

PEH ARCHITECTS

1319 Spruce Street, Suite 207
Boulder, Colorado 80302
303-442-0408

Summary of Neighborhood Meeting Comments and Questions

Date: September 29, 2017

From: Nathan Pillatzke, AIA
PEH ARCHITECTS

Re: Site Plan Review, Minor Subdivision and Vacation
Neighborhood meeting
Medical Office Building
101 Erie Parkway
PEH # 2016.10

Location

Erie Community Center – Lehigh Room
450 Powers Street
Erie, CO 80516
September 20, 2017
5:30 pm – 7:00 pm

Presentation

The presentation consisted of a 16 slide Microsoft Power Point presentation and four 24x36 presentation posters. The presentation was conducted by two presenters; Nathan Pillatzke of PEH ARCHITECTS and Darryl Brown of Boulder Community Health. Post-it notes and sharpies were made available to the guest to write comments, concerns and questions. The meeting room was open at 5:00 pm to allow for early arrivers. The last guest left the presentation room at 6:50 pm.

General Outcome

The presentation became an open forum with comments, concerns and questions being asked throughout the slide presentation. Roughly 7 people joined in on the presentation, most of whom appeared to be local residents of the Erie Commons development. Feedback of the project was a mix between people expressing curiosity of design progression, following up on previously stated concerns, and praise for the project.

Purpose

The purpose of the meeting was to gain feedback from the community on their thoughts about the proposed medical office building at 101 Erie Parkway. This was a mandatory neighborhood meeting required as part of the site review submitted on July, 25 2016.

- When will construction begin?
 - Will construction workers be parking along Maxwell avenue?
- Parking Spaces
 - More than required handicap parking spaces should be provided considering the nature of the building
 - 15 min drop off spaces might be a nice consideration
 - Mother to be parking might be a nice consideration
 - Consider removal of the 14 parking spaces on the north/northeast side of parking lot and replace with landscaping to increase buffering with residential neighborhood.

- A 6'-0" height privacy fencing separating homes from BCH site might be nice, but not allowed by the HOA
- Public area at another BCH site has a "labyrinth" type space that keeps children entertained and provides activity for people waiting on friends or family in appointments. Consideration of the same would be nice for this site.
- Pedestrian traffic concerns
 - Pedestrian walkway entrance from Maxwell avenue invites people too close to homes
- Incorporate vending machines for food and drink within the building.
- Speeding traffic on Maxwell avenue is an issue currently and increase in traffic due to the new building may exacerbate an existing concern.



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Neighborhood Meeting 9/20/17	
Name	Email
Jeff Sall	JustTheJs@msn.com
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Nichol Santilli	

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NEIGHBORHOOD MEETING - SIGN IN SHEET

PLACE: Erie Community Center
Lehigh Meeting room
450 Powers Street
Erie, CO 80516

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NEIGHBORHOOD MEETING - SIGN IN SHEET

DATE: Wed. September 20, 2017

TIME: 5:30 pm – 6:30 pm

PLACE: Erie Community Center
Lehigh Meeting room
450 Powers Street
Erie, CO 80516

[illegible]