

Public Comments

From: Emily Miller <emilybmiller@gmail.com>

Sent: Monday, April 26, 2021 12:06 PM

To: Planning Commission Board <planning@erieco.gov>

Subject: Public Comment re: Potential Rezoning at 111th and Arapahoe Rd (May 5 meeting)

Dear Commissioners,

I write to you to ask that you deny the rezoning request for the property at 111th St and Arapahoe Rd. My concerns relate to quality of life, water constraints, and traffic/pedestrian safety. As a resident of this area, I am deeply concerned about the traffic impacts on an already extraordinarily congested area. The completion of 9 Mile Corner will further exacerbate this problem, and adding a denser zoning to the property in question will cause further problems. People speed through there and we can no longer safely cross or use Arapahoe on bike. It's a two lane road and no new development of any kind should be added without an expansion of Arapahoe. The thought of having nearly 200 units is obscene and will negatively affect the quality of life and add to our already constrained water resources in the area. I strongly urge you to not approve a change in density.

Sincerely,

Emily Miller

117 Sandler Dr

Lafayette, CO 80026

From: Leslie Schneider <leslielouise@email.com>
Sent: Monday, April 26, 2021 1:40 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: RE: Rezoning at N 111th & Arapahoe Rd!

To planning Commission

I live in Lafayette off of N 111th St and use Arapahoe Rd to go to work in Boulder.

I'm apposed to changing that corner to Medium Density Residential for the following reasons:

1. The intersection cannot handle more traffic. (As it is, the residents of Arapahoe Ridge think they have the right of way.)
2. The height of the proposed structures is higher than any other structure in the area.
3. The area is already over populated.
4. There is no buffer zone between Erie and Lafayette.

--

I will be attending the Planning Commission meeting on May 5, 2021

Leslie Cline
1221 Picardy Pl
Lafayette CO 80026

Sent from my Android phone with [mail.com](mailto:) Mail. Please excuse my brevity.

From: Becky Prosen <beckybanker@gmail.com>
Sent: Monday, April 26, 2021 1:56 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: 111th and Arapahoe rezoning

Hello Planning Commission,

I have recently learned that the property on the south west corner of 111th and Arapahoe is being considered for rezoning to allow for medium density housing. As a Erie citizen, I strongly oppose the rezoning of this space. Traffic in this area is already challenging not to mention the impact on wildlife and water. I would encourage the planning committee to consider this land for open space.

Sincerely,
Becky Prosen

Sent from my iPhone

From: Deanna Bratter <dbratter@gmail.com>
Sent: Monday, April 26, 2021 10:22 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Resining at N. 111th and Arapahoe

I would like to express my opposition to the potential resining of this property to medium density residential. I understand and think a maximum of 2-6 units/acre is fitting for the location given significant traffic congestion, density, and burden to local infrastructure and community support services.

I would like to formally oppose the application is by Meritage Homes, if amended, the property could then have 86 2- and 95 3-story townhomes built upon it which could house more than 400 individuals and will seriously impede and impact routes and traffic. Not to mention natural resources like water.

Please keep it low density as initially proposed and approved.

Thank you,
Deanna Bratter
Lafayette resident since 2003
80026

From: Mike Hinckley <mike_ski_1@hotmail.com>

Sent: Monday, April 26, 2021 7:07 PM

To: Planning Commission Board <planning@erieco.gov>

Subject: Changes in development plans for SW corner 111th North and Arapahoe

Greetings:

I am a resident of Lafayette, but I live in the Lafayette Park subdivision just off 111th North (east side). There are two points of entry into that subdivision – Starline Drive and Lucerne Drive. On most weekday mornings between 7:30am and 8:15am, getting out of my subdivision can easily take anywhere from 2-5 minutes. The main reason is the traffic cutting through Lafayette from Arapahoe Road to Baseline. Though this delay seems small, my commute to work (also in Lafayette) is only 10-15 minutes, all dependent on traffic lights and traffic congestion. Also, ask yourself, if you had to regularly wait at a particular stop light 5 minutes for the light to change, you'd likely consider the programming of the light faulty.

I believe most drivers have determined that, given the development along US287 and the number of traffic lights, using 111th North to bypass the congestion is the way to go. Except, now 111th North is congested. And so is Baseline. And during weekday mornings and evenings, this is primarily due to non-Lafayette residents cutting through the city to get to their destinations. They don't necessarily stop at any Lafayette businesses. They don't contribute to the Lafayette tax base, but they contribute to Lafayette traffic. I try to ride my bike to work when I can, which is just south of the SCL hospital on US287. Riding Public Road down through the southern roundabout is the worst bike commute I've ever dealt with. And it shouldn't be. Lafayette isn't a large city. But the traffic certainly seems to be evidence to the contrary.

With regard to this new housing development, adding more traffic to 111th North, as well as Arapahoe, doesn't help. And then there will be more pedestrian traffic in the Knee Bone Open Space and adjacent spaces, most of which reside within Lafayette boundaries. So again, Lafayette will get the traffic and the negative consequences, while all this new development will simply bring in approximately 400 new citizens, most of which will do their shopping and financial contribution to Erie via the new 9 Mile Corner shops and the shops associated with Safeway at Arapahoe and US287.

This new development has NO UPSIDE FOR LAFAYETTE. Increasing the density only increases the insult. And NO, the solution is NOT for Lafayette to simply put up multiple stop lights along 111th North, at considerable cost, not because they are needed for traffic safety, but simply to dissuade drivers from using 111th North vs US 287.

I likely can't stop the development, so I'll respectfully ask you NOT to increase the density of an already overwhelming situation. This is clearly a situation of one city attracting more residents to increase its tax base, and dumping the challenges that will come with their presence (traffic, resource use, increased pollution, etc.) on a neighboring city.

Thank you,
Mike Hinckley
205 Summit Circle
Lafayette, CO

From: Michael Stone <mikestone0618@gmail.com>
Sent: Tuesday, April 27, 2021 10:50 AM
To: Planning Commission Board <planning@erieco.gov>
Subject: Potential N111th and Arapahoe

To the Erie planning committee,

As a recent homeowner in Arapahoe Ridge, please hear my voice and the voices of many that are reaching out to you.

We do NOT need and we do NOT want 181 two and three story townhomes built on this property (111th and Arapahoe)!!!

There is already too much density (apartments) planned for the Nine Mile property. Even if there wasn't, we don't need the density forced upon us.

Please STOP!!! Keep this property as single family homes at the worst, and better yet, develop it as a park. This is zoned as rural land. Let's keep it that way. Let's keep our eagles and owls as well.

The land owners will all get enough money without ruining our neighborhoods.

I will be at the Town Hall meeting on May 5th. If the public is not welcome to attend, please let me know if we are able to attend virtually or in some other way.

Thank you.

Mike Stone
mikestone0618@gmail.com
614-460-9623

From: Alison Magrini <miss.alison.pryor@gmail.com>

Sent: Tuesday, April 27, 2021 3:01 PM

To: Planning Commission Board <planning@erieco.gov>

Subject: Potential Rezoning at N 111th Street and Arapahoe Road

Good Afternoon-

I'm writing to express my opposition to the potential rezoning of the 17.6 acre property at 111th and Arapahoe Road to a medium density residential development. Our road infrastructure on Arapahoe can't even accommodate the current traffic demands since 111th northbound was opened, and this will only worsen when Nine Mile is complete. For the existing neighborhood (Arapahoe Ridge) rezoning means additional noise, light and traffic pollution.

Erie really needs to take into consideration existing residents and how this development will negatively impact our quality of life.

Alison

From: Christina Torres <ctorres@clovisoncology.com>
Sent: Wednesday, April 28, 2021 8:31 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: N 111th Street and Arapahoe Road

Please do not rezone N 111th Street and Arapahoe Road.

I am a home owner in Beacon Hill, Lafayette. I have multiple concerns about this area being rezoned from rural residential to medium density including but not limited to:

Water

Traffic

Impact on Lafayette single-home neighborhoods (like my own).

This corner should only be allowed to support low density residential that mirrors Beacon Hill, Lafayette Park and Arapahoe Ridge. The city of Erie should not be able to impact so many people living in Lafayette.

Thank you,
Christina

Christina Torres
Associate Director, Patient & Care Partner Engagement
ctorres@clovisoncology.com
Direct: 303.625.5075
Mobile: 303.328.1754



From: Tiffany O'Meara <tiffany.omeara@gmail.com>
Sent: Tuesday, April 27, 2021 5:00 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: 111th and Arapahoe plans

Good Afternoon,

It has come to my attention that there is a vote on May 5th regarding developing this plot into dense housing as part of an Annexation on the part of the town of Erie.

I wish to comment as a recent-past Erie homeowner (1278 Graham Circle)

I URGE you to reject this decision for many reasons. Erie has loaded as many residential homes as it possibly can on open space. It has caused irreversible native wildlife displacement and death, already heavy traffic, and a nagging sense of greed on the behalf of the entire government of Erie. This needs to stop and balance needs to reign.

I sold my house in Erie because of this very reason, and moved to Lafayette. They have a sustainable, respectful master plan for the development of our city, taking ALL needs into consideration, not just lining the pockets of the developers like Meritage Homes.

This plan to further the endless packed in like sardines development history will stain the face of the town of Erie even further.

How about developing it into a park with natural features that honors the history of this area? Or anything besides almost. 200 apartment homes? The coyotes already have barely anywhere to go and are roaming the streets looking for food, especially after you drained Prince Lake and began development on 9Mile. And I can't even begin to fathom the traffic nightmare that awaits us locals from even those thousands of new residents alone.

PLEASE be forward-thinking and vote against YET ANOTHER dense housing development, and know it will benefit Erie and Lafayette citizens for years to come.

Thank you,
Tiffany O'Meara
Lafayette, CO

From: Paula Kelly <pasgkelly@yahoo.com>
Sent: Friday, April 30, 2021 12:40 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Rezoning 111th and Arapahoe

Dear Commissioners,

I am writing concerning the rezoning of the corner of 111th and Arapahoe.

I live in Lafayette but I am directly across the street from this corner. This area is already highly congested with traffic. The proposed change to medium density with height up to three stories tall does not fit in at all with the surrounding area. Along with the development of Nine Mile Corner, the congestion, the dangerous intersections of Arapahoe and 111th and 287, and the eyesore that now will be present forever is really ill conceived. Since this is not in your comprehensive plan at this time, I am urging you to decline this request by Meritage.

Not only is safety an issue in this area as far as traffic, pedestrians and bicycles, but also the concern of water. As you know, water is becoming a major issue for the front range. With more population we will be facing more of a shortage. Unfortunately, all this higher density development is adding to the problem. Before we continue this onslaught of development we need to have the foresight and planning of access to water.

I am asking you to decline this annexation for the well-being and safety of Lafayette and Erie residents.

Paula Kelly
912 Harrison Drive
Lafayette, Co 80026

From: KelliS <kellis@rocktonsoftware.com>
Sent: Friday, April 30, 2021 2:07 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Objection to Annexation proposed at Arapahoe & 111th

I would like to post an objection to the annexation request of the parcel at Arapahoe & 111th. While I understand the motivation to develop 9 Mile corner to expand Erie's tax base, it is now posing downstream conflicts with the adjacent parcels now in consideration for annexation and high density development. I believe both the towns of Erie and Lafayette, as well as Boulder County, support open space between towns. This corner parcel will erase the existing buffer between the two towns as this development comes close to abutting Lafayette. In addition, I believe the density of housing proposed is not a good fit for this area of Erie. I encourage the BOT/ planning department to deny this annexation request to maintain the quality of life that long time residents of Arapahoe Ridge and other residents have enjoyed.

Thank you for your consideration,

Kelli Sexton
2801 N 111th St
Erie, CO 80516

From: A&J <annejeff1220@gmail.com>
Sent: Sunday, May 2, 2021 6:11 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th & Arapahoe Rd - Comp Plan Amdt - CPA-001202-2020

Dear Mrs Moeller,

We are contacting you in regards to the proposed amendment to the planned change from low density to medium density for the property at 111th & Arapahoe Rd. We strongly oppose this proposed amendment as it will have a serious negative impact on the traffic in that area, home values in the area, as well as stress our already short water supply. Traffic in the area is already very congested and the intersection of Arapahoe and 287 is designated as one of the most dangerous intersections in the state of Colorado. There have been multiple accidents of which yet another death recently occurred at that intersection. This amendment will only make these issues worse.

I know there are many others concerned with this amendment, so we are asking that you reject this amendment and preserve the single family home communities that have been established in this area.

Thank you very much for your attention to this manner.

Jeff Niggemeyer & Anne Gundersen
3066 Steven Cir N
Erie, CO 80516

From: Robin Blomquist <dancingbear620@comcast.net>
Sent: Sunday, May 2, 2021 8:35 AM
To: Planning Commission Board <planning@erieco.gov>
Subject: Meritage Homes proposal

I am writing to express my extreme disappointment over the town of Erie's proposal to allow "medium high density" multilevel townhomes on the property at Arapahoe and 111th Street in Lafayette. As a longtime resident of the Lafayette Park subdivision, this proposed development will severely impact not only my neighborhood, but the surrounding subdivisions of Arapahoe Ridge, Beacon Hill and Silver Creek.

