



Aurora Highlands &lt;ahcapresident@gmail.com&gt;

**Re: [EXTERNAL] Melwood Meeting with AHCA**

1 message

**President, Aurora Highlands Civic Association** <president@aurorahighlands.org>

Sat, Mar 2, 2024 at 7:25 PM

To: Scott Gibson &lt;SGibson@melwood.org&gt;

Cc: Cheryl Moore &lt;CMoore@melwood.org&gt;, Larysa Kautz &lt;LKautz@melwood.org&gt;

Scott,

Thank you for your reply. We are again disappointed that you will not meet with us. Our members have many questions regarding the services Melwood offers and what services it intends to offer at any proposed redevelopment. We still continue to have logistical questions concerning Melwoods current use of the facility and how that use could continue if the redevelopment moves ahead.

Many residents would like answers to these questions to be able to provide their comments to the County concerning the Tier II Draft Study. Residents have been concerned regarding wrap-around services for any future occupants as Melwood does not currently offer those services at the location, from our understanding of your website. It is also still unclear who would qualify to live in the units reserved for residents with disabilities and if all of the reserved units would be ADA accessible. Would those who live in these units use Melwood's services? It does not appear that any of the residents with disabilities would actually engage Melwood's services as the day program currently hosted at the site looks to be for individuals who could not live on their own as anticipated in these units. Residents have also inquired regarding how many parking spaces Melwood currently uses for its programming as the proposed 104 parking spots seems insufficient considering parking for Melwoods clients and staff in addition to residents. These are a few examples of the questions our residents have about in

Lastly, it was my understanding that AHCA attempted to have a meeting with you all, open to all members of AHCA, or if that could not be agreed to a meeting with a smaller group. Per your November 20 email you all decided to "cancel" the meeting. I have attached the email from which I gained this understanding for your reference. If there is further information you wish to share with me as the new current president I am happy to hear it.

Again, we are disappointed that you have declined to engage with us during this process and are only offering the possibility of meeting after decisions have already been made for the Special GLUP Amendment. We hope you will reconsider meeting with us as part of this process and that some day we will actually meet with you again.

Sincerely,

Rachel Hicks  
AHCA President

On Mon, Feb 19, 2024 at 1:23 PM Scott Gibson &lt;SGibson@melwood.org&gt; wrote:

Hi, Rachel.

Thank you for your recent letter.

Apologies for the delay in responding. I was out of the office for a week, and then out with a nasty bug. I am just getting caught up on e-mail.

While we do not entirely agree with the recounting of the meeting we were offered and why we declined, we appreciate AHCA's willingness to continue to work with us and remain committed to continuing the conversation regarding any proposed redevelopment.

However, it seems a bit premature to meet now. As you know, Melwood is seeking the General Land Use Plan (GLUP) designation with the lowest density that permits multi-family housing. (It is probably also important to point out that there isn't a building design yet. The images that people have seen are conceptual massing studies created – in some cases by the county without our input – to aid conversation.)

Most of the items where there can be a fruitful discussion (e.g., location of access points, setbacks, tapering, etc.), are better addressed when the GLUP is settled, and the project is in the site planning process.

Melwood has been in a holding pattern regarding its anticipated redevelopment until the GLUP Study process concludes. We are currently reviewing the County's recently released draft study document for the Special GLUP Study and look forward to the document being finalized and proceeding to public hearings.

Once that occurs, we will be in a position to revisit our development concept in the context of the adopted GLUP Study recommendations. We would be happy to meet with AHCA at that point, but for now, we have no new information to share.

Scott



Scott T. Gibson, Chief Strategy Officer

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**From:** President, Aurora Highlands Civic Association <president@aurorahighlands.org>  
**Sent:** Thursday, February 8, 2024 9:02 AM  
**To:** Scott Gibson <SGibson@melwood.org>  
**Cc:** Cheryl Moore <CMoore@melwood.org>; Larysa Kautz <LKautz@melwood.org>  
**Subject:** [EXTERNAL] Melwood Meeting with AHCA

[EXTERNAL]

Hi Scott,

Please see the attached letter. Thank you.

Rachel Hicks

AHCA President

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