



Department of Planning and Development

The Town of Erie

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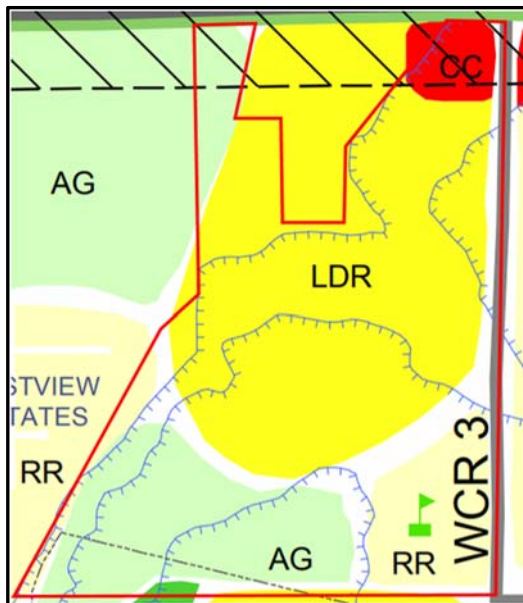
Planning

Memo

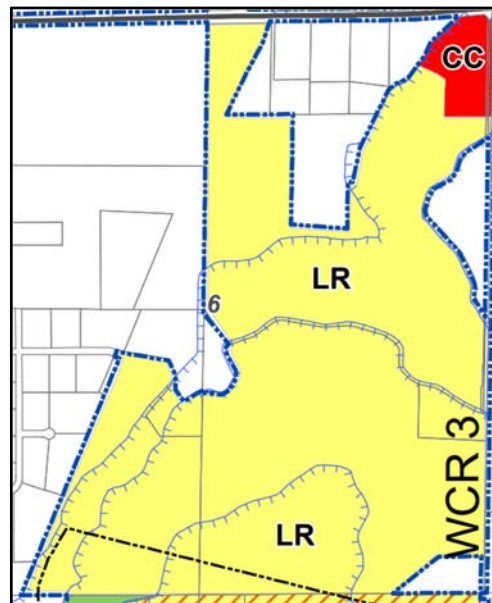
To: Matt Janke and Chris Elliott, MR Erie, LLC
From: Hannah Hippely
Date: January 25, 2019
Re: SK-000978-2018 – Spring Hill Sketch Plan Application
cc: Deborah Bachelder

The Sketch Plan application process allows staff, Planning Commission and the Board of Trustees the opportunity to make comments regarding an application early in the development that the applicant should then address with the Preliminary Plat application. The submitted Sketch Plan application was reviewed at the December 20, 2018 Development Review Team meeting. Below are the Planning comments, additional comments from Engineering and the Open Space and Trails Advisory Board (OSTAB) and Parks and Recreation Department will be forwarded to you as well.

1. COMPREHENSIVE PLAN AND ZONING



Comprehensive Plan Map



Zoning Map

- a. All of the uses proposed by the sketch plan are permitted within the LR Zone District and the zoning allows for all of the land use designations of the Comprehensive Plan.
- b. The proposed sketch plan is not consistent with the Comprehensive Plan Agriculture (AG) land use designation for this property.
 - i. Approximately 70 acres in the south portion of the property is designated as Agriculture (AG) on the Comprehensive Plan. According to the Comprehensive Plan farming, ranching, and other agriculturally related uses and very low density rural residential uses

- are appropriate in this area. Also, lands designated Agriculture “serve a vital role in defining the history and character of Erie and should be maintained where viable, to serve as gateways and buffers, preserve vistas, and retain the desired character of the Town.” Within this area the plan shows the western edge, the areas adjacent to the western two ditches (Lower Boulder Ditch and the Boulder/Weld Ditch), as open space and develops the remainder at a density consistent with an LDR land use designation.
- ii. The LR Zone Designation does not negate the need for the subdivision to be consistent with the Comprehensive Plan. A Comprehensive Plan land use map change would need to be approved if the subdivision is not redesigned to be consistent with the Comprehensive Plan.
 - c. It appears that over all residential densities comply with the Comprehensive Plan and Zoning Map.
 - i. Tract Q, which is located along the western edge of the development adjacent to the rural Weld County subdivision and the south east corner of the property are two areas designated RR on the Comprehensive Plan where residential densities of 0-2 dwelling units per acre (du/ac) and gross density not to exceed 1 du/ac is expected.
 1. The south east corner the proposal includes a school site in addition to residential development within the roughly 30 acres shown as RR.
 2. No development is proposed in Tract Q.
 - ii. The area designated as LDR on the Comprehensive Plan within the subject property is approximately 160 acres. LDR densities are expected to be 2-6 du/ac with gross densities not to exceed 4 du/ac or 640 dwellings.
 - iii. The proposal includes 632 lots which is in line with the overall densities expected by the Comprehensive Plan for the developed portions of the property. At the time of preliminary plat this analysis shall be presented by the applicant to demonstrate compliance with the Comprehensive Plan density expectations as shown on the land use map.
 - iv. LR Zoning allows for a gross density not to exceed 5 du/ac. Gross density is the total number of dwelling units allowed based on the size and zoning designation but not taking into account the portions of unbuildable land. At the time of preliminary plat this analysis shall be presented by the applicant to demonstrate compliance with the zone district density expectations however, at this time staff estimates the allowed maximum density to be 780 units.
 - d. The Comprehensive Plan and the Zoning Map show a flight cone associated with the Parkland Airport over southern portions of the property. The applicant will need to coordinate with the Parkland HOA as part of the preliminary plat process.
 - e. As shown on the Comprehensive Plan, the sketch plan includes a school site in the south east portion of the site.

