



Department of Community Development

Planning and Building

The Town of Erie

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Memo

To: Heidi Majerik, Erie Land Company LLC
From: Hannah Hippely
Date: February 7, 2019
Re: SK-001023-2018 – Dearmin Sketch Plan No. 2 Application

Comments:

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. Below are the Community Development Department comments. Some of the information below is related to the next steps of the zoning and subdivision processes.

Community Development Department comments:

1. GENERAL COMMENTS

- a. The sketch plan map identifies commercial area tracts at the access point to Erie Parkway. The materials indicate that there will be approximately 35,000 square feet of non-residential floor area in the Mixed-Use area. NMU centers are commercial centers intended to serve the convenience needs of the surrounding neighborhood and the materials indicate that uses in this area would include neighborhood service type uses such as medical, dental, daycare, restaurants, etc.
- b. The sketch plans shows alley loaded and street loaded residential development with a variety of lot sizes. Smaller lot alley loaded products are generally located along the Erie Parkway and CR 5 with larger lots being located more internal to the development.
- c. A central greenway bounded by the commercial development at the north end and the neighborhood park on the south is a significant feature of the development as is the proposed detention and water quality pond located at the northwest corner of the property.
- d. A modified grid street network is proposed, including three access points west to County Road 5, two access points north to Erie Parkway, and five access points east to the Swink property.

2. ALTA

- a. Any overhead electrical lines near Erie Parkway and County Road 5 will need to be shown as being moved underground in a preliminary plat application.
- b. Ten monitoring wells are shown on the survey, a discussion of these wells is not included in the Phase 1 Environmental Site Assessment. Please provide additional information regarding these wells (purpose, ownership, future, etc.) as part of a preliminary plat application.
- c. A preliminary plat application should include a proposal and timeline for the removal of all existing structures and facilities.

3. The property is currently zoned NMU, LR and AG-OS. The sketch plan proposed would require that the current boundaries be adjusted.
 - a. In Figure 1a and 1b below, the red line is the current boundary between the Low Density Residential (LR) District which is located above the line and Agricultural/Open Space (AG/OS) District located below of the line. In this sketch plan residential lots are proposed within the area zoned AG/OS and these areas would need to be rezoned to permit this.

Figure 1a

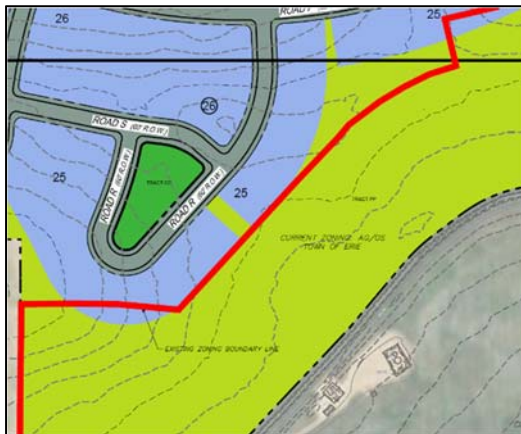
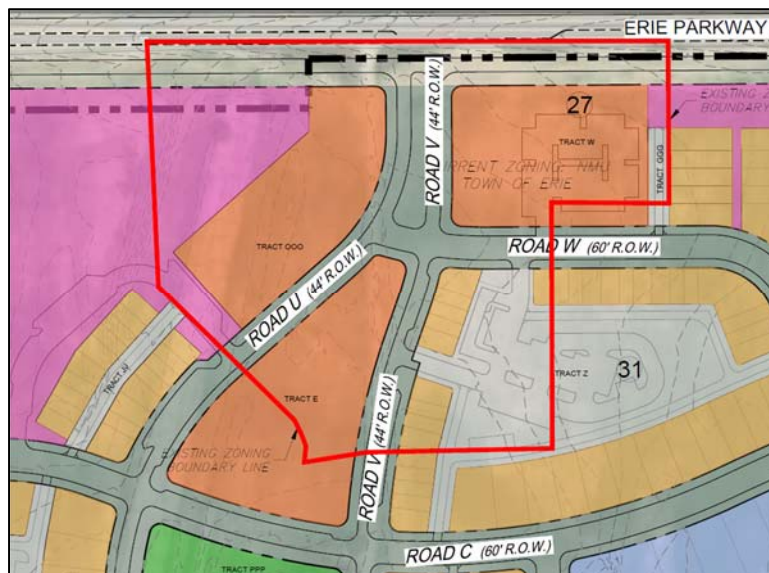


Figure 1b



- b. In Figure 2 below, the orange area is designated on the sketch plan as 'commercial use tract' and yellow is an alley loaded residential lot. The red outlines the current Neighborhood Mixed Use (NMU) district boundary. Residential uses in the NMU area are only permitted on floors above the ground floor, thus residential only development such as single family cannot be located within the NMU District. The NMU District would also need to be expanded to capture all of the area anticipated for commercial development.

