



November 3rd, 2021

NOTES FROM THE ERIE JUNCTION NEIGHBORHOOD MEETING

MEETING DATE: Thursday, October 21st, 2021

MEETING TIME: 6:00 p.m. to 7:30 p.m.

MEETING PLACE: VIRTUAL GO TO: zoom.us/join Meeting ID: 856 8364 5677

Passcode: 585542

NOTES are abbreviated comments taken from the Zoom call which was recorded and available for Town or public review.

- Nick J, Diverge Homes: Ordinance required 500 ft radius, we mailed out to a 1,500 ft radius and my wife and I personally walked the entire 500 ft. radius and handed out flyers. We then provided a company overview.
- Ken and Nancy Butts, 694 Moffat Street: She abuts the property on the northern end. Question is whether Diverge will replace the existing fence along the northern line. If something happens in the street turn to the alley during the winter, I am concerned about vehicles hitting that fence.
 - Diverge Response: We showed attendees the site plan for the development and explained that traffic bollards will be installed along the fence line at the end of each street.
- Ken and Nancy Butts, 694 Moffat Street: Is this development going to have an HOA?
 - Diverge Response: We will have an HOA for the common areas only. We do not wish to dictate people's colors, doors, etc. We have proposed that Erie Junction maintain the streets, alleys. Trash will be rolled in/out of each property just like everyone else.
- One person (Steve #2) interrupted Nancy and expressed a concern about on- and off-street parking and the overall density.
 - Diverge Response: Our site plan meets or exceeds the parking requirements according to the UDC.
- Marc Butler, 424 Main Street – lives immediately east to the alleyway. Thank you for taking the time to host the meeting. Thanks for sharing your company vision and perspective. With density of this development being higher than average compared to the rest of this area of Old Town, is there a plan to increase the width of Balcolm Street?





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- Diverge Response: The existing cross-section of Balcolm is adequate to handle the additional traffic of 23 units.
- Marc Butler, 424 Main Street – Can we please increase the width of Balcolm Street, even if the Town doesn't require it? We certainly need it...
 - Diverge Response: We have increased the width of Balcolm Street per the request of the Town to improve traffic flow.
- John and (?) Mattern, 390 Lawley – Residents at southeast corner of Balcolm and County Line Road. We are concerned about the impact of mice coming to our property during construction. The children walking to school, the traffic. It's going to be a disaster. Is there going to be an increase to the police patrols? We have kids that play basketball in the street. There are so many things that a narrow street exerts.
- Chrystalynn, 415 Main Street: Creature control through construction. Does your company do anything to mitigate creature impacts, such as bull snakes or anything?
 - Diverge Response: We use Savage & Savage environmental for all of our environmental issues. They are a husband-wife team who are former environmental professors. We have performed environmental studies for the project and if there is an impact or concern, we will address it immediately. This is an easy problem for us to resolve should it arise at all.
- Casey Kipple, 115 Lawley Dr., asked about parking during construction:
 - Diverge Response: We do not let our crews park in front of the homes where residents are living. They only park in front of or on the lot of the homes under construction.
- Ken and Nancy Butts, 694 Moffat Street – What's going to happen to the power line that runs along the north property line?
 - Diverge Response: The power lines will remain in place. All power to the development will be underground. There is an easement along the south property line of all property owners north of the development. We are not impacting the power lines along your property. We will bring a wire down from the pole and it will then go underground into our development.
- Ken and Nancy Butts, 694 Moffat Street – Will you be renting or owning these houses?
 - Diverge Response: Our company does not believe that rentals are a benefit to anyone or to our country. We want to encourage home ownership as it is a foundational component to American financial security. Each unit will be sold as fee-simple. The Iannone Group is the brokerage company for Erie Junction.