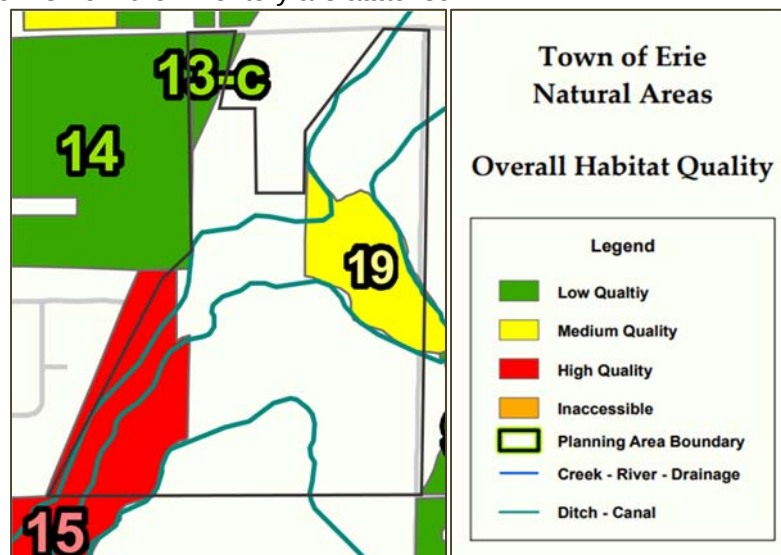
2. SUBDIVISION STANDARDS

- a. Please review the comments from Town Engineering and address these comments. The County Road 12 western extension is not reflected on this plan.
- b. Section 10.5.4.D requires that a proposed subdivision be designed to coordinate with adjoining subdivisions.
 - i. The proposed spine trail does not connect to the point where it is anticipated that the north end of the spine trail as constructed within Morgan Hill will terminate. The terminus point is on the east side of the Erie Coal Creek /Cottonwood Extension Ditch at the shared property line. The proposed spine trail is not located within the Spring Hill site or within the Morgan Hill development.

- ii. Town Open Space within Morgan Hill is located on the east side of the Erie Coal Creek /Cottonwood Extension Ditch and it does not connect to the Town Open Space proposed by the Spring Hill Development.
- c. 10.5.4.K – The storm water drainage plan concept directs flows to a pond that is not part of this development (Pond D). Necessary detention shall be located within the development rather than being located off site where it will impact future commercial development of the corner.

3. DEVELOPMENT AND DESIGN STANDARDS

- a. 10.6.2 Natural and Scenic Resource Protection – the purpose of this section is to protect and enhance the natural and man-made features that contribute significantly to the Town's scenic quality and small-town character.
 - i. A preliminary plat submittal will need to include a Threatened and Endangered Species, Habitat, and Wetlands report, and a Native Tree and Vegetation Survey and Protection Plan.
 - ii. Town Natural Areas Inventory - Within the property two natural areas are designated. Site 15 is a high quality area and Site 19 which is a medium quality area, the relevant site analysis forms from the Inventory are attached.



- iii. A preliminary plat submittal will need to include a Cultural, Archaeological, and Historical Resource Report. The Cottonwood Extension Ditch, when examined during the review for the adjacent Morgan Hill, was found eligible for the National Register of Historic Places and coordination with the State Historic Preservation Office was required for that project which put a section of the ditch underground.
- iv. UDC Section 10.6.2.B.1 Preservation Of Existing Main Ditches states “existing irrigation ditches shall be incorporated into subdivision plats and preserved as open space areas to the maximum extent reasonably practicable”. This Cottonwood Extension Ditch enters the property from Morgan Hill and extends to the north and east before it turns south east to exit the property where it reenters the Morgan Hill development. The sketch plan proposes to underground this ditch throughout the development.
- b. 10.6.3 Parks, Open Space, and Trails:
 - i. With 632 dwelling units included in the sketch plan the overall parks and open space dedication requirements apply: Neighborhood Park 5.48 acres; Pocket Park 0.91 acres;

Community Park 9.13 acres; Open Space 31.05 acres. A Neighborhood Park is not required since the 7 acre minimum was not reached however, the Neighborhood Park Land and Development Construction Cost Fee will apply. Pocket Parks are provided in the plan and total 5.17 acres. The Community Park is not required as the 30 acre minimum is not met. Open Space Tracts A and D totaling 49.61 acres is proposed, please refer to the Parks and Open Space comments related to the proposed open space.