The traffic on 111th is already ridiculous and considering that our local police and fire station are located on the same road, adding more traffic will surely impact the response time of our emergency responders. As well, consider the fact that there are ball fields on the east side of 111th hosting events that draw families with children and the possible danger of increased traffic.

Lastly, in a community that values the natural beauty of the front range, we are in danger of losing our breathtaking view if the proposed multilevel townhomes are built.

That one mile stretch of 111th between Baseline and Arapahoe cannot handle any more traffic. Please consider the countless reasons NOT to consider this proposal.

Respectfully,

Robin Blomquist
Resident of Lafayette Park since 1985

From: Sue Rogness <sue.rogness@yahoo.com>
Sent: Sunday, May 2, 2021 9:02 AM
To: Deborah Bachelder <dbach@erieco.gov>
Subject: Re: The proposed construction at 111th and Arapahoe

Thank you for getting back with me. I realize I should have been more specific with my concern. While I am not crazy about the shopping and condo build which is clearing in progress, my concern is over the proposed condo build on the corner of Arapahoe and 111th Sts. While there is a public hearing this month for that I am sure it is simply a matter of placating the concerns and the build will go on as scheduled. We have two choices ... move away or suck it up.
Susan

Sent from my iPhone

> On Apr 26, 2021, at 10:02 AM, Deborah Bachelder <dbach@erieco.gov> wrote:
>
> Good morning Ms. Rogness,
>
> The apartment development at Nine Mile has already been through the review and approval process with both the Planning Commission and Board of Trustees where public hearings were held that had the opportunity for public comments before a decision was made by those entities. The following approvals with public hearings are completed and site is under construction:
> Zoning application approved in July 2017.
> Subdivision application approved in March 2020.
> Site Plan application approved in March 2020.
>
> The site is already under construction and improvements to the intersection to Hwy. 287 and Arapahoe Road are currently under construction to improve traffic flow in this area.
>
> Best regards,
>
> Deborah Bachelder AICP
> Planning Manager/Deputy Director, Planning & Development Town of Erie
> 645 Holbrook Street | P.O. Box 750 Erie, CO 80516
> Phone: 303-926-2775
> dbach@erieco.gov | www.erieco.gov/planning
>
> Facebook | Twitter | LinkedIn
>
>
>
> -----Original Message-----
> From: Sue Rogness <sue.rogness@yahoo.com>
> Sent: Monday, April 26, 2021 9:41 AM
> To: Planning Commission Board <planning@erieco.gov>
> Subject: The proposed construction at 111th and Arapahoe
>

> I need to go on record with my strong opposition to the proposed condo build. Traffic on Arapahoe is already awful. The nightmare will get worse when the shopping construction is completed. Compound that with the condos/apartment build and the quality of life will be compromised. It is also known that water (as in not having enough of it) has already been made a concern. What are you thinking? Is the almighty dollar the only concern? Do the right thing and stop the proposed condo construction.

> Thank you

> Susan Rogness

> Arapahoe Ridge

>

> Sent from my iPhone

From: Kathy Kelly <kathy_80026@yahoo.com>
Sent: Monday, May 3, 2021 5:02 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Potential Rezoning at N 111th Street & Arapahoe Road

I have owned a home in the Lafayette Park subdivision for 23 years and I am very disappointed to learn of Erie's potential rezoning of this property. A development of this size will completely destroy the character of our neighborhood and eliminate a potential buffer zone between our two towns. The height of the planned buildings is completely out of character with the long-standing residential subdivisions in this area.

Nine mile corner is going to add so much traffic to our already crowded roads. When my son was driving to CU/Boulder from our home a few years back, he had to leave very early in the morning because of the high volume of traffic - starting at this very corner.

Since I bought my home, the wildlife in our area has diminished drastically, and even more habitat will be destroyed with this project - not to mention the noise and other effects that so many more people will have on the animals in our ecosystem.

I sincerely hope that your commission will think earnestly about this decision and come down on the side of the environment, long-time residents, reasonable density and traffic, and common sense.

Thank you for your consideration of my opinion.

Kathleen Kelly
Alexandria St. in Lafayette Park

From: Brad Jacobsen <brad.w.jacobsen@gmail.com>
Sent: Monday, May 3, 2021 4:53 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Keep the property at the southwest corner of N 111th and Arapahoe zoned as Low Density Residential

Dear Erie Planning Commission,

Keep the property at the southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

My family and I live in Arapahoe Ridge.

Flatiron Meadows has dramatically increased congestion, traffic, and noise on N 111th and Arapahoe. Nine Mile Corner will even more dramatically increase congestion, traffic, and noise on Hwy 287, N 111th, and Arapahoe.

Adding yet more medium density residential units to our area will cause damages to Arapahoe Ridge and other nearby neighborhoods.

As such, keep the property at the southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

Thank you,

Dr. Brad Jacobsen
2840 Prince Circle
Erie, CO 80516

From: Erika Osborn <erikaosborn@hotmail.com>
Sent: Monday, May 3, 2021 7:28 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Adjacent land zoning of Nine Mile Corner

To whom it may concern:

We are writing this to express my concern regarding the proposal to develop the property at the Southwest corner of 111th and Arapahoe Road. Our family has lived in a property that looks across Arapahoe directly into this space for 8 years. When the town of Erie fought for the right to develop the beautiful reservoir on the corner, we begrudgingly acknowledged the need for a tax base for Erie, as well as the inevitable development of this area so close to 287.

However, we must speak up now that it seems a developer wants to turn what is now open space that separates Lafayette from Erie into medium density housing. This would put too many people living on a corner that is already near two intersections with high traffic accident occurrence (including frequent fatalities at 287 and Arapahoe). Our little corner cannot handle this. The city of Erie has already acknowledged that it cannot maintain existing parks and infrastructure on a reasonable timetable, that there will be water issues in the future, and the people have spoken that no small parcel of land here is equipped for this number of people. We have watched the traffic on Arapahoe from our backyard get worse and worse, not just during commute hours but at all hours of the day. There is no way either of these crossroads can handle an increase in drivers entering the roadway.

Erie needs to start being more thoughtful on the approval of builds on every small space, and leave a little nature to keep it the nice place to which we all wanted to move here. Sadly, that space is also home to coyotes, hawks, foxes and prairie dogs, which are losing anywhere else to go.

While we are not inclined to yell NIMBY, I think there are thoughtful ways to develop and this is pure developer greed without the benefit to the residents of Erie. Please do not approve this proposal.

Erika and Martin Osborn
3150 Stevens Cir S, Erie.

From: Benjamin Jacobsen <jacobsen.bn@gmail.com>
Sent: Monday, May 3, 2021 8:44 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Development at 111th and Arapahoe

Dear Erie Planning Commission,

Keep the property at southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

My family and I live in Arapahoe Ridge.

Flatiron Meadows has dramatically increased congestion, traffic, and noise on N 111th and Arapahoe. Nine Mile Corner will even more dramatically increase congestion, traffic, and noise on Hwy 287, N 111th, and Arapahoe.

Adding yet more medium density residential units to our area will cause damages to Arapahoe Ridge and other nearby neighborhoods.

As such, keep the property at southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

Thank you,

Bed Jacobsen
2840 Prince Circle
Erie, CO 80516

From: Jack Jacobsen <jacobsen.jak@gmail.com>
Sent: Monday, May 3, 2021 8:33 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: 111th and Arapaho development

Dear Erie Planning Commission,

Keep the property at the southwest corner of N 111th and Arapahoe zoned as Low-Density Residential.

My family and I live in Arapahoe Ridge.

Flatiron Meadows has dramatically increased congestion, traffic, and noise on N 111th and Arapahoe. Nine Mile Corner will even more dramatically increase congestion, traffic, and noise on Hwy 287, N 111th, and Arapahoe.

Adding yet more medium-density residential units to our area will cause damages to Arapahoe Ridge and other nearby neighborhoods.

As such, keep the property at the southwest corner of N 111th and Arapahoe zoned as Low-Density Residential.

Thank you,

Jak. w.Jacobsen
2840 Prince Circle
Erie, CO 80516

From: Nikki Jacobsen <jacobsen.nk@gmail.com>
Sent: Monday, May 3, 2021 5:34 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Maintain Low Density Residential zoning

Dear Erie Planning Commission,

Keep the property at the southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

My family and I live in Arapahoe Ridge.

Flatiron Meadows has dramatically increased congestion, traffic, and noise on N 111th and Arapahoe. Nine Mile Corner will even more dramatically increase congestion, traffic, and noise on Hwy 287, N 111th, and Arapahoe.

Adding yet more medium density residential units to our area will cause damages to Arapahoe Ridge and other nearby neighborhoods.

As such, keep the property at the southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

Thank you,

Nicole Jacobsen
2840 Prince Circle
Erie, CO 80516

From: Renee Jacobsen <renee.jacobsen@gmail.com>
Sent: Monday, May 3, 2021 5:15 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Property on corner of N 111th and Arapahoe

Dear Erie Planning Commission,

Keep the property at the southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

My family and I live in Arapahoe Ridge.

Flatiron Meadows has dramatically increased congestion, traffic, and noise on N 111th and Arapahoe. Nine Mile Corner will even more dramatically increase congestion, traffic, and noise on Hwy 287, N 111th, and Arapahoe.

Adding yet more medium density residential units to our area will cause damages to Arapahoe Ridge and other nearby neighborhoods.

As such, keep the property at the southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

Thank you,

--

Renée Jacobsen
2840 Prince cir
Erie, CO 80516

From: Sam Jacobsen <jacobsen.sp@gmail.com>
Sent: Tuesday, May 4, 2021 1:41 AM
To: Planning Commission Board <planning@erieco.gov>
Subject: N 111th

Dear Erie Planning Commission,

Keep the property at southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

My family and I live in Arapahoe Ridge.

Flatiron Meadows has dramatically increased congestion, traffic, and noise on N 111th and Arapahoe. Nine Mile Corner will even more dramatically increase congestion, traffic, and noise on Hwy 287, N 111th, and Arapahoe.

Adding yet more medium density residential units to our area will cause damages to Arapahoe Ridge and other nearby neighborhoods.

As such, keep the property at southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

Thank you,

Sam Jacobsen
2840 Prince Circle
Erie, CO 80516

From: MARY herbnrenewal <m_moriarty@outlook.com>
Sent: Tuesday, May 4, 2021 9:42 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: N 111th and Arapahoe Road

Please include my comments in the meeting record as well as the Commissioners' info packets. Thank you!

RE: N 111th and Arapahoe Road

Planning Commission Meeting, May 5, 2021
Erie Planning Commission Members:

Please thoughtfully consider all implications of approving this annexation and rezoning.

The adjacent areas to the south and east are Lafayette Open Space and Rural Residential. A bit further south and a bit further east as well as immediately north are single-family residences.

Rezoning to allow over 200 units will greatly impact an already swollen area (287 multi-family units still to be constructed). Even zoning up to 6 residences per acre still permits 114 units, which is plenty for the land to hold as well as for the property owners to realize a significant amount for the land.

The western entrance to Erie is already highly congested and busy. The property would be a nice amenity for the community, especially in conjunction with the nearby open space, since the 9-Mile project is extremely dense. People need a place to recreate and unwind as well as live. Packing people so tightly together, in an area already well populated, is not a good, healthy way to live; the likely cost of a dwelling on the site will take a hefty portion of a resident's income, which is stressful and does not contribute to a vibrant population.

Please do not recommend the rezoning on the property.

Sincerely,

Mary Moriarty
1202 Alsace Way
Lafayette, CO 80026

From: Melanie W. <melaniew44@protonmail.com>
Sent: Tuesday, May 4, 2021 1:17 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th & Arapahoe Rd Comp Plan Amdt - Public Comment

Hello Ms. Moeller,

I am writing today regarding the Erie Comprehensive Plan Amendment hearing that will be taking place tomorrow, May 5, at 6:30 p.m. on the Comp Plan Amendment Request for 111th Street and Arapahoe Road.

I would first like to state my strong objection to the proposed development project, as it is going to have significant negative impacts on all local neighbors in terms of increased traffic through the area and an elimination of the mountain view from the Kneebone Open Space, where many local residents love to run, bike, walk their dogs, etc. There is also the very nearby Flatirons Equestrian Center, zoned as Agricultural (A) where many animals live and many people use to ride horses recreationally. The change of use on this plot of land from rural residential to medium-density should be immediately dismissed. Am I mistaken that this land is still within Unincorporated Boulder County? What role does Boulder County have in this development?

I am a very nearby resident in Lafayette. My address is 200 Brome Ave, Lafayette CO 80026. I regularly use the Kneebone Open Space and drive through the intersection of 111th and Arapahoe road daily. My family and I all strongly oppose this development.

I understand that because I am not a resident of Erie, that I do not have nearly as much say in what does and does not get developed on land within Erie city limits. However, I am a very nearby resident of Lafayette, within Boulder County, and I believe my voice should be heard on this matter.

Please share my comments with the Board of Trustee's and the Planning Commission and pass along my request they DENY the application for a comprehensive plan change to allow for this level of inappropriate development from Meritage Homes.

