

Walnut Hills Civic Association
BOARD MEETING

Nov. 12, 2020, 7 PM, Zoom

Agenda

1. Call to order:
2. Attendance (Five members constitute a quorum.)

___ Lutton, Randy (1)	___ Gamec, Julie (6/GID)	___ Hauschild, Ed (11)
___ Vacant (2)	___ Draheim, Tyler (7)	___ Fischer, Carol (12)
___ Katich, Mike (3)	___ Brooks, Barb (8)	___ Suhaka, Andrea (13)
___ Garcia, Myra (4)	___ Vacant (9)	___ Vacant (14)
___ Senn, Donna (5)	___ Vacant (10)	___ Vacant (15)
- Guests:
3. Correction and Approval of Minutes of 8/13/20:
4. GID, Gamec:
 - A. Approval of bills:
 - B. Projects/Other:
 -
5. Committee Reports:
 - A. Treasurer's Report, Lutton:
 - B. Website, Lutton:
 - C. Membership Report, Lutton:
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 - D. Welcome Wagon
 - E. Compliance Calendar: Suhaka
 - F. Report from the Chair, Gamec:
 - AUC4
 - NTMP
6. Old business:
 - A. Dumpster Day Report, Senn
7. New Business
 - Cub Scout Little Library
7. Upcoming Events:
 - A. Holiday Lighting Contest, 12/21
 - B. Beer Night, 2/23 (?):
 - C. Annual Meeting, 3/11
8. Neighborhood concerns/questions:
 - Suhaka: Council had an Executive Session on Mon. on the use of property for short term rentals.
 - Suhaka: Concern about a development GWV approved across Arapahoe from us. See attached.
9. Adjourn:



This rendering shows what the building will look like from the front.

LARGE ENTERTAINMENT VENUE PLANNED FOR GV WITH \$1 MILLION TAX SUBSIDY

BY **FREDA MIKLIN**
GOVERNMENTAL
REPORTER

In December 2019 the Greenwood Village City Council approved a zoning overlay to create the Arapahoe Entertainment District (AED) on Arapahoe Road between South Syracuse Way and South Yosemite Street. Included in the AED was a sales tax rebate program to repay developers for improvements to their properties from new sales taxes generated by their projects.

Before we ever heard the word pandemic, on January 6 of this year, the city council approved a plan by Kelm Development Corporation, led by Robert Koontz, of a 4.2-acre property at 7939 E. Arapahoe Road. It currently houses Autotek and several small restaurants. Plans for the property call for a 54,000 square-foot entertainment complex, anchored by a 30,000 square-foot building called “Pindustry” which will include food, a beer garden, and live entertainment outside and inside the building, as well as “duck-pin bowling, ten-pin bowling, shuffleboard, ping pong, corn hole, indoor hoops, pinball, social darts, and more.” There was no neighborhood input meeting required by GV for this project and none was held.

The approved plan includes an agreement between Koontz as manager of 7939 Ltd. Liability Company, the entity that owns the property, and GV to rebate from 90 percent (the first year) down to 25 percent (in year five) of all city sales taxes collected in excess of \$85,437/year from the entire 54,000-square foot complex during its first five years of operation. The actual amount of the payment over five years from GV to the developer was approved by the city council for up to \$2.3 million total, reported Derek Holcomb, GV community development director, but is currently expected to be \$962,000, based on projected sales numbers after the business opens.

The sight development plan for the project as presented included a painted mural around one corner of the building that drew concern from three city council mem-



This is a rendering of the Pindustry building from the approved plan with a sample mural that goes around the corner of the building. The property owner will choose an actual mural.

bers. Councilmember Dave Bullock told Koontz, “You know, Greenwood Village has always been known for a certain brand and a certain look and we don’t do things that other cities do. This is something that you would see in downtown Denver or other places like that...” Anne Ingebretsen expressed the opinion that the murals were “not something that I think adds to your development,” and Dave Kerber said he was “troubled” by the murals, but the other five members of the council were fine with having murals on the building. The site development plan, including the murals, was eventually approved unanimously, after

a separate vote to remove the murals was lost by Bullock, Kerber, and Ingebretsen on a 5-3 vote. Nine months later, in a city council study session on October 19, without a formal vote, the council adopted a policy by consensus that there would be no more murals allowed in the AED except for the one at Pindustry.

The approved site development plan also included a notation for “food truck parking,” however that did not draw any comments from city council members before it was approved in January.

On May 19, Pindustry applied to GV’s planning and zoning commission (P & Z) for a planned sign program

for the property comprised of five building-mounted signs with some having LED lighting and letters up to 62-inches tall, plus 8 other signs. Commissioners balked at the size and number of signs being requested and sought guidance from the city council. After a subcommittee comprised of City Council Members Dave Kerber and Libby Barnacle and the chair and vice-chair of P & Z met twice to discuss the possibility of creating a sign code for the AED, given its unique character, the entire city council and P & Z met together on July 20 to talk about the need for a sign code for the AED. After a 90-minute discussion,

the city council decided that it would not adopt a sign code for the AED, leaving all decisions about signs there to P & Z, which already makes decisions about planned signed programs for all other locations in the city. The council told P & Z that they expected the AED to be more vibrant than other business areas in GV but gave little more specific guidance.

P & Z commissioners were also told at the July 20 joint meeting with the city council that the longstanding practice of the professional planners in the community development department making recommendations on planned sign programs would be immediately discontinued. From now on, city planners will only provide explanations of what developers are asking for and comparisons to what city code allows. They will no longer include their professional judgment of the merits of planned sign program requests.

On September 15, Koontz returned to P & Z with a revised planned sign program for approval. He noted that the development called for “entertainment-style signage” and that the building was located at “the far southwest corner of Greenwood Village, surrounded by other jurisdictions, with no surrounding or nearby Greenwood Village residential.” The 304-unit

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