- ii. Please review the comments from OSTAB and the Parks and Recreation Department and address these comments in the preliminary plat submittal.
- c. 10.6.5 Transportation and Access
 - i. Staff recommends that WCR 12 be extended west and connect into the development.
- d. 10.6.7 Design Standards
 - i. Housing Diversity – The UDC requires 4 housing types or 3 housing types and one variation on a development of this size however, the annexation agreement for this property modified the requirement by stating “the property shall be required to provide not more than one (1) housing type and two (2) housing type variations”.
 - ii. By providing single family detached housing with a range of property sizes and townhouses the applicant will meet the requirement. Below is a listing of what is considered a housing type and what is considered a housing type variation:

Housing Type	Housing Type Variation
Duplex	Front Loaded
	Alley Loaded
Stacked Tri-plex / Quad-plex	Three Dwelling Units per Building
	Four Dwelling Units per Building
Manor Home	Variation in Building Length 30% or More
	Variation in Building Footprint 30% or More
Townhouse (Single-Family Attached)	Front Loaded
	Alley Loaded
Apartment (Multi-family)	Variation in Building Length 30% or More
	Variation in Building Footprint 30% or More
Live-Work Units	Front Loaded
	Alley Loaded
Single Family Detached	Front Loaded
	Alley Loaded
	Lot Size Under 5,000 Square Feet
	Lot Size 5,000 – 9,999 Square Feet
	Lot Size 10,000 – 39,999 Square Feet
	Lot Size 40,000 Square Feet or More

- e. 10.6.14 Oil and Gas:
 - i. The sketch plan proposes to close all wells and relocate them to a shared area at the north west portion of the property. Copies of all surface use agreements that encumber the property (including those on adjacent properties where setbacks impact the subject property) are required to be submitted at the time of preliminary plat application. SUAs that remove and close existing facilities are also required at the time of preliminary plat. The preliminary plat shall show all of the setbacks required by the UDC for oil and gas facilities that impact the property.
4. NEXT STEPS - In order to move this project forward approval of a Comprehensive Plan amendment, Preliminary Plat, PUD, and Site Plan for small lots and attached houses is required.

RESUBMITTAL - Please make the following corrections to the site plan map.

Sketch Plan Map:

- a. Add the zone district boundary to the sketch plan map. *This was not added as previously requested.*
- b. Identify all of the ditches on the sketch plan. Please show the current location of the Cottonwood Extension Ditch more clearly on the sketch plan. *This is still quite difficult to see even on a large scale plan, please increase the weight of the single dark line identifying the ditch.*
- c. Add all proposed detention ponds to the sketch plan along with the drainage way that storm flows are directed to. *These were not added as requested.*
- d. Oil and gas facilities exist within the proposed open space west of the Boulder-Weld Ditch, and on Morgan Hill to the south, these should be shown along with the required buffers on the sketch plan. Please ensure that all existing facilities within the property are identified along with the required buffers. *The UDC required buffers were not added for the facilities on Morgan Hill to the south.*
- e. It is not clear which tracts the school site and the oil and gas facility are a part of or if these are these accounted for in the Tract Summary Chart? Please clarify which tracts these area are part of and update the chart.

The next step for the sketch plan is revision and resubmittal of the revised sketch plan map. Staff will schedule the sketch plan for the next possible Planning Commission date once a sketch plan map which addresses the comments above is provided. If a corrected sketch plan is provided by Friday February 1, 2019 Planning Commission may be held February 20, 2019.

TOWN OF ERIE NATURAL AREAS INVENTORY



Site #: 15 Three Ditch Park

Map: B1
Acres 148

This site comprises portions of three ditches.

Wetlands:

Wetland Functionality: 4

Wetland Value: 5

Landscape Context

Nearby Land Use:

Habitat Types Present: 5

Agriculture Lands with Crops

Agriculture

Field without Crops

Aquatic

Farm

Wetland

Ditch

Woodland

Residential

Other

Oil Well

Viewshed: From Site

Vegetation

Plant Communities: RF, ADUD, CGH, RCSH, CWTS

Vegetation Structure:

County-listed Noxious Weeds:

Noxious Weed Cover 5

Tree

Common Teasel

Ground Disturbance: 4

Shrubs

Plant Diversity: 4

Forbs

Grassland Value: 0

Grass

Litter

Wildlife Habitat

Prairie Dog Habitat: 0%

Wildlife Species of Concern:

Overall Wildlife Habitat Quality: 4

Primary Factors Present

Water or wetland is present
Site serves as a migration or movement corridor

Secondary Factors Present

Site is larger than 3 acres
One of the three vegetation structure types is in good condition
Three or more habitat types are present

Wildlife Species Seen red-winged blackbird, horse, northern flicker, American robin, coyote

Enhancement Effort: Low

Summary Rating: 24

Site Comments

This site contains portions of three ditches--Boulder Weld Ditch, Boulder Creek Ditch, and Lower Boulder Ditch. The ditches add wildlife habitat value to the site. Hayfields occur throughout the site adjacent to the ditches. Boulder Weld and Lower Boulder ditches were dry at the time of the site visit in October, but Boulder Creek Ditch carried a large amount of water. The ditches are varied in their vegetation and include riparian forest, extensive willow patches, solid stands of reed canary grass, and some upland weedy areas. Ephemeral pools form in the horse pasture from time to time, due either to a high water table or general ditch leakage. These pools are essential breeding habitat for chorus frogs in spring and early summer. Wildlife enhancement measures would be to ensure that breeding frogs are not disturbed by the horses. Plant enhancement measures are to control and monitor the common teasel on site, requiring low effort.