Figure 2



4. SUBDIVISION STANDARDS

- a. A phasing plan shall be provided with the preliminary plat submittal.
- b. Natural and scenic resource protection is included in the subdivision standards. The ridge along the south edge of the development has been identified by the Town as being a scenic resource, the location of residential development along the southern edge will be evaluated at the time of preliminary plat in regards to how it impacts the resource.
- c. Please review the comments from Engineering and respond to these comments. Revisions meeting Town Standards and Specifications shall be included in a preliminary plat submittal.
- d. A preliminary plat application should show all utility easements.
- e. A more detailed review of the Subdivision Standards would occur at Preliminary Plat when the required development reports are provided.
- f. Sketch Plan review does not include referral to the school district, this would occur at preliminary plat. Staff understands that the District does want a school site in this area and that the school site is not proposed to be located within the subject area as it is proposed to be located on the property to the east.

5. DEVELOPMENT AND DESIGN STANDARDS

a. 10.6.2 Natural and Scenic Resource Protection:

- i. A preliminary plat submittal will need to include a Threatened and Endangered Species, Habitat, and Wetlands report, a Cultural, Archaeological, and Historical Resource Report and Protection Plan and a Native Tree and Vegetation Survey and Protection Plan.
- ii. A grading plan was not provided; the lots were laid out over the existing topography and appear to generally utilize and follow the existing topography.
- iii. Significant features on this site include the hilly topography and a ridge which includes the Town's highest natural point. The design of the development incorporates the high point of the site into the neighborhood park.
- iv. There is a 75 foot setback, measured from the centerline of the ditch, which should be shown on the preliminary plat.
- v. As required for a community gateway a 30' buffer is shown along Erie Parkway and as required for an Arterial road a 30' buffer is shown along County Road 5. The Preliminary Landscape Plans required as part of the Preliminary Plat submittal should show all how the Community Gateway requirements are being met.

b. 10.6.3 Parks, Open Space, and Trails:

- i. 946 lots are included in the sketch plan the table below shows the required dedications.

PARKS AND OPEN SPACE DEDICATIONS			
TYPE	REQUIREMENT	REQUIRED (AC)	PROVIDED (AC)
POCKET PARKS	0.5 AC / 1,000 residents	1.37	1.40
NEIGHBORHOOD PARKS	3 AC / 1,000 residents	8.20	8.94
COMMUNITY PARKS	5 AC / 1,000 residents	13.67	0.00
OPEN SPACE	17 AC / 1,000 residents	46.48	46.48

Note: Requirements anticipate 946 Units @ 2.89 residents per household for an expected total of 2,734 residents

- ii. Two pocket parks are shown on the plan along with the 0.25 mile service radius required by the development standards. The radii indicate that the central areas of the development are not within 0.25 miles of one of the pocket parks. The pocket parks are located at the edges of the development rather than at a more central or internal location which is preferable for a pocket park.
- iii. According to the development standards Neighborhood Parks are to be bordered on two sides by public streets, the sketch plan shows a row of houses on the west side of the

- park between the park and the street. These residences should be removed from the preliminary so that the park borders a second public street and meets the standard.
- iv. Please review the comments from OSTAB and the Parks and Recreation Department and address these comments with revisions to be included in a preliminary plat submittal.
 - c. 10.6.4 Landscape, Screening, and Fencing
 - i. Preliminary landscape plans prepared in accordance with the Town of Erie Standards and Specifications for Design and Construction of Public Improvements, UDC, and Town of Erie Parks and Trails Master Plan are required to be submitted with a preliminary plat. Please include any plans for neighborhood fencing and an irrigation plan in this plan set.
 - d. 10.6.5 Transportation and Access
 - i. A Traffic Impact Study is required at the time of preliminary plat.
 - ii. Streets and Vehicular Circulation
 - 1) All comments from Engineering will need to be addressed and these revisions included in a preliminary plat submittal.
 - 2) Pedestrian Facilities –
 - a) Trails and paths proposed on private HOA/Metro District property (tracts) require a grant of public access easement across that tract.
 - b) OSTAB provided comments related to pedestrian connectivity, please respond to these comments and provide revisions in the preliminary plat submittal.
 - e. 10.6.6 Parking requirements/Loading –
 - i. Final plans and details of these elements are typically evaluated during a site plan review phase after a lot has been created by recordation of a final plat.
 - f. 10.6.7 and 10.6.8 Design Standards
 - i. Housing Diversity