Thank you for your time,
Melanie Wilkerson

From: kathyjford <kathyjford@aol.com>
Sent: Tuesday, May 4, 2021 9:35 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Against development

To Erie Planning Commission:

I am an adjacent property owner and stakeholder. My address is 109 Bass Circle, Lafayette, CO 80026. I am writing AGAINST changing the zoning to allow for the proposed development project at 111th and Arapahoe Road (directly west of the Kneebone open space. This project is a terrible idea and it will overcrowd the neighborhood. I am very opposed to it.

Thank you
Kathy Ford Goldstein

From: Melanie Woods <melanie.woods116@gmail.com>
Sent: Tuesday, May 4, 2021 9:36 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th and Arapahoe Comprehensive Plan Amendment Narrative.pdf

Following review of this narrative I am opposed to this development and I do not agree to have the land rezoned from rural residential to medium density.

Signed,
Melanie Woods
Resident at
3159 Stevens Circle
Erie, CO 80516

Sent from my iPhone

From: Melanie Woods <melanie.woods116@gmail.com>
Sent: Tuesday, May 4, 2021 9:45 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: No to rezoning the land southwest of N 111th Street and Arapahoe Road

I oppose changing the zoning from rural residential to medium density.

Signed,
Melanie Woods
Resident at
3159 Stevens Circle
Erie, CO 80516

From: Home E-mail <liebetau@comcast.net>
Sent: Tuesday, May 4, 2021 9:52 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Development

I have no problem with development at 111th and Arapahoe but I am opposed to multiple apartments on that property. We already have difficulty with traffic and apartment density will only exacerbate the problem. Please oppose the heavy density of apartments.

Richard Mark Liebetau
2333 Block Court
Erie 80516
Candlelight Ridge subdivision

Thank you.

Sent from my iPhone

From: Irina Schwarzburg <ischwarzburg@hotmail.com>
Sent: Tuesday, May 4, 2021 10:17 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th & Arapaho Rd.

As a stakeholder (property owner at Arapaho Ridge), I oppose this development and AGAINST changing the zoning from rural to medium density to allow for this development.

Regards,
Irina Schwarzburg
3053 Stevens Circle North
Erie, CO 80516

From: DONNA P JUTRAS <djutras45@msn.com>
Sent: Tuesday, May 4, 2021 10:20 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th and Arapahoe prject

No, no, no

This area is already too congested. I oppose the change of density, I oppose this project!!!!

Donna Jutras
3224 Billington Dr
Erie

From: Jem Corcoran <jem.corcoran@gmail.com>
Sent: Tuesday, May 4, 2021 10:20 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th and Arapahoe Road

Hello Ms. Moeller.

This is to express my extreme objection to the rezoning and medium density development at 111th and Arapahoe. My property value has already been destroyed by Nine Mile-- I am looking at it right now from my bedroom window. Even with road and traffic light improvements, this section of Arapahoe as well as the intersection of Arapahoe and 287 are going to be a nightmare and people are going to be taking shortcuts through the western section of Arapahoe Ridge. Erie has a lot of other space for this project. Eventually it won't-- eventually it will all be filled in. This would be the time to start piling people on top of each other like this.

Thank you.

-Jem Corcoran
3276 Billington Dr.
Erie, CO 80516

From: Shannon Carpenter <shannoncarpenter17@gmail.com>

Sent: Tuesday, May 4, 2021 10:22 PM

To: Shannon Moeller <smoeller@erieco.gov>

Subject: Meritage apartment project

With the price of homes pricing many out of market, I believe people need affordable housing. I also believe the fear and discrimination against apartment dwellers is inflated. I am in favor of the code change to allow apartments to be developed near 111th and Arapahoe.

You may contact me for my experience in Arizona on this issue.

Shannon Carpenter

480-540-3344

1293 Graham Circle

Erie 80516

From: Amy Dickinson <dickinson.acuamy@gmail.com>
Sent: Tuesday, May 4, 2021 10:34 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: I object to high density housing at 111 th.and Arapaho

I live next to the proposed development and think it will greatly change the neighborhood, in an unfavorable manner

Thank you-
Amy Dickinson
218 Acadia Ave, Lafayette

Sent from my iPhone

From: Diane Kribs <dckribs@gmail.com>
Sent: Tuesday, May 4, 2021 10:35 PM
To: Shannon Moeller <smoeller@erieco.gov>
Cc: Diane Kribs <dckribs@gmail.com>
Subject: In Opposition to the Project at 111th & Arapahoe Rd

Ms. Moeller,

I am writing today regarding the Erie Comprehensive Plan Amendment hearing that will be taking place tomorrow, May 5, at 6:30 p.m. on the Comp Plan Amendment Request for 111th Street and Arapahoe Road.

I would first like to state my strong objection to the proposed development project, as it is going to have significant negative impacts on all local neighbors in terms of increased traffic through the area and an elimination of the mountain view from the Kneebone open space, where many local residents love to run, bike, walk their dogs, etc. There is also the very nearby Flatirons Equestrian Center, zoned as Agricultural (A) where many animals live and many people use to ride horses recreationally. The change of use on this plot of land from rural residential to medium density should be immediately dismissed.

I am a very nearby resident in Lafayette. My address is 1375 No 111th , Lafayette CO 80026.

Please share my comments with the Board of Trustee's and the Planning Commission and pass along my request they DENY the application for a comprehensive plan change to allow for this level of inappropriate development from Meritage Homes.
Diane Kribs

From: Brandon Bullock <zelig2020@gmail.com>
Sent: Wednesday, May 5, 2021 5:18 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed development at 111th and Arapahoe

I strongly oppose this development. I live at 1209 Alexandria St right next to Kneebone open space. This development proposal is entirely counter to the open space, open view, farm land culture of the area, and is purely motivated by developer greed. Please don't ruin this space.

Regards,
Brandon Bullock

From: Abbas M Assadi <Abbas.Assadi@Colorado.EDU>
Sent: Wednesday, May 5, 2021 7:20 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Project at 111th and Arapahoe Road

20 years ago I moved out of Boulder because of projects like this. That is a reason I strongly oppose this project. Thanks Abbas M Assadi
3290 Billington drive
Erie, CO

Sent from my iPhone

From: Mark Morawiec <mmorawiec88@gmail.com>
Sent: Wednesday, May 5, 2021 7:24 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Support 111th and Arapahoe development

Hello,

I live in Flatiron Meadows and wish to show my support for the proposed annexation by Erie and Meritage development plan for the parcel at the southwest corner of 111th and Arapahoe.

I've read the filing and feel this is development that is consistent with Erie development goals and guidelines and needed to increase the mix of housing opportunities in our town.

My son has been looking to start out on his own and found it difficult to find housing in this area that he can afford. He wants to stay nearby in this great area, and be near his work, but costs are prohibitive for someone like him starting out.

Thank you for your time and I appreciate your consideration.

Mark

Mark Morawiec
674 Sundance Circle
Erie, CO 80516

--

Mark Morawiec
(978) 808-5337 mobile
mmorawiec88@gmail.com

From: Julia Wentworth <julia.m.wentworth@gmail.com>
Sent: Wednesday, May 5, 2021 7:29 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Comments on proposed 111th and Arapahoe Development

Hello,

I am a neighboring resident to the proposed development (residence at 1209 Alexandria St.). My house backs directly up to the Kneebone openspace which was one of the primary reasons I bought the property years ago. I am severely opposed to the proposal to allowing medium density residential units at the development site (i.e. I am against the proposal at hand). Not only is it important to me and my four-person family to maintain as much of the view and nature feel of the space as possible, but I am also concerned about increased traffic. I work in Boulder and the west-bound commute is already severely congested. From turning west onto Arapahoe (off of 111th), all the way until Arapahoe becomes two lanes at 75th street, traffic drags. It is frustrating, time-consuming, tiresome, and increases pollution. Please listen to the local residents and support us in saying "NO" to the proposed zoning changes.

Thank you,
Julia Wentworth

From: Susan Chase <sukie.chase@yahoo.com>
Sent: Tuesday, May 4, 2021 9:57 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Potential rezoning at 111 Street

My name is Susan Chase. I live on Alexandria Street in Lafayette, with the back of my house facing 111th Street.

I am very strongly opposed to the proposed Medium Density housing on 111th Street. Traffic has significantly increased in the 16 years I've lived here. The area is crowded already, and the infrastructure cannot handle the increase in housing or traffic. The proposed structures will impact commutes from this area, as well as the noise level and aesthetic of the neighborhood. The height of the structures will alter the look of the entire area.

I plan on joining the meeting on May 5th where this is being discussed.

Thank you.

Susan Chase
1219 Alexandria Street
Lafayette

From: S. Selene <selene@indra.com>
Sent: Tuesday, May 4, 2021 9:06 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: 111th and Arapahoe..

Dear Planning Board,

I have some concerns about this new subdivision plan, at 111 and Arapahoe.

This area is very congested and there are already too many accidents at this light.

We need a buffer between Erie and Lafayette.

And the existing trail system can not handle all of this development.

I intend to attend the meeting on May 5th.

D. McShan
118 Alexandria St.
Lafayette, CO 80026

From: K Sriramesh <ksriramesh@yahoo.com>

Sent: Wednesday, May 5, 2021 7:58 AM

To: Shannon Moeller <smoeller@erieco.gov>

Subject: Voting AGAINST proposed development at 111th St and Arapahoe, Erie

Hello

I would like to register my strong opposition to the proposed development at 11th St. and Arapahoe in Erie. I believe the meeting is scheduled for today. There are simply too many multi-unit developments within a mile radius (look at the big development on S Public and S Boulder for instance). Also, several multi units have come up less than half a mile away on Baseline.

Please register my vote as a NO. I live in Arapahoe Ridge, Erie.

K. Sriramesh

From: Dana Lappen <dana.lappen@gmail.com>
Sent: Wednesday, May 5, 2021 8:44 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Vote AGAINST High density housing on 111th and Arapahoe

Hello Shannon,

My husband and I are voting AGAINST the proposed plan of re-zoning and building high density housing on the corner of 111th And Arapahoe Rd across from Kneebone open space.

Our address is 802 Carbonate Lane, Erie CO 80516.

While we are in favor of offering housing options for people of all incomes and diversity, we do NOT believe this location is the best place to do it.

Please let me know if you need additional information from us in this process.

Best,
Dana and Jason Lappen

Sent from my iPhone

From: Ken L <kenlumahs77@gmail.com>
Sent: Wednesday, May 5, 2021 8:47 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th and Arapahoe Rd. Development

I am against this development. It's going to add more congestion, traffic and an eye sore.

Open space is preferred!

Ken Lum
805 E Geneseo St, Lafayette, CO 80026.

From: Marlene Braytenbah <talk2u13@comcast.net>
Sent: Wednesday, May 5, 2021 9:18 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Do not Rezone

I am writing to you to ask you to vote AGAINST rezoning the property at 111th St. at Arapahoe Rd into high density homes and apartments. The town of Erie is already overwhelmed with houses and apartments. The roads, schools and infrastructure can not handle this overload!
My address is 120 S. High St, Erie COLORADO 80516

Sent from my iPad

From: Flo. B. <floboski2000@yahoo.com>
Sent: Wednesday, May 5, 2021 9:21 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: AGAINST rezoning proposal

Hello,

I oppose this development at the corner of 111th and Arapahoe Rd. I oppose the change of rezoning from Rural Residential to Medium Density to allow for this development.

It is detrimental to NATURE, to the road traffic, and to people living nearby.

The only benefit is YOUR personal POCKETS. It is selfish and inconsiderate. Stop building! Period.

Florence Bocquet
1248 Ilium Circle
Lafayette, CO 80026
(720)308-1593

From: Will Pennington <will.pennington@gmail.com>
Sent: Wednesday, May 5, 2021 9:34 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Opinion against re-zoning at 111th and Arapahoe Road

Hello,

I am writing to oppose the rezoning request and development of the property at 111th St and Arapahoe Road. I am against the medium density rezoning request.

My address is:

906 Sundance Ln, Erie, CO 80516

Thank you,
Will Pennington

From: Choka, Denice <denice.choka@leanintree.com>
Sent: Wednesday, May 5, 2021 9:55 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Rezoning Horse Farm-111/Arapahoe- Please DON'T Approve

Dear Ms. Moeller,

I implore you to vote NO to this request.

That intersection and streets are already unsafe. I personally have seen numerous accidents with pedestrians.

With the influx of thousands of cars and families already scheduled with the residential build on the 9 Mile Corner, this corner/space/area can not handle additional apartments/townhouse/condos.

Our community deserves better. Thank you in advance for your consideration.

Respectfully yours,
Denice Choka
1916 Hauck Street
Erie, CO 80516

From: Brett Sawyer <brett@coloradolandmark.com>
Sent: Wednesday, May 5, 2021 10:02 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th and Arapahoe Road

Good morning Shannon -

I'm writing to voice my strong opposition to the Town of Erie's prospective rezoning of the SW corner of Arapahoe and 111th Street; and Meritage Home's proposal for high-density development on that site.

While I feel residential development of the site is appropriate, I disagree with Norris Designs' assertion that it is compatible with the surrounding area. The approved high-density housing with Nine Mile Corner is adjacent to the west of this parcel, and that housing will be adjacent to commercial development. However, housing to the south, east, and north of this parcel is low-density, detached single-family. Beacon Hill, Lafayette Park North, and Arapahoe Ridge (where I've been a homeowner and resident since 1998) are all single-family, detached, low-density residential.