TOWN OF ERIE NATURAL AREAS INVENTORY



Site #: 19

Map: A2

Boulder/Weld and Lower Boulder Creek Ditches Acres 42

This is a lowland drainage area surrounded by Boulder Weld County Ditch and Lower Boulder Ditch.

Wetlands:

Wetland Functionality: 3

Wetland Value: 4

Landscape Context

Nearby Land Use:

Habitat Types Present: 3

Agriculture Lands with Crops

Aquatic

Field without Crops

Wetland

Farm

Woodland

Ditch

Oil Well

Viewshed: From Site

Vegetation

Plant Communities: CHSH, RCSH, SB

Vegetation Structure:

County-listed Noxious Weeds:

Noxious Weed Cover 4

Tree

Musk Thistle

Ground Disturbance: 5

Forbs

Canada Thistle

Plant Diversity: 3

Grass

Grassland Value: 0

Wildlife Habitat

Prairie Dog Habitat: 0%

Wildlife Species of Concern:

Overall Wildlife Habitat Quality: 3

meadow vole, northern harrier

Primary Factors Present

Water or wetland is present

Secondary Factors Present

Site is larger than 3 acres
Site is adjacent to another natural area
One of the three vegetation structure types is in good condition
Three or more habitat types are present
Site is potentially part of a corridor, or a lower quality corridor

Wildlife Species Seen northern flicker, red-winged blackbird, common grackle, American kestrel

Enhancement Effort: Low

Summary Rating: 18

Site Comments

This site is a lowland drainage area with Boulder and Weld County ditch at the northwest end and Lower Boulder Ditch along the southern, eastern, and northern edges. The natural drainage channel is hard to discern, but cattail wetlands (containing reed canary grass) occur along the natural drainage. The site is likely a significant habitat for red-winged blackbirds. Site enhancement should include eradicating Canada thistle.



Internal Memo

To: Hannah Hippely, Planning - Senior Planner

From: Darren Champion, Parks and Open Space Project Coordinator

Date: January 25, 2019

Subject: Spring Hill (formerly Andalusia) – Sketch Plan

Cc: Farrell Buller, Community Services Director

Mike McGill, Parks and Open Space Interim Division Manager

Parks & Open Space Division staff has reviewed the subject plans and offers these comments.

- Staff has safety concerns with regard to the close proximity of the spine trail to the ditch in several locations. Per PROST (Parks and Recreation, Open Space and Trails Master plan); “Spine trails should be located away from nuisance areas including above ground oil and gas facilities, pipelines, dangerous ditches, steep slopes, and mining areas that include tailings and shafts”. In addition, there is concern with the overall narrowness of the trail corridor with the trail being located between the ditch and rear of residences.
- Tract D – The Town will accept this tract providing the oil and gas wells are plugged, abandoned, and restored to Town’s acceptance expectations.
- Tract A is currently not acceptable to the Town as it is not contiguous, it does not connect well to the open space network in Morgan Hill to the south and the land itself is bisected by a large ditch creating two narrow pieces on either side of this ditch. The segment west of the ditch is isolated as it is inaccessible by any means. Extend Tract A open space to the east allowing the spine trail to be located further away from the ditch and residences. In addition, provide suitable access points for Tract A for maintenance vehicles/pedestrians.
- *Previous comment not addressed* - Redesign the spine trail location on the south end of development, so that it meets up with the spine trail at the north end of Morgan Hill. Increasing Tract A open space to the east will allow the trail to run through an acceptable open space tract.
- Extend Tract A western edge to the top of Boulder Weld Ditch with regard to ownership and maintenance responsibilities.



Memo

To: Hannah Hippely
From: Chad Schroeder, P.E., CFM, Development Engineer
Date: December 21, 2018
Subject: **Spring Hill Sketch Plan**
CC: Matt Wiederspahn
Wendi Palmer

Previous Comments for the Sketch Plan:

2. WCR12 (misabeled on plans) is required to be extended west through WCR3 and provide joint access to Morgan Hill and Andalusia.

Response: WCR12 has been labeled correctly on the plans. We are not showing an extension of the WCR12 as this road is not on our property, but have revised the Sketch Plan to accommodate the potential for this alignment in the future.

The Schmidt property will need to be acquired for the extension of WCR 12 into the Spring Hill and Morgan Hill developments.

Comments for the Sketch Plan:

1. Per the Annex Agreement & Water Master Plan, a 30-inch offsite water line shall be installed from WCR 10.5 near Erie Village to the Spring Hill Development.
2. The Town will very likely have re-use water available or nearby that this project which may be used for irrigation use. Our rate structure for re-use water is two tiered where rates for projects that have an on-site irrigation ponds are charged half of the normal re-use water rate. It is strongly recommended that with a project this size that not only is reuse water used for irrigation, but that a pond also be provided.
3. It is recommended to relocate the school site to the interior of the development. As proposed, there would limited adjacent street parking for the school (parking is not allowed along Collector Roads). Additionally, the adjacent round-about creates difficult street crossings for elementary school students. Both of these aspects of the proposed school location have been heavily scrutinized by the Town Board of Trustees for previous school locations in Erie.
4. Discuss how the Cottonwood Extension / Erie Coal Creek Ditch will be rerouted and/or underground. There is a significant high point over 20 feet tall in between the ditch entry and exit points on the Spring Hill property.

