

DRAFT
MINUTES

REAP Business Meeting

September 8, 2022

12:00 p.m.

Zoom Meeting ID# 615-031-3051

The monthly meeting of the I-70 Regional Economic Advancement Partnership was called to order at 12:10 p.m. by Mark Harding, Co-chair.

The following Board Members were present:

Lynn Baca	Wil Chase	Loretta Daniels	Mark Harding
Kevin Hougen	Gary May	Glenn Rotkovich	Tom Turrell
Jeff Vogel			

Guests attending were:

Nicci	Beauprez	Adams County
Chad	Bunger	Town of Bennett
Kip	Cheroutes	REAP
Jessica	Coffey	Adams County
Gretchen	Davidson	Arapahoe County
Kendra	Davis	Arapahoe County
Matt	Elvehjem	High Plains Bank
Jamie	Fisher	Arapahoe/Douglas Works!
Stephanie	Garno	Arapahoe/Douglas Works!
Lisa	Hough	AC-REP
Tisha	Jackson	Reflective Wellness
John	Kettling	Deer Trail Trustee
Kelsey	Klaus	Arapahoe/Douglas Works!
Kathy	Mahan	REAP
Tim	Morgan	Adams County

Ryan	Nalty	Adams County
Katherine	Nickerson	American Advisors Group
Wes	Price	Reflective Wellness
Justin	Reyher	Beacon Realty
Ethan	Rouse	Adams County
Kathy	Smiley	I-70 Scout
Bob	Stewart	Hillside Country Homes
Trish	Stiles	Town of Bennett
Rachel	Summers	Town of Bennett
Donna	Sus	Town of Bennett
Hollee	Swain	May Farms
Savanah	Vickery	Town of Bennett
Paula	Workman	Real Estate

Approval of June 9th, 2022 Meeting Minutes:

Minutes were approved as submitted.

Chairman’s Report:

Executive Director’s Report:

Kip Cheroutes welcomed the guests and speakers and thanked them for coming. Reap believes in organizing, networking, connecting, educating to bring to this Corridor whatever it needs for sustainable growth. Reap believes involving the schools in workforce development. In the past few months I’ve been going up and down the Corridor learning about it. A lot of stuff is coming to Bennett, so that’s why I reached out to our speaker Steve Hebert with Jeff Vogel architect who has decades of experience out here.

Guest Speaker(s):

Steve Hebert, Town of Bennett Planning and Economic Development Manager

Jeff Vogel, Vogel and Associates LLC

Steve Hebert noted that from 2019 – 2020 population estimates rose from 2,202 – 3,006. The DOLA 2022 Census showed 2,862 however based on water accounts and persons per household, Bennet showed a total population of 3,200. Today our population is 3,667, which is a significant change. We are

currently having conversations with landowners southside of I-70. There is no water or sewer and it's in unincorporated Arapahoe County. The Comprehensive Plan sees these as serviceable areas, so we see annexation for residential, commercial and some light industrial. From the Bennet website you can see a colored map of development status and an interactive map. When you hover over the interactive map it gives you details. Some of the larger developments includes: Muegge Farms is approximately 700 acres. 391 acres is zoned for 2,800 homes, 190 acres zoned commercial, included are a civic center and town center. Across from Muegge Farms is Bennett Crossing that includes 293 acres, 120 acres of residential and 116 acres of commercial development. Muegge Farms is approximately 700 acres that includes 391 acres residential, 190 acres commercial, civic center and town center. Bennett Crossing is 293 acres that includes 293 acres of residential and 116 acres of commercial. Bennett Crossing is also home or future home to CORE, Comfort Inn, FNB Bank, Sonic, Ziggi's Coffee, QuikTrip, Les Schwab Tire, Best Box Self-Storage and more to come. Bennett Ranch is 173 acres and has been zoned for 623 residential units and 6 acres of commercial. Construction begins in 2023. Prospect Ridge is 375 acres located on the southwest corner of Colfax and Harback, north of I-70. Prospect Ridge will include 1,495 homes and 10 acres of commercial. Construction estimated to begin in 2023. Skyview is located at Colfax and Penrith Rd. This 40 acres site includes 175 single-family detached homes built by D.R. Horton. Bennett Village and it will close out this year. Bennett Village is 21 acres, east of Brothers Four and includes 134 lots built by Lennar Homes. Brunner Property is 20 acres just east of SkyView. It includes 87 single-family detached homes built by Richmond Homes. Bennett Farms is a 406-acre development east of Colorado Air and Space Port that includes 2,751 homes and 1,028,329 SF of commercial and light industrial. The Kiowa Creek Preserve is a 314-acre development that includes 915 residential units, 164,000 sq. ft. of commercial and 128 acres of parks/open space and floodplain. Steve turned the meeting over to Jeff Vogel.

