

Pleasant View Metropolitan District

Minutes of a Special Session Meeting of the Board of Directors

September 9, 2025

President: Adrian Waller called the meeting to order on September 9, 2025, at 7:00 p.m.

Roll Call:

Present: Adrian Waller, Laura Cardon, Jennie Heismann, Joe Anderson and Julie Shaw.

Also Present: Tammy Waller, Chief Chris Malmgren and Karey Baker.

Pledge of Allegiance

New Business:

1. GLO Park/Housing Project

President Adrian Waller stated that Lu Cordova with the State of Colorado is here to present the ideas that the State is proposing for the GLO Park development.

Ms. Cordova thanked everyone for coming. She asked if she could take a picture of the group so that she can show the State folks how many people came out as it is impressive. She stated that she wants to go over the history, misperceptions, what went wrong, and exploration of alternatives in the current process, so everyone has an idea of what is happening and what is not happening.

She stated that NREL has been talking about using this land next to Pleasant View Community Park at Camp George West (PVCP). They have over 1,000 partners nationally that want to come and do renewable energy with them. The original idea behind GLO Park was to get the industry coming here, to get good jobs out into the marketplace, and do something about the energy transition.

The original vision was to put labs on the property next to PVCP, put housing and an innovation center. Lou provided a map of the area. As of now, NREL is not doing anything with GLO Labs. Ms. Cordova stated that she wanted to dispel a couple of misperceptions. She stated that the County did get over 160 acres of Open Space with this land swap, and they were happy about it. The other thing is the federal government got army barracks, so we were able to move the prison. She stated that there was also a misperception that this was all funded by local or taxpayer money and she stated that it wasn't, it was all private funding. She said there is a misperception about Denver West Parkway, so people think that we were going to bring the road down through this land and we were working on that, and it was not a done process, and it is expensive. Housing and Urban Development (HUD) is a federal agency they gave us \$4M to enhance and do some educational areas in PVCP and that hasn't started yet, but we would like to come back to the community when that happens.

She stated that any industry involved with climate energy transition is at a standstill. They don't know what to do and it's not moving in any direction, so the developers don't have tenants, and they don't have a project.

With the GLO Labs on hold, we looked at what can be of benefit for Colorado and housing came up just an idea. She stated two things are going on which are rethinking the labs themselves, so housing came up as an idea. Colorado has a housing crisis in Colorado and worldwide. Ms. Cordova stated that Adrian Waller gave her a tour around the neighborhood and took me to all the development going on in Pleasant View. She stated you can tell this is a community in the middle of change which brings good and bad, and I'm here to listen to some of those concerns today.

Ms. Cordova stated that she wants to stress that we have no idea if housing is going to work there, we have serious challenges, feasibility, draining and utility challenges. We are not sure we can build housing out there as there are access issues. So, what we plan to do is put out a (Request for Quotation) RFQ, and Jeffco Planning was helpful in describing what we plan there and it is a public document. From a feasibility point of view, it is a low percentage if it is evening happening at all. She stated that the word got out, that we were fast tracking the process and that it is wrong. We have no project right now, we have no idea if there could be a project right now, we don't even know if anyone is going to submit. The process will be if we find something we will bring it back to the community. There are a lot of hoops to jump through.

She stated she is unable to answer any questions because of the rules of the public meeting. If anyone has any questions or concerns, they can email her at She stated she can be reached at lu.cordova@state.co.us.

President Waller thanked Ms. Cordova. He stated that he wanted to remind everyone that Pleasant View Metropolitan District only has jurisdiction over the fire department and four parks, three of which are owned by Jefferson County Open Space that we lease from them. He stated that we don't have a lot of power, and the Jeffco Planning Commission and County Commissioners will make the decisions. He stated that we are all here because we are concerned. Greg Stevinson stated that ultimately the state will make the final decision. County Commissioners have no say, no authority and no opinion. President Waller stated that yes, the 9.27 acres are owned by the State of Colorado and in the end, they have the ultimate authority.

President Waller stated that the Board doesn't want housing on this property. He stated that he took Ms. Cordova around Pleasant View earlier in the day to show her all the development that is already going on. He stated that as for this project, there needs to be a second point of access which will impact Pleasant View Community Park; the Fire Department will be impacted and will cause more stress and resource issues for our small department; the residents of the housing development will impact the park and our small district doesn't have the staffing to source the increased use of the amenities for this park.

Pleasant View Metropolitan District Board Member Julie Shaw thanked everyone for coming and to please be respectful and let everyone talk.

Vice President Laura Cardon stated that the board will be taking comments and everyone who wished to speak will have 3 minutes so that we can get through everyone. She stated that she is so grateful that everyone showed up and the board want to make sure everyone has a turn to get their comments heard.

President Waller read the rules for participating in public comment. He stated that the Board will not be reacting to comments as the board will follow up with the individuals by email.

Public Comments:

Jeff Sackley

Who owns the prison? Turn the prison into a facility like abused women's place, Step 13 or Mother's Place.

Mike White

Supportive of getting folks housing. Make sure we have looked at all infrastructure issues, like fire and traffic.

Jacob McGuire

It is hard to get out of the neighborhood, I'm concerned about water issues and animal eco system.

Bruce Perry

Works at NREL and would like to live in Pleasant View. There is no affordable housing and there is a lack of housing in Golden. Consider those that will benefit from this housing.