August 27, 2018

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

RE: ANDALUSIA DEVELOPMENT PHASE I DRAINAGE SUBMITTAL

Dear Matt:

We have reviewed the Andalusia Development submittal received on August 16, 2018. The submittal included the Phase I Drainage Report for the Andalusia Development and sketch plan exhibits for the development by CVL Consultants. We have the following comments to offer:

Phase I Drainage Report

1. For future drainage report submittals, the report outline provided in the Town of Erie 2018 Engineering Standards & Specifications, Section 100 must be followed.
2. The cover of the Andalusia Phase 1 Drainage Report includes an approval stamp for the Town of Erie's City Engineer and Water Engineer signatures. The Town of Erie has a standard signature block that is found in Section 100, Page 100-35 that is required to be incorporated into each report. Replace the current signature block in the report with the Town of Erie's standard signature block on future submittals.
3. The report makes a brief reference to wetland locations within the project site, but does not elaborate on potential issues, if any. The Phase I Drainage Report outline requires a discussion of wetland issues (if any) such as mitigation or replacement be incorporated in the report. Revise the report to include this information or state that there are no concerns if applicable.
4. Within the Description of Property section of the report, Reach BC 110 is mentioned without further defining the reach. This conveyance should be defined for clarity or direct the reader to another section of the report where this reach is further discussed.
5. Referencing Table 2: Detention Volumes within the Specific Details section of the report:
 - a. Please add a column next to the "Tributary Area" column to identify the corresponding basin (i.e. Basin A, etc.) for clarity.
 - b. The UDFCD Detention Basin Stage-Storage Table Builder (Appendix II) for Basin G has a watershed imperviousness of 55% inputted into the spreadsheet. Table 2 reflects an imperviousness of 65.16%. Revise to show the correct value for imperviousness.
 - c. Design Discharge: The calculations in the appendix of the report must be incorporated for the design discharge rates as well as a general discussion of

how discharge rates were determined must be included. Also, differentiate between the discharge values shown in Table 2 with the discharge values shown in the Pond Sizing Table in Appendix II.

6. Within the Specific Details portion of the report, include a discussion of maintenance and access to the overall drainage facility. Also, add information pertaining to any perceived impacts to downstream property from the development. If there are none, note this conclusion in the report.

Drawing Contents:

7. **General Location Map:** The report includes a Vicinity Map, which appears to function as the General Location Map. Recommend the following revisions be applied to the Vicinity Map, which are based on the Town of Erie 2018 Engineering Standards & Specifications, Section 100, Page 100-37:
 - a. Change the map title to General Location Map
 - b. Provide detail showing drainage entering and leaving the proposed development. Identify major basins and conveyances, such as Reach BC 110, Lower Boulder Ditch, and Cottonwood Extension Ditch on the map.
 - c. Incorporate topographic contours.
8. **Floodplain Information:** Revise the FIRM map in Appendix I to show the project site on the FIRM to better depict the project location in relation to the floodplain delineation. See Section 100, Page 100-38, Floodplain Information.
9. **Drainage Plan:** The Overall Drainage Map must be revised to incorporate the following items:
 - a. Map scale should range from 1" = 20' to 1" = 100'. The current scale is 1" = 200'
 - b. Show wetland areas.
 - c. Include off-site features that may influence the proposed development.

Please let us know if you have any questions.

Sincerely,
Merrick & Company



Jeanne M. Boyle, PE, CFM



Robert C. Moore, PE



Town of Erie Open Space and Trails Advisory Board

From: Town of Erie Open Space and Trails Advisory Board (OSTAB)
To: Hannah Hippely, Senior Planner, Community Development
Date: December 18, 2018

Subject: Spring Hill Sketch Plan

Date of Drawing: November 8, 2018

Location: SW corner of CO 52 and WCR3

Open Space:

Discussion: The application area contains multiple features in the Unified Development Code (UDC) that should be preserved, including “irrigation ditches, wetlands, native and specimen trees and vegetation, and dramatic view corridors to the mountains”. Each are discussed below.

Ditches: There are three ditches on this property:

1. The Boulder and Weld County Ditch (BaWCD) enters at the SW corner, initially near this property’s western border. It then meanders north and east, and exits the property near the NE corner at the intersection of WCR 3 and CO 52. Most of this ditch is within non dedicated open space Tracts Q and B, owned by the HOA.
2. The Lower Boulder Ditch (LBD) (named the “Sullivan Ditch” in Google maps) is a very wide and deep ditch that carries large volumes of water. It too enters the property near the SW corner, east and slightly uphill from the BaWCD. It flows adjacent to the BaWCD in the southern portion of this application, turns due east, briefly goes east of WCR 3, returns, and finally exits east about 1,000 ft from the intersection of WCR 3 and CO 52. It is within dedicated open space Tracts A and D, owned by the Town, and non-dedicated open space Tracts B, C, and E, owned by the HOA;
3. The Cottonwood Extension Ditch (CED) is east and uphill from the LBD, separated from the LBD by a cultivated agricultural field. Unlike the other two ditches, it flows in a semi-circular pattern, and exits this property to the south, perhaps 1,250 ft from WCR 3. If our memory is correct, the portion of this ditch to the south, within the Morgan Hill subdivision, will be piped underground. The applicant is proposing that this ditch be piped underground along the southern property border. We usually object to eliminating exposed ditches, which frequently have natural areas adjacent to them, and serve as wildlife corridors. For multiple reasons, we do not object to enclosing this specific ditch:
 - a. There are cultivated agricultural fields on both sides of this ditch, with no noticeable adjacent natural areas;
 - b. The Tree and Vegetation Survey indicates there are only 3 trees recommended for preservation;
 - c. This ditch will be enclosed in the adjacent subdivision to the southeast;

