

## Exhibit A

### UPDATED MEETING DAY

#### NEIGHBORHOOD MEETING NOTICE

**DATE:** May 12, 2025  
**TIME:** 6:30 p.m. to 8:30 p.m.  
**PLACE:** Erie Middle School - Commons  
650 Main Street  
Erie, CO 80516

Evergreen Development will be conducting a neighborhood meeting regarding a land use application that is located near a property you own; and, currently under review with the Town of Erie. The meeting is an opportunity for you to hear about the land use application; and, to have the opportunity to provide comments or concerns to Evergreen Development.

**APPLICATION TYPE:** Site Plan  
**PROJECT NAME:** Erie Highlands Filing 17 Commercial Site Plan  
**PROJECT LOCATION:** Southwest corner WCR 5 and Erie Pkwy



**PROJECT DESCRIPTION:** Evergreen is proposing a multi-pad commercial development. It will consist of a fuel station and convenience store, as well as multiple other retail, restaurant and service uses.

## Erie Highlands - Neighborhood Meeting Summary for Overall Site Plan