Zach George

Lives here and owns business here. This is not good for business or our community.

Shannon Lewis

I don't know if I'm for or against. Is it low-income housing? How are you going to ensure it is affordable? Concerned investors are going to build and it isn't going to be affordable. The investors snap them up and then they are no longer affordable.

Bradley Bacher

His concerns were stated.

Chris Farington

He's concerned. He thinks the state should wait it out to see what impact all the developments will have.

Anna Norman

Have doubts, concerned about housing being in an area that people use daily as a park.

Tom Fitzgerald

Thanked the community for coming. Don't believe the housing will be affordable, hopes the infrastructure will be made better as he believes something is going to happen anyway.

Natalie Celmo

I walk to the park and there isn't a safe sidewalk to walk on. Need to improve existing infrastructure.

Greg Stevinson

He stated that he is here to speak on behalf of Denver West and that he has been a part of the Glo labs steering committee, but he will not be doing any development with this site. He said that this property is owned by the state and they will make the decision, the Commissioners have no say in this proposal. He said the infrastructure will have to be done as part of the project. NREL is land locked and has grown as far as they can; the 9 acres is a great investment to hang on to and to keep for future development and housing can go anywhere. The State is forcing cities and counties to build "X" number of units, if they don't reach those levels, they are not getting funds they need for other uses. If you want the discretionary funds you need to meet the guidelines. Save the property for NREL expansion.

Mariah LaRue

Echoes all concerns everyone has shared. Would like a potential easement to connect the neighborhood to the west to the park.

Tom Larocque

He stated with the new mega complex going in next to King Soopers, we are already past the tipping point on traffic. Traffic alone makes this a terrible idea.

Rudy Maltos

Only one exit out of his community and traffic is an issue. Keep the original proposed plan and build the research facility.

Tim Feighner

Either Golden or Lakewood will want to annex Pleasant View into their cities, and they will want to put in curb and gutter.

Richard Gardner

With Jeffco Historical Commission. Pleasant View is under intense development. Camp George West is a historical district, and the Historical Commission needs to be kept in the loop.

Matt Reese

Against housing, it needs to stay as green space and Pleasant View has limited green space.

Mike Rosenthal

Didn't want Research Road and at that time, Jeffco stated that Old Golden Road was at capacity. We have a small busy fire department, and they won't give us money for fire. The taxpayers will pay for this new development.

Bryan Lynch

It is disingenuous to say we aren't going to do it if the people don't want it. Open Space wouldn't have done the land swap for housing. There will be issues with noise, light pollution, traffic noise, water, roads and schools. Not in the affordable category.

Nancy Billello

Agree with what people have said. King Soopers development, Rock Rest development, it will not be the same with all the growth. Need feasibility study on water use.

Kim Cline

What type of HUD funding? What are the requirements? There are traffic issues, and we don't need more housing. Fire trucks can't get into these neighborhoods because there are so many cars parked on the street.

Tim Dunning

Works at NREL and was excited about the lab expansion, but this feels like bait and switch. Housing is important but South Golden Road is already busy. Infrastructure can't handle more growth. Water system needs improvement and it's an historic area.

Orlen Wolf

Pleasant View doesn't need more high-density housing. Community doesn't embrace this project.

Elmer Dudden

School of Mines is building dorms for 800 students, Development next to King Soopers is 400 apartments. Concerned about where kids are going to get outside and bike and play. We need trails and areas for kids.

Sam Reese

We need to investigate the bait and switch as there could be legal ramifications. With this state land, how much tax will Pleasant View get? Can't collect taxes on State land. Where is the other road going to go? This is not what the community needs.

Jerry Gudert

Uses park many times a week. State is currently being sued by 6 municipalities for the same ideas. State needs to work with the community.

Jill Stanley

Glo Park was a compromise, not a 24/7 strain on district resources. No consideration of all the developments already going on. Plans to fix South Golden Road haven't happened. Consider the negative impact on community.

Emily K.

Cares about Community. This affects Pleasant View and Golden; there are infrastructure issues. We need to protect Open Space and parks, preserve neighborhood character and support schools. Golden and Pleasant View needs to look at shared solutions and shared problems.

Laura Cain

Share same views. She was a part of the process for development next to King Soopers. A traffic study was done, and it was an F rating. She stated she is frustrated because they want the development money, but what happened to roads, stores and schools.

Tara Slowik

Walk Camp George West every day and see coyotes, deer and owls. This is a bait and switch as we were good with the NREL labs, and most people weren't opposed to the prison.

Jesse Bennett

Shares concerns as others. Labs were a unique opportunity. Keep the Open Space as Open Space.

Terry Feldcamp

There is already too much traffic and it's a hazard for the fire department. Can't drive in Pleasant View and Golden. None of this is affordable housing.

Ms. Cordova asked if she could email answers to some of the questions she heard to the Board and President Waller stated that we would take any comments Ms. Cordova has and share them with the community.

With all Public Comment received, President Waller thanked everyone for coming.

Adjournment:

Julie Shaw made a motion to adjourn the special meeting at 8:35 p.m., and with a second from Laura Cardon, the motion was unanimously approved.

Respectfully submitted by:
Karey Baker




Adrian Waller, President



Laura Cardon, Vice President



Jennie Heismann, Treasurer



Julie Shaw, Director

Joe Anderson, Director

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