- d. An earlier application by another developer retained this ditch, which created multiple problems: the road locations were highly circuitous, there were multiple ditch crossings, and both sides of the ditch had adjacent houses.

We had a robust discussion concerning the western border of dedicated open space Tract A. In this Sketch Plan, it is slightly east (roughly 75') of BaWCD. Some believed that the ditch itself would be a better boundary. We ultimately voted 3-2 to retain the boundary in the sketch plan.

Natural Areas Inventory (NAI): In 2008, the Town engaged Walsh Environmental Scientists and Engineers of Boulder, Colorado, to identify and evaluate the natural areas within the Town's planning area. Over 125 areas were evaluated; based upon a variety of characteristics, each area was categorized as high, medium, or low quality. Three of these areas are on this property:

1. Three Ditch Park, NAI site #15, 148 acres, high quality: The northern portion of this NAI site is in the southwest corner of this application, the other portion is in the Morgan Hill subdivision to the south. The discussion in the NAI specifically identifies high values within and near the three ditches. This NAI site will be in 3 separate tracts in this application:
 - a. The portion between the western border and roughly 75' east of BaWCD will be Tract Q, non-dedicated open space owned by the HOA. In an earlier version of this application, that area was dedicated open space. However, the Town requested that this area be excluded from dedicated open space, since there have been 2 significant oil spills within the last 10 years or so. It also has a very high water table, so the surface has been materially degraded by horses pastured there. We agree with this change. We do recommend that the applicant be required to restore that area to native grasses, or other natural vegetation that would thrive in those conditions.
 - b. The area surrounding LBD is in dedicated open space Tract A, 24.5 acres, owned by the Town;
 - c. The CED and a small segment to the west that is currently cultivated agricultural land will be housing. See the discussion above in the Ditches discussion for further clarification.
2. Boulder/Weld and Lower Boulder Creek Ditches, NAI site #19, 42 acres, medium quality. This primarily wetland area is in the middle eastern portion of this application, essentially surrounded by WCR 3 and the LBD ditch. It will be within dedicated open space Tract D, 25.1 acres, and a small adjacent segment of Tract B. There will be a subdivision road that bisect this wetland. The applicant must ensure that the road does not negatively impact this large wetland.
3. North Field, NAI site #13, 148 acres, low quality: Virtually all this NAI site is north of CO 52; a small triangle exists in the northwest corner of this application. It includes 2 open space Tracts (R, 4.25 acres, and S, 2.1 acres), and is bisected by a new road. Since there is an existing unpaved road along the western property border, we previously recommended that the new road be eliminate. The applicant advised that the Public Works Dept. insisted upon the new alignment.

Wetlands: The Sketch Plan indicates there are 2 wetlands areas: 1) within dedicated open space Tract D, and 2) an adjacent area in open space Tract B. About six months ago, the applicant gave us a map entitled "Wetlands Resource Delineation Map", dated June 11, 2018. In addition to the ditches themselves, it identified 3 wetland areas:

1. 12 acres near WCR 3 within open space Tracts D and B, potentially jurisdictional. It is included in NAI site #19. This wetland is identified on the sketch plan;
2. 4 acres within open space Tract Q, potentially non-jurisdictional. It is north of the existing O&G site, within NAI Site #15. This wetland is not identified on the sketch plan;

3. 3.5 acres encompassing most of open space Tracts R and S (potentially non-jurisdictional). It is included in NAI site #13. This wetland is not identified on the sketch plan.

Vegetation: The first page of the Tree and vegetation Survey identifies over 100 trees on this site. Many are large cottonwoods which are recommended for preservation and pruning. Fortunately, most are adjacent to ditches and within open space tracts.

Open Space Recommendations:

1. Restore Tract Q to native grasses, or other natural vegetation that would thrive in the somewhat moist conditions that are there;
2. Ensure that the road that will cross the wetlands between the northwest boundary of Tract D and an adjacent area in Tract B does not impact this important wetland (NAI Site #19);
3. Ensure that there are no wetlands in Tracts Q, R and S;
4. Implement the recommended retention and pruning of every tree identified in the Tree and Vegetation Survey that is within open space tracts;
5. Confirm that the Public Works Dept. requires a new road that will bisect NAI Site #13 into Tracts R and S.

Spine Trail:

Discussion: The Spine Trail connects to a planned Spine Trail in the unbuilt subdivision to the south, Morgan Hill, in the SW corner, within dedicated open space Tract A, east of the LBD ditch. It follows that ditch until it bends directly east within open space Tract B. At that point, LBD ditch is crossed. The trail soon reaches the BaWCD ditch, which meanders near the western edge of the application area, ultimately reaching the intersection of WCR 3 and CO 52; it is anticipated that there will be a traffic signal at that intersection in the future. The areas on both sides of that ditch are protected as open space Tract B.

