter Regarding the Proposed Orchard Station Subarea Amendment

Dear Mayor and Members of City Council:

My name is David Seserman. I am a resident of Sundance Hills (District 3). I am writing this letter for you in advance of your study session that is scheduled for tomorrow morning (January 28th). Let me begin with a brief introduction of my background to help you put this letter and my thoughts in perspective. Until I term limited out at the end of 2012, I served as a member of the Planning & Zoning Commission (“P&Z”) for a little over 10 years (over 6 years as the Chair). I believe I am the longest tenured member of P&Z in the history of Greenwood Village. Prior to joining P&Z, I was active in my local homeowners association where I served in a number of officer capacities including president. I was raised in Greenwood Village and it has been my home since 1972. Since leaving P&Z, I have continued to be involved in the Village. During the last several years, I have attended numerous City Council study sessions and attended and testified before P&Z on several matters. I attended the recent educational and input forums regarding the proposed Orchard Station Subarea that were held for Districts 2, 3 and 4. I spoke at the District 3 meeting and have been asked to summarize my remarks for you all to consider.

The Comprehensive Plan is visionary document that contains the collective development vision of residents and community leaders. The top goal listed in the Plan is to “preserve and enhance the Greenwood Village quality of life.” The Plan is a live document that, by ordinance, is required to be reviewed annually. As a practical matter, the periodic review has taken place every couple of years. The Comprehensive Plan is a guide for developers and essentially provides them with an invitation to propose quality projects that fit within the vision of the Comprehensive Plan. The starting point for any development application is the Comprehensive Plan. The process for reviewing and revising the Comprehensive Plan is as follows: Between revisions, Staff, City Council and P&Z make notes of issues that should be addressed during the next revision. Before the revision begins, City Council, Staff and P&Z meet in a study session to discuss their notes and the upcoming revision. Thereafter, P&Z Commissioners reach out to residents of their respective districts and obtain input. Then, P&Z holds open study sessions (typically planning district by planning district). While these meetings are being conducted and following the meetings, P&Z, with assistance from Staff, drafts language for proposed amendments to the Comprehensive Plan. After the meetings, P&Z refines the language as an

agenda item at a regularly scheduled meeting and forwards the language to City Council. Typically, after the language is forwarded to Council and before Council reviews it, P&Z is invited to meet with Council in a study session where P&Z Commissioners walk Council Members through the revisions that are being proposed to the Comprehensive Plan. Thereafter, City Council edits the proposed Comprehensive language as Council Members see fit and formally adopts the amendments. Of note, and of importance in this process, P&Z Commissioners are the primary authors of the Comprehensive Plan. City Council's role is to (a) meet with P&Z at the beginning of the annual review and again at the conclusion of P&Z's work and (b) edit the language received from P&Z and formally adopt the revisions to the Comprehensive Plan. In the case of the Orchard Station Subarea proposal, this process was not followed.

In 2011-2012, during the last Comprehensive Plan review I was involved with as the chair of P&Z, Staff questioned whether there was a need for a separate Orchard Station Subarea covering the area bounded by I-25, Quebec, Orchard and Belleview. My fellow commissioners and I rejected the request feeling that, while the area was ripe for redevelopment, such redevelopment should and could be done within the Corridor Planning Area language that consisted primarily of B-1 Zoning that permits offices, retail, service establishments, etc., but does not permit residential uses. At no point was there any discussion of modifying the radial height plan that had been in place essentially since the incorporation of Greenwood Village and was enacted and carefully followed to protect the mountain views enjoyed by residents and businesses east of I-25. To give you an idea of the impact recent development has had on mountain views, at the bottom of this letter is a photo I took from my office window this morning. When my firm moved in this building 5 years ago, the view of the mountains from my window was essentially unimpeded.

In 2015, P&Z engaged in a periodic review of the Comprehensive Plan. The concept of creating an Orchard Station Subarea was raised; however, P&Z was informed by Staff that the City had hired consultants that work with developers to study the area, so P&Z could not consider the area during its review. During the fall of 2015, the consultants presented a proposal to City Council in a study session in which they unveiled a design proposal that eliminated the radial height plan and invited the development of an urban/extremely dense area including, tall buildings along I-25 that would be occupied by mixed use businesses and would include a significant number of multi-family residential units. Since City Council elections were scheduled to be held several weeks later, the City Council members attending the meeting voted to hold off further discussion until the new City Council was elected. As the recent Greenwood Village Newsletter sets forth, after the current City Council members took office, a developer, the consultants, Staff and City Council held a number of study sessions in which they negotiated and developed language for a proposed Orchard Station Subarea and changed the boundaries of the proposed subarea several times. Eventually, the language for the proposed subarea was completed and the proposed Orchard Station Subarea language and proposed boundary for the subarea were provided to P&Z for consideration. As you know, after the proposed Orchard Station Subarea was put on the P&Z agenda, the residents of Greenwood Village showed and have continued to show unprecedented concern regarding in the proposal.

I truly believe that the normal process for revising the Comprehensive Plan is an efficient and effective process that allows all of the stakeholders (residents and developers) an opportunity to participate in a fair and open manner. As I stated, the normal process was not followed in the case of the Orchard Station Subarea. As a result, this matter has exploded. Distrust of appointed and elected officials as well as City Staff has increased and residents have spent thousands of hours fighting to have their voices heard. Therefore, I urge City Council to reject the proposed Orchard Station Subarea language and direct P&Z to (a) follow the normal procedure currently in place for considering whether there should be a separate Orchard Station Subarea and, if P&Z determines there should be a separate subarea, (b) draft a proposed amendment to the Comprehensive Plan.

Thank you for your consideration.

Sincerely,



David B. Seserman