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- Steve #2 – I don't believe a word of anything. It's all bullshit. This is going to be a highly dense part of Old Town Erie. It'll all be rentals, four cars per home. As soon as you get your building permit we won't be able to contact you, your cell phone will be on block.
- Cammie Arneson, 364 Main Street – This is too dense.
- Ken and Nancy Butts, 694 Moffat Street – The problem is the fact that all east-west streets in Old Town dead-end at County Line Road. This man is trying to make the best of this development, he wants to sell these properties, not rent them. Anything beyond that is just speculating, you're just speculating at this point (about rentals).
- Cammie Arneson, 364 Main Street – My grandson has a duplex in Greeley, the HOA manages that building. How will your property owners manage things like a roof.
 - Diverge Response: We described the rules of the HOA which allow the ability to enjoin the property owner of a unit that isn't performing maintenance as they should. We also described the rules of a party-wall agreement between the homeowners living in a duplex.
- Marc Butler, 424 Main Street – Will the existing alley on the eastern side of the property be paved or left as-is?
 - Diverge Response: We have proposed to pave that alley along with all others in the project. This news was well-received by the attendees.
- Marc Butler, 424 Main Street – Are the units all going to be two stories above grade?
 - Diverge Response: All units will have second story living. We then described in general the character study of the surrounding neighborhood that we conducted, along with a review of the plan set for the Triplex. We also discussed that the garages for all units will have a second story bonus room above the parking area below.
- Marc Butler, 424 Main Street – Are you bringing in any new communications or utilities that we can benefit from?
 - Diverge Response: Comcast is going to provide cable services, we asked and they do not plan to provide fiber-optic to this neighborhood. Xcel will provide gas and electricity. We then reviewed and discussed the detention pond.

The remainder of the call was spent discussing with attendees the next steps in the development process and approximate timing for construction. We disclosed that our goal to complete the



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entire project is approximately three years. We also discussed that we will not be able to start the construction of the homes prior to completion of the roads, utilities, etc.

Cammie Arneson, 364 Main Street: Asked about the architecture for the duplexes.

- Diverge Response: We reviewed the duplex elevations, showing the three existing plan elevations for the front, rear, and side elevations. We also discussed our approach to add a framed-in bonus room above each room.

Cammie Arneson, 364 Main Street: My concern is taken care of. Thank you

Tom Geron (?), Address Unknown: Appreciate the for-sale aspect. Please review again the approval process. Please provide a more clear answer on the fence along the northern boundary. Please discuss the review process for the duplexes; what color asphalt roof?; any lingering environmental issues?

- Diverge Response: The fence is considered a common property and will be managed by the HOA. The duplexes are administratively reviewed but we will provide any and all information to the Commission and/or Board as they deem fit and we would voluntarily provide a general view of the duplexes for public view and comment. We are open to multi-colored asphalt roofs but preference is black roof. CTL Thompson is the firm hired by Diverge, we had them conduct all environmental Phase 1 & and Phase 2 studies over again, and, we have enrolled this project into Colorado Voluntary Clean-Up Program (VCUP).

Tom Geron (?), Address Unknown: Asked about the basic and undifferentiated siding shown on the triplex and duplex elevations.

- Diverge Response: Tom is correct, the plans show no siding differentiation along the sidewalls of the buildings. This was a mistake and will be fixed to show more variety during submittals.

Tom Geron (?), Address Unknown: Still would like to see and/or have the garages along the alleyway kept as one-story garage. I know that workshops are not allowed any more. Having a little relief around the edge of the properties (with lower height garages) may not be as profitable but it will go a long way to bring vertical relief. Other than that you are on the right track. Please add some trees!

- Diverge Response: Our landscape design will exceed requirements by 50% to 100%. We do upsize tree calipers to 2". Only the common areas of the development are maintained by the HOA, the areas along the public rights-of-way along Balcolm and County Line Road. We then discussed the landscape design in detail and provided the attendees a detailed review of our landscape design.

Steve #2, Address Unknown: Any local investors, investors from Old Town?



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- We do not have any outside investment. My wife and I started Diverge with every penny we have and there are no outside investors.

End of Notes.