Jeff Vogel spoke about being involved with two projects; one is the Kiowa Creek Preserve which is located east of town along Kiowa Creek Corridor and on the west side is Lost Creek and is known as Bennet Farms. Kiowa Creek Preserve has a riparian corridor that extends north and south through the property. This property has some very interesting attributes in terms of vegetation, topography of gently rolling hills that extends down to the riparian area. Before the start of the Master Plan, we identified the directives to make this project unique and compliment the community. One of the largest consideration is the Kiowa Creek Corridor and it's natural and geographical features. The other component was to create mixed use and public gathering areas and enhance agricultural education. We want to create sustained green infrastructure by preserving natural drainage ways and establish a diversity of housing types for Kiowa Creek Preserve and Bennett Farms. The Bennett Farms located on the west side of CORE and to the west of this is the transport project and the City of Aurora's boundary that we abut to on the west side. This property includes the Lost Creek drainage that extends south to north with gently sloping topography on the west side and on the east side we have ridges that connect into Lost Creek. There is a farm that is of historical importance on the property. The directives were to create a neighborhood and community. This means creating some mix use centers and neighborhood focal points. Community

connectivity means the ability to walk between the neighborhoods and commercial centers via public streets or trail systems. Jeff turned the meeting back over to Steve.

In Bennett we hired a retail coach several years ago and we found that Bennett is a focal point for the I-70 Corridor. They helped us understand its not about Bennett it's about the entire Corridor. How to plan for the future? We updated our Comprehensive Plan and identified what kind of community we want to be. In the Comprehensive Plan we have adopted many of those identified principles. These two projects have integrated many of those into their Master Plans. We identified what areas we could extend water and sewer. We have three buckets of water, ground water, renewable and reuse. The ground water we get from underground aquifers, the Upper and Lower Arapahoe and the Fox Hill Sands. We have a new water storage tank that was constructed this summer. We continue to purchase water rights from several local farmers and landowners. The renewable is our application with the State Water Court to bring water out from the South Platte to Bennett with a pipeline system. Reuse is reused water that is used for parks and available to anyone who wants to integrate it into their water system to irrigate their back yards with recycled water. Meeting turned over to questions.

Q & A – inaudible

Kip turned over the meeting to elected officials.

Lynn Baca is second generation Adams County and a granddaughter of a farmer. She is very excited about the transportation plan and what that it does for you. When Adams County puts you on their transportation plan it means funding and being recognized by the State. At the end of this month the County will pass what is call Advancing Adams and that is updates for transportation, parks and open space and our Comprehensive Plan that hasn't been looked at for years. We are in the process of onboarding our new County Manager his name Noel Bernal. This summer Adams County was host to the National Association of Counties, we had over 3,000 county commissioners, staff members and administrators that ascended onto the Gaylord.

Other Business:

Kip Cheroutes: Next month Reap will be hosted by CORE and the speaker next month. CORE will talk about their technology, utilities, their future and workforce development. I want Reap to have a role into the future dealing with water. In this corridor, water is everything. Both Adams and Arapahoe Counties are undertaking a water supply studies and Reap wants to be involved. Kip thanked the guest for coming.

Adjournment:

The meeting was adjourned at 1:14 p.m.