

South Glenn Living

SOUTHGLENN CIVIC ASSOCIATION – SERVING THE SOUTHGLENN COMMUNITY SINCE 1963.

SPECIAL UPDATE ON THE PROPOSED ZONING CHANGES AT THE STREETS OF SOUTHGLENN

The Planning & Zoning Commission approved the proposed zoning changes in early November. The issue will go to City Council December 6th and 7th for debate and approval. Both meetings start at 7:00 p.m.

- Increase the number of allowed residential units from 350 to 1,125.
- Reduce the minimum required leasable retail from 909,815 to 621,000.
- Increase the permitted height for the redevelopment of the Sears and Macy's properties from 50 to 75 feet.
- Modify the master sign plan to assign a character district to future redevelopment at the Sears and Macy's Parcel.
- Incorporate the 1.3 acre property at E. Easter Ave and S. Race St into the master development plan.
- Clean up technical language.



BEST O' THE GLENN

Vote for your favorite shops in the Southglenn area. Follow the QR code to the left to vote.

LINDA'S TIDBITS

I feel like the holidays have come so fast upon us and we don't have as much time to finish everything as we thought? Things still need to be done! Don't get overwhelmed. Take a deep breath and just try to enjoy them the best you can! Be watchful and don't get too rushed and forget your keys or wallet or locking your doors! Try to take time for a nice cup of Hot Cocoa and a Christmas movie!

Welcome to our **Winter Event**: The Most Decorated house in Southglenn! We have four Categories: the **Most Creative**, **Most Lights**, **Most Nostalgic**, and **Most Religious that can win the 25.00 gift card!** It is such a fun time to go after work with the whole family and drive around seeing all the decorated houses and lights that are on the map on next-door. Make sure you sign up your house on NextDoor so everyone can

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SGCA UPCOMING EVENTS

- December to January voting for "Best O' the Glenn"
- December 6th and 7th Council Meetings on proposed changes at the Streets of SouthGlenn.
- December Cookies with Santa
- December/January Holiday Lights & Decoration Contest

SGCA DASHBOARD:

- StreetSmarts at SouthGlenn. Shop at SouthGlenn and log your receipts in to raise money for local schools. More information is available at <https://www.shoppingpartnership.com/southglenn/index.html>

Find regular updates online at: urielakiva.substack.com.



NEXT MONTHLY MEETING

January 19th, 7 p.m.

at St. Timothy's.

Everyone Welcome.

SOUTHGLENN CIVIC ASSOCIATION

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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.

LINDA'S TIDBITS, *continued from front page* _____

enjoy driving by and voting for you! If you want to win you better get busy decorating and don't forget to have fun doing it! In order to be eligible to win you must be a due paying member.

What better way to bring the family and neighborhood together! Merry Christmas everyone and Happy New Year! Happy Holidays to All!

Just in case you forgot, this newsletter is for December and January. Look for the next hard copy to arrive in early February.

SGCA will **NOT** have a meeting in December. We will open the New Year with our annual meeting January 19th at 7:00 p.m. We will meet at St Timothy's (depending on what Covid is doing and if church is open) in order to plan 2022's activities and start our 2022 Membership Drive! We have some openings on the board. Please apply so that in January we can nominate new people onto the board. We will pick new positions in February! We hope you will be interested in giving your time to our wonderful SGCA

board and that we get a lot of new folks on the board.

The Manager of Newsletter Distribution/Delivery Volunteers position is open. We will train new folks so you don't need experience. If interested, please email or call Linda Nixon.

Thanks to all of you for signing up to build the shed! We will probably try to make that happen after the holidays.

We have the permits for our Monument Signs! We will be having a ribbon cutting ceremony with the City of Centennial sometime in December. We will keep you posted on NextDoor. Feel free to contact me if you want to come to the ceremony.

Thanks and have fun! Please send some cookies to someone that is alone for the holidays!

— Linda Nixon

THANK YOU TO THOSE THAT PAID THEIR DUES

Arterberry, David/Thomas W.	Long, Susan
Egnew, Betty	Madruga, Jennifer
Haynes, Willis and Shelby	Vosburgh, Leland E.
Kearnes, Brent	

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TAKING THE MYSTERY OUT OF HEALTH INSURANCE

PART OF A MONTHLY SERIES BY ALISA TJELMELAND

Do you know the difference between HMO, EPO, and PPO networks? Which one is preferable? Which do you have? What does that mean for you and your family when you need health care?

HMO network: stands for **Health Maintenance Organization**. HMOs have their own network of doctors, hospitals and other healthcare providers who have agreed to accept payment at a certain level for any services they provide. This allows the HMO to keep costs in check for its members. In general, an HMO is **more restrictive** for the patient than an EPO or PPO, requiring all treatment to be done inside the network. HMOs require patients to choose a Primary Care Physician (PCP) who manages their care. For any specialist visits, a referral from the PCP is required. An HMO may be less costly than a PPO if the patient stays in-network for all their care. There is no coverage for out-of-network care.