The creation of any housing on the subject property will no doubt affect the already overcrowded and dangerous intersection at 111th and Arapahoe. Adding high-density will negatively affect the quality of lifestyle for the residents of the surrounding single-family neighborhoods, and the Kneebone Open Space through increased vehicle traffic and congestion.

As such, I ask that you and the Town of Erie maintain current zoning on this parcel; or if zoning is to change, allow only for detached, single-family residential development.

Many thanks!

Brett Sawyer | REALTOR®
Certified Negotiation Expert
Chairman - Boulder Area REALTOR Assn.
303.517.4147 ColoradoLandmark.com

1002 Griffith Street, Louisville, CO 80027
View My Testimonials
What's Your Home Worth? [CLICK HERE!](#)

From: Brooks Brown <brooksbrown2949@msn.com>
Sent: Wednesday, May 5, 2021 10:31 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed development at 111th Street and Arapahoe Road

attn: Town of Erie Planning Commission

I am contacting you to urge the Erie Planning Commission to vote AGAINST changing the zoning to allow for this development. I am an adjacent property owner and stakeholder at 1106 Alexandria Street in the North Lafayette Park neighborhood. This is not the place for medium (or high) density growth to happen. We already have excessive traffic congestion on Arapahoe Road and allowing this development would worsen this situation.

Brooks Brown
email: brooksbrown2949@msn.com
cell/text: (303)818-4285

From: Robert Drew <rdrew_4@hotmail.com>
Sent: Wednesday, May 5, 2021 10:31 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Medium Density , Meritage Homes

Ms. Moeller as we previously discussed, and as a adjacent land owner to this proposed development. We went over that the six subdivisions are all single-Family home developments surrounding this proposed development and should be in concert with ONLY single Family home developments. We already have a too dense 9-mile development with thousands of thousands of people to be put in apartments already clogging one of the most dangerous intersections reported by the State of Colorado. On top of that a full retail section to boot. Both developments bordering Arapahoe Ridge and Beacon Hill, Erie and Lafayette deserve better than to have another couple of thousand or more people in a clogged medium density development-it is too much, presents major safety concerns for Arapahoe Ride, and Beacon Hill, and their respective Families. Also with that type of density, too much lighting, too much noise, to high stories, fire concerns, crime concerns, and way too many people affecting the single family subdivisions. There is also a major concern of Former and current Erie and Lafayette employees involved in both 9-Mile and this new development-a legal conflict of interest. We need Erie to be responsive to the needs and safety of the EXISTING single Family subdivisions, and not to the greed of money and tax money. One major mistake was getting rid of a 1909-1914 retention lake that was made larger with my and others tax dollars, the State of Colorado has come out with a warning of severe water shortages and a long term drought that is estimated to last decades, Erie should have never filled that in, not only with the growing population of Erie, but the growing problem of water shortages as reported by the state of Colorado. Erie needs to be smarter, we are a "Bedroom Community", we are not a apartment high density, medium density or such-all development should be in line with what is around it, please stop mixing the balance of safety with all of these affected single Family homes subdivisions. Thank you for your support in advance against this "medium density" too much project for the area, have a great day and Erie-please "do the right thing"! Best Mr. and Mrs. Robert Drew, and surrounding Arapahoe Ride, and Beacon Hill single Family neighbors and neighborhoods.

Sent from Mail for Windows 10

From: Charla Wright <charla73@comcast.net>
Sent: Wednesday, May 5, 2021 10:32 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Development proposed at 111th & Arapahoe

To Whom It May Concern:

I oppose this proposed development. Please do not allow this to be built. This area is already too congested with the projects being built at 287& Arapahoe.

Thank you,

Charla Wright
749 Byrd Drive
Erie, CO. 80516

From: Luke Trautwein <luke_trautwein@yahoo.com>
Sent: Wednesday, May 5, 2021 11:10 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Comments for 111th & Arapahoe Development

I would like to add my comments for the discussed development at 111 & Arapahoe.

My name is Luke Trautwein & I live with my wife and 2 young daughters at 1769 MacCullen Drive in Erie. The Arapahoe Ridge Subdivision.

We are strongly against this proposed development. Erie should be actively trying to increase quality of life vs. quantity of life in our fantastic town. Building such a large swath of homes will not improve our community. Furthermore:

- It will choke and already busy intersection that is full of cyclists, runners and walkers heading to Lafayette and using the only way over without a car (Kneebone open space).
- Increase traffic noise to my subdivision and all the houses around it.

Thank you for your time and consideration,

Luke Trautwein
847-361-8051

From: Hi Rich I'm not sure if this will work but I'm trying to forward on some information from a website I've check into love J xx <janeththom@gmail.com>
Sent: Wednesday, May 5, 2021 11:14 AM
To: Shannon Moeller <smoeller@erieco.gov>
Cc: derekathom@aol.com; Janet Thompson <janeththom@aol.com>
Subject: proposed new development

We totally oppose the plan to build apartments on the corner of 111/Arapahoe road. The traffic is bad enough now in and out of Boulder on Arapahoe both East and West of 287 and will only get worse with more residences at that location.

Consider this two views for both me and my husband. Thanks

Janet and Derek Thompson
303-668-9987
1277 Ptarmigan court, Lafayette
Hawk Ridge Subdivision east off Arapahoe road
And adjacent to the open space on the east corner of 111/Arapahoe.

Sent from Mail for Windows 10

From: Daphne Leong <daphne.leong@colorado.edu>
Sent: Wednesday, May 5, 2021 12:12 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: proposed development at Arapahoe and 111th

I'm writing to express my vote against this proposed development, for reasons of density and traffic flow.

Thank you,
Daphne Leong
846 Shuttleworth Drive,
Erie 80516

From: Allison Quevillon <alquevillon@gmail.com>
Sent: Wednesday, May 5, 2021 12:45 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th/Arapahoe

Hello,

My name is Allison Quevillon and I am a resident of Erie at 620 Gallegos Street.

I oppose this proposed development project and changing of Erie's zoning laws to accommodate it for several reasons. There has been a massive population boom in recent years leading to more congestive roadways. Despite all of the building of residential and commercial properties, little has been done to transition our roadways to accommodate the influx of business and people. Due to this reason, I firmly believe this intersection will be unable to manage an already congested area of traffic. Until infrastructure has been developed, I believe this development will significantly impact our community in a negative way.

Erie is a large area of land and can accommodate housing elsewhere. It would make more sense to have such a complex be built in a more sustainable area of Erie in the time being. Obviously, this town is going to change and fill in within the coming years. However, it makes more sense to mitigate that change in a manner that supports the current infrastructure concerns. This plot of land can absolutely be built upon in the future, however it should not be considered until other areas of Erie have been developed due to the population/congestion concerns that already exist and negatively impact this community.

Thank you for your consideration,
Allison Quevillon

From: Kathryn Novak <knovak52@gmail.com>
Sent: Wednesday, May 5, 2021 12:12 PM
To: Shannon Moeller <smoeller@erieco.gov>
Cc: Planning Commission Board <planning@erieco.gov>; Board of Trustees Mail <bot@erieco.gov>
Subject: 111th and Arapahoe Rd

No to the zoning to Medium Density on that corner of 111th and Arapahoe. Project. Sit there and try to get out of the western edge of Arapahoe Ridge. You sit there for 5 plus minutes or get hit by a car.

A big NO!

It will harm the area around. Arapahoe can't take that kind of traffic, and, we've got sky high water bills now. I can't help but think what this will do to our water prices. I don't see Arapahoe from 111th to 119th being widened to accommodate the immense traffic that not only 9-mile corner will create but also Lafayette's big development just to the west of 287 off of Arapahoe rd. The developer, Meritage is a spooky, not-so-good builder. Don't let them destroy our area which has been a nice quiet area with their 2 and 3-story townhomes. Someone isn't looking at this correctly. It will cause gridlock, wildlife death, intense lighting issues and so many packed in people to that small area. Show me where in Erie that you have this kind of insane development in such a small area. Please have a heart!

We have enough! That 9-Mile corner will put us over the edge and yet you want to build almost 300 properties in that small space? This needs to be re-evaluated. Look around. There are no 2, 3 and 4-story buildings in that area—just single family homes. Why are you trying to change the character of the area. It's so unkind to every person that has lived in that area and paid taxes, I have for 18 years and the traffic is bad, bad, bad.

The wildlife, the traffic, the water. Please vote not on this density change. Put a park or something that people can enjoy, not just taxes for the town and a hardship on our already high-priced water.

Please, stand up to these developers and just say NO!

Kathryn Novak
3295 McClure Dr
Erie, CO 80516

From: Delcia Litt <delciaalitt@yahoo.com>
Sent: Wednesday, May 5, 2021 12:59 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Zoning Change Meeting

Hi,

RE: 111th and Arapahoe Rd.

I have lived and loved Erie almost 10 years and have seen our small rural community turned into urban sprawl with high density housing ruining any open space we have. It is always a disappointment to hear of another housing development when Erie is already plagued by too much traffic, noise, light and sound pollution.

Where are we getting water to supply our current folks. When can it end?

Just last week one of the only fox families that have survived over the years was killed by the DOW off Isabelle after being hit by a car. You took away our quality of life here this isn't the reason we moved here and the Erie Airport is the biggest problem about Erie. Erie loves to plan the noise on Broomfield but we know that it's not them.

I am off the subject but just know I am opposed to Zoning changes to suit Meritage Builders.

Delcia Litt
CO-President Colorado Mosaic Artists (CMA)
Programming Director-CMA
Mountain Top Stained Glass
<http://www.mountaintopstainedglass.com>
<https://particularsart.com>
<http://www.coloradomosaics.org>
Adventures in Color, Light, & Glass

303-218-0770

From: YVONNE LARSON <ylarson@comcast.net>
Sent: Wednesday, May 5, 2021 12:59 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Rezoning - North 111th & Arapahoe Rd

Having read through much of the report: 21-167 - Staff Report (legistar.com)

I have multiple concerns about the proposed change from Rural Residential to Medium Density:

- Safety and Emergency Response Services - Presently it is Lafayette's emergency crews that are responding to calls at North 111th & Arapahoe and at Hwy287 & Arapahoe Rd. Additionally housing will raise the number of calls for emergency services and Erie does not have a substation on the West end of Erie. Emergency services seem to be dispatched to the nearest firehouse, which is logical and reasonable; however Erie continues to build and increase the number of calls (and financial burden) on Lafayette to respond to calls in the proposed area.
- Water - The City of Erie has some of the highest water rates locally. Has Erie obtained more water rights to cover the present and future needs of residents?
- Nesting/Hunting grounds for Bald Eagles - the corner of 111th & Arapahoe Rd has a large prairie-dog population and there are eagles that are using this as a hunting ground.
- Major Impacts to the Kneebone open space (Lafayette) - this space would be have increased pedestrian traffic and people using these walking paths and using it as a dog park. The maintenance of this would come under the financial expense of Lafayette. Increased pedestrian foot traffic would make crossing N. 111th more dangerous as there would be increased vehicle traffic coming from the proposed medium density housing development. This would naturally be yet another area for Lafayette's emergency crews to be responding to. The North 111th street intersections are not well designed/equipped for. right turns coming from Arapahoe Road and would have to be reconstructed to safely accommodate both street traffic, bus stops, and foot traffic.
- Major changes to the proposed density of the area: With the exception of the present Nine Mile development all surrounding residents are low density - Nine Mile is a significant change and further changes in density is very very impactful to those living in this area. It is estimated that there would be an extra 1,000 - 1,200 cars coming from this expanded development and that would present major impacts to an already overcrowded traffic pattern.

The following is based on: 21-167 - Staff Report (legistar.com)

- 2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan;

Staff: The proposed amendment is compatible with the surrounding area and the goals and policies of the Plan. The proposed MDR designation will serve as a transition between the higher intensity RC (Regional Commercial) land use designation to the west and the lower density residential land use designations and uses to the north, south, and east, while allowing for diversified housing options to meet the varying needs of residents as supported by the goals and policies of the Comprehensive Plan.

As stated before the change from Rural Density to Medium Density is not compatible with the surrounding area and it poses many difficulties to traffic and pedestrian traffic patterns. These have not been adequately address in the staff report/comments.

- 3. The proposed amendment will have no major negative impacts on transportation, services, and facilities;

Staff: Future development on the site will be required to provide for transportation, services, and facilities improvements to mitigate any potential impacts.

Staff and the developer have not adequately addressed the costs or the plan of how the developer proposes to provide for transportation, services, and facilities improvements to mitigate the impacts that will naturally come from placing additional demands for emergency services, water needs, traffic and foot traffic safety needs.

It is not enough to state that the developer will provide for those needs and these needs are not unsubstantial; it is not evident that the Town of Erie is balancing the servicing the needs in this development area at the present time. Therefore it is reasonable to have major concerns that the developer and the Town of Erie need to address these needs before adding in more. It takes money, time, and land resources for the Town of Erie to address these and there is no stated plan, addressed in this report.

- 4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;

Staff: Adequate services and facilities will be planned and available through the development process.

