

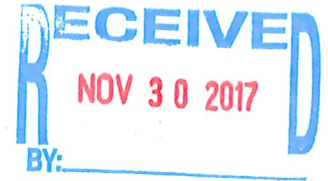
The Tangent Corporation

5652 S. Delaware Street

Littleton, Colorado 80120

(303) 798-1844

Fax (303) 798-5378



November 22, 2017

Town of Erie
Attn: Todd Bjerkaas – Senior Planner
645 Holbrook St.
Po Box 750
Erie, Co. 80516

Re: Boulder County Parcel # 146536002001
Boulder County Parcel # 146536002002
Owner: JMJC ELEVEN, LLC
Neighborhood Meeting 11/21/2017
PUD and Preliminary Plat
Parkdale project in the Town of Erie

Mr. Bjerkaas,

This letter is in regards to a meeting in which myself and Jeff Muhr attended on behalf of two parcels located within the town of Erie which will be negatively affected by the above described proposed development.

Property Parcel # 146536002001, commonly known as 1401 East County Line Road, Erie, CO. 80516 described below:

This property was originally 7 +/- acres located between HWY 7 and Arapahoe road on County Line in the town of Erie. It was annexed as part of the Zahn Annexation into the town of Erie on or about 1999 and zoned PD. Subsequently, the property was subdivided in July 2012 as part of the Muhr Subdivision and became TRACT A, BLOCK 1.

Several conditions imposed by the Town of Erie because of construction on LOT 1, BLOCK 1 of the Muhr Subdivision. The conditions included, but were not limited to, the following:

1). JMJC ELEVEN, LLC transferred, assigned and conveyed approximately one acre of TRACT A, BLOCK 1 underlying and adjacent to County Line Road to the Town of Erie. This reduced our acreage size from 7 acres +/- to 6 acres +/- . No monetary consideration was exchanged for this conveyance, and;

Real Estate Division — Tangent Realty, Inc.

2). The Town of Erie caused us to underground approximately three hundred linear feet of overhead electric transmission lines running parallel to and on the west side of County Line Road, and;

3). Zoning on the partial was changed from PD to Light Industrial

Property Parcel # 146536002002, commonly known as 1401 East County Line Road, Erie, CO. 80516 described below:

This property is approximately fourteen acres located between HWY 7 and Arapahoe Road on County Line Road in the Town of Erie. It was annexed into the town of Erie as part of the Zahn Annexation on or about 1999 and zoned PD. Historically the property operated as a chicken farm from the mid 1970's until Rosemarie and John Zahn converted and developed the property into a self-storage facility doing business as Tri County Self Storage. By 2009 the Zahn's had completed approximately 80,000 sq. ft. of self-storage with the approval of the town of Erie. Construction was consistent with planning and zoning with the town of Erie and matched Erie's master planning regulations including Erie vision for long term planning and development/growth.

In March 2009 the property was acquired by The Muhr Partnership Three, A Colorado Limited Partnership. The partners in this partnership included Edward J. Muhr, Ruth A. Muhr, Henry E. Muhr, John E. Muhr, Michael J. Muhr, Jeffrey A. Muhr and Christopher B. Muhr. The property was purchased with the intention of completing the development of the self-storage facility. On August 16, 2011 The Muhr Partnership Three approached The Town of Erie in order to initiate construction on the remaining portion of Tri County Self Storage. The Town of Erie, the community/neighborhood and Muhr Partnership Three were successful in negotiating the terms for this project.

During construction, the ownership of the property was transferred from The Muhr Partnership Three, A Colorado Limited Partnership to JMJC ELEVEN, LLC, A Colorado Limited Liability Company. This Limited Liability Company consists exclusively of partners from The Muhr Partnership Three including John E. Muhr, Michael J. Muhr, Jeffrey A. Muhr and Christopher B. Muhr as Members. Representing 100% of the ownership of this property. The construction of this property was completed under this new Limited Liability Company on October 13, 2014.

Several conditions imposed by the Town of Erie because of construction on LOT 1, BLOCK 1 of the Muhr Subdivision. The conditions included but were not limited to the following:

1). The Town of Erie caused us to underground approximately seven hundred linear feet of overhead electric transmission lines running parallel to and on the west side of County Line Road, and;

2). JMJC ELEVEN, LLC planted over one hundred trees, shrubs and other vegetation as required by the town of Erie. This upgrade to the property was in-line with the Town's current aesthetic requirements and community standards.

3). JMJC ELEVEN, LLC upgraded its signage from a standard pole sign to a monument sign in order to maintain current acceptability.

4). JMJC ELEVEN, LLC built our southern-most facing building to include architectural elements, fenestrations and color schemes as required and approved by the Town of Erie.