Below are the six key concerns that we have identified from the neighborhood meeting:

- 1.) Balcolm Street traffic: This was the greatest issue of concern among the attendees as well as the people I spoke with when I walked door-to-door in the neighborhood. Traffic at the intersection of County Line Road as well as the increased traffic in general when heading eastward.
- 2.) Density: Several people felt the project was too dense.
- 3.) Environmental Issues: Several were concerned about impacts to existing flora and fauna on the land as well as past history of light industrial use.
- 4.) Bonus Rooms above Garages: People had concerns about the height of these garages.
- 5.) Architectural Style: Ensuring that the sidewalls are differentiated with multiple siding styles. Using materials found throughout the neighborhood.
- 6.) Landscaping: Ensuring that we plant lots of trees.

Good

first	last	address	city	st	zip
BRONSON MARK		412 N Peachtree Pkwy	Peachtree City	GA	30269-1362
LESLEY J MELAHN PROPERTIES LLC		365 Pineapple St	Englewood	FL	34223-2835
TITLEY ROBERT R		6316 Jocelyn Hollow Rd	Nashville	TN	37205-3520
HERREL PAMELA HELTON		49 E Tilden Dr	Brownsburg	IN	46112-1660
WOOD MARK L		1521 Jerome St	Lansing	MI	48912-2219
GREAT WESTERN BANK		225 S Main Ave	Sioux Falls	SD	57104-6309
BENNETT DAVID		PO Box 1231692	Sioux Falls	SD	57186-0001
UNION PACIFIC RAILROAD COMPANY		1400 Douglas St Stop 1640	Omaha	NE	68179-1001
SPARKS AMY P		9911 Willmont Rd	La Porte	TX	77571-4172
HOBSBS LOREY LEE TRUST (50%)		6210 Pierce St	Arvada	CO	80003-4810
HOBSBS LEONARD		6210 Pierce St	Arvada	CO	80003-4810
BLOOMQUIST LUKAS E		1524 Dexter St	Broomfield	CO	80020-1346
WEEKLEY BETH CHORBAJIAN & WEEKLEY RICHARD ANDREW		PO Box 716	Lafayette	CO	80026-0716
ROSENBERG DAVD		109 W Cleveland St	Lafayette	CO	80026-1621
GUTIERREZ DEBORAH S DISCRETIONARY TRUST		605 E Chester St	Lafayette	CO	80026-2216
ERIE JUNCTION LLC		603 S Public Rd Unit 765	Lafayette	CO	80026-2312
NAVE GREGORY A		245 E South Boulder Rd Unit 3	Lafayette	CO	80026-3648
DICKSTEIN VINCENT W		PO Box 881	Louisville	CO	80027-0881
OLD TOWN LIVING LLC		1036 Walnut St	Louisville	CO	80027-1452
PEREZ JANET ELAINE		466 W Lafayette St	Louisville	CO	80027-1663
HARDESTER SHERRI		2900 Elliot Cir Apt 2	Westminster	CO	80030-5661
REGIONAL TRANSPORTATION DISTRICT		1660 Blake St	Denver	CO	80202-1324
QWEST CORP		1801 California St Fl 25TH	Denver	CO	80202-2658
ARCHDIOCESE OF DENVER		1300 S Steele St	Denver	CO	80210-2526
BERMAN RICHARD A (90% INT)		7342 Windsor Dr	Boulder	CO	80301-3718
SECOR AARAN R		PO Box 19411	Boulder	CO	80308-2411
COMMUNITY DEVELOPMENT GROUP OF ERIE INC		2500 Arapahoe Ave Ste 220	Boulder	CO	80302-6752
SLINSKEY AMELIA HELEN		595 Left Fork Rd	Boulder	CO	80302-9281
NOVISOFF STEVEN ALAN		PO Box 507	Boulder	CO	80306-0507
ROBERTS WILLIAM		5495 Arapahoe Ave	Boulder	CO	80303-1260
KELLY TIMOTHY J		175 Paragon Dr	Boulder	CO	80303-4940
KELLY TIM		175 Paragon Dr	Boulder	CO	80303-4940
GRABAU PROPERTIES LLC		15200 Dinosaur Ridge Rd	Morrison	CO	80465-8525
BECKMAN EVELYN M		1600 Jamison Pl	Longmont	CO	80501-1013
SCHOOL DIST NO. RE1-J		395 S Pratt Pkwy	Longmont	CO	80501-6436
WHITTAKER HANNAH		53 Sugar Beet Cir	Longmont	CO	80501-8826
SOUTH HOMES LLC		201 Coffman St Unit 1243	Longmont	CO	80502-7550
STEPHENS ROBERT		12 University Cir	Longmont	CO	80503-2236
455 S 43RD STREET LLC		8969 Little Raven Trl	Niwot	CO	80503-7185
OLMEDO L RICHARD		7392 Rozena Dr	Longmont	CO	80503-9144
NEVER THE SAME		630 Coronado Pl	Longmont	CO	80504-2319
CARBERRY KENDRA		11780 Kenosha Rd	Longmont	CO	80504-8410

