

# South Glenn Living

SOUTHGLENN CIVIC ASSOCIATION – SERVING THE SOUTHGLENN COMMUNITY SINCE 1963.

## Linda's Tidbits

Linda Nixon, Chair

**Happy Holidays Everyone!** The second community meeting about the redevelopment of Sears and Macys was November 19. I want to thank all of you that showed up. We had an impressive turnout and many provided feedback on the microphone and on the comment cards. I hope the engagement on this stays high – and it would be wonderful if we could get more participation from families in our neighborhood with school age children because what is being proposed will have significant impact on local schools as well as traffic impact on the passageways to the schools, parks, pools, etc. The next steps and how you can get involved is included in the Sears Redevelopment Update article.

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## Sears Redevelopment Update

Linda Nixon, Chair

On November 19 the developers that purchased the Sears and Macy's properties held a second community meeting for public input. The meeting was held at Powell Middle School's cafeteria with roughly 500 in attendance. The agenda for the meeting included 1) Presentation of Draft Development Proposal, 2) Presentation of Master Development Plan (MDP) Review Process, 3) Clarifying Questions. The Master Development Plan includes rules about what can be built within the mixed-use development. The Applicants, Alberta Development Partners and Northwood Investors, are proposing to make changes to allow for future redevelopment of the Sears and Macy's sites. Some of the main changes to the MDP being proposed are:

- Residential Units – Increase the allowed number of residential units to a total of 1,270 from 350. (There are currently 202 residential units within The Portola at Southglenn apartment building.)
- Building Height – Modify the permitted height of the Sears parcel from 50 to 75 feet and the permitted height of the Macy's parcel from 50 to 75 feet. (For context, the current tallest building is the office building that houses Pearson above Perry's Pizza at 85 feet.)
- Retail – Decrease the required amount of retail from 909,000 to 645,000 square feet. (Sears and Macy's are approximately 305,000 square feet combined.)

As part of the presentation, a Traffic Engineer from the firm that conducted the traffic study provided a brief overview of the study. There were many questions regarding the survey and the predictions were received with great skepticism.

There are still significant lingering concerns with regard to the number of residential units, the conclusions of the traffic study, the height of the buildings, the impact

*continued on page 5*

## Upcoming Events:

- 12/7 – Pancakes with Santa at SGCC  
Cookies/Ornaments with Santa Canceled
- 1/15 – SGCA Board Meeting

## Featured this Month

- Sears Redevelopment
- 2020 SGCA Membership Drive
- SGCA Needs You!

## What Happened To My Southglenn Living?

Southglenn Living will not be published in January. Look for us in February!



## Next Meeting

**January 15, 2020**

Monthly on 3rd Wednesdays

7 p.m. at St. Tim's

Everyone is Welcome.

# Southglenn Civic Association

When you buy a home, you buy a neighborhood

Chairperson: Linda Nixon (Term ends 2020),  
303-795-8083, SGCA.chair@gmail.com

Vice-Chairperson: Susie Elmer (2020),  
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PO Box 2024 Centennial CO 80161-2024

## Please Share

If you have news, practical advice, or time- or money-saving tips, why not share it with your neighbors in a future issue of Southglenn Living? Send your article (and photos, too, if you have them) by the 15th of the month, to: attn: Editor Southglenn Living, PO Box 2024, Centennial CO 80161-2024. Or email to SGCA.Editor@gmail.com.

Note: This newsletter is not an appropriate forum for political issues. No endorsement of any product or service is implied or stated by its inclusion in the newsletter. Previous Southglenn Living issues can be found online at SouthglennCivicAssociation.org.

## Welcome 2020!

Dale Rottschafer, Treasurer

Our 2020 Membership Drive is underway! If you pay your membership dues by February 15th you will be entered into a drawing to win a \$25 gift certificate! Dues are only \$20 for all of 2020! In 2019, we had 418 households pay SGCA dues (that's 31% of our ~1330 homes). This is slightly higher participation than in 2018 and the highest participation ever – great job, neighbors! These past two years we have worked hard to raise awareness of things happening in our community: the financial condition of Southglenn Country Club, the redevelopment project at The Streets at Southglenn, election candidates

and ballot issues, code updates, Centennial Airport flight path changes, etc. In addition to raising awareness, the SGCA provides community engagement that would not be possible without your dues: Easter Egg Hunt; Community Garage Sale; Dumpster Day; July 4th Bike Parade; Fun Fest; Santa Fun; Holiday Lights Contest; Teen Services Directory; monthly newsletter. Let's go bigger in 2020!