JMJC ELEVEN, LLC has substantially improved and beautified both parcels on the western margin of County Line Road adjacent to our property at the request, requirement and direction of the Town of Erie. The costs approach or exceed hundreds of thousands of dollars. The owner diligently improved the property in order to comply and meet all standards in place during each phase of construction.

On November 21, 2017 a neighborhood meeting was held at the Erie Community Center at 6:00 PM. JMJC ELEVEN, LLC attended that event. An illustration the proposed Parkdale project was provided. This illustration among others provides for the realignment of County Line Road as it now exists. JMJC ELEVEN, LLC raises the following objections including but not limited to;

1). Tri County Self Storage relies on traffic flow and street presence facilitated by County Line Road for ingress and egress of its customer base. Alterations to this traffic pattern specifically bypassing Tri County Self Storage will severely affect the value of the property and its ability to generate income.

2). It is unnecessary to create a new road or new road alignment at great cost when County Line road meets all traffic needs for the Town of Erie now and in the future.

3).The proposed alignment benefits new members of the town while ignoring the existing's needs.

4).The proposed alignment does not improve upon county line's existing alignment.

5). The proposed alignment precludes us from police and fire protection from both directions, specifically with regard to the proposed dead end of existing County Line Road.

6). The proposed alignment dead ends the new county line road into land in which the developer does not own nor has the town annexed.

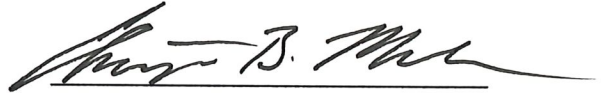
7). JMJC ELEVEN, LLC was first provided a plan that realigned Countyline road to the south of its storage facility. That plan reflected the major artery exclusively connecting south of our property. That plan as we see it was confined to everything the developer and The Town can currently

control. JMJC ELEVEN, LLC approved and endorsed that plan as provided. The current plan drastically changes traffic flow.

8). The developer held their required neighborhood meeting three days before a major holiday (Thanksgiving). It is customary for many people to be out of town with their respected families during the entire Thanksgiving week. This date selection precluded many members of the neighborhood from attending and defeats the true intention or purpose of a neighborhood meeting.

JMJC ELEVEN, LLC has grave concerns and reservations concerning this development. It is necessary for all future development to serve the needs of the entire community. This proposal does not do that. We look forward to discussing this project at length so that all interested parties are well served by the efforts of this developer and the Town of Erie.

JMJC ELEVEN, LLC
Dba Tri County Self Storage

A handwritten signature in black ink, appearing to read "Chris B. Muhr", written over a horizontal line.

By: Christopher B. Muhr - Member



Town of Erie Open Space and Trails Advisory Board

From: Town of Erie Open Space and Trails Advisory Board (OSTAB)

To: Todd Bjerkas, Director of Planning and Development

Date: February 20, 2018

Subject: Erie Parkdale, Preliminary Plat

Documents Dates: Preliminary Plat, January 24, 2018. Landscape Plan, December 22, 2017

Location: North of Highway 7, between County Line Rd & N. 119th Street south of Arapahoe

OSTAB has reviewed the package materials, compared them to Town planning documents, and submits the following comments, questions, and recommendations for the Town's evaluation process.

Open Space and the Natural Areas Inventory (NAI):

Previous Discussion (11/16/17): As previously stated in our response in July to the first draft, there is a very important wetlands/marsh in the SE corner of this application; it is immediately west of the existing County Line Road and north of CO Highway 7. Many entities have identified the significance of this natural area:

1. The Erie Comprehensive Plan categorizes it as "POS" (Parks/Public Open Space);
2. It is Site #99, high quality, in the Erie Natural Areas Inventory (NAI). The comments include "its connection to Coal Creek would be very ecologically beneficial";
3. Boulder County has declared it a Critical Wildlife Habitat (CWH); it is identified as "Powers Marsh, CWH #86";
4. In the annual Boulder County 2015 Community Open Space Requests, both Erie and Lafayette have identified it as a high priority for permanent open space protection;
5. In the Boulder County Audubon Society newsletter of Jan-Feb 2007, it is described as:
 - a. "one of the largest marshes along the Front Range";
 - b. "provides habitat for a variety of birds, including nesting habitat for American Bitterns. These reclusive marsh herons are designated as 'rare and declining' by the Boulder County Comprehensive Plan";
 - c. "One of only four recently active nesting sites in Boulder County for Northern Harriers, another 'rare and declining' bird".
6. The Aquatic Resource Delineation Report states that there are roughly 28.3 acres of wetlands, virtually all of which are jurisdictional (i.e. any modifications would require a permit from the Corps of Engineers).