The Town of Erie has a housing diversity requirement that is based on the acres of residentially zoned property to ensure that as the Town grows, a variation in housing choices are available to potential consumers looking for housing in Erie. 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
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- ii. Approximately 217 acres is zoned LR which would require four housing types or three housing types and one housing type variation or 2 housing types and 2 housing type variations. The narrative indicates that there will be Live Work, Townhouse, Duplexes, and Single Family housing types or four housing types. Single Family will have both front loaded and alley loaded so the proposal also includes a variation.
 - g. 10.6.14 Oil and Gas:
 - i. Staff understand that the surface use rights have been relinquished and that no oil and gas facilities will exist within the development. Copies of all surface use agreements (including those on adjacent properties where setbacks impact the subject property) are required to be submitted at the time of preliminary plat application.
6. Next Steps
- a. This development will require the approval of the following applications: Rezoning, Preliminary Plat, PUD, Site Plan, Final Plat.



Internal Memo

To: Hannah Hippely, Planning - Senior Planner

From: Darren Champion, Parks and Open Space Project Coordinator

Date: December 12, 2018

Subject: Dearmin Sketch Plan – SK-001023-2018

Cc: Farrell Buller, Assistant to the Town Administrator – Community Services

Mike McGill, Town Arborist

Parks & Open Space Division staff has reviewed the revised subject plans and offers the following comments:

General Comments:

- Spaces used to accommodate local trails should be no less than three (3) times the width of the trail and shall accommodate development of Americans with Disabilities Act (ADA) compliant trails. Several local trails are currently located in tight corridors or against the edge of the property.
- Local trail entry points are to be shown as HOA/District maintained as they do not meet minimum open space width requirements.
- Staff would like to see trail connectivity provided from the Town's open space running diagonally through the property. Specifically, from the southeast corner of the property to the intersection of Erie Parkway and County Road 5.

Sheet 2 of 15

- Staff continue to have concerns with regard to the proposed Town's open space. While some improvements have been made, it appears the bare minimum in relation to width is being provided. In addition, encroachment from the lots located on the north edge of the open space has increased.



Memo

To: Hannah Hippely
From: Matt Wiederspahn, P.E., Development Engineer
Date: December 12, 2018
Subject: **Dearmin East Sketch Plan**
CC: Russell Pennington
Wendi Palmer
Chad Schroeder

Comments for Sketch Plan:

1. A Preliminary Utility Study and Utility Plan were not included in the submittal. Therefore, Public Works cannot provide any comments on the feasibility of the utilities required for this development.
2. Curve radii were not provided for the roadways, but as a reminder, the minimum curve radius is 175 feet for local roads, 300 feet for residential collectors, and 475 feet for collectors.
3. The Preliminary Traffic Study included showed a total of 5 connections greater than 1,000 vehicles a day which would necessitate collector roads. For a development this size with a centrally located school and park site, it would be expected that at a minimum there would be a need for one east/west collector and one north/south collector. There are no collectors being shown other than at the arterial intersections.
4. In the traffic study, several stop controlled intersections are shown with an operating level of service of F. This indicates they need to be analyzed for signalization.
5. This development will be required to reimburse the St. Vrain Valley School District for its proportional share of the sanitary sewer outfall.
6. This development will also be required to reimburse the Colliers Hill/Erie Highlands Metro Districts for portions of the Erie Parkway and WCR 5 intersection, drainage, and traffic signal improvements.
7. Roadway improvements to Erie Parkway, WCR 5 (including the Norton outparcel), and WCR 6 will be required for this development.
8. Alley widths are not being shown. As a reminder, if these alleys will have Town utility lines in them, the minimum width will be 30 feet.
9. The Town will very likely have re-use water available or nearby that this project may use 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.
10. All comments on the sketch plan are general in nature. Additional and more in depth comments on the traffic, road layout, utilities, and drainage will be provide at Preliminary Plat.



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 4, 2018

Subject: Dearmin Referral - Sketch Plan (dated October 19, 2018)

Location: SE corner of Erie Parkway (WCR 8) and WCR 5, south of Erie High School.

OSTAB has reviewed the referral materials, compared them to Town planning documents, and has prepared the following comments, questions, and recommendations for the Town's consideration in evaluating this application.

Open Space and the Natural Areas Inventory (NAI):

Discussion:

There are no NAI sites on this property.

