

Deb Bachelder

From: Hallie Sawyer
Sent: Wednesday, April 27, 2016 11:22 AM
To: Chad Pettrone
Cc: Deb Bachelder
Subject: RE: Steppe Development on County Line Rd - Feedback from open house

Thank you, Chad. I will make sure this goes to the appropriate planner.



Hallie S. Sawyer | Community Development Admin
Specialist
Town of Erie | Planning Services
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2770 | Fax: 303-926-2706
hsawyer@erieco.gov | www.erieco.gov/planning

MONEY Magazine Names Erie #13 of the Best 50 Places to Live in America!

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From: Chad Pettrone [mailto:chadpettrone@gmail.com]
Sent: Wednesday, April 27, 2016 11:19 AM
To: Hallie Sawyer <hsawyer@erieco.gov>
Subject: Steppe Development on County Line Rd - Feedback from open house

Community Planning Board:

My wife and I are new home owners in Old Town Erie. We are in our 30s and have invested into old town as a safe place to walk to everything that we need. We would love to see the property at Balcom and County Line be used for something that will strengthen the community, encourage new small businesses, as well as be a great long term investment for Steppe Development.

We do NOT believe that a Corporate owned residential rental property is the best interest of the currently strong population of long time home-owners who know all their neighbors, and want to keep the small town mentality. Rental units do not allow individual investment into the town, nor does it promote ownership of property. The 60 or so cars that this facility would bring to town would also strongly effect the current walk-to-everything community creating traffic which is specifically against the reason why many have chosen to live here.

We plan on walking our kids down Balcom street to school in the morning and it would be great to have a couple small businesses along the way. I think that a building with commercial leasing space would be a great addition to town, as well as a great investment for Steppe development to make their money back in the long term. Old town needs a market for groceries and meats (specialty foods), it needs to give people within the community an opportunity to start a unique business that makes Erie a town that supports individuals. I would hate to see this town sell-out to every corporate person looking to buy-in and take advantage of the current market. Now is the time to invest in the new people who are looking to make Erie a better town, and reward those people with investment opportunities.

Our home currently has a view of the mountains from our back yard. It would be great to keep the size of the structure to a minimum so that we can continue to have this view. We love seeing the mountains from our home office out the back windows and it would be a shame to cove that up with a large structure, or series of identically large structures.

Please also keep in mind light pollution, as larger structures often have parking lot lights that can be a irritating to local home owners. These lights are often to minimize theft because of heavy traffic, I would strongly encourage the community planning board to try and keep the use of this property to something that is a day-time only use 9-5 type that doesn't need much space.

Thank you for your consideration in the difficult decision making process,

Chad & Brittany Pettrone

424 High Street

cell: 847-544-1039

Deb Bachelder

From: Hallie Sawyer
Sent: Wednesday, June 01, 2016 12:19 PM
To: Deb Bachelder
Subject: FW: 6040 East County Line Road Revised Sketch Plan



Hallie S. Sawyer | Community Development
Admin Specialist
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From: Liz Fisher [mailto:elisabethsfisher@gmail.com]
Sent: Wednesday, June 01, 2016 11:56 AM
To: Planning Board <planning@erieco.gov>
Cc: Hallie Sawyer <hsawyer@erieco.gov>
Subject: 6040 East County Line Road Revised Sketch Plan

Dear Commissioners,

As long-time residents of the neighborhood where these apartments are proposed, we are dismayed to see the revised sketch plan offers little improvement over the first version.

The proposed 32 units are simply too much for a small parcel. We have serious doubts as to whether this type of housing can be down-scaled enough to make it compatible with the neighborhood.

As you review the sketch plan, please consider impacts to our quality of life. The traffic, noise and lights would be a terrible disruption to the residents living closest to it, literally right in their back yards. The impact of so much vehicle traffic and activity is simply incompatible with the quiet neighborhood surrounding this limited space.

Please don't approve any plan that you would not wish to have in your own neighborhood.