EPO network: stands for **Exclusive Provider Organization**. EPOs are similar to HMOs in that patients must stay in-network for all their care. However, EPOs are more flexible than HMOs because EPOs do not require referrals from a Primary Care Physician. When comparing the premiums, the EPO has a lower premium

than the HMO because the HMO is determined on a capitated basis, whereas the EPO is based on the services provided. For these reasons, the EPO is better suited for the rural areas and for those who don't want to have to obtain referrals.

PPO network: stands for **Preferred Provider Organization**. PPO offers you the freedom to receive care from any provider – in or out of your network. Patients can see any doctor or specialist, or use any hospital. In addition, PPO plans do not require a PCP and there is no need for referrals. Patients can choose any doctor they like and continue receiving care from that provider. Want to see a specialist? There is no need to first consult with a PCP. No referrals are required for any doctor, specialist or hospital. Best of all, for medical care when traveling away from home, feel free to see any healthcare provider you choose. A PPO health insurance plan provides more choices when it comes to your healthcare, but there may also be higher out-of-pocket costs associated with these plans due to the flexibility. Your monthly premiums may be higher and your copays for office visits may cost more. To help reduce costs, try to always use in-network providers, doctors, and other healthcare professionals who are part of your PPO network to take advantage of large in-network discounts.

Next month: choose the right health insurance Agent.



HAPPY BIRTHDAY JESUS!

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A REPUBLIC IF YOU CAN KEEP IT...: A CITIZEN'S GUIDE TO THE SOUTHGLENN REDEVELOPMENT...

In 1973 The United States Supreme Court ruled in *Salyer Land Co. v. Tulare Water District* that the principle of “one man, one vote” had an exception for special governments that have limited activities. Due to the way these districts’ function, the burden falls disproportionately onto landowners, so the court formed an exception that allows landowners or corporations to vote in districts in which they don’t actually live and in some circumstances vote multiple times in accordance with how much land they own.

Coincidentally also in 1973 special districts were created by statute here in Colorado.

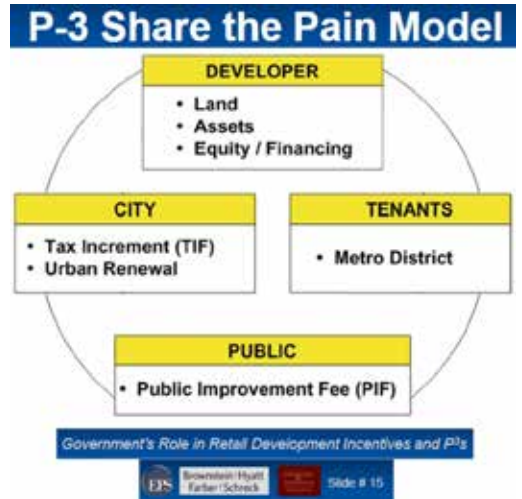
In 1996 Park Meadows was built and the SouthGlenn Mall experienced a slow, steady decline as shoppers moved to the bigger Park Meadows. By 2002 the J.C. Penny Home Store had closed.

In 2005 Alberta Development Partners and the City of Centennial announced plans to redevelop the Mall into the Streets at SouthGlenn.

In 2006 groundbreaking occurred on the project, with Best Buy opening on the periphery of the project in 2008 and the official opening of the new Streets at SouthGlenn opening on August 28th of 2009.

The original redevelopment at SouthGlenn is not complex. Below are a few slides from a presentation given in 2011 to the Rocky Mountain Land Use Institute:

There are lawyers and businesses that specialize in “public-private partnerships” sometimes called P-3 or P3. This is a huge business with hundreds of millions of dollars flowing through it a year just in Colorado. The business model isn’t complicated. The developer and/or investors partner with the local government to reduce the cost of the development at every point possible. For example, let’s look at The Streets at SouthGlenn:



Project Example – Streets at Southglenn

- Redevelopment of former Southglenn Mall property in Centennial, CO
- Development program:
 - 77 acres
 - \$310 million redevelopment costs
 - 1.0 million sf retail, Macy's and Whole Foods
 - 140,000 sf office; 202 apartments
 - 18,000 sf library
- Public investment - \$85 million
 - TIF - 76% of sales tax
 - PIF - 1%
 - Metro District - 30 mills



Government's Role in Retail Development Incentives and P3's EJS Government's Role in Retail Development Incentives and P3's Slide # 29

continued on page 7

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SOUTHGLENN **Stats for the last Month!**

