

July 8, 2016

Mr. Todd Bjerkaas  
Town of Erie  
Community Development Department  
645 Holbrook Street  
Erie, CO 80516

**Re: Neighborhood Meeting Summary  
Vista Ridge Marketplace  
Town of Erie, Colorado**

Dear Todd,

State Highway 7 Marketplace, LLC conducted the required Neighborhood Meeting for the subject land use application on July 7, 2016. The meeting was held at the Vista Ridge Community Center located at 2750 Vista Parkway, Erie CO 80516 and was scheduled to begin at 6:00 PM. Due to residents who showed up early to the meeting, it was started at approximately 5:45 PM. The meeting was attended by approximately 15 individuals. A copy of the meeting sign-in sheet is attached for reference. Not all who attended signed in.

The meeting was conducted as an open house for residents to come in and ask questions regarding the proposed site. Several of the residents who came were in support of the proposed development and were excited to have commercial services nearby. They were even providing suggestions as to what they would like to see (car washes, restaurants, etc.). Following is a summary of issues and concerns that were raised by the attendees at the meeting in no particular order:

1. Some of the attendees referenced concerns in the potential for increased traffic with the proposed commercial development, including State Highway 7. *[The applicant explained that the surrounding streets were designed to provide sufficient capacity for the commercial land use. The applicant also stated that a traffic study has been prepared per Town of Erie specifications.]*
2. A few of the attendees referenced concerns with the site drainage and the increase in runoff. *[The applicant explained that site will drain to the existing detention pond at the northwest corner of the site, and a proposed detention pond within Lot 10. These ponds have been designed to capture runoff from the commercial site and the Montex South property, and slowly release them from the site in accordance with Town of Erie design criteria.]*
3. A few of the attendees raised concerns regarding the light pollution that would be generated from the site. *[The applicant explained that the lighting for the site has to meet Town criteria, and that a lighting plan will need to be submitted for each pad site as they are developed. In addition, it appears that the new Montex South development will act as a buffer for portions of the site.]*

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Vista Ridge Marketplace – Erie, CO  
July 8, 2016

4. Several of the attendees asked about the proposed uses on the site, and their concerns with parking. Many residents were concerned with the parking that current occurs along Ridgeview Drive, and whether or not this site will add to that problem. *[The applicant gave a brief summary that they are in discussions with many different users, and that no contracts have been signed to date. In addition, the applicant mentioned that when a user wants to develop, they will have to adhere to the Town's zoning and standards when it comes to use and required parking for the site. Each user will be responsible for providing adequate parking for their building/use. In regards to the parking along Ridgeview, much of the current on-street parking is due to the King Soopers construction. The site will have its own parking, and should not negatively impact the parking situation along Ridgeview Drive.]*

The meeting was concluded at approximately 7:00 PM.

Should you have any questions on the above referenced subject, please contact me at 303-770-8884.

Sincerely,  
**Galloway & Company, Inc.**



Phil Dalrymple  
Senior Civil Project Engineer  
PhilDalrymple@GallowayUS.com

Enclosures

## NEIGHBORHOOD MEETING SIGN-IN SHEET

<b>Project/Site:</b> Vista Ridge Marketplace	<b>Project Number:</b> SH7000001.01
<b>Jurisdiction:</b> Town Erie	<b>Date:</b> 7/7/16

Name	Title	Company / Agency	Phone	E-Mail
Matt + Judith Baumann				judith.baumann@netzero.net
PETE + Sue Day				pete12631@gmail.com
Gene Bourque				gbourque45@centurylink.net
JIM McCoy				jimrealone@gmail.com
Sue Fiorino				fiorino@comcast.net
Chris + Ratha Ta				lor.ratha@gmail.com
Holly Sanders				hilsil2010@gmail.com

Public Comment  
Erie, CO – Proposed King Soopers Marketplace, Fuel and Retail  
Neighborhood Meeting  
April 22, 2015 5:30 p.m.

NAME: Gene Bourque

STREET ADDRESS: 2704 WINDEMERE

CITY: ERIE STATE: CO ZIP: 80516

EMAIL: gbourque45@centurylink.net

TELEPHONE: 720-261-2229

Comments

Concerned about detention pond overflow  
would go down sidewalks (behind homes  
in Satitude who front Windemere Lane).  
Experienced a lot of water (and concern)  
about water coming into backyards and  
possibly homes.