As we previously recommended, the Spine Trail has been moved closer to the ditches and away from lots. However, some lots are less than 100' from the Spine Trail:

1. In open space Tract A, lots C31 and C40;
2. In open space Tract B, near Pocket Park QQ, lots F74-F76, lots F80-F82;
3. In open space Tract B, near Pocket Park LL, lots H107, H108, H131, H132;

As previously recommended, several additional connections from neighborhoods to the Spine Trail are included.

Spine Trail Recommendations:

1. Reduce or eliminate the multiple locations detailed above where the Spine Trail is less than 100' from lots;
2. Ensure that the Spine Trail does not compromise any existing natural areas;

Neighborhood Trails:

Discussion:

Throughout our Town, we have noticed an increasing number of quite young children on "mini mountain bikes", typically with their parents. These riders frequently seek a more natural and challenging environment than a paved trail that is primarily flat. For some, the crusher fines portion of the Spine Trail satisfy their needs. For others, a more primitive trail is desirable. Thus, we frequently recommend that, where possible, this type of trail be included. A possible location within Spring Hill is open space Tract D, between the wetlands and WCR 3, particularly since the existing well sites there will be abandoned. Access could be exclusively through non-dedicated

open space Tract E.

Neighborhood Trails Recommendations:

1. Incorporate primitive paths or trails where possible to provide greater diversity in trail experiences, especially near Tract D.

Landscaping:

Discussion:

As the population along the Front Range continues to expand, and evidence increases that global warming will change rainfall patterns, the need for water conservation here continues to increase. Unfortunately, bluegrass turf continues to be very popular. We have read that it requires 25" of annual irrigation for bluegrass to remain green during our low humidity, hot summers! Many do not realize that bluegrass turf can be replaced by multiple native plant species that provide flowers throughout the growing season; they require virtually no irrigation or maintenance once established. We therefore encourage developers to replace bluegrass turf with native plants in appropriate locations, such as:

1. Between the sidewalk and curbs;
2. Within neighborhoods with townhouses or attached homes where grounds maintenance is the responsibility of the HOA, not the homeowner.

Landscaping Recommendations:

1. Incorporate xeriscaping and native drought tolerant plants where ever possible to conserve water and provide more natural habitat for pollinators and other native species.

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
Christine Felz
Dawn Fraser
Ken Martin (Chair)
Joe Swanson



RE:

Dear

Thank you for referring the _____ to the School District. The District has reviewed the development proposal in terms of (1) available school capacity, (2) required land dedications and/or cash-in-lieu fees and (3) transportation/access considerations. After reviewing the above proposal, **the School District finds _____ and _____ exceed the benchmark.**

General Comments:

Detailed information on the specific capacity issues, the land dedication requirements and transportation impacts for this proposal follow in Attachment A. The recommendation of the District noted above applies to the attendance boundaries current as of the date of this letter. These attendance boundaries may change in the future as new facilities are constructed and opened. If you have any further questions or concerns regarding this referral, please feel free to contact me via e-mail at kragerud_ryan@svvsd.org or at the number below.

Sincerely,

Ryan Kragerud, AICP
Planning/GIS

Enc.: Attachment A – Specific Project Analysis
Cash-in-lieu chart

ATTACHMENT A - Specific Project Analysis

PROJECT:

(1) SCHOOL CAPACITY

The Board of Education has established a District-wide policy of reviewing new development projects in terms of the impact on existing and approved school facilities within the applicable feeder system. Any residential project within the applicable feeder that causes the 125% school benchmark capacity to be exceeded within 5 years would not be supported. This determination includes both existing facilities and planned facilities from a voter-approved bond. The building capacity, including existing and new facilities, along with the impact of this proposal and all other approved development projects for this feeder are noted in the chart below.

CAPACITY INFORMATION				CAPACITY BENCHMARK*									
				(includes projected students, plus development's student impact)									
School	Building	Stdts.	Std.	2018-19		2019-20		2020-21		2021-22		2022-23	
Level	Capacity	Oct-17	Impact	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.
Elementary	539	496	119	433	80%	470	87%	521	97%	573	106%	618	115%
Middle (EMS)	780	1063	55	917	118%	920	118%	952	122%	971	124%	995	128%
High (EHS)	1456	1161	60	1311	90%	1384	95%	1444	99%	1508	104%	1566	108%
Total	2496		234	2661		2774		2917		3052		3179	

Specific comments concerning this proposal regarding School Capacity are as follows:

- ☒ **Specific Impact** - This application add additional residential unit(s) and yield additional student(s) in the **feeder**.
- ☒ **Benchmark Determination** – the affected schools exceed the benchmark within 5 years.
- ☒ **Mitigation Options** -
- ☒ **Phasing Plan** –