Thank you to these neighbors for paying their dues this past month. Our fiscal year runs from January to December. Any dues received from here on out will go toward 2020. Thanks for your support this year!

- Bowlus
- Holscher
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## Advertising

The deadline for advertisements is the 15th of the month for the next month's issue.

To place an ad, call **Colorado Lasertype, 303-979-7499**. Email: [getinfo@coloradolasertype.com](mailto:getinfo@coloradolasertype.com)

To find ad rates and discounts, go to [www.ColoradoLasertype.com](http://www.ColoradoLasertype.com) and click on the "Advertising Rates" link.

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## Linda's TidBits, *continued from front page*

We had the Volunteer Dinner the week before Thanksgiving and I received so many RSVPs! We are so thankful for all of the people who pitch in big and small throughout the year and love that we have an opportunity to celebrate them! We appreciate all of our wonderful Volunteers!

We are still in need of someone to take over the Newsletter Distribution Coordinator function. It is a wonderful way to meet people in the neighborhood who volunteer. We have this down to a system – training provided. It will be easy to learn and is a fun job for a person who has the time to enjoy it. Please call or email me at 303-795-8083 or Landsnixon@gmail.com

Unfortunately Cookies and Ornaments with Santa has been cancelled. Instead, check out Pancakes with Santa at Southglenn Country Club sponsored by Southglenn Sertoma on Saturday December 7 from 8-10 a.m. This free event is open to the community. Enjoy pancakes with all the fixins, lemonade and coffee. There will be crafts for the kiddos including writing letters to Santa. Santa and Mrs. Claus will be there to chat with the children, hand out candy canes, and pose for photos. Bring your camera.

The Decorations and Lights Contest is happening this



month! Get those lights up - It is a lot of fun to be in the contest and win a prize! (Your 2019 dues have to have been paid to win a prize). Nextdoor has a handy function to mark your house as one with decorations. That map can be used to navigate the neighborhood to see all the decorated homes. It's fun for the whole family to drive by and look at all the lights! Don't forget to

Vote for the best of the 4 categories The Most Lights, The Most Unusual, The Most Religious, The Most Nostalgic! A Winner for each category! Voting, little boxes will be posted around the neighborhood favorites to put your vote in!

Thank you for 2019 Membership – it was great! We would like 2020 to be even better, so be sure to pay your dues early to be entered in the drawing for a prize at our February board meeting.

Don't forget we are trying to raise money for new Monument signs to be placed in the ground for Southglenn Entrances!

I think we have the best neighborhood of all! The best volunteers ever! Don't forget to help those in need (Maybe an elderly neighbor!) to make it a Merry Christmas and Have a Happy New Year!

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*- Meghan Sloan, class of 2019*

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# SOUTHGLENN Last Month's Stats!

## Homes FOR SALE in Southglenn October 15, 2019– November 14, 2019

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$449,900	\$494,500	1100-1742	3
2 Story				0
Bi-level	\$420,000	\$492,000	1136-2146	2
Tri-Level/Multi Level	\$524,900	\$524,900	1924	1

## Homes UNDER CONTRACT in Southglenn October 15, 2019– November 14, 2019

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$419,900	\$565,000	1144-1542	2
2 Story	\$525,000	\$599,999	2782-2925	2
Bi-Level				0
Tri-Level/Multi Level	\$450,000	\$480,000	1920-2158	3

## Homes SOLD in Southglenn October 15, 2019– November 14, 2019

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$395,000	\$520,000	1144-1551	2
2 Story	\$455,000	\$495,000	1875-2480	2
Bi-Level				0
Tri-Level/Multi Level	\$500,000	\$500,000	2089	1

*Southglenn continues to be a strong market! Call me with any questions!*

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## Sears Redevelopment, *continued from front page*

to the suburban, residential neighborhoods surrounding the property among others. Fortunately, there are still opportunities for you to provide input to the City as they contemplate proposals from the developers.

This community meeting was being held prior to the submittal of an official application to amend the MDP. Input from the meeting will be considered by the developers when they make a formal application for amending the MDP. We anticipate this could happen in December. This will be a public meeting and public will have input. There will be 21 days following that meeting to provide comment. Following that is a Public Hearing of the Planning and Zoning Commission and City Council with public input, which will most likely happen in early 2020. From there it goes to the City Council for consideration, also a public meeting that will allow public input.

