

September 23, 2021

Shannon Moeller
Town of Erie Planning and Development
645 Holbrook St PO Box 750
Erie, CO 80516

RE: Nine Mile Corner Lot 10 King Soopers Site Plan Neighborhood Meeting

Dear Ms. Moeller

The following is a summary of the virtual neighborhood meeting held on August 25, 2021.

The mailed notice informing residents of the neighborhood meeting was sent on August 10, 2021. The notice contained a Zoom meeting link and call-in number to attend the meeting. The project site was posted on August 5, 2021 as indicated in the attached affidavit. Attached to this letter is the notice that was sent to the residents and a list of residents that received notices in the mail. Also attached is a copy of the powerpoint presentation that was shared at the meeting.

Two residents asked questions during the neighborhood meeting, and the following questions/answers were:

Ellen Eherenman:

Q: The current store is used by and accessible by our Lafayette population. How will this store be accessible by pedestrian populations?

A: There are two main accessible routes that connect from the front of the store through the parking lot and out to Highway 287. There is also an accessible route that runs along the south side of the store that connects to the multifamily residential to the east and another accessible route that connects to Lowe's to the north.

Jeanne S:

Q: I'm very concerned about the loading dock – noise, diesel fumes and timing. Can the dock doors be moved to the NE corner to be farther away from us on W Lucerne Dr? When will your trucks be electric? That will solve much of the problem.

A: The current loading dock layout ensures trucks can make the turning movements required to back into the loading docks. A 13' high screen wall will be provided along the east side of the dock to reduce noise and screen the trucks from view. When trucks are parked at the recessed loading dock they are not running or idling. We do not know if King Soopers has plans to make their trucks electric.

Q: Can the layout be reversed?

A: This layout is proposed so trucks are able to make the turning movements required to back into the loading docks. If the layout was reversed, the pickup stalls and pharmacy would be along the south side of the building. There are many more trips associated with the pickup and pharmacy and the noise is greater than the truck dock (car doors slamming, vehicles coming and going all day long). The busyness/noise of the pickup and pharmacy are currently being contained along the north side of the store between Lowe's.

Q: Can you say more about scheduling of deliveries? 24/7?

A: Truck deliveries only occur 2 – 3 days a week and deliveries are not 24/7 since this store is not open 24/7.



Nine Mile Corner Lot 10
King Soopers
9/23/21

Ellen Eherenman:

Q: What is the lighting going to be?

A: The lighting for King Soopers is required to match the lights required for the entire Nine Mile Corner development per the PD. King Soopers will be matching the parking lights that are currently being installed for Lowe's so the entire parking field will be lit uniformly. There will be decorative lighting along the south side of the building to light the accessible path.

Jeanne S:

Q: Full cutoff?

A: That is correct. The lights will be full cutoff.

Ellen Eherenman:

Q: What is the capacity of the parking lot?

A: The capacity of the parking lot is 404 parking spaces. This number is actually right at King Soopers minimum parking standard. King Soopers would prefer more parking, but the Town of Erie has limits on the maximum number of parking spaces that can be provided.

Q: Who can we contact for more questions?

A: Please feel free to reach out to Brandon McCrary if any additional questions come up.

brandonmccrary@gallowayus.com

-End of Meeting-

In attendance were:

Aaron Johnston (Galloway & Company, Inc.)
Brandon McCrary (Galloway & Company, Inc.)
Rob Gordon (Galloway & Company, Inc.)
Tyler Carlson (Evergreen Development)
Erica Vester (Evergreen Development)
Anthony Frey (CR Architecture)
Stephen Tebo
Ellen Eherenman
Jeanne S

Please let us know if you have any questions regarding the neighborhood meeting process.

Sincerely,

GALLOWAY

Aaron Johnston
Civil Project Engineer
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