(2) LAND DEDICATIONS AND CASH IN-LIEU FEES

The implementation of the Intergovernmental Agreement (IGA) Concerning Fair Contributions for Public School Sites by the City of Longmont requires that the applicant either dedicate land directly to the School District along with provision of the adjacent infrastructure and/or pay cash-in-lieu (CIL) fees based on the student yield of the development. CIL fees provide funds for land acquisition and water rights acquisition, which is only a small component of providing additional school capacity for a feeder. Specific comments regarding land dedications and CIL fees for this referral are as follows:

- ☒ **Dedication and/or Cash-in-lieu Requirements** – A land dedication is not required. Cash-in-lieu payments are required for all residential units. Please see the attachments for additional information.
- ☒ **Cash-in-Lieu per unit payment by housing type: Longmont**

☒ Housing type:	Cash in lieu payment	Units proposed	Cost
☒ Single Family Unit	\$970		
☒ Duplex/Triplex Unit	\$846		
☒ Multi-Family Unit	\$589		
☒ *Condo/TH Unit	\$347		
☒ Mobile Home Unit	\$785		
			Total =

*TH = Townhouse

- ☒ **Dedication/Cash-in-lieu Procedures** – Additional Cash in Lieu payment information can be found on the attached page. If discrepancies exist please call 303-682-7229. Payments can be made at the time of building permit in the St. Vrain Valley School District Business Office – 395 S. Pratt Parkway, Longmont.

3) TRANSPORTATION/ACCESS

Transportation considerations for a project deal with bussing and pedestrian access to and from the project. Pedestrian access, in particular, is an important goal of the School District in order to facilitate community connection to schools and to minimize transportation costs. Specific comments for this application are as follows:

- ☒ **Provision of Busing** - Busing for this project, under the current boundaries, provided at the
- ☒ **Pedestrian/Access Issues** –

**School Planning
Standards And
Calculation of
In Lieu Fees**

Single Family							
		<u>School Planning Standards</u>					
	Number	Projected	Student	Site Size	Acres of	Developed	
	Of	Student	Facility	Standard	Land	Land	Cash-in-lieu
	Units	Yield	Standard	Acres	Contribution	Value	Contribution
Elementary	497	0.22	525	10	2.08	\$80,117	
		109.34					
Middle Level	497	0.1	750	25	1.66	\$80,117	
		49.7					
High School	497	0.11	1200	50	2.28	\$80,117	
		54.67					
Total		213.71			6.02	\$80,117	\$482,084
Single Family Student Yield is		0.43					\$970
							Per Unit

Exhibit A

School Planning
Standards And
Calculation of
In Lieu Fees

For Town of Erie

Duplex/Triplex							
		<u>School Planning Standards</u>					
	Number	Projected	Student	Site Size	Acres of	Developed	
	Of	Student	Facility	Standard	Land	Land	Cash-in-lieu
	Units	Yield	Standard	Acres	Contribution	Value	Contribution
Elementary	0	0.2 0	525	10	0.00	\$80,117	
Middle Level	0	0.09 0	750	25	0.00	\$80,117	
High School	0	0.09 0	1200	50	0.00	\$80,117	
Total		0			0.00	\$80,117	\$0
Duplex/Triplex Student Yield is		0.38					#DIV/0! Per Unit

Exhibit A

School Planning
Standards And
Calculation of
In Lieu Fees

For Town of Erie

Multi-Family							
		<u>School Planning Standards</u>					
	Number	Projected	Student	Site Size	Acres of	Developed	
	Of	Student	Facility	Standard	Land	Land	Cash-in-lieu
	Units	Yield	Standard	Acres	Contribution	Value	Contribution
Elementary	0	0.15	525	10	0.00	\$80,117	
		0					
Middle Level	0	0.06	750	25	0.00	\$80,117	
		0					
High School	0	0.06	1200	50	0.00	\$80,117	
		0					
Total		0			0.00	\$80,117	\$0
							#DIV/0!
							Per Unit
Multi-Family Student Yield is		0.27					

Exhibit A

School Planning
Standards And
Calculation of
In Lieu Fees

For Town of Erie

Condo/Townhouse							
		<u>School Planning Standards</u>					
	Number	Projected	Student	Site Size	Acres of	Developed	
	Of	Student	Facility	Standard	Land	Land	Cash-in-lieu
	Units	Yield	Standard	Acres	Contribution	Value	Contribution
Elementary	135	0.07	525	10	0.18	\$80,117	
		9.45					
Middle Level	135	0.04	750	25	0.18	\$80,117	
		5.4					
High School	135	0.04	1200	50	0.23	\$80,117	
		5.4					
Total		20.25			0.59	\$80,117	\$46,868
Condo/Townhouse Student Yield is		0.15					\$347 Per Unit

Exhibit A

School Planning
Standards And
Calculation of
In Lieu Fees

For Town of Erie

Mobile Home							
		School Planning Standards					
	Number	Projected	Student	Site Size	Acres of	Developed	
	Of	Student	Facility	Standard	Land	Land	Cash-in-lieu
	Units	Yield	Standard	Acres	Contribution	Value	Contribution
Elementary	0	0.16 0	525	10	0.00	\$80,117	
Middle Level	0	0.09 0	750	25	0.00	\$80,117	
High School	0	0.09 0	1200	50	0.00	\$80,117	
Total		0			0.00	\$80,117	\$0
Mobile Home Student Yield is		0.34					#DIV/0!
							Per Unit