80516-0284	CO	Erie	PO Box 284	MARTINEZ MANUEL E & LUCY
80516-0287	CO	Erie	PO Box 287	ARNESON FREDERICK H & CAMELIA M
80516-0288	CO	Erie	PO Box 288	FULTON STEVEN M & ROBYN I
80516-0288	CO	Erie	PO Box 288	HURST TYLER RAY LUCOCK & RENAE L
80516-0289	CO	Erie	PO Box 289	TUCK SHIRIN
80516-0291	CO	Erie	PO Box 291	BOWKER HANS F
80516-0305	CO	Erie	PO Box 305	LAMBERT GERALD K
80516-0325	CO	Erie	PO Box 325	DURAN FAMILY TRUST
80516-0328	CO	Erie	PO Box 328	CASTRO RALPH
80516-0342	CO	Erie	PO Box 342	MILLER KELLY ANN & MILLER THOMAS DALE
80516-0351	CO	Erie	PO Box 351	DOW GERI-ELLEN & STEPHEN
80516-0357	CO	Erie	PO Box 357	KLEIN DONNA M
80516-0363	CO	Erie	PO Box 363	LOUIS KATHERINE O
80516-0363	CO	Erie	PO Box 363	LOUIS KATHERINE O DONNELL
80516-0372	CO	Erie	PO Box 372	KING DONALD V
80516-0373	CO	Erie	PO Box 373	HAISLIP BARBARA B TRUST
80516-0377	CO	Erie	PO Box 377	CLARK ALICE R
80516-0379	CO	Erie	PO Box 379	DOMENICO RICHARD A & MELANIE
80516-0403	CO	Erie	PO Box 403	SWENSON ROBERT
80516-0423	CO	Erie	PO Box 423	GHUJM JOHN W JR
80516-0427	CO	Erie	PO Box 427	KLEMENS EVA & SIEGFRIED CAROLINE A
80516-0439	CO	Erie	PO Box 439	STOLEY DENNIS & LESLIE T
80516-0446	CO	Erie	PO Box 446	MATERN JOHN WILLIAM & DEBRA MARIE
80516-0447	CO	Erie	PO Box 447	GUTIERREZ BALTAZER & VIRGINIA E
80516-0462	CO	Erie	PO Box 462	HAYWARD JAMES FAMILY TRUST & TURNER-HAYWARD TANYA MIN F
80516-0528	CO	Erie	PO Box 528	PENA MARIO L
80516-0539	CO	Erie	PO Box 539	SPICKARD DANIEL B & CORNELIA L
80516-0543	CO	Erie	PO Box 543	MOORE DAVID J
80516-0585	CO	Erie	PO Box 585	JOYCE LOIS A
80516-0588	CO	Erie	PO Box 588	HARRIS EDDIE LEE
80516-0596	CO	Erie	PO Box 596	GALLOWICZ GLENN P
80516-0602	CO	Erie	PO Box 602	MCCORMACK BRYAN J
80516-0603	CO	Erie	PO Box 603	RODRIGUEZ JOHN D SR & VIRGINIA B
80516-0644	CO	Erie	PO Box 644	MCGINNIS COLE P & LYNNETTE D
80516-0654	CO	Erie	PO Box 654	FOBARE CHARLES F & SANDRA J
80516-0661	CO	Erie	PO Box 661	ROGERS RAYMOND JR
80516-0667	CO	Erie	PO Box 667	MARTIN TERESA E
80516-0692	CO	Erie	PO Box 692	LAMB CINDI & PAYNE SARAH
80516-0695	CO	Erie	PO Box 695	VANDERPOOL FAMILY TRUST
80516-0701	CO	Erie	PO Box 701	HERNANDEZ MARIA GUADALUPE
80516-0704	CO	Erie	PO Box 704	QUINTANA ISRAEL H & QUINTANA SAUL DEBEN
80516-0721	CO	Erie	PO Box 721	SCHIEVE ALAN J
80516-0763	CO	Erie	PO Box 763	DEYOUNG BRUCE A & MICHELE A