We concur that the southern portion of this property is the best location for dedicated open space. The southwestern corner is opposite the existing Town Sunset Open Space; in the future, it will contain a Spine Trail. The eastern border of the dedicated open space is the Community Ditch. Section 10.6.2 (Natural and Scenic Resource Protection) of the Unified Development Code (UDC) states that the purpose of that section is to protect natural and man-made feature that contribute significantly to the Town's scenic quality and small town character, including, amongst many, irrigation ditches. We strongly believe that such ditches should be included in dedicated open space wherever possible.

The submitted narrative indicates there will be 943 homes. Using the formula in the UDC, we calculate that the required dedicated open space is 45.69 acres. The Tract Summary Chart on page 1 indicates that Tract PP (46.48 acres) will be the dedicated open space. However, we believe that portions of that tract do NOT meet the requirements for dedicated open space as defined in the UDC. One restriction is that the minimum width must be 300 feet. The following locations are not that wide:

1. The eastern portion between WCR 6 and the Ditch (Sketch Plan, sheets 14 and 15));
2. Portions south of Road N and west of Road R (Sketch Plan, sheet 12);
3. A portion east of the lots on Road R and the Ditch (Sketch Plan, sheets 12 and 13).

Another requirement is that dedicated open space not included oil and gas well sites and required buffers. There is an existing O&G facility immediately east of the Ditch opposite Road R (Sketch Plan, sheet 13). We believe that the required buffer for that well site is 150', which would be close to the lots on Road R. Most of that buffer is in Tract PP. We therefore conclude that a material portion of Tract PP does NOT meet the requirements for dedicated open space as defined in the UDC.

We are also concerned about the impact of the lots east of Road R and south of Road P on the dedicated open space, Tract PP. The land slopes southeastward from those lots, within the dedicated open space and nearby the Community Ditch. Pesticides from landscaping activities, and pet waste, will runoff from those lots into the dedicated open space. Degradation of the open space will be inevitable.

Recommendations:

1. Redesign the dedicated open space so that it meets the minimum 300' foot width in the UDC;
2. Redesign the lot configurations east of Road R to substantially reduce the impact of runoff from those lots into the adjacent dedicated open space.

Trails:

Spine Trail

Discussion:

The Parks, Recreation, Open Space, and Trails (PROST) Master Plan contains a map (Figure 15, page 120) of proposed Spine Trails. It contains a Spine Trail on southern portion of this property i.e. within the proposed dedicated open space. The western portion starts at the intersection of WCR 5 and WCR 6, goes slightly northeastward, then follows that Ditch on the northern side, exiting this property to the east slightly north of the Ditch.

Sheet 2 has a trail that roughly follows that configuration. We believe the safest location for the western terminus should be at the intersection of WCR 5 and WCR 6. That trail must match the Spine Trail requirement in the PROST Master Plan (Figure 16, page 124): 8' concrete, 4' crusher fines, and a 2' minimum shoulder on each side that is clear of obstructions.

There are 3 proposed connectors to the Spine Trail:

1. Road N (Sheet 12);
2. Road P (Sheet 11);
3. The neighborhood park (Sheets 11 and 13).

The connector to Road P goes through a narrow corridor between residential lots that appears to be 10-15 feet wide. The connector to Road N goes through a corridor between residential lots that appears to be 35-50 feet wide. We recommend that the corridor to Road P be widened so its comparable to the connector to Road N.

There is a map on Sheet 2 that shows slopes greater than 8 feet. A portion of the connector to the neighborhood park may be located on those slopes. That entire connector must be ADA compliant.

Recommendations:

1. Move the western terminus of the Spine Trail to the intersection of WCR 5 and WCR 6;
2. Widen the corridor to Road P be so its comparable to the connector to Road N;
3. Ensure that the connector to the neighborhood park is ADA compliant.

Neighborhood Trails

Discussion:

We believe that a robust network of neighborhood trails is necessary for the safety of children

and for the well-being of all residents. These trails should provide safe, quiet access to schools, parks, the spine trail, and to neighbors who are not nearby. This subdivision is likely to be very attractive to families with children, since both the Erie High School and the new Soaring Heights PK-8 school are nearby, just across Erie Parkway. There are many small alley-loaded lots that will likely contain housing in a price range attractive to younger families.

The second paragraph of the Narrative states:

“The design of the Sketch Plan emphasizes a walkable village at the northeast corner with a direct connection through the open space to the Neighborhood Park at the promontory along the east property line. The vehicular circulation provides direct access through the community while leading to or terminating at the Neighborhood Park. Every resident is within a 5-minute walk to the Neighborhood Park, a Pocket Park and various connections to the pedestrian trail network.”

