



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: November 10, 2017

Subject: Erie Highlands, Planning Area 8, Preliminary Plat

Document Date: August 18, 2017

Location: south side of Erie Parkway, west side of WCR 5

OSTAB has reviewed the package materials, compared them to Town planning documents, and submits the following comments, questions, and recommendations for the Town's evaluation process.

Open Space and the Natural Areas Inventory (NAI):

Discussion: There are no NAI sites in this application. There is no dedicated public open space in this application; it was dedicated in earlier phases.

Recommendation: None.

Spine Trail:

Discussion: There is no Spine Trail in this application; it was approved in earlier phases.

Recommendations: None

Neighborhood Trails:

Discussion: There is not a sheet entitled "Trails Plan". Therefore, we used Sheet L2 in the Landscape Plan and the Narrative to evaluate neighborhood trails. The Narrative states:

"The private landscape tracts are primarily located along Erie Parkway, Highlands Blvd., and Glacier Drive. Six foot pedestrian walkways link Planning Area 8 to existing 8' trails along Highlands Boulevard, Erie Parkway, and proposed Glacier Drive; which connect to the school-neighborhood park site to the west. All common drives and landscape tracts within Planning Area 8 will be maintained by the Metro District including snow removal."

Landscape Sheet L2 does not state the trail width on Glacier Drive; we are assuming that it is 8' concrete, as stated in the narrative. That sheet should state the trail width.

Landscape Sheet L2 indicates that the area between the trail and Glacier Drive will be a bluegrass sod mix, and the area between the trail and the rear of the lots will be a bluegrass sod

mix in some areas, and a native grass seed mix in other areas. We believe that that area should be only native grasses, unless there is a compelling reason for bluegrass.

Tract B is a narrow tract with native grasses that connects Magnolia Lane and Highlands Boulevard. There is no trail. Since the area southwest of this application will contain a school and a park, it is a virtual guarantee that residents will create a "social trail". Sheet 5 of the Grading Plan indicates there is a noticeable slope from east to west. Thus the "social trail" will probably erode. To avoid this problem, a concrete trail should be in that tract. Steps may be necessary if the grade is substantial.

There are 3 northerly accesses in landscaped tracts to the meandering sidewalk along Erie Parkway. There are Spine Trails on/near the west side of Erie Parkway at the intersections with WCR 5 and Colliers Boulevard, both of which have traffic signals with pedestrian activated walk cycles. However, the only access to the Spine Trail to the south is on narrow sidewalks adjacent to streets. It is our goal that all Erie residents have safe, quiet, nearby access to the Town's trail system. Typically this is accomplished via mid-block connectors. Our measurements indicate that the distance between lots 13-25 on Magnolia Lane is slightly less than the UDC requirement for mid-block connectors. Nevertheless, we recommend a landscaped tract with an 8' concrete trail running north/south within this application area.

Recommendations:

1. Indicate on the Sheet L2 in the Landscape plan that the trail on Glacier Drive is 8' concrete;
2. The area between the trail on Glacier Drive and the rear of the lots should be only native grasses, unless there is a compelling reason for bluegrass;
3. Build a concrete trail in Tract B. Steps may be necessary if the grade is substantial.
4. Add a landscaped tract with an 8' concrete trail running north/south within this application area.

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

Phil Brink
Bob Braudes
Dawn Fraser
Monica Kash
Nicole Littmann
Ken Martin (Chair)
Joe Martinez