80516-0766	CO	Erie	PO Box 766		FARINEAU RAMONA THERESE
80516-0775	CO	Erie	PO Box 775		DURNEN RICHARD L & SARAH A
80516-0784	CO	Erie	PO Box 784		BUTLER MARC A & TERESA M
80516-0842	CO	Erie	PO Box 842		CROWDER EARL G
80516-0843	CO	Erie	PO Box 843		HOLLENBAUGH CHARLOTTE L
80516-0851	CO	Erie	PO Box 851		CUNNINGHAM TROY EUGENE & LISA M
80516-0853	CO	Erie	PO Box 853		WENDLAND THOMAS C & SARA L
80516-0854	CO	Erie	PO Box 854		FERGUSON ANDREA J
80516-0874	CO	Erie	PO Box 874		WINDING CARTER B
80516-0899	CO	Erie	PO Box 899		COHEN BRUCE M
80516-0923	CO	Erie	PO Box 923		KORBE RICHARD ALLEN & CAROLE DIANNE
80516-0929	CO	Erie	PO Box 929		575 CHEESMAN LLC
80516-0951	CO	Erie	PO Box 951		VIGIL JOHNNY J
80516-0958	CO	Erie	PO Box 958		ORCHARD CHURCH OF ERIE
80516-0972	CO	Erie	PO Box 972		ROBERTSON MARIAH JANEL
80516-0981	CO	Erie	PO Box 981		ROMERO RAMOND VINCENT
80516-0984	CO	Erie	PO Box 984		BOWEN CHARLES W
80516-1001	CO	Erie	PO Box 1001		MUSSON WILLIAM & MUSSON JAKE DYLAN
80516-1002	CO	Erie	PO Box 1002		EARL BARBARA A
80516-1061	CO	Erie	PO Box 1061		MCDONALD KIRK
80516-1073	CO	Erie	PO Box 1073		HUISTINE KIM E & DAVID M
80516-1083	CO	Erie	PO Box 1083		SEHAFFER JOHN A III & KORIL
80516-1094	CO	Erie	PO Box 1094		CANADAY WADE
80516-1116	CO	Erie	PO Box 1116		VOGEL JOHN EDWARD & STEPHANIE A
80516-1134	CO	Erie	PO Box 1134		DICKINSON GREGORY A
80516-1174	CO	Erie	PO Box 1174		FRENCH PATRICIA A
80516-1213	CO	Erie	PO Box 1213		LOVI ALBERTO Z
80516-1214	CO	Erie	PO Box 1214		HART BRYANT E
80516-1223	CO	Erie	PO Box 1223		WIEST MICHELLE
80516-1235	CO	Erie	PO Box 1235		DITLOW ROBERT L & MARY F
80516-1251	CO	Erie	PO Box 1251		MADISON BRUCE
80516-1254	CO	Erie	PO Box 1254		LOWER BRIDGET N
80516-1261	CO	Erie	PO Box 1261		HOLLAND CHRISTOPHER S & KAHERE HOLLAND GRETCHEM
80516-1271	CO	Erie	PO Box 1271		LOTTON DAVID E
80516-1282	CO	Erie	PO Box 1282		FLETCHER WILLIAM LEE SR & PHYLLIS J
80516-1311	CO	Erie	PO Box 1311		LEWANDOWSKI MARIUSZ & LAUNIE MARIE
80516-1331	CO	Erie	PO Box 1331		FREESTONE HEIDI & EWING CORI BAACK
80516-1341	CO	Erie	PO Box 1341		MOON LARRY M
80516-1354	CO	Erie	PO Box 1354		COLBURN TRACY
80516-1403	CO	Erie	PO Box 1403		RICHARDS GREGORY SCOTT & DONNA ANN
80516-1452	CO	Erie	PO Box 1452		WAGENER DAVE V & MONICA C
80516-3003	CO	Erie	2801 N 111th St		ROCKWELL BLAKE
80516-3003	CO	Erie	2801 N 111th St		ROCKWELL MARK

