

OUTLOOK NINE MILE NEIGHBORHOOD MEETING TEAM NOTES (4/4/17):

PEDESTRIAN CONNECTION/AMENITIES

- Would like pedestrian friendly connection along and across Arapahoe Rd. and Highway 287, such as trail systems, sidewalks, and crosswalks
- Beacon Hill and Arapahoe Ridge residents would like pedestrian friendly connection to Nine Mile retail (may help to maintain or increase property values)
- Interest in rooftop gathering areas on some of the retail buildings

TRAFFIC

- Erie residents would like an airport bus stop and request Evergreen to coordinate with RTD. Would also like to see a bus stop south along Highway 287
- Recommend a pull-in lane off of Arapahoe Rd. for middle school and elementary school bus drop-off
- Would like consideration of round-a-bouts at Safeway & Beasley instead of traffic signals.
- Request that improvements mimic Arapahoe Rd. & 75th, with 2 through lanes westbound.
- Questions about whether an exit will be available at Lucerne if there is new northbound traffic on Highway 287
- Request for a smaller southern access be incorporated into project
- Concern over truck entrance and access during project construction, as well as retail truck circulation, delivery and trash removal access and timing
- Request for CDOT to consider expanding Arapahoe Rd. east & west into Boulder and east of the project

SCREENING/BUFFERING/LANDSCAPE

- Request to screen the roof-top mechanical on the large format retail for the homes that sit high on the hill in the south neighborhood.
- Would like the large format retail eastern loading areas screened from the south and north neighborhoods
- Request to add evergreen trees along the south side of Arapahoe Rd. for screening “a zig-zag living wall”
- Request for Erie to add trees north of Arapahoe Rd. to help screen
- Review the length of setback along Beacon Hill
- Utilize the Erie Tree Share Program & ARHOA & Homeowner Tree Program to plant trees as a buffer on the north side of Arapahoe Rd., and between Safeway & Beasley
- Request to see a cross section that expands to show the homes on the north side of Arapahoe Rd.

OVERALL DESIGN / UTILITIES

- Request to consider homes north of Arapahoe Rd. when designing site lighting.
- Request to downlight, and have light timing in order to reduce light pollution
- Question on the project’s retaining wall systems and the gas line along Beacon Hill

MULTIFAMILY

- Question on the timing and phasing of the project, and whether multifamily will be first
- Interest on the target market for the multifamily apartments (market rate)
- Comment to keep apartments to as minimal a height as possible
- Question on whether townhomes are an option on the site in place of apartments

COMMERCIAL

- Request for restaurants such as Mod Market and Wahoos
- Interest from owners/operators of local Indian restaurant (Royal Clay Oven) to expand their business to this site
- Interest in what retail will be added to the site

MISC.

- Request to make graphics and presentation available on Evergreen's website

COMMENT CARDS

| Erie Neighborhood Meeting Comments 04.04.2017 | | | | | | |
|---|------|-----------|------------|--|--------------|---|
| Name | Erie | Lafayette | Boulder Co | Email | Phone | Comments |
| Brad Jacobson | | | X | | | Please keep the development height as low as possible. 4 story buildings are unacceptable - at very least very desirable. Please downlight so as not to reduce light pollution. Please keep retail zoning at current level in acres. |
| Wayne Kocina | X | | | wayne@geowize | 303-731-1416 | Work the Erie Tree Share Program & ARHOA & Homeowner Tree Program to plant trees in the outlots on north side of Arapahoe as sound & visual barrier. |
| Bob Karsted | X | | | bob.karsted@gmail.com | | 300+ apartments is not compatible w/ the surrounding neighborhoods. Tyler had previously mentioned townhomes (60?) as the residential component (at the annexation hearing) but 282 apts (in Nov 10) and 304 apts. Now? Townhomes will work, not 300 apts. Traffic impact? Super bad. |
| Julie Schirmuller | X | | | jmuskee@msn.com | | Thank you for the opportunity for input. Question re: Tree sharing w/ Town of Erie on Arapahoe Ridge side to increase buffer. Will you consider working w/us AR & Town to add additional trees along Arapahoe between Safeway & Beasley? |
| Neil Colclough | X | | | ncolclough1664@gmail.com | | Density seems way too dense without significant commitment from CDOT to expand Arapahoe east & west into Boulder and east of the project. |
| Sarah Harrison | X | | | sarahmharrison@hotmail.com | | Would it be possible to have more trees/pines planted north of the side on Arapahoe? Between AR homes & the road. |