The proposed amendment will have major effect on the services, there are many services not provided for as of today. The developer has been remiss in addressing how snow storms have impacted Arapahoe Road. The last snow storm made the roads difficult because of several inches heavy wet snow and the developer left behind traffic cones, traffic barrels, post type traffic guides on Arapahoe Road. These caused vehicles to have to navigate a maze of traffic issues and caused a domino effect of falling traffic diverters in an already limited driving area. Additionally the chain-link fencing has fallen down more than once and into the street; then there were/are the deep holes created by cutting out sections of the pavement (and then not covered by metal plates) that have caused multiple issues on a major street artery.

Does the Developer Meritage propose to begin work on an Emergency Services (Fire, Ambulance, Police) substation in this underserved area before finishing or adding to the numbers of residents that will be moving into the area? These services are not presently available from the Town of Erie and there is little confidence that these will be available in the very near future ... say next month or even next year (2022) Staff and the Developer have not adequately addressed these concerns.

- 6. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan; and (remarks from)

Staff: Strict adherence to the existing Plan would result in the property not being included in the Town's planning area boundary as intended through the 2019 IGA and the property not being developed within the Town's jurisdiction, which would not be in keeping with the goals and policies of the Comprehensive Plan to provide a coordinated and efficient pattern of growth and to provide diversified housing options to meet the varying needs of residents.

The issue of the existing Plan resulting in the property not being included in the Town's planning area boundary is not the burden of the local residents. The Developer Meritage Homes does not have to

purchase this property and if they purchase the property it is not to say that they would not build homes, the issue is increasing the number of residents in an already underserved area. The infrastructure that the Town of Erie needs to provide is not in place and likely will not be in place in the near future.

- 7. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof.

Staff: The proposed plan amendment promotes the public welfare and is consistent with the goals and policies of the Comprehensive Plan, including the following specific guiding principles, goals, and policies:

This plan does not "... promote(s) the public welfare ..." of the present day residents of the North 111th Street & Arapahoe Road.

Chapter 2: Vision and Guiding Principles

Guiding Principles

· A Coordinated and Efficient Pattern of Growth

The Town will have a compact pattern that encourages urban growth to locate within the Planning Area Boundary, fosters the efficient provision of infrastructure and services, and balances development and conservation of the natural environment.

The proposed amendment from Rural Density to Medium Density plan does not (at present) mitigate the lack of infrastructure and services that are lacking. Further infrastructure, traffic, and emergency services need to be developed before adding more residents to an area lacking services. The proposed amendment to density will not add to the "... conservation of the natural environment" of the surrounding area, it will in case-in-fact take from that conservation or the area by removing hunting grounds for the Bald Eagles, cause further issues with vehicle traffic flow and create increased pedestrian risk.

Based on what was reported in the area of:

Public Comments:

Public comments were received expressing concerns about the proposal including the proposed medium density residential designation and potential impacts to traffic, natural resources, and wildlife, among other issues. Written public comments received at the time of publication of the packet are included in the attachments.

My conclusion is that the Town of Erie, the Staff, and the Developer are set to override the reasonable concerns of both Lafayette and Erie Residents in this area, will ignore the spirit of the IGA between Lafayette and Erie. Local residents have presented concerns that are not addressed in the remarks of Staff. I would encourage Staff to give more weight to these concerns and to better address the missing elements of Emergency Services in this area, Water needs and costs, wildlife and conservation concerns, pedestrian needs, traffic and street needs, before increasing the amount of housing units in this already underserved area of Erie. There is much made of being a good corporate citizen, by addressing the concerns raised by locals and resident's of Erie, the Town of Erie and Mertiage Homes will demonstrate goodwill and good citizenship.

From: wendell almeida <jimijeff@hotmail.com>
Sent: Wednesday, May 5, 2021 1:16 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th and Arapahoe Road

I am very much opposed to the re-zoning to medium density in this development. As usual this change would further shift the increase in costs to existing residents (fire department, schools and police). The visual blight of the taller buildings and the increase in traffic congestion are also strong negatives.

Wendell Almeida
147 Autumn Ct
Erie, CO 80516

Sent from Mail for Windows 10

From: Mary Kay Lucas <mklucas303@hotmail.com>
Sent: Wednesday, May 5, 2021 1:25 PM
To: Shannon Moeller <smoeller@erieco.gov>
Cc: Kelly Zuniga <kzuniga@erieco.gov>; Andrew Sawusch <asawusch@erieco.gov>; Geoffrey Ames <games@erieco.gov>; Dan Hoback <dhoback@erieco.gov>; Cory Fraser <cfraser@erieco.gov>; James Luthi <jluthi@erieco.gov>; Michael Witt <mwitt@erieco.gov>
Subject: Resolution No. P-21-06

I have attached a response to the Application for Development at the southwest corner of Arapahoe and 111th. I hope my review is helpful for the planning commission.

Mary Kay Lucas

Sent from Mail for Windows 10

To: Planning Commission – Erie, CO

Date: May 5, 2021

From: Mary Kay Lucas
2618 Hughs Drive
Erie, CO 80516
303-956-7031

Subject: Response to the Application for Development at the Southwest corner of Arapahoe Road and 111th Street

- Resolution No. P-21-06

The Planning Commission (PC) is asked to approve the annexation of three properties at the above referenced intersection. Further, the PC is also asked to approve a zoning designation change from Rural Residential to Medium-Density Residential for these properties. These two items are bound together with a request to approve an application by Meritage Homes to build 2- and 3-story townhomes on the site.

Whether Erie can and should annex these properties is beyond the scope of this response. Having lived within one mile of the intersection of Arapahoe and 111th for 35 years, first in Lafayette and then in Erie, it is my opinion that the land in question is of greater value than a development of townhomes could possibly honor and there are alternatives that would make better use of the subject properties.

This development does not directly impact me or my home. I have no financial interest in the properties, am not associated with anyone who does have a financial interest, and believe that Meritage Homes builds quality homes. Arapahoe Road turned into a gravel road east of the intersection of Arapahoe and 111th when we first moved to the area 35 years ago. We have seen many changes to the area, including the development of Arapahoe Ridge, in the years we have lived here. This is the first time I have contacted a planning commission.

There is no doubt that the proposed 2- and 3-story townhomes are currently in demand in the Denver Metro area. Meritage's application and the narrative provided by Norris Design (Norris) makes no mention of rooftop decks on the proposed 3-story townhomes but they are an option in all of the 3-story townhome communities that Meritage is currently building. There are many developers building townhomes like these. Rooftop decks have recently been in contention in a Broomfield development that is not one of Meritage's products. A question about Meritage's desire to build these homes without rooftop decks should be answered now because townhomes with rooftop decks are a driver of the popular trend for the townhomes that are proposed.

I have reviewed the floorplans for Meritage's townhomes. It is easy to do so by visiting their website. All of their townhomes are slab-on-grade structures with a 2-car garages comprising one-half of the bottom level of the home. The garages are accessed via an alley-load entrance. The front entrance to the home comprises the other half of each of the home's first floors. All of the townhomes have options for a bedroom and bathroom or a laundry room and bathroom at this level. The main living level is one full-flight of stairs up from the ground-level entrance to the home. The 3-story townhomes place all bedrooms on the third level. The use of another full-flight of stairs is required to access them. A rooftop deck would require the use of another full-flight of stairs. While some builders provide an option for a private elevator in their townhome developments, Meritage does not. Meritage refers to these townhomes as "Active Adult" communities on their website.

Norris's narrative regarding the proposed project is written on behalf of Meritage Homes. This narrative addresses the conditions to approve the annexation, the change in zoning, and development of the townhomes. Norris represents that the townhomes "are attractive to a wide-range of demographic homebuyers, from starter-families to downsizing seniors".

As a potential downsizing senior, I can unequivocally state that a home that requires the use of a full-flight of stairs to access the main living area is not representative of that demographic or, if it is, is a short-term solution to their needs that will need to be revisited in the future. Further, having raised two children, I can attest that a home that requires the use of a full-flight of stairs to access the main living area would not work over the long term. Imagine arriving home from work with a toddler, an infant, all of their accoutrements, and a trunk full of groceries. The daunting task of getting all up the full-flight of stairs would be a nightmare. Every visit to the outdoors with the children would require that same use of the stairs. Starter families and downsizing seniors would soon find themselves in the market for another home that allows entrance at ground level. In other words, the proposed townhomes are built on the premise of planned obsolescence. This location should provide a more inclusive, long-term residential community.

Within the application itself, in the section titled: Financial impacts of the proposed annexation, Norris outlines the tangible and intangible benefits that may be considered in an annexation. This includes, among other things, a representation that significant benefit can be found in "housing opportunities for the elderly or other special populations". A quick review of the narrative will show that the use of boldface type is Norris's. These townhomes are not meant for elderly or special populations because of the required use of stairs. ADA compliance would be very difficult to incorporate within these homes. These townhomes do not meet the representation that elderly and special populations can reside within them. It is more likely that they are exclusionary for this population.

At item number 7, Norris provides the conclusion that the "proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and

elements thereof.” This land is currently zoned Rural Residential and our Comprehensive Plan (comp plan) includes language that new developments will, “work to maintain the quality and character of established neighborhoods and ensure that infill and redevelopment is designed in a manner that minimizes impacts on existing neighborhoods, including rural neighborhoods in the Planning Area”. The Rural Residential homes that comprise the south boundary of this development would not likely agree that a series of eleven, 2- and 3-story townhomes meets the minimalization of impact goal for their properties. The three surrounding neighborhoods, two in Lafayette, and one in Erie are not likely to agree that these bucolic properties (minus the current state of disrepair on two of them) are best served by the addition of rows of townhomes. Our comp plan notes that, “Erie’s rural character—one of the many benefits of its agricultural heritage—is highly valued by the community.” The “community” should include residents of Lafayette as they are impacted by this development and undoubtedly hold the same values. These properties need a better plan than Meritage’s proposal.

Our comp plan provides Urban Residential Policies that are to be considered across all zoning levels. These policies contain language that call for a better use of the properties than is proposed.

The incorporation of a variety of housing types, models, sizes, lot sizes, lot configurations, and price ranges in new neighborhoods will be strongly encouraged to provide expanded housing options for Erie residents. Incorporating a mix of housing types at both the neighborhood scale and the block scale will be encouraged to create varied and interesting streetscapes and to encourage a diverse community.

These properties have built-in tenets that can encourage a diverse community. The nearby bilingual elementary school, Pioneer Elementary, is a huge asset for the entire community and families with children could choose to send their children to the school; this would further the goal of a diverse community. One of the biggest assets of this property is its access to RTD for the use of public transportation to Erie, Lafayette, and the entire Denver metro area. I have worked in the at-risk student population for over twenty years and can state that inadequate ability to access public transportation is a huge confounding factor for families in outlying communities such as Dacono, Frederick, Firestone and Mead. Providing a development at this location that families will enjoy and want to stay in will also provide access to public transportation.

The pandemic has created a real estate boom as people are choosing to live in homes that will provide: easy access to the outdoors, the space to incorporate adults working from home while their children access their education from home, and home gyms or workout areas within the home. While townhomes (with rooftop decks) are trendy, they do not provide the space for this wish list. A mix of housing types that includes potential basements and a variety of housing types with ground floor access to the home will truly expand the housing options available at this location and in Erie. Multi-generational home plans are also currently in high demand in the Denver metro area and should be considered for this location.

Also found at item number 7 in the narrative provided by Norris are the two main tenets to support their application. It is interesting to note that their first tenet is the dangle of a carrot that designating the property as medium-density “will create the residential density of rooftops that is often necessary to the success of emerging commercial centers such as that of the Nine Mile development”. This tenet is stated consistently throughout the narrative to support their application. It is questionable at the very least to say a development will have “no major negative impacts on transportation, services, and facilities” while extrapolating its existence to boost the success of the Nine Mile development. If a

development is not large enough to impact transportation, services, and facilities it cannot then somehow make a large difference in a tax-base. Arapahoe Ridge has medium-density housing in its western section. It is comprised of single-family homes with ranch and two-story floor plans that provide a community where grandparents (aka downsizing seniors) and their grandchildren's families can enjoy living for as long as they wish to remain there. Medium-density zoning does not mean the properties have to be townhomes.

It is unfortunate that annexation and zoning changes have been bound to applications by builders/developers. It would seem this puts developers in the lead seat for determining what our community should look like. It is my hope that the planning commission will deny the application by Meritage Homes because the proposed townhomes don't fit with the rural surroundings, heritage, assets, and value. Perhaps the town could put out a RFP for developers that can better meet the needs of the town and its citizens. The pictured examples in our comp plan under Urban Residential Policies could be used as examples of the types of homes the community wants and needs.

From: Kristen Roy <kristencroy@gmail.com>
Sent: Wednesday, May 5, 2021 1:37 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Oppose Meritage zoning change

To whom it may concern,

As a homeowner in Silver Creek in Lafayette, I live near the proposed zoning change location at 111th and Arapahoe. I oppose this zoning change because there is already enough traffic at this intersection and the roads at this intersection are badly in need of repair. Adding a significant number of cars from the proposed development would disrupt the traffic flow from our neighborhood even more than has already happened from other developments.