Information from the second community meeting and information for all future meetings will be posted on the City's website [centennialco.gov/southglenn](http://centennialco.gov/southglenn). Please visit that site and click on the link for Notifications Web Page" to sign up to receive notification about upcoming meetings and hearings. Additional information is communicated by The Neighbors for Streets at Southglenn community

group. You can request to be included on email distributions by mailing [ronphelps@gmail.com](mailto:ronphelps@gmail.com).

There is still plenty of opportunity for public input on this project. You can email the City [Southglenn@centennialco.gov](mailto:Southglenn@centennialco.gov). You can attend upcoming meetings that will be open to public input. If you think this is a done deal and act accordingly, you are probably right.



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This Space  
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for Teen Services.

## The SGCA Needs Your Skills

Dale Rottschafer

My current term on the SGCA Board of Directors ends in May which will round out a full 10 years of Board service for me. Believe it or not, relative to many of the others, I'm a newbie on the board! You do not need to make a 10 year commitment. Board terms are two years. These are the areas where we need volunteers to fill the void.

- Newsletter Editor: This is a 4-6 hour commitment every other month to put together the newsletter.
- Treasurer: Record and deposit dues; provide monthly report to board; disburse funds as needed, etc.
- WebMaster: I know \*just enough to update website with Wix subscription. I do not have skills to enhance or fully realize all of the capabilities available to us.
- Social Media: Update Events and share timely information on Nextdoor and Facebook.

If you have questions or want more information, please reach out to me [sgca.treas@gmail.com](mailto:sgca.treas@gmail.com) or come to our monthly meeting. Next meeting is January 15, 7 p.m. at St. Tim's.

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## Christmas Tree Recycling

SSPRD Willow Springs Service Center at 7100 S Holly St will again be home to the District's annual Christmas tree recycling and free mulch program. Trees collected M-F 7 a.m. - 3:30 p.m. from 12/26-mid-January. All lights, ornaments, nails, tinsel, garland and plastic bags must be removed.

## Holiday Arts & Craft Fair

This annual fair feature crafts, pottery, jewelry, clothing, quilts, paintings, photography, floral arrangements, woodwork and more from Colorado artists. Saturday, Dec 7, 9:30 a.m. – 3 p.m. at Goodson Recreation Center. Free entry.

## Grappling on the Gridiron!

Last year began a new tradition in the crosstown rivalry between Arapahoe and Heritage – outdoor wrestling at LPS Stadium! This year's event will be held under the lights on Thursday, December 19 at 4:00 p.m. Please come support these hard-working athletes in another memorable bout. In the event the weather does not cooperate, the event will be held at Heritage HS.

## Please Join Us

Southglenn Civic Association is an all-volunteer non-profit organization that was formed when the first homes were built in 1964. **Our mission is to protect the quality of life and improve our community, participate in civic activities affecting Southglenn and encourage participation in government.** While our annual dues are voluntary, we strongly encourage you to pay this small \$20 contribution each year, so that we may continue to provide these services. And yes, we mean you, whether you own or rent your property! To pay your dues, you may either mail them using the form below or bring them to a monthly SGCA meeting, every 3rd Wednesday at 7 p.m. SGCA meeting, every 3rd Wednesday at 7 pm, or online at [www.southglenncivicassociation.org](http://www.southglenncivicassociation.org)



Name(s): \_\_\_\_\_ Street Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Household members: No. Adults \_\_\_\_\_ No. Children \_\_\_\_\_ No. of years living in Southglenn: \_\_\_\_\_ Rent or Own: \_\_\_\_\_

Would you like to receive this newsletter electronically? Yes \_\_\_ No \_\_\_

Would you volunteer or become a board member with SGCA? (We'll call you) Yes \_\_\_ No \_\_\_

### For Your Teen Service Directory Listing

As a dues-paying member, you have the opportunity to add your teen's name to our Teen Services listing in the newsletter. This listing gets the word out to the whole neighborhood that your teen is available to make some spending cash in exchange for lawn care, snow shoveling, babysitting, or maybe some random chores.

First Name	Last Name Initial Only	Age	Babysitting	Red Cross Certification	Pet Sitting	Lawn Care	Snow Removal	Misc Chores	Phone No
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

Make \$20 check payable to Southglenn Civic Association (or SGCA). Your canceled check will be your receipt for dues for period 1/1-12/31/2020  
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