

## Rodeo Drive Improvement Concepts

History: The Rodeo Drive “Community Building” site has been a proposed amenity for many years. When initially introduced in 1999 to the Breckenridge Town Council, David O’Neil proposed a Community Building with a coffee shop, bakery & Post office boxes. It was one of 8 Buildings that were proposed as part of a “work/live” component of the neighborhood, which would consist of businesses on the main level and condo living spaces above.

As the neighborhood evolved, the work/live buildings were replaced with residential homes, but the “Community Building” remained. “Neighborhood” meetings were held regarding the site plans through the years. A few Rodeo Dr. neighbors pressed for no improvement or a smaller building to be built in place of the proposed “Community Building.” The HOA BOD also had its reservations about taking over the responsibility of a “Community Building” and the impact it would have on The Neighborhood & Homeowner Dues. In 2008, the Real Estate market crashed and the Community Building was put on hold until the market returned.

Today, there are positive signs that the Real Estate market is coming back. Not at the same pace as 2007, but considerably better than the last 4 years. And with the help and persistence of the HOA BOD & Homeowners, David O’Neil & Wolf Lyon Architects resurrected the Rodeo Dr. project, but this time with 4 concepts to be presented to the HOA.

### **Each concept is a starting point for this process.**

PoplarWellington, David O’Neil, WL, Courtney Kenady, Mary Gervis & the BOD invite the Wellington Neighbors to be part of the Rodeo Dr. Focus Group. We understand that there are many thoughts & feelings about the best use for this property and we would like your feedback for direction in this process.

### **Process:**

The focus group will consist of 2 meetings, an emailed poll of the HOA and final meeting to discuss results. A decision will be made shortly afterward.

### **Our Goals:**

- To get productive feedback from Neighbors, BOD & DRC on concepts.
- Assist Neighbor’s awareness of how each concept will impact:
  - Uses
  - Traffic
  - Income
  - Dues
  - Volunteers
- Give each Household a voice on the direction for the Rodeo Dr. site.
- The Feedback received will be considered when making the final decision.

- The Rodeo Dr. Improvement is being tied into the timing for the South 40 improvements. The chosen concept and its complexity will influence the time & planning involved for a construction start. It is our goal to get started this in the Summer or Fall of 2013.

You can sign up today for the 1<sup>st</sup> Rodeo Dr. Improvement Focus Group on Thursday, March 28<sup>th</sup> at 6:30 at 24 Leap Frog Green otherwise, look for a general email invite soon.