Kristen Roy

From: M. Barchas <michaelbarchas@msn.com>
Sent: Wednesday, May 5, 2021 1:42 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th and Arapahoe Road

To Whom it may concern,

I am writing to voice my opinion to the Planning Commission that I am AGAINST changing the zoning to allow for this development.

I live at 3950 Beasley Dr Erie, CO 80516 at an adjacent property owner and am a stakeholder.

I've been listening to constant construction noise from the 9 mile development 6 days a week for the past 7+ months.

This stretch of Arapahoe between 111th and 287 cannot handle any more traffic due to the crossover that was allowed to be built thru the Flatirons Meadow neighborhood via Erie Parkway.

Traffic is often backed from 287 to east of the 111th light. It can take 2-3 lights just to get out on to 287 from Beasley. Unacceptable.

The proposal asks to add yet another light between 111th and 287. Too many lights for a 1/4 mile of roadway.

This part of Arapahoe is becoming very dangerous. Motorist speed and break traffic laws as there seems to be no law enforcement presence on Arapahoe.

Please reject the change in zoning.

Yours truly,
Michael Barchas
3950 Beasley Dr
Erie, CO 80516

From: Martin Balgach <mbalgach@yahoo.com>

Sent: Wednesday, May 5, 2021 2:07 PM

To: Shannon Moeller <smoeller@erieco.gov>; Contact Us <contactus@erieco.gov>

Subject: Opposition to 111th & Arapahoe Development

Please oppose high density housing in that area. I've lived in Arapahoe Ridge for 10 years and feel we've already ruined the quality of life in this area. Erie used to be a great place to live, now I wish I could move. 9 Mile is going to be a nightmare for us, and this will only make the area more congested and unsightly. We don't have enough space or water for endless development.

Thanks,

Martin Balgach
3264 McClure Drive
Erie, CO

From: Kevin Chard <kevin@phoenixrealtyinc.com>
Sent: Wednesday, May 5, 2021 2:39 PM
To: Planning Commission Board <planning@erieco.gov>; Shannon Moeller <smoeller@erieco.gov>
Subject: Potential Rezoning at N 111th Street and Arapahoe Road

Hello,

I served a full term on the Town of Erie Open Space & Trails Advisory Board a few years ago and reside in Arapahoe Ridge. I'm highly concerned about the possible re-zoning of this property to potentially support over 300 people. There are currently frequent accidents at the Arapahoe and 111th intersection due to its high volume of traffic, it's only worsened as the developments to the North of Arapahoe Ridge have matured and built out. With the Nine Mile project going in just down the street an already congested area will become that much more so, and then proposing to add another 300-400 people into an already overburdened area just makes no sense to me at all. I understand the need for affordable housing, Erie has plenty of land where already congested areas wouldn't be made exponentially worse by adding more people via zoning changes.

The developer knew the zoning code when they bought the land, we shouldn't have to change that parcels zoning now as it was previously zoned differently for a reason. There are plenty of areas within Erie that are not facing the serious congestion concerns that this corner of Erie is currently facing. I strongly urge you to not allow this parcel to be re-zoned, a project of this scope needs to be built where current zoning enables it along with the current infrastructure to support such a project.

Thank you for your time. This project as introduced needs to be built elsewhere where it can be supported properly, this location isn't it.

Kind regards,

Kevin Chard- CRS®, CNE®, ABR®, PSA®
Broker Owner | REALTOR® | Property Manager
kevin@phoenixrealtyinc.com

Phoenix Realty & Property Management, Inc.
Office: 303-666-4300 | Cell: 303-931-9468 | Fax: 303-665-9154
400 E. Simpson Street, Suite 220
Lafayette, CO 80026
<http://www.phoenixrealestateinc.com>

Making Your Real Estate Goals A Reality

From: Kim Klein <kim@reklein.com>
Sent: Wednesday, May 5, 2021 2:47 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th and Arapahoe development

Please do not allow this area to be rezoned to medium density. This area has already had an increase of traffic from the developments down Arapahoe to the East (West of County line), the developments to the north (meadowsweet farms etc.), and soon the apartments and shopping center to the West. This area cannot support any more traffic and people.

2592 Payne Ct, Erie, CO 80516
Arapahoe Ridge neighborhood

--

Kimberly Klein (she/her)

kimberlykleinart.com
#assemblethistory

From: Nikki M <nikkimutz@gmail.com>
Sent: Wednesday, May 5, 2021 3:26 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Rezoning of 111th and 287/Arapahoe

I **DO NOT** support the rezoning of the properties around 111th and 287/Arapahoe.
The area can not support the infrastructure of **another** community. Flatirons meadows community has already stressed that intersections of 111th and 287/Arapahoe and the flatirons development is NOT complete yet.
Please do not let the resoming happen.

Nikki Mutz
1881 Southard St, Erie, Co 80516

--

Nikki Mutz

From: Stephanie Downing <downingstephanie@hotmail.com>
Sent: Wednesday, May 5, 2021 3:28 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Development

To whom it may concern,

I vehemently disagree with any medium density apartments or developments in the corner of 111th and Arapahoe. The infrastructure is not capable of supporting this traffic, or the utility use. I do not agree with any decisions to overcrowd this area and streets in any way.

Stephanie downing
303-261-2035
1899 Larson court
Erie, CO 80516

Sent from my iPhone

From: Denise Comcast <denisemaier@comcast.net>
Sent: Wednesday, May 5, 2021 3:38 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Rezoning

To whom it may concern,
I am not in support of the rezoning for apartments on the lot at 111th and arapahoe!!
Please consider!
I live at 1852 Southard St, Erie Co 80516.
Thank you!
Denise Maierhofer

From: Janelle Hsia <janelle@hsia.us>

Sent: Wednesday, May 5, 2021 3:42 PM

To: Planning Commission Board <planning@erieco.gov>; Shannon Moeller <smoeller@erieco.gov>

Subject: Do not support rezoning at 111 and Arapahoe

To whom it concerns, I do not support the rezoning at 111 and Arapahoe.

I live at 1913 Southard St, Erie, CO 80516.

Thanks-Janelle Hsia

--

C.S. Lewis famously said, "Integrity is doing the right thing, even when no one is watching."

From: Alex Hsia <alex@hsia.us>
Sent: Wednesday, May 5, 2021 3:43 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Rezoning

I couldn't make the hearing on rezoning the empty lot at 111th and Arapahoe into medium density, which would allow developers to put in more apartments in addition to the ones going in at 287/Arapahoe. I just wanted to voice that

I do not support the rezoning. I live close by in Arapahoe Ridge at 1913 Southard St, Erie, CO 80516 and am a regular cyclist both for commuting and recreation and am concerned about the increase in traffic levels as a result of the rezoning.

From: Amelia Bush <atk_bush@hotmail.com>
Sent: Wednesday, May 5, 2021 3:48 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Rezoning at 11th and Arapahoe

I live at 1925 Southard St in the Arapahoe Ridge subdivision. We love our community and our neighborhood, so the fact that Erie would even consider putting in medium density apartment buildings at 11th and Arapahoe means that they are prioritizing money over the community. We spent a lot of money to live here because we love the open space, the neighborhood, and the ability to live close to towns/cities without living on top of each other. I do not support this rezoning and will definitely not vote for this or any elected official that supports this type of development. Besides changing the amazing environment and community that we have if this area was rezoned, we do NOT have the infrastructure in place to support additional housing. Please reconsider any thought of doing this.

I am more than happy to have additional conversations about this, and I know 95% of the residents in this subdivision would also get involved in this conversation.

Sincerely,
Amelia TK Bush

From: John M <johnmund@gmail.com>
Sent: Wednesday, May 5, 2021 3:56 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Land rezoning at Arapahoe and 111

Hello Shannon,

My neighbor just let me know that you (Erie) is considering rezoning the sw lot of Arapahoe & 111th to allow for medium density apartments and condos in addition to the huge new nine mile development down the block and the enormous housing development across 287 by Lafayette. Please, please do not rezone any more lots in this area! The rampant construction is totally ruining the character of the area, causing huge traffic problems and is consequentially detrimental the the home values in the area. I don't understand why the town keeps approving new construction when it is so detrimental to existing citizens. Our 'plan' should be to maintain the wonderful qualities of Erie, not turn it into Broomfield or Westminster. Please stop!

Regards,

John Mund
1896 Southard St
Erie, CO 80516

From: Chris and Kathy <walsh_cg@yahoo.com>
Sent: Wednesday, May 5, 2021 3:56 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Arapahoe & 111th rezoning

Planning committee

Please consider other housing options for this parcel. We do not support the rezoning of this corner to medium density. I'm pretty sure no one in this area supports this rezoning - Lafayette or Erie. And most of us didn't support the 9mile corner either. As an Erie neighbors in Boulder County we would prefer much lower density housing on this corner as needed only. But its not needed now. The traffic is already unsafe on this corner.

It would be nicer to have a significant buffer between Erie and Lafayette instead of annexing these little pieces on the boundaries with other towns, removing planned buffer spaces, and pushing other people out. I have heard that the property owners have been pressured for years by Erie and often in unscrupulous ways.

Thank you
Katherine O'Neil and Christopher Walsh
1903 Southard Street Erie

From: Mary Kirkconnell <mkirkco@yahoo.com>
Sent: Wednesday, May 5, 2021 3:58 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Please Don't

My husband and I own a house just off 111th on Lucerne Drive. We would be distressed to think that the town of Erie could disregard the feelings of the residents of our neighborhood. Please do not allow so many apartment units to be built on the land at the corner of 111th and Arapahoe. Ours is a quiet family neighborhood which will already be affected by the development at the intersection of 287 and Arapahoe. The increased traffic from that project alone will present enough of a burden to us as it is.

Please be kind and considerate neighbors and do not change the zoning to allow for higher density housing.

Mary and Scott Kirkconnell
203 Lucerne Drive
Lafayette

From: J Edwards <alifedit2@gmail.com>
Sent: Wednesday, May 5, 2021 4:18 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 11th development

I live in Beacon Hill (Lafayette).

We are already disturbed by the 9 mile development. Further very high density development will make the area a lot less desirable.

I hope Erie can re-think and design something more amenable and liveable.

J Edwards

948 Clover Cir 80026

From: Debbie Corey <debbiedoncorey@gmail.com>
Sent: Wednesday, May 5, 2021 4:31 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th development.

I understand comments concerning the development of townhomes by Meritage at the intersection of 111 and Arapaho are to be directed to this address.

As a home owner in Arapaho Ridge I would like to express my concern about traffic congestion and creation of a dangerous intersection with the influx of traffic produced from townhomes being proposed. The area is adjacent to open space and walkers as well as bikers. An already busy area during rush hour this addition would only exacerbate an existing problem.

Thank-you for your consideration.

From: rickasmith99@gmail.com <rickasmith99@gmail.com>
Sent: Wednesday, May 5, 2021 4:44 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th and Arapahoe Road.

To whom it may concern. I oppose this development! Our traffic is already a real mess at this intersection and this property would only make it much worse.

Cherie Tippett home owner of adjacent property at 1801 MacCullen Drive, Erie, CO 80516 and 303-926-0461

Sent from partner's (Rick Smith) e-mail.

Thank you,

Cherie Tippett

Cell 303-842-0222

From: Holly Stever <hollystever16@gmail.com>
Sent: Wednesday, May 5, 2021 4:55 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111thand Arapahoe

Hello,

I am a 20+ year Lafayette resident and live just east of the proposed development. I am writing to cast my vote AGAINST the land changing from RURAL residential to medium density. Rural land is desperately in short supply. To have that corner developed will not only destroy the open space feel, kill prairie dog colonies, block the beautiful view of the mountains; it will completely mess up the traffic in the area. These roads out here in Erie/Lafayette can not handle that amount of traffic. Water supply will be greatly affected as well. Erie has an abundance of land east out by I-25. That is where development should be not in a tiny little plot of land, in a tiny little corner shared by Erie and Lafayette. The development will essentially ruin the feel/desire we all have about living in Eastern Boulder County. Please keep it Rural.

Holly Stever
Lafayette

From: Katie Genauer <katie.genauer@gmail.com>
Sent: Wednesday, May 5, 2021 4:56 PM
To: Shannon Moeller <smoeller@erieco.gov>
Cc: Michael Genauer <mgenauer@gmail.com>
Subject: Vote Against Development at Arapahoe and 111th

Dear Planning Commission,

We vote AGAINST changing the zoning to allow for this development at Arapahoe and 111th. It would increase traffic on an already over congested street. Also, it is so important to keep open land in our area.

Thank you,

Katie and Michael Genauer

From: Brad <bradley.whitney@gmail.com>
Sent: Wednesday, May 5, 2021 5:02 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Arapahoe and 111th Town home development

Dear Commissioners,

Regarding this proposed development:

https://eags.erieco.gov/arcgis/rest/services/Hosted/TOE_Projects_Edit_View/FeatureServer/2/100/attachments/2406

For this development by Meritage Homes, I would strongly urge you not to allow medium density housing but to only allow single family housing. This keeps the character of the area similar to the surrounding neighbor hoods in both Lafayette and Erie. As a resident of Erie, I do not wish for this dense housing at this intersection.

Please decline the annexation for medium density housing.