The proposed relocation of County Line Road to the west side of the wetlands provides an opportunity to "link" this important natural resource to others to the east: the Coal Creek natural corridor and regional trail, and Town open space properties (Boele/Messersmith).

The Narrative includes the following:

1. "Environmental stewardship provides a fundamental concept for the Parkdale Community";
2. "This stewardship begins with the preservation of the area's hydrological function and sensitive habitat area...";
3. "Environmental stewardship requires an integrated approach";

4. "GREEN CONCEPT: Utilize native and noninvasive plants in the landscaping to reflect the adjacent natural landscape and ensure the long term health and viability of native habitats";
5. "GREEN CONCEPT: Minimize turf areas to reduce the demand for irrigation".

Sheet 1 of the Preliminary Plat contains a Parks and Open Space Summary Chart. The entry for Open Space indicates that 31.1 acres is required and 67.89 acres is proposed. That is incorrect; the information that is required is the acres of qualified, dedicated open space. The Tract Summary Chart on the same page indicates that Tract AU (38.908 acres) will be owned by the Town of Erie. That tract contains the wetlands; we assume that it will be the required dedicated open space. It appears that some portions of that tract do not qualify as dedicated open space, as defined in the Town's Unified Development Code (UDC), section 10.6.3. For example, neither oil nor gas well sites and required buffers, nor areas less than 300' width (unless the Town approves a lesser amount for a trail), are eligible. That Chart also indicates that Tract AU will be maintained by either the Drainage District or the HOA. We believe that either the Drainage District or the Town should maintain that Tract.

As described in paragraphs above, this wetlands/marsh is an exceptionally important natural resource. At present, it is reasonably isolated from human activity. On the east side, there is a berm and single residential lot that shields this resource from the most of the noise, lights and runoff from County Line Road. On the southwest, there is a single residential property and barn. On the northwest and north, there are agricultural fields. In our previous response, we indicated our material concern about the very close proximity of proposed housing along Road R on the western edge of the wetlands/marsh. Runoff from pesticides/fertilizer on lawns will materially degrade the wetlands. Lights and noise from the residences will also significantly impact this resource. This design is NOT consistent with an integrated approach to environmental stewardship described in the narrative. We are aware that many states require a 50-100 foot setback of natural vegetation for wetlands. We therefore recommended a 50' buffer of natural vegetation between the rear of any lot and the wetland boundary. The applicant's response stated: "The planning area has been revised. Lots have been shifted west to show an increased natural vegetation buffer that is larger than what was previously shown, and native vegetation has been added". We were not able to accurately determine the distance that lots in this revision are from the wetlands. However, we have estimated that lots 9, 11-20, and 26-32 are all less than 50' from the wetlands; many appear to be less than 25'. Additionally, lots 1-8 are less than 50' from the proposed stormwater runoff area, which will flow directly into the wetlands.

More importantly, we were not aware during our earlier evaluation and response that **ALL** stormwater runoff from this subdivision will immediately flow directly into this highly important wetlands resource. The impact will undoubtedly be immensely negative:

1. The rate of runoff into the wetlands will increase by orders of magnitude, since the new roads, sidewalks, driveways, and roofs are all impervious. During storms of intense, or extended duration, precipitation, there could be surges through the wetlands that alter the topography, or wash away breeding and foraging habitats;
2. There are 642 proposed dwelling units (DU's). Undoubtedly, many (a majority?) homeowners will either use pesticides to remove "weeds and pests", or will hire landscaping firms, virtually all of which use pesticides, to "satisfy" their customers who want spotless, weed free, bluegrass lawns. Most precipitation on the Front Range during the late spring and summer comes from thunderstorms, which are characterized by intense precipitation rates over a relatively short duration. This pattern causes pesticides to be washed off the landscape, rather than soak into the ground. Thus we anticipate an immense increase in pesticides being washed into the wetlands.

We had an intense debate on options to minimize this significance problem. We ultimately decided that the previously recommended 50' buffer was inadequate. We therefore have changed that recommendation to totally eliminate all lots and the road in the area labelled "Village 7" in the PUD overlay map (i.e. Road R and lots 1-45 in block 21).