80516-6411	CO	Erie	222 Equinox Cir		GEORGE AVE LLC
80516-6985	CO	Erie	1381 Washburn St		MURPHY JOHN R
80516-7043	CO	Erie	125 Lawley Dr		MONTANO RAY
80516-7541	CO	Erie	968 Rocky Ridge Cir		YOUNG CHRISTOPHER
80516-7939	CO	Erie	2233 Holly Dr		EVANS CHRISTOPHER R
80516-8128	CO	Erie	155 Commander Dr		SMITH DAKOTA B
80516-8210	CO	Erie	5024 County Road 6		BROOKMAN JOHN
80516-8402	CO	Erie	684 Moffat St		SELOVER JACK LEE & RUTH E
80516-8402	CO	Erie	688 Moffat St		SANTI MANUEL A & SANTI DEBRA J
80516-8405	CO	Erie	694 Moffat St		BUTTS KENNETH F & NANCY J
80516-8425	CO	Erie	3140 NE County Line Rd		HOBS TODD ALLAN TRUST (50%) & MARGARET
80516-8426	CO	Erie	11 Garner Ln		OSGOOD TAYLOR S & KIMBERLY R
80516-8430	CO	Erie	10 Garner Ln		HINJOSA EDGARDO
80516-8700	CO	Erie	10 Ferris Ln		LEVINE CHRISTOPHER & ELIZABETH
80516-8709	CO	Erie	484 Main St		CHAMPION DARREN
80516-8710	CO	Erie	784 Main St		DAVIDS KENNETH & SYLVIA
80516-9712	CO	Erie	785 Main St		LABADIE CHERYL L & MARTIN D
80525-8888	CO	Fort Collins	1947 Longs Peak St		HOFFMAN TIFFANY
80538-9086	CO	Loveland	1001 E Harmony Rd Unit A		MAIN ST LAND TRUST
81122-9552	CO	Bayfield	1635 Foxtrail Dr	ROCKY MOUNTAIN INVESTMENT GROUP LLC	
81403-8666	CO	Montrose	106 Winchester Ln		514 HOLBROOK LLC
81428-4116	CO	Paonia	66530 Solar Rd		HUGHES STEPHANIE
85226-4973	AZ	Chandler	15540 Fire Mountain Rd		FINLEY JULIE ANN
85745-9207	AZ	Tucson	4350 W Chandler Blvd Ste 10		JIM BENNITT
91401-3707	CA	Van Nuys	4635 W Crestview Cir		LOTTER DWAIN
95409-5807	CA	Santa Rosa	5820 Hazeltine Ave Apt 7		NANGLE PATRICK M
			6520 Meadowgreen Pl		JENKINS K WARNER TRUST