Homes *FOR SALE* in Southglenn October 11, 2021– November 15, 2021

Style	Lowest	Highest	SqFt	How Many?
Ranch				0
2 Story				0
Bi-level				0
Tri-Level/Multi Level	\$649,000	\$649,000	1956	1

Homes *UNDER CONTRACT* in Southglenn October 11, 2021– November 15, 2021

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$669,900	\$740,000	1576-1677	2
2 Story	\$550,000	\$550,000	2175	1
Bi-Level				0
Tri-Level/Multi Level	\$460,000	\$750,000	2013-2042	2

Homes *SOLD* in Southglenn October 11, 2021– November 15, 2021

Style	Lowest	Highest	SqFt	How Many?
Ranch	\$542,500	\$655,000	1144-1560	4
2 Story				0
Bi-Level	\$590,000	\$650,000	1136-2484	3
Tri-Level/Multi Level	\$650,000	\$650,000	2075	1

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

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Call me for a free market analysis on your home!

A REPUBLIC IF YOU CAN KEEP IT..., *continued from page 5*

Article II of the Master Development Plan states that the developer must meet certain minimum standards, among these are a minimum of 909,815 sq ft of retail, a maximum residential density of 350 units and that **“residential use of the Property is secondary to meeting the requirement for Minimum Retail,”** no building shall exceed 100ft in height.

Here is basically how the Streets at SouthGlenn redevelopment works.

- The City of Centennial set up the Centennial Urban Renewal Authority (CURA) to oversee the project. The CURA is made up of City Council and it oversees the compliance of the developer, in this case Alberta Development, and the SouthGlenn Municipal District (SMD).
- The SMD is a special type of government created under that 1973 state statute that allows governments that represent landowners and corporations as well as residents. The special district is the mechanism that allows the “public/private” partnership to work. For example, the City collects sales and property tax revenues and returns them to the SMD. Since 2010 the City has returned \$31.9 million to the SMD. The SMD then uses those revenues to pay down municipal bonds

issued by the SMD. Per page 123 of the 2020 City budget, the total amount of funds the City is budgeted to return to the SMD is about \$100 million.

- This is a huge win for the developer as they are able to dramatically lower their costs for improving the property by moving all the debt from the improvements of the property off of their books and onto the books of the metro district. This lowers your debt to income ratio, improving profitability and all other performance measures.

Where are we now?

Two parties are asking for what the master development plan calls a “Major Amendment” to the plan. They are asking for an increase in the approved residential dwelling units, a decrease in the minimum retail and an increase in the building height.

The reasons behind this are simple: With the Sears and Macy’s moving out and much of the retail at the Streets at SouthGlenn currently vacant (just drive down E Briarwood from Vine to York) the developer is looking to change the property to match economic reality. Here are some pros from the Farnsworth Group’s letter of intent for the redevelopment:

- The proposed amendment doesn’t violate the Comprehensive Plan, Centennial NEXT and the Master Development Plan.
- The proposed amendment provides a mixed-use environment that is “adaptable to varying market conditions.”
- The proposed amendment will meet the financial obligations of the CURA and SMD.
- The amendment doesn’t adversely affect nearby properties.

And from the SMD letter and financial analysis we find the MOST IMPORTANT REASON for the developer to want the amendment: ... “currently the site generates most of its revenue from the property tax on the vacant land...”

It’s really very simple, the large amount of vacant commercial property is making the property owners pay out of their own pockets for the property tax that is used to fund the bonds. In the long term, per the Piper Sandler letter, redevelopment improves the ability of the SMD to pay the bonds. Apartments have better rental rates than commercial property, so building apartments is a way to quickly generate revenue to cover the bond payments.

There are numerous arguments against this amendment:

- More traffic.
- No improved access to mass transit.
- No affordable units.
- Proposed buildings too tall.

continued on page 9

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A REPUBLIC, *continued from page 5*

- The neighborhoods around the proposed development don't feel like their opinions have been listened to or valued.
- Apartments equal more crime.
- This amendment violates the master plan by increasing the sq footage of apartments to more than the sq footage of commercial space.

Depending on if City Council votes to approve the amendment or deny it, some members of the local neighborhoods have begun organizing to fight the amendment through a referendum petition. You can find out more about that by following this QR code.



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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



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 1/1-12/31/2021 **Send your check with this form to: Southglenn Civic Association, PO Box 2024, Centennial CO 80161.**

Holiday Food Drive

An illustration featuring three food cans (one green with an orange, one blue with a tomato, and one red and white striped) and a string of colorful Christmas lights (red, blue, yellow, green) draped across the bottom of the title.

Benefiting
DENVER
RESCUE
MISSION

Steller Group Office



The Steller Group is holding a **canned food drive** to benefit the Denver Rescue Mission.

Donations welcome at our office until **Friday, Dec. 17**, located at **6658 S. Broadway** in Centennial.