Previous Recommendations (11/16/17) and Applicant's Response (1/25/2018):

1. indicate in the Parks and Open Space Chart the acreage in Tract AU that meets the requirements in the UDC for dedicated open space;
Response: Tract AU meets the requirements in the UDC for dedicated open space and has been confirmed with town staff. This has been indicated on the Open Space Chart.
2. Modify the Tract Chart to state that Tract AU should be maintained by either the Drainage District or the Town, not the HOA;
Response: The Tract Chart has been modified to state that Tract AU will be maintained by the Town of Erie.
3. Eliminate all lots and the road in the area labelled "Village 7" in the PUD overlay map (i.e. Road R and lots 1-45 in block 21);
Response: We have not eliminated lots in Village 7, however, we have revised the alignment of Road R so that lots will be further back from the wetland and to take advantage of the buffer as much as possible. We have consulted with an environmental scientist and in working with this group it has been determined that the current agricultural practices have degraded the edges of the wetland. This agricultural area has been draining to this wetland for as long as this area has been farmed. Our proposal will actually be an improvement over the current condition by providing native plantings as well as grading in swales and small ponds behind the Road R lots.

Current Discussion concerning previous recommendation #1: There is a chart on the first page that indicates that the required open space is 31.1 acres, and that Tract AU, the proposed dedicated open space, is 38.4 acres. However, there are portions of Tract AU that do NOT meet some of the requirements for dedicated open space in the UDC. Section 10.6.3.C.4 contains criteria for open space, including "a parcel that is no less than 300 feet at the narrowest width, unless the Town approves a lesser amount for a trail". There are numerous locations that are less than 300' wide, including:

1. Areas between County Line Road and Road R, north of Road Q;
2. Areas south of Road O, opposite Road R;
3. Most of the area south of Road O and north/east of Tract AV, east of Road S.

That UDC section also describes areas not eligible, including "oil and gas well sites and required buffers". There are several O&G buffers west of Tract AV that extend into proposed dedicated open space.

We do not have the know nor the tools to calculate the acreage described above that is not qualified as dedicated open space. However, our "trained eyeballs" indicate that the above described areas that do not qualify likely reduce the qualified acreage to less than the UDC requirement. Since this wetland is so unique, it is very important that, at the very least, the dedicated open space meets the UDC requirement.

New Recommendation:

1. Calculate the acreage in Tract AU that meets the requirements in the UDC for dedicated open space. If it is less than the requirement, the acreage must be expanded;

Current Discussion concerning previous recommendation #3: First, we reviewed our initial discussion concerning the large number of agencies and organizations that had conclude that this wetland (i.e. Tract AU) is exceptionally important. Second, we reviewed that changes that had been made to this latest version, and whether those changes would provide adequate protection. We looked for, but could not find, the described report from an environmental scientist that describes why 45 houses and a road would improve the wetlands and its associated wildlife. Humane activity, runoff from lawns, and nighttime light pollution have significant negative impacts. Our conclusion is that the new design does NOT provide adequate protection for the proposed dedicated open space i.e. the wetlands and marsh. Finally, we debated whether there were a "middle ground" that would satisfy our strong desire to protect this unique front range habitat. Ultimately, a majority recommended that our previous recommendation should not be changed i.e. Road R and associated lots should be eliminated

New Recommendation:

1. Eliminate all lots and the road in the area labelled "Village 7" in the PUD overlay map (i.e. Road

R and lots 1-45 in block 21);

Spine Trail:

Discussion: We are satisfied that the location of the new Spine Trail (see Sheet 22 in the Landscape Plan) meets our objectives.

Recommendations: None

Neighborhood Trails:

Previous Discussion and Applicants Response: We firmly believe that a robust network of neighborhood trails is an important component of all new developments. It both improves the health and safety for residents, and enhances the marketability of the development. Such a network is particularly important in a location for which there are no sidewalks or trails to any adjacent property. We previously recommend additional neighborhood trails to provide multiple trail loops. Our current recommendations are:

1. Behind lots 17-35 on the north side of Road A and behind lots 36-45 on the east side of Road A, in open space Tract A, extending to the proposed trail in open space Tract F. We understand that the area north of lots 17-35 is now the sole access to the Dortch parcel to the east. We also understand that there are negotiations to provide a new access from this application area to that parcel, most likely from the southern portion of Road A. If that occurs, a loop trail in this northwestern area could be easily accommodated;

Response: If the Town's negotiations are successful we agree this would make a great trail loop, however at this time this area is out of this teams control.

2. Along the northern border with property owned by Dortch, behind lots on the north side of Road F (lots 10-21 in block 5, lots 1-11 in block 6). This recommendation is essentially identical to our previous response. The applicant responded: "With the constrained site we were unable to add a trail in this area". That response does not provide sufficient information to enable us to decide that there should not be neighborhood trail segment at this location.

Response: A trail will be added in this area when the northern property is developed.

3. East of the lots on Road W (i.e. between the DU's in block 28 and the proposed Muir subdivision), connecting to the proposed trails in open space Tracts AC and AR. We understand that there will likely be a landscaped tract in that location. Assuming that occurs, it is an ideal location for a soft surfaced trail;

Response: We have included an open space tract with a small loop path and a seating area with benches. We don't anticipate a trail leading to this property but can be added if the Muir property is ever developed at a future date.

