

Trailmark Neighborhood Meeting

March 15, 2023

Location: Homewood Suites, 7630 Shaffer Pkwy, Littleton, CO 80127

Attendees: The Pachner Company, Trailmark HOA Board and Residents, Phil Sage, Rob Olglesby, Ryan McDermed, Shea Homes, Jennifer Miller, Shea Homes, and City Planner, Jerad Chipman

Public Notice

City of Littleton noticed the residents

Meeting Summary

Presenters at the meeting include Ryan McDermed, Shea Homes and Marcus Pachner, The Pachner Company

Attendees: Residents in the Notice Area

Ryan started with the introduction of the project Team and a bit about Shea Homes.

Marcus presented the Trailmark presentation starting with the former plan and the new plan that is now being presented based on the change in zoning from the City of Littleton. The presentation included a description of the current site and zoning. Marcus mentioned that to this point there has only been commercial development interest from gas stations and convenience stores. To keep the residential feel to the neighborhood, Marcus explained that we need to change the zoning to include residential. Marcus showed the previous site plan and the new site plan to adhere to the new zoning code adopted by the City of Littleton.

The challenges to the project include the view corridor that is currently in place. Marcus showed the area the view corridor covers as well as the view currently today. The view is obstructed by vegetation today.

There were questions about the development and comments were mostly favorable by those who attended the meeting. Questions included the process of removing a view corridor, the size of the homes in the new plan, design of the homes in the new plan, some opposition about it being developed at all and certainly opposition to any 2-story product as only ranch homes have been presented to date. There continue to be questions about how to get on a priority list to purchase the homes and how the HOA will work and interact with the existing Trailmark HOA. Additionally, there have been questions about the entry into the neighborhood and the flow of the road. The project seems largely supported, but there will need to be follow-up with neighbors on the final site plan and housing product prior to agreement of lifting the view corridor.

Recording of meeting via ZOOM is [HERE](#).