Sincerely,

Brad Whitney
1887 Grenfell Court
Erie, CO 80516
Long time Arapahoe Ridge Resident

From: Norma Salmen <normasalmen1@gmail.com>
Sent: Wednesday, May 5, 2021 5:06 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th and Arapahoe Road

To whom it may concern,
I oppose this development!

Norma Salmen
1884 Grenfell Ct.
Erie,CO 80561

From: davelisa hamling <dandlhamlingwedding@gmail.com>
Sent: Wednesday, May 5, 2021 5:18 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject:

Ms. Moeller,

I am writing today regarding the Erie Comprehensive Plan Amendment hearing that will be taking place tomorrow, May 5, at 6:30 p.m. on the Comp Plan Amendment Request for 111th Street and Arapahoe Road.

I would first like to state my strong objection to the proposed development project, as it is going to have significant negative impacts on all local neighbors in terms of increased traffic through the area and an elimination of the mountain view from the Kneebone open space, where many local residents love to run, bike, walk their dogs, etc. There is also the very nearby Flatirons Equestrian Center, zoned as Agricultural (A) where many animals live and many people use to ride horses recreationally. The change of use on this plot of land from rural residential to medium density should be immediately dismissed.

I am a very nearby resident in Lafayette. My address is 1375 No 111th , Lafayette CO 80026.

Please share my comments with the Board of Trustee's and the Planning Commission and pass along my request they DENY the application for a comprehensive plan change to allow for this level of inappropriate development from Meritage Homes.

Thank you for your time. Lisa Bortoluzzi

From: Bob Karsted <bob.karsted@gmail.com>

Sent: Wednesday, May 5, 2021 5:27 PM

To: Planning Commission Board <planning@erieco.gov>; Shannon Moeller <smoeller@erieco.gov>

Subject: Potential Change in Land Designation and Boundary Change at Arapahoe Rd. and N 111th Street

Ms. Moeller:

I was planning on participating in the virtual public hearing tonight but a work crisis flared-up and I can not attend. Can my written comments below be added to the public record so when this issue reaches the Board of Trustees (in the form of annexation and zoning), the Trustees will have access to them? Let me know if I need to submit them to another email address. Thank you.

Regards,

Bob Karsted

3256 Billington Drive

Erie

Written Comments:

Good evening Commissioners,

My name is Bob Karsted and I live at 3256 Billington Drive, in the Arapahoe Ridge subdivision, immediately north and adjacent to the subject property. I am speaking to you tonight to urge you not to designate the subject property Medium Density Residential (MDR), which can enable approx. 200 townhomes (~350 cars) to be built in an area that is already suffering the effects of overcrowding, traffic congestion, increased auto-pollution and noise, and this is without any impact from the still under-construction approx. 300 apartments (and ~450 cars) at Nine Mile Corner.

I understand why the three landowners (Applicant) want to sell their property (with the Nine Mile development immediately to their west), and agree that they have every right to sell their property; but they shouldn't be the only ones who profit, or come out ahead, by the sale and eventual development of the three parcels, comprising the subject property. Once the current landowners have relocated, the remaining surrounding community also needs to benefit, not monetarily, but which benefit I see as maintaining a quality of life and way of life.

So, this is where I take issue with the Medium Density Residential designation for the subject property, as the residents of Arapahoe Ridge (A/R), and also Flatiron Meadows (F/M), will (in the immediate near future) have to contend with further increased traffic and congestion, a corresponding increase in auto-pollution, and the eventual increase in population, all directly attributable to Nine Mile Corner. If there was an appetite for increased traffic, congestion, auto-pollution and dense housing leading to a population increase, SW Erie is beyond full and is going into a post-Thanksgiving development-related coma. Designating the subject property MDR will only further exacerbate the deteriorating quality and way of life for Erie's A/R and F/M residents (not to mention our Lafayette neighbors in Beacon Hill and Lafayette Park subdivisions, who use the same roads and breath the same air as us Erie residents). By designating the subject property MDR, the discussion of the subject property going forward through the Town's development process (Annexation and Zoning, Subdivision, and Site Plan Review) will be framed only as such, even though the residents of the immediate surrounding areas (A/R, F/M, Beacon Hill, Lafayette Park) do not want another dense residential development further degrading our quality and way of life; Nine Mile Corner more than fulfilled that housing need in our immediate surrounding area of SW Erie.

I urge you, Commissioners, to please reject Applicant's request for a Medium Density Residential classification for the subject property. If the subject property is to be developed, please consider an

alternative use of the land, one that is compatible with the surrounding area (less the 300 apartments at Nine Mile Corner): perhaps designate the land Low Density Residential, or urge developers to build structures that generate re-occurring sales tax, or perhaps use the 19 acres +/- for a utility scale solar farm. Any of these three alternatives are preferable to the requested Medium Density Residential designation by Applicant as they will result in less traffic and congestion, less corresponding auto-pollution, and a lesser population increase to impact our immediate surrounding area and quality of life. Thank you for your time.

From: William Bush <William.Bush@sunbeltrentals.com>

Sent: Wednesday, May 5, 2021 5:34 PM

To: Shannon Moeller <smoeller@erieco.gov>

Subject: 111th & Arapahoe Rezoning

Hello

I wanted to express my concern about rezoning the upcoming residential development at 111th & Arapahoe. Our residence is at 1925 Southard in Arapahoe Ridge. Actually I'm not even in favor of the original plan for low density MF housing here but understand that that deal has been done. For us and most our neighbors increasing the scope of the original project now is unreasonable. Thank you.

Bill Bush | Sunbelt Rentals | Sales

Making it happen for our customers!

5401 Pearl Parkway | Boulder, CO 80301

C: (303) 434-1346 T: (303) 449-2050

william.bush@sunbeltrentals.com

From: Julio Sepulveda <oceanus33@googlemail.com>
Sent: Wednesday, May 5, 2021 5:48 PM
To: Planning Commission Board <planning@erieco.gov>
Cc: Annette Visbeck <avisbeck@gmail.com>
Subject: Opposition to potential rezoning at 111th Street and Arapahoe Road

Dear Erie Planning Commission,

We write to express our opposition to the potential rezoning at 111th Street and Arapahoe Road as explained below.

1. Sustainable growth & quality of life: The city of Erie has shown policies of development that are unsustainable and that defy the will of its residents and neighbors. A change of zoning from rural residential to medium density in an area that is currently experiencing such a fast pace of development due to the Nine Mile Corner is unsustainable and it will negatively impact the quality of life of residents in both Erie and Lafayette. Conservatively speaking, the proposed number of units to be built will translate to hundreds of up to over a thousand people living in a small area, on top of what the Nine Mile Corner will bring.
2. Traffic impacts: The intersections of 111th St and Arapahoe Road and 287 highway and Arapahoe Road are already collapsed, and they cause disruptions in commuting times for residents. The proposed development will lead to an unprecedented level of chaos for the Erie and Lafayette communities on top of what the Nine Mile Corner will bring. The road infrastructure is simply not capable of sustaining such high-density development.
3. Natural resources: The insertion of a high number of new residents in a small area has direct impacts on water availability and water treatment. Climate change projections indicate that the front range will experience increasing droughts and water shortage in the future, which represents a serious threat to residents. Unsustainable growth by the city of Erie is not a responsible response to such crises. The proposed area for development also acts as a buffer zone for residents to the disruptions that the Nine Mile Corner will bring (e.g., noise and light pollution, traffic), in addition to being an area where wildlife, including bald eagles, can thrive and find shelter.

It is for these reasons that we urge the Erie Planning Commission to oppose this initiative.
Thank you for considering our request.

Respectfully,

Julio Sepúlveda & Annette Visbeck
1107 Alexandria Street, Lafayette

From: Scott Woods <scottgolfer.woods@gmail.com>

Sent: Wednesday, May 5, 2021 5:39 PM

To: Planning Commission Board <planning@erieco.gov>; melanie.woods116@gmail.com

Subject: Rezoning at N 111th St. and Arapahoe Rd.

I firmly oppose the rezoning of this project to increase housing density.

Life Safety issue: This area has historically and currently experiences *high and dangerous traffic volumes*. Retail space currently under construction at 9 Mile Corner plus the proposed additional residential volume will exponentially exacerbate the problem.

Lifestyle Issue: Boulder County and Erie are known and valued for *high quality rural and agricultural characteristics*. We have and will continue to *pay tax rates that are described to support these values*. Gross expansion of areas that do not represent larger community values should be carefully considered and not approved solely on *tax-base increase philosophies*.

Environmental Issues:

1. Continued growth will *displace wildlife* including small mammals and birds of prey. Predatory avians (eagles, hawks, kestrels) are "indicator species" whose presence is used to measure *overall ecosystem health and function*. Predator/prey base ratios are important to manage to avoid negative human/wildlife interactions..

2. Colorado has and is likely to *continue to experience water quantity and quality challenges*. Climate change data (expressed as a potential) indicates a high probability that urban/rural expansion in Colorado's high desert may have significant impacts on sustainability and habitability. *Northern Colorado Water and Denver Water have continued their issuance of curtailed water use*. More development, though economically advantageous to the Town of Erie, is short sighted in light of legitimate science regarding water issues.

Thank you for considering my comments. I understand and appreciate the many arguments that accompany this and other challenging decisions.

Respectfully,

Scott Woods
3159 Stevens Circle N
Erie, CO 80516
scottgolfer.woods@gmail.com

From: Christina Torres <ctorres@clovisoncology.com>
Sent: Wednesday, May 5, 2021 6:19 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: N 111th Street and Arapahoe Road

Please do not rezone N 111th Street and Arapahoe Road.

I am a home owner in Beacon Hill, Lafayette. I have multiple concerns about this area being rezoned from rural residential to medium density including but not limited to:

Water

Traffic

Impact on Lafayette single-home neighborhoods (like my own).

This corner should only be allowed to support low density residential that mirrors Beacon Hill, Lafayette Park and Arapahoe Ridge. The city of Erie should not be able to impact so many people living in Lafayette.

Thank you,
Christina

Christina Torres
Associate Director, Patient & Care Partner Engagement
ctorres@clovisoncology.com
Direct: 303.625.5075
Mobile: 303.328.1754

From: Leah Gonzer <leah.gonzer@gmail.com>

Sent: Wednesday, May 5, 2021 6:19 PM

To: Planning Commission Board <planning@erieco.gov>

Subject: Concerns about land located at Arapahoe Rd between N 111th and Highway 287

A kind and thoughtful neighbor Yvonne drafted the following words, and I, much like several dozen of my Lafayette and Western Erie neighbors across Nextdoor, agree. I could not say the multiple issues that will occur if this property gets voted to be rezoned any better myself, so I will copy her thoughts below. Please consider our important collective thoughts and worries for this land change when considering if it is indeed the right choice for us, the constituents.

Thank you,

Leah Gonzer and Family
North Lafayette Residents

I have multiple concerns about the proposed change from Rural Residential to Medium Density:
Safety and Emergency Response Services - Presently it is Lafayette's emergency crews that are responding to calls at North 111th & Arapahoe and at Hwy287 & Arapahoe Rd. Additionally housing will raise the number of calls for emergency services and Erie does not have a substation on the West end of Erie. Emergency services seem to be dispatched to the nearest firehouse, which is logical and reasonable; however Erie continues to build and increase the number of calls (and financial burden) on Lafayette to respond to calls in the proposed area.

Water - The City of Erie has some of the highest water rates locally. Has Erie obtained more water rights to cover the present and future needs of residents?

Nesting/Hunting grounds for Bald Eagles - the corner of 111th & Arapahoe Rd has a large prairie-dog population and there are eagles that are using this as a hunting ground.

Major Impacts to the Kneebone open space (Lafayette) - this space would be have increased pedestrian traffic and people using these walking paths and using it as a dog park. The maintenance of this would come under the financial expense of Lafayette. Increased pedestrian foot traffic would make crossing N. 111th more dangerous as there would be increased vehicle traffic coming from the proposed medium density housing development. This would naturally be yet another area for Lafayette's emergency crews to be responding to. The North 111th street intersections are not well designed/equipped for. right turns coming from Arapahoe Road and would have to be reconstructed to safely accommodate both street traffic, bus stops, and foot traffic.

Major changes to the proposed density of the area: With the exception of the present Nine Mile development all surrounding residents are low density - Nine Mile is a significant change and further changes in density is very very impactful to those living in this area. It is estimated that there would be an extra 1,000 - 1,200 cars coming from this expanded development and that would present major impacts to an already overcrowded traffic pattern.

From: Germaine Weaver, PT <gweaverpt@yahoo.com>
Sent: Wednesday, May 5, 2021 6:30 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: No on Medium Density Proposal

I am voicing my dissent for medium density zoning at Arapahoe and 111th as it would create huge traffic issues and destroy the rural quality of life for homeowners in the area who bought here for the peace it now offers.