4. At the rear of the lots in blocks 12 and 13 on the west side of Road J. This segment would be in open space Tracts Q, R and S, and would connected the proposed neighborhood trail in open space Tract Q at the north to the Spine Trail to the south.

Response: We are unable to grade a trail in this area as grading for the swale takes up the entire width.

Current Discussion and Recommendations:

1. We realize that the Applicant is not a party to the negotiations. However, the Board believes that this trail ultimately must be built. Therefore:
 - a. the application and approval should include a "contingency" that requires the applicant to build the northern portion if the negotiations for that ROW are successful during any portion of the buildout;
 - b. the portion on the eastern side should be a component of this application.
2. To our knowledge, the applicant does not own or have any control of the area north of this application. The trail should be built now, unless there is a method of insuring its development when the northern property is developed;
3. Thank you;
4. Appropriate town departments should determine whether there is an alternative.

Please pass this referral letter to the Applicant, and appropriate town departments, boards, and commissions. Thank you for your attention to these matters. OSTAB is available to discuss any of the above in more detail as needed.

Sincerely,

Open Space and Trails Advisory Board

Bob Braudes
Phil Brink
Dawn Fraser
Monica Kash
Nicole Littmann
Ken Martin (Chair)
Joe Martinez

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

June 29, 2017

Todd Bjerkaas
Community Development – Planning
Town of Erie
P.O. Box 750
Erie, CO 80516

Location:
Section 36,
T1N, R69W of the 6th P.M.
40.0058, -105.0651

Subject: Parkdale – Preliminary Plat and PUD
Town of Erie, Boulder County, CO; CGS Unique No. BO-17-0015

Dear Todd:

Colorado Geological Survey has reviewed the Parkdale PUD and preliminary plat referral. I understand the applicant, OEO, LLC, proposes 642 residential units on approximately 218 acres located northwest of SH7 (Baseline Road) and County Line Road. The referral documents include a preliminary plat narrative and a PUD zoning narrative (May 2017), a set of ten preliminary plat sheets (KT Engineering, May 19, 2017), a set of three Parkdale PUD Overlay Maps (KT Engineering/pcs group, May 22, 2017), a set of 44 preliminary development plans (KT Engineering/pcs group, May 22, 2017), a Phase II Drainage Report (KT Engineering, May 21, 2017), a Geologic and Preliminary Geotechnical Investigation, Erie Assemblage, Northeast of Baseline Road and 119th Street (CTL/Thompson, May 10, 2016) and an addendum to CTL's report (June 8, 2016), a Phase I Environmental Site Assessment (CTL/Thompson, April 13, 2016), and other documents.

Not undermined. The Mitchell Mine is located immediately west of Villages 1 and 2 as shown on the PUD Overlay Map, and the Irvington/Haywood and Parkdale Mines are located east of Village 7. Dames & Moore (Boulder County Subsidence Investigation, May 1986) characterizes the subsidence hazard associated with these mines as "low." CGS therefore believes that the Parkdale development as proposed is not exposed to a mine subsidence hazard. CTL's Phase I Environmental Site Assessment refers to a Mine Subsidence Investigation by Western Environment and Ecology (January 18, 2016), but Western Environment's report was not included with the referral documents. CGS would appreciate receiving a copy of this report, if available, for our records.

Shallow groundwater. Groundwater and/or borehole caving was observed at very shallow depths of less than ten feet below the ground surface in areas corresponding to proposed Villages 3, 4, 5, 7, and the southern portion of Village 6. Since lowermost floor levels *must* be located at least three feet, and preferably five feet above shallowest anticipated groundwater levels, **full-depth basements should not be considered feasible in the shaded, shallow groundwater area identified on CTL's Figure 3, "Estimated Groundwater Surface Elevation."**

Since water levels fluctuate seasonally, full-depth basements should not be considered feasible in the areas adjacent to CTL's Figure 3 shallow groundwater area unless a systematic groundwater level monitoring program, consisting of monthly water level observations over at least one spring-summer-fall cycle, is conducted to determine maximum anticipated water levels, and to determine whether the required separation distance can be maintained year-round. Additional groundwater monitoring is briefly mentioned on page 6 of CTL's 5/10/2016 report.