Jim Briars and Liz Fisher
635 Moffat St.
Erie

Deb Bachelder

From: Marty Ostholthoff
Sent: Wednesday, June 01, 2016 5:26 PM
To: Deb Bachelder
Subject: FW: Balcolm Flats Development

FYI

R. Martin Ostholthoff | Community Development Director Town of Erie | Community Development Department
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2771 | Fax: 303-926-2706 mostholthoff@erieco.gov | www.erieco.gov The information contained in this e-mail message may be privileged, confidential and protected from disclosure. If you are not the intended recipient, any dissemination, distribution, or copying is strictly prohibited. If you think that you have received this e-mail message in error, please contact the sender and delete the original message immediately.

-----Original Message-----

From: David E. Lotton [mailto:dlotton@dlotton.com]
Sent: Wednesday, June 01, 2016 4:39 PM
To: Board of Trustees Mail <bot@erieco.gov>; Tina Harris <tharris@erieco.gov>; Planning Board <planning@erieco.gov>; Nancy Parker <nparker@erieco.gov>
Subject: Balcolm Flats Development

Members of the Erie Planning Commission, Board of Trustees, and Mayor Harris,

I write to you today to express my concerns regarding the Balcolm Flats development proposal for the property located at 4060 County Line Rd (i.e. the old concrete precast plant).

As a 13-year resident of Old Town Erie within a stone's throw of the proposed development, and a member of the Erie Historic Preservation Advisory Board (EHPAB), I have grave concerns about the sheer scale of the proposed development and its impact on the surrounding neighborhood and for the continuity of historic Old Town Erie. To be clear, any and all opinions in this communication are mine and mine alone as a private resident of Erie, and do not represent opinions or findings of the EHPAB. I mention my position on the EHPAB only to convey that I am familiar with the blossoming efforts of the Town to preserve Erie's heritage and historical assets.

After reviewing the publicly available application materials for the new, revised Balcolm Flats development proposal, I am greatly concerned that this development does not fit with the scale and density of the surrounding neighborhood. I understand that this plan is scaled-down from the previous proposal for this site, but in my interested and concerned opinion, the size of these structures far out-scale any residential buildings in the neighborhood and the density of the development as a whole is completely out of scale with the surrounding neighborhood... about 2.5 times the density of the properties directly South and about 4.6 times the density of the properties directly North. Excluding the pocket park, those numbers grow even larger.

Aside from the visual aesthetics of the development are concerns about logistical issues associated with the density of the proposed development. Specifically, the increased density of cars and traffic in such a constrained location raises concerns on many fronts. The intersection of Balcolm and County Line Rd is already difficult to negotiate at times when schools in the immediate area ((Elementary, Middle, and pre-school) starting or letting out for the day. With this school traffic it can already take significant time (and frustration) to negotiate turns at the very intersection where this high

density development is proposed. Increasing traffic density at this location seems problematic and possibly dangerous for young pedestrians. Also, despite the best planning and parking space/unit requirements, parking for such high density housing developments never seems adequate and usually spills out into the neighboring streets complicating both traffic and parking for adjacent residents.

Lastly, I have concerns about the capacity of the sewer system in Old Town to handle the additional load of such a high density development at this location. I don't know specifics, but many, many times over the years we've seen maintenance trucks purging/flushing the sewers on Balcolm. I fear this does not bode well for adding the load of 32 more housing units to this area. I don't know what other parts of the sewer system in Old Town require this treatment

In the application materials the elevation sketches do appear to pay a degree of homage to architectural cues around Old Town, which will help to blend the development into the existing historical neighborhood's architectural countenance. However, it is the size of the structures and density of the development which I feel, are still in need of adjustment to match the surrounding neighborhood and to integrate well and harmonize with this historical neighborhood.

Sincerely,

David E. Lotton
Resident
365 Main St (Erie Certified Local Government Historic Landmark) Erie, Co 80516
303-641-5000