We are not able to find ANY trails on any page of the Sketch Plan, except for the Spine Trail and associate connectors discussed above. There undoubtedly will be trails in the neighborhood park and the pocket parks. The design of trails within all parks is outside the responsibilities of this Board. However, we are responsible for recommending all other neighborhood trails.

In our opinion, the most important location for a neighborhood trail is through a line of open space tracts that are located between the neighborhood park in the SE quadrant and the pocket park in the NW quadrant. Those Tracts are F (2.3 acres), L (1.58 acres), and P (3.02) acres. The widest portion of those tracts are at the SE and NW terminuses; we roughly calculate that the width at those locations is 250-300 ft. However, all of Tract L and the northern half of Tract P are roughly 100 ft wide. In order to create a more natural environment within all 3 tracts, we recommend:

1. All tracts be a minimum of 250 ft wide;
2. An 8 ft wide concrete trail be constructed in the center of those 3 tracts.

Moreover, the above proposed neighborhood trail does not provide safe access to the two schools immediately north of Erie Parkway. From the northern pocket park (Tract PPP), options to reach the intersection of WCR 5 and Erie Parkway, where there is a traffic signal, would be either narrow sidewalks in the residential area to the west, or equally narrow sidewalks through the commercial area to the north. The intersection of Erie Parkway and WCR 5 is heavily traveled, both by trucks going to/from the regional landfill on WVR 5 to the south, by Erie residents accessing I25, and by residents of towns east of I25 trying to by-pass the incredibly traffic jams on CO 7 to the south.

We spent considerable time discussing how to provide children safe access to those 2 schools. We also confirmed that the Town has a long range plan to construct an underpass of Erie Parkway between WCR 5 and WCR 7. Our solution is complex:

1. Extend Roads U and V from Road C to Erie Parkway. Road U (the western road) would be one way from Erie Parkway to Road C. Road V (the eastern road) would be one way from Road C to Erie Parkway;
2. Replace commercial Tract V, which is located between Roads U and V, with an open space tract, that is comparable in width to Tracts F, L and P discussed above. This open space tract should extend to Erie parkway, between the redesigned Roads U and V. Include an 8 foot concrete trail within this new open space tract;
3. Construct the Erie Parkway underpass directly north of this new open space tract and

trail.

The primary purpose of the above described redesign is to provide safe access to the PK-8 and high schools. An additional advantage is the residential lots on the west side of Road U and the east side of Road V would face an open space tract, not a commercial tract.

The second most important neighbor trial should be along the eastern boundary of this application area, between Erie Parkway and the neighborhood park. There are already open space tracts (AA, BB, CCC, GG, HH) here. We estimate that Tract BB is 60 ft wide, the others are 40 ft wide. We believe that the area east of this application (Swink) is likely to be proposed for additional development in the near future. We are recommending that all these eastern open space tracts be at least 50 ft wide in this application, and contain an 8 ft concrete trail. We anticipate recommending matching 50 ft wide open space tract(s) on the western edge of Swink.

There are multiple narrow open space tracts connecting WCR 5 on the west to nearby residential streets. All those tracts should contain sidewalks.

Erie Parkway and WCR 5 are both arterial streets. Thus, the sidewalks on those roads should be 8' wide, and meandering within a landscaped buffer. Sheets 14 and 15 appear to indicate that there will not be a sidewalk along WCR 6. We believe that Town code requires a sidewalk there.

Recommendations:

1. Widen open space tracts F, L, and P to a minimum of 250 ft. See discussion above for our reasoning;
2. Construct an 8 ft wide concrete trail more or less in the center of open space tracts F, L, and P. See discussion above for our reasoning;
3. Provide safe access between the neighborhood park and the 2 schools immediately north on WCR 5 by the recommendations detailed above:
 - a. Extend Roads U and V from Road C to Erie Parkway. Road U (the western road) would be one way from Erie Parkway and Road C. Road V (the eastern road) would be one way from Road C to Erie Parkway;
 - b. Replace commercial Tract V, which is located between Roads U and V, with an open space tract, that is comparable in width to Tracts F, L and P discussed above. This open space tract should extend to Erie parkway, between the redesigned Roads U and V;
 - c. Include an 8 foot concrete trail within this new open space tract;
 - d. Construct the Erie Parkway underpass due north of this new open space tract and trail;
4. Construct sidewalks in all narrow open space tracts that connect WCR 5 on the west to nearby residential streets;
5. Construct sidewalks adjacent to Erie Parkway and WCR 5 that are 8' wide, meandering and within a landscape buffer;
6. Construct an 8 ft concrete sidewalk along WCR 6.

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