Soft, low strength, compressible, hydrocompactive soils. Based on the 5/22/2017 PUD overlay map, it appears that proposed Villages 5 and 7 have been configured to avoid the “Estimated Extent of Very Soft Soils” on Figure 1 in CTL/Thompson’s 6/8/2016 Addendum. However, these limits were determined by interpolating between widely spaced borings. Additional investigations are recommended in the following areas to confirm CTL’s estimated extent of settlement-prone soils:

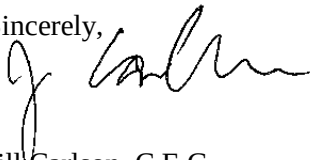
- southern portion of proposed Village 6 (consolidation observed in TH-18 lab testing),
- eastern and southern portions of Village 5 (consolidation in TH-18 and very soft soils observed in TH-19), and
- Village 7 (very soft soils observed in TH-15 and TH-22)

If development is planned in areas underlain by low-strength, settlement-prone soils, CTL’s recommendations regarding stabilization, and additional investigations to estimate settlement and time required for consolidation, should be strictly adhered to.

Environmental. CTL identified several recognized environmental conditions (RECs) involving active and abandoned oil and gas wells, dump areas containing tanks and drums near the abandoned residences, and possibly asbestos in the abandoned residences, a suspected asbestos pipe, and buried asbestos in the dump piles or areas where structures formerly existed. It is not clear whether the recommended Limited Phase II ESA was conducted to address these concerns.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at 303-384-2643, or e-mail carlson@mines.edu.

Sincerely,



Jill Carlson, C.E.G.
Engineering Geologist



OFFICE of ARCHAEOLOGY and HISTORIC PRESERVATION

24 October 2017

HC #72393

Todd Bjerkaas
Planner, Town of Erie
645 Holbrook St.
P.O. Box 750
Erie, CO 80516

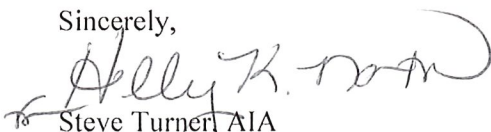
RE: Preliminary Plat and PUD for Parkdale Development, Baseline Road and East County Line Road (appx), Erie, Boulder County

Dear Mr. Bjerkaas:

On 9 October 2017, we received a letter from PCS Group, Inc., regarding the proposed Parkdale Development in Erie. PCS noted that the proposed project would include an archaeological study "as part of the 404-permit process." We presume this is in reference to Section 404 of the Clean Water Act of 1972; if so, it is possible that this project will be reviewed as an "undertaking" pursuant to 36.CFR.800, and will need to be reviewed by our office to determine if historic properties will be affected by this project. As we noted in our June 2017 letter, it is possible that historic or archaeological properties could be located on the project site, and could be affected by new construction. We look forward to working with both PCS and your office on this project as it moved forward.

If you have any questions, please contact Joseph Saldibar, Architectural Services Manager, at (303) 866-3741.

Sincerely,


Steve Turner, AIA
State Historic Preservation Officer

OCT 27 2017

OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

303-866-3392 * Fax 303-866-2711 * E-mail: oahp@state.co.us * Internet: www.historycolorado.org



6500 East Arapahoe, PO Box 9011
Boulder, CO 80301

Planning Office
303-245-5794
Fax: 303-447-5118
www.bvsd.org

November 15, 2017

Town of Erie
Community Development Services
Attn: Todd Bjerkaas
P.O. Box 750
Erie, CO 80516

RE: Parkdale PUD/PP (second submittal)

Dear Todd:

Thank you for submitting the Parkdale PUD/PP (second submittal) materials for review by the Boulder Valley School District (BVSD). BVSD reviews development application in terms of capacity impacts on neighborhood schools and impacts on school land or facilities. This development application proposes to construct 519 single-family detached and 114 duplex units with an expected impact of 373 students on the Sanchez Elementary, Angevine Middle, and Centaurus High school feeder system. The current capacity status including this project's impacts are noted below.

School	Current Capacity Status (Oct. '17 prelim.)				Project Impact		
	Resident Students*	Program Capacity	School Enrollment	Perc. Capacity	Student Impact	New Enrollment	New % Capacity
Elementary	691	393	355	90.3%	172	527	134.1%
Middle School	918	950	672	70.7%	89	761	80.1%
High School	1700	1790	1234	68.9%	112	1346	75.2%
Total	3309		2261		373		

*represents the number of BVSD students for the given grade level living within the attendance area.

note: resident and enrollment information above is preliminary and subject to revision

The addition of houses from this development will accelerate the need for the school district to acquire a second school site in the Erie-Lafayette area. At buildout, this development would overburden Sanchez Elementary and, should the district process a boundary change, Meadowlark school as well. Along with other residential development currently underway, Angevine Middle and Centaurus High are also likely to face some capacity shortfalls with the addition of students from this development.

