From:	Jim Briars
To:	Board of Trustees Mail; Town Clerk
Subject:	Erie Junction Public Comment
Date:	Monday, January 24, 2022 5:59:08 PM

Mayor Carroll and Erie Trustees,
I am Jim Briars, residing at 635 Moffat St., Erie, CO 80516.
I would like to urge the board to reject the application for Erie Junction.
The proposed development has over 3 times the density of homes as the adjacent properties. The vicinity of the 3 schools in the area with pre-existing traffic problems would be greatly exacerbated by the extreme density of the proposed development. Balcolm Street Is much too narrow for the proposed plan.
The town staff report states that the density is inconsistent with the LDR designation.
The developer has expressed contempt for the neighborhood, referring to it as blighted. Nothing could be further from the truth. This is a beautiful, quiet section of our beloved Old Town. The proposed HOA is also unnecessary and inconsistent with Old Town.
I would ask the board to consider the existing residents over developers profits, and not approve this urban blight in our neighborhood. One needs only to drive into Boulder to see the terrible outcome of turning once comfortable neighborhoods into overstuffed artificial "canyons".
I ask the board to vote in favor of Old Town residents and not approve a nuisance and eyesore that would have a great negative impact on us. Please don't impose upon us urban blight that you would not want in your own neighborhood.
Best regards,
Jim Briars