

**From:** [JOHN ANDERSON](#)  
**To:** [Lewis Gregory](#); [Kaydee Fisher](#); [Philip Vandernail](#); [Eileen Waldow](#); [Brian Cerkvenik](#); [Parnell Quinn](#); [Katie Soles](#); [Ed Cannon](#); [Antoinette McVeigh](#); [Leslie Crittenden](#)  
**Cc:** [JOSEPH LANDEN](#); [John Anderson](#); [Bob Gnuse](#)  
**Subject:** Makes sense to me  
**Date:** Friday, September 2, 2022 1:39:52 PM

---

Respectfully ... I am a Fraser homeowner at 43 Meadow Trail and have been following this issue in the SkyHigh News and seek to keep informed. I have reviewed the suggestion made by my friend and neighbor Mr Landen whom I know to be experienced in these areas by virtue of his professional career, and I think it makes sense. I also am aware that the developer has his own perspective on these issues which are large and complex. I support in particular the suggestions in Part 1 as a place to start so that taxpayers can rest assured that whatever decisions are made on these issues in the future will have the benefit of a 3rd party expert that is fair and objective in their assessment. Thanks in advance for your thoughtful consideration on behalf of the citizens. .... JA

### **Part 1: Commission a Capital Impact Report**

- A National Economics firm should be engaged to complete a comprehensive and robust Capital Impact Report so that the Community can understand **the capital burden development places on our Community's public services** that include (1) Schools, (2) Roads, (3) Water, (4) Sanitation, (5) Fire & EMS, (6) Police, and (7) Public Transportation.
- If the Developer's costs have increased, so has the Community's costs—and the public deserves to know the quantification of these costs.
- This is **an absolutely standard process of communities across the country** that are undergoing growth and major development.
- The Town Manager informed us that this type of report has NOT been commissioned by the Town. So it appears the Board could be asked to make **MAJOR UNIFORMED DECISIONS** at the meeting on September 21st.
- **A Capital Impact Report should be finalized before the Board considers whether it is appropriate to extend the Developer's development rights beyond the current October 2028 termination date.**

### **Part 2: Response to Developer's Requests**

1. **No Back Door Tax Increase**
  - Existing Residents and Third-Party Landowners of Grand Park should remain under the terms of the original Metropolitan District—with the existing termination date of December 2050. And absolutely no other changes.
2. **Provide the Full Conservation Easement and Open Space**
  - The City of Denver required 1,300 of the 4,000 acres in the Central Park Neighborhood (formerly Stapleton) to be dedicated as parks and open space—i.e. 32.5% of the total land area.
  - **FRASER: You can mandate this requirement too!**
  - Reinstate the full Conservation Easement and open-space requirements as provided for in the 2003 Annexation Agreement—which is approximately 466 of the 1,386 total acres.....WOW.....**this**

coincidentally equates to 33.5%.....or only 1% more than Central Park's preserved parks and open space requirement.

### 3. Affordable Housing Crisis

- Finalize unambiguous developer requirements **COMBINED WITH** Community commitments for Affordable Housing solutions that applies to all development.
- **This should be finalized before the Board considers whether it is appropriate to extend the Developer's development rights beyond the current October 2028 termination date.**

### 4. Funding for Community Capital Impacts

- Use the above described Capital Impact Report and develop a per housing unit fee schedule that applies to all developers that is designed to cover the capital impact costs of public services.
- **This should be finalized before the Board considers whether it is appropriate to extend the Developer's development rights beyond the current October 2028 termination date.**

### 5. Unfinished Buildings along Highway 40

- Either tear them down or completely finish the exterior shells and landscaping.
- With these buildings unsecured without any fencing etc., this could be a danger to the Community.
- **This should be finalized before the Board considers whether it is appropriate to extend the Developer's development rights beyond the current October 2028 termination date.**

**John F Anderson MD, FACS**  
**M. 720.880.8080**  
[\*\*jfa2911@gmail.com\*\*](mailto:jfa2911@gmail.com)