For this reason, BVSD requests that a school site dedication rather than cash-in-lieu payments be required for this development. The developer has approached the district

and proposed a land dedication on property currently external to this development. BVSD has not yet seen details of the proposed dedication, however, if accepted, a school site would mitigate this development's impact on school enrollment. The planning office looks forward to working with the developer to receive a suitable site at the time of final plat approval.

If you have any other questions, concerns, or further clarifications, feel free to contact me at 303-245-5794 or via e-mail at glen.segrue@bvsd.org.

Sincerely,

A handwritten signature in black ink, appearing to be "Glen Segrue", with a horizontal line extending to the right.

Glen Segrue, A.I.C.P.
Senior Planner

From: Karen Westover
To: [Todd Bierkaas](#)
Cc: [Paul Rayl](#); [Aaron Asquith](#); [Douglas Short](#); [Brad Dallam](#); [Peter Johnson](#)
Subject: Parkdale Preliminary
Date: Thursday, October 19, 2017 4:32:30 PM

Todd,

I received the referral for the Parkdale Preliminary Plan and PUD submittal and the response to comments dated 10/9/17. Our Planning and Public Works staff have some concerns and request a sit down meeting with your Planning and Public Works staff to discuss some key items in regards to the development of the Parkdale Subdivision. Specifically, but not limited to, we want to discuss the following items:

- Keeping the full movement, signalized intersection on Baseline Road @ the existing County Line Road
- The relocation of County Line Road internal to the subdivision and access to Baseline Road
- Existing Sanitary Sewer trunk line going through this property.
- Future Reclaimed Water main planned to parallel existing sanitary trunk line.
- Drainageway No. 2 Master Plan flows

Additionally, will you please tell me the names you and your consultant FHU have been having meetings with at CDOT?

Please call or email with some dates and time when we could meet. We would be happy to come to your office. Thank you for your cooperation and time.

Karen

Karen J Westover, AICP
Planning & Building Director
City of Lafayette | Planning & Building Department
(303) 661-1271
karenw@cityoflafayette.com

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November 10, 2017

Town of Erie, Engineering Division
P.O. Box 750
645 Holbrook Street
Erie, Colorado 80516



2480 W. 26th Avenue, Unit B225
Denver, Colorado 80211
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www.merrick.com

**RE: REVIEW OF PARKDALE DEVELOPMENT
PHASE II DRAINAGE REPORT**

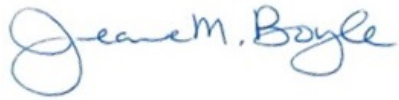
Dear Engineering Division:

We have reviewed the Parkdale Development resubmittal received on October 20, 2017. The submittal included the Phase II Drainage Report for the Parkdale Development (revised October 10, 2017), Preliminary Development Plans (revised October 9, 2017), and comment responses (October 10, 2017) by KT Engineering. We also received the Utility Plans, but these were not reviewed as directed by the Town. We have the following comments to offer:

Phase II Drainage Report

1. For Pond A, a trash grate must be provided for the 10-year orifice control per UDFCD criteria.
2. From sheets 2 and 4 of the Drainage Map, it appears that basins G2 and G4 drain directly to G5A. There doesn't appear to be a topographic reason for the basin divides. Clarify the basin divides and update the design and calculations as necessary.
3. Culvert #8 is proposed to be designed for the 100-year future condition with OSP Pond 1060 constructed (684 cfs). The 100-year existing condition flow to Culvert # 8 exceeds 1,523 cfs and flows will overtop the roadway during a flood event greater than 684 cfs until OSP Pond 1060 is constructed. Clarify the timeline on when proposed OSP Pond 1060 will be constructed and who will be required to construct it. Per criteria, the culvert should be designed for the worst-case condition (1,523 cfs). To design this culvert for the future condition (684 cfs), a variance must be obtained from the Town.
4. Access to the forebays are needed in addition to access to the outlet structures for both ponds for maintenance purposes.
5. For Culvert #7 under realigned E. County Line Road, clarify at what storm event the proposed pedestrian underpass will begin to be inundated to verify that this will not be a frequent occurrence. Provide safety precautions for pedestrians (i.e. signs, barriers, etc.)
6. The calculations for Channel C specify a channel slope of 0.6% while the drainage plans (Sheet 1) show the slope to be 0.95%. Clarify the correct slope and update the report and plans as necessary.

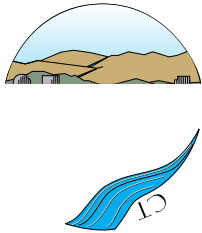
Sincerely,
Merrick & Company

A handwritten signature in blue ink that reads "Jeanne M. Boyle". The signature is written in a cursive style with a large initial "J" and "B".