Germaine Weaver
716 Amelia Lane
Lafayette, CO 80026

From: Rick Waneka <rick.waneka@yahoo.com>
Sent: Wednesday, May 5, 2021 7:32 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Oppose development at 119th and Arapahoe

"We oppose this development" to much congestion in this location
I live near this area, concerned as to traffic. I live at 962 Pope drive in erie.
Thank you
Tamara shafer
Rick Waneka

From: elizabethmdodd@gmail.com <elizabethmdodd@gmail.com>
Sent: Wednesday, May 5, 2021 8:03 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th and Arapahoe Road

Hi,

I'm emailing in regards to the proposed development project at 111th and Arapahoe Road (directly west of the Kneebone open space). This property was purchased last year and the owner Meritage Homes, a development firm, wants to build 2 and 3 story apartment buildings (about 300 units total) on this plot of land.

I am strongly against this proposal and do not want to see this go forward.

As an Erie voter, I believe we need to preserve zoning and not make exceptions for greedy developers.

Sincerely,

Elizabeth Dodd-Emelyan
2845 Odell Drive Erie co 80516
(203) 526-3952

From: paula orobona <lorobona@comcast.net>
Sent: Wednesday, May 5, 2021 8:07 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th development

I oppose this development. Our roads are crowded enough.

Sent from my iPhone

From: MARSHA J GOLDEN <marshagolden@msn.com>

Sent: Thursday, May 6, 2021 10:14 AM

To: Melinda Helmer <mhelmer@erieco.gov>; Audem Gonzales <agonzales@erieco.gov>; Deborah Bachelder <dbach@erieco.gov>; Chris LaRue <clarue@erieco.gov>; hhippely@erieco.gov

Subject: Update re: Property at Arapahoe and 111th

To Whom It May Concern,

I am writing to voice my objection to any added density in this location at 111th and Arapahoe Road. This is already a dangerous intersection and an extremely heavily trafficked area. I object to any development on this corner but if it is to be, I do not want to see an increase in density of anything already entitled. I would also like to know what will happen to the prairie dog colony and will they be relocated safely?

The signage regarding this meeting tonight was poorly placed as you could not stop to look at the information on this busy corner and would have had to find a safe place to park and walk to take a picture. Also with the town hall being closed to regular business I assumed a zoom meeting would have been offered and have found it nowhere in the town information.

Please register my objections to this and thank you for your time and the work you do.

Sincerely,

Marsha Golden

1805 Powell St.

Erie.

Dear Planning Committee,

After the meeting

last night I felt I needed to add a few comments regarding the development at 111th and Arapahoe.

Since it appeared that most in the meeting are not from this area it is difficult for you to understand the traffic. This is traffic coming in off of Baseline during rush hours. Arapahoe is the only artery that brings out of the area workers straight into Boulder so this corner is congested at many of the busy hours of the day. Widening the roads will move traffic faster but will increase the noise into our development in Arapahoe Ridge that can be heard during the heavy hours of the day. Now I realize that we are only 400 houses in Arapahoe Ridge but this is "our home". Those who don't live here can say "well too bad collateral damage" but we were lured here with the same intensity that Erie is now trying to lure "high density". The statements last night that cramming us in creates "sustainable living" or that there is a "need" here for "high density" is easy to say when you are not living here. Stuffing everything Erie needs in one corner is really not fair to those of us who have been paying the taxes to expand the town all these years. Now everyone wants to feed off of this corner at our expense! What happened to a "great place to raise a family"? It's a great place to raise a family if you live in the east or north area of Erie. If you live in the far south west corner we don't care if you are packed in like sardines and the wonderful home you built is now in the middle of an "over developed corner" as long as we can provide shopping for the entire town in our backyards. Collateral damage.

Colorado has always had an allure of "out west", "mountains", "skiing" and "wild life". Development like this, destroying the views of the mountains with three story apartments, killing off the prairie dogs that create an eco system for the beautiful wild life we have and making it into the cities others are trying to escape from in other states is counter intuitive. Why do we want to make our state into every other cramped city in the country? Why can't Erie be a leader in open space, mountain views, wild life and show it's love of what Colorado is about instead of covering the entire town in concrete and buildings. I resent out of town investors buying up our land and developing it to line their pockets and then leaving to go live in their homes on acres of land somewhere most of us can't afford. We are being pushed out by investors and Erie is getting a reputation among the state for being money grabbers who don't care about the beauty of our state or open space (and that does not mean concrete trails) and is

leaving all of those wonders to other towns and cities to preserve while we build Erie out to the extreme. It's breaking the soul of the state when we will have to "drive" somewhere to be able to experience the "real" Colorado. Please rethink overpopulating one corner of Erie to line other peoples pockets. Come on over to the corner of Arapahoe and 111th and experience what we have here now and what you want to do to the beauty of the corner. I think the traffic doesn't mind sitting there right now because you have Lafayette's open space on the south east corner and the playful prairie dogs on the south west corner with the mountain views to look at if you have to wait. Apartments and concrete won't compare. If you truly feel that Erie has to have some "high density" how about "sharing the wealth" in some of the other areas of Erie. Let's see who wants this in their backyard.

Respectfully,
Marsha Golden

From: Roger Stenerson <rjstenerson@comcast.net>
Sent: Wednesday, May 5, 2021 10:31 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th and Arapahoe Road development

The idea is not a good idea. Singular houses is a much better idea than a several story building for apartments. The traffic would be horrible. This is a home neighborhood for families, not a bunch of apartments. I live in the Arapahoe Ridge just across the street. Nobody here wants that development.

From: Tim Liston <timliston317@gmail.com>
Sent: Thursday, May 6, 2021 8:50 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Rezoning and Development at Arapahoe Rd and 111th.

City of Erie,

As a resident of Arapahoe Ridge Community for over 17 years at the above location, I oppose the medium density project proposed by Meritage Homes.

We already have a huge project being built at 9 Mile Corner adjacent to this property with housing and retail which will impact our community with yet unseen traffic, congestion, etc. Now is not the time to add another project of this scope.

Thank you,

Tim Liston
1593 Walker St.
720.737.58728

Sent from Mail for Windows 10

From: John Ciminski <skimman44@hotmail.com>
Sent: Thursday, May 6, 2021 9:25 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111 th and Arapahoe Development

Please vote no on this request. It is obvious that our infrastructure ie.e roads etc. are already overburden and there does not appear to be a solution to this. The last thing we need are 200-300 more apartments which will bring about 400 to 600 more cars and at least as many or more bicycles. Again please vote no to this newest change the zoning.

Sent from Mail for Windows 10

From: Jem Corcoran <jem.corcoran@gmail.com>
Sent: Thursday, May 6, 2021 1:01 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th and Arapahoe Road

To the Erie Planning Commission:

I have already expressed my objection to this annexation, rezoning, and development but have some responses to the responses from the planning commissioners at the meeting on 5/6/2021. (It would have been useful to have had a rebuttal period.)

1) I asked why Erie doesn't use another piece of land that is actually in Erie. I said that there was a lot of it and that we could pile on top of one another in the future when this is no longer the case. The response was that once zoning is set and things are built, it is very hard to change zoning. May I remind the commission that they are currently trying to change zoning?

My suggestion was not that you try to drop medium to high density zones in after Erie is all built out. It was to find a sizable piece of land, zone it that way to begin with, build medium to high density townhomes and apartments, and let the land around it fill in with whomever wants to build and live there.

This point still brings me back to my original question of why Erie claims to want a mixture of housing options but doesn't seem to actually want them in Erie and has to annex land to do it.

2) The residents here now live in a low density, semi-rural area. I was appalled to hear the commission talk about cramming this project in there and trying to "sell it" to us as a "nice buffer" between these communities and the monstrosity that is Nine Mile. I heard, "You should be happy because we have already destroyed your neighborhood and just wait until you see what else is coming. This is the least of your worries." with a complete disregard for what is here now.

Do you know what else would make a nice buffer between residential areas and a large shopping center? Answer: An actual buffer-- meaning actual land, be it open space or low density housing. The people who would move into a low density neighborhood built there would be choosing to live adjacent to a commercial parcel of land. We don't all always get to choose the ideal place to live, but the town does get to choose where to ultimately build this new project.

3) May we see the traffic studies? The civil engineer kept saying that Arapahoe Road was being expanded to its maximum capability (I can't remember the exact phrase) but conspicuously leaving out what that actually was. Will there be more lanes? How many more lanes? If you could point me towards reports it would be most appreciated.

Respectfully,

Jem Corcoran
3276 Billington Drive
Erie, CO

From: Joshua Eskin <gzitch@gmail.com>
Sent: Saturday, May 8, 2021 8:53 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th & Arapahoe Rd - Comp Plan Amdt - CPA-001202-2020

Dear Ms. Moeller,

I wish to voice my objection to the planned development at 111th St and Arapahoe. As a resident of neighboring Arapahoe Ridge development I find that traffic at this intersection is already a problem. Many mornings traffic on Arapahoe Road is backed up all the way from Hwy 287 to 111th St. This situation will only get worse with the Nine Mile development. Adding extra turning lanes at the intersection will not mitigate this problem. I also am not in favor of medium density housing obstructing mountain views, replacing what is currently agricultural land.

Thank you for your consideration of my views.

Joshua Eskin
1871 Grenfell Ct, Erie, CO 80516

From: Terri <terri.himes@comcast.net>
Sent: Sunday, May 9, 2021 1:21 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Development 111th and Arapahoe

I oppose this development. Erie is exploding with new development. Please keep Erie that small town feel. Seeing apartment buildings being built everywhere is sad.

From: Twyla Ryan <twylaryan@ymail.com>
Sent: Sunday, May 9, 2021 5:02 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th and Arapahoe Road

Please keep the rural residential zoning in this area. Apartments and condos do not fit this neighborhood in any way.

Twyla Ryan

From: K Lyons <kimthorpelyons@gmail.com>
Sent: Sunday, May 9, 2021 8:25 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th abs Arapaho's Rd development

I oppose this development. Thank you for your time.

Kim Lyons
1665 Bedivere Circle
Lafayette CO
80026

Sent from my iPhone

GREETINGS Shannon &
All ERIE folks,

SATURDAY
MAY 8, 21
ONE
FINE
DAY

"We're all fools in
MOTHER NATURE'S GARDEN"; I
read (Pg. 111) from WHAM'S Blue
Highway this morning, AFTER
opening a window AT 5:45 am
to see a young fox chasing
squirrels in my front garden
on Beacon Hill Dr. ... just
perpendicular to 111th street
& a block away from Kneebone
open space.

For 40 years I've been
hiking this open space (all of
Boulder County), where not only
foxes are seen. I recall coyotes,
prairie dogs, frogs, snails, G.H.
OWLS, Red Tail Hawks, raccoons
Dull Snakes, Rabbits, Ducks in the
water channel, field mice,
Bald Eagles.

So many of us moved here

(2)
NO MORE DEVELOPMENT.

We'd RATHER be a "forest
than a street"; we'd
rather NOT "give paradise
for a parking lot".

SANDHILL CRANES called
the alfalfa & Cotton wood
MEADOWS ON N. 111th ST.

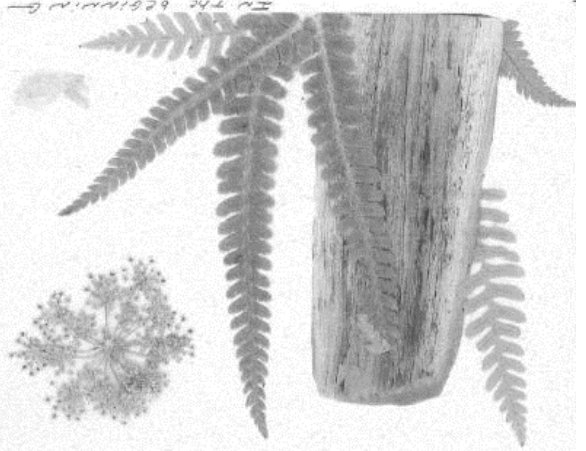
(south of Lonelle Rd) home.
They've never returned ...
AFTER ALL the luxury homes
took over.

WE DON'T HAVE to be
blind fools ... OR WAIT
UNTIL the wind blows
in some ... sense.



Suzie M. Brown
204 Beacon Hill Dr.
Lafayette, CO 80026

SUZIE BROWN
P.S. —>

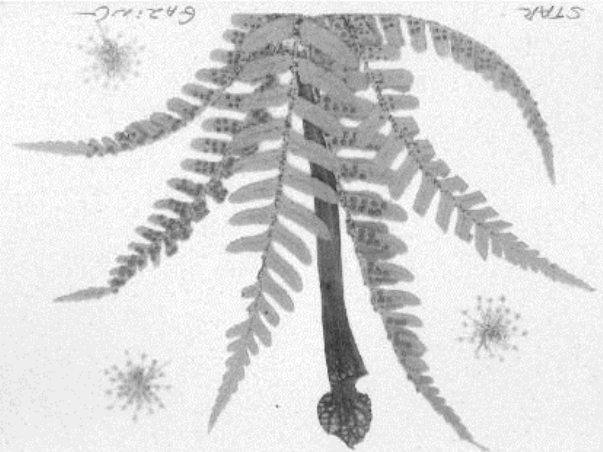


to "see the views". Just took
1/2 of my home ownership time
to start blocking out every-
thing ... even the horizon.

In my best Gregory Peck
tone ... gentlemen & (gentle
ladies) ... in the name
of MOTHER NATURE ... make
the RIGHT choice ...

Just say:

IN THE BEGINNING



THIS is my plea AGAINST
more development on
111th ST., west
of Kneebone open
space.