Jeanne M. Boyle, PE, CFM

A handwritten signature in blue ink that reads "Clare Steninger". The signature is written in a cursive style with a large initial "C" and "S".

Clare Steninger, PE



URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

Ken MacKenzie, Executive Director
2480 W. 26th Avenue, Suite 156B
Denver, CO 80211-5304

Telephone 303-455-6277
Fax 303-455-7880
www.udfcd.org

November 27, 2017

UDFCD Maintenance Eligibility Program Referral Review Comments

To: **Todd Bjerkaas, Town of Erie**

Project: **Parkdale**

Stream: **Drainageway 1, Drainageway 2 North, Drainageway 2 South and Coal Creek**

UDFCD MEP Phase: **Referral**

UD MEP ID: **106795/10001940**

Dear Todd:

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to major drainage features, in this case:

- Channel improvements to Drainageway 1, Drainageway 2 North and Drainageway 2 South Tributaries to Coal Creek
- Pond outfall to Coal Creek

We have the following comments to offer:

1. Outfall to Coal Creek:
 - a) Coal Creek is known to be incised and unstable, so we are concerned about potential impacts to the creek from the Pond B outfall and overflow. As the design progresses, we will need to take a closer look at this area - it is likely that bank improvements will be required beyond what is currently shown.
 - b) What is driving the need for grouted boulders at the overflow? Could the weir be lengthened so that soil riprap is sufficient?
 - c) Note that the effective Coal Creek floodplain limits do not follow the topography shown on the plans. This is likely due to an outdated floodplain, but please confirm that the topography is current.
 - d) The design calls for replacing the orifice plate on Pond B under ultimate conditions. Who is responsible for the replacement and how will it be triggered?
2. Please replace the proposed concrete pans with bank full channels for Channels A, B and C, using USDCM Tables 8-2 and 8-3 as a design guide.
3. Channel A to Design Point 116 – Consider providing more freeboard on the east side than the west side so that flood events exceeding the 100-yr would back up onto undeveloped land,

providing increased flood protection for the adjacent lots. We also recommend using trapezoidal channel geometry rather than V-shape, if possible.

4. It appears that proposed improvements to Baseline Rd. may affect the existing capacity of Drainageway 2 South. Please demonstrate that equal flow capacity is provided under proposed conditions as existing conditions.
5. The master planned improvements include a storm sewer along Drainageway 2 North that outlets to an open channel just past the existing home located approximately 700 ft upstream of this site. The plans currently show the master planned pipe extending all the way to this site - please revise.
6. The drainage report describes an accessible impact basin to dissipate energy and collect sediment and debris at the outlet of culverts #7 and #8 before entering Pond B. Details have not been provided at this level - please keep in mind that energy dissipation will need to be provided before the accessible forebay for effective sediment capture.
7. We understand the challenges associated with Channel B and would like to meet to discuss potential alternatives. Do you anticipate issues negotiating an easement on the property at 12428 Arapahoe Rd.?

Please feel free to contact me with any questions or concerns.

Sincerely,

Urban Drainage and Flood Control District



Brooke Seymour, P.E., CFM
Watershed Services



February 5, 2018

MEMORANDUM

TO: Todd Bjerkaas

FROM: Charles M. Buck, P.E., PTOE

SUBJECT: Traffic Engineering Review

PROJECT: Parkdale
Preliminary Plat and PUD
PP-000894-2018 and PUD-000895-2018
FHU # 95-190

I have reviewed the materials provided for Parkdale, located in the northwest quadrant of State Highway 7/County Line Road. The materials, which were provided on a flash drive, included numerous items for both the Preliminary Plat and PUD submittals. My review has focused on the response to FHU traffic comments (KT Engineering, January 23, 2018), I have examined these materials specifically from the perspective of traffic engineering and transportation planning but not general civil or utility engineering.

The current submittal adequately addresses my previous concerns with mitigation of congestion at I 19th Avenue/State Highway 7. I have no further concerns or comments. This constitutes my review of the materials provided for Parkdale. Please call if you have questions or if I can provide any additional information.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

February 15, 2018

Town of Erie Community Development Services
645 Holbrook / PO Box 750
Erie, CO 80516

Attn: Todd Bjerkaas

**Re: Parkdale Preliminary Plat and PUD - 3rd referral
Case #s PP-000894-18 and PUD-000895-2018**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges that the property owner/developer/contractor is working with the Designer assigned to the project for natural gas and electric service for **Parkdale Preliminary Plat and PUD**.

The developer is also reminded to submit documentation, if this has not already been completed, to PSCo's High Pressure Natural Gas Transmission Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at:

https://www.xcelenergy.com/working_with_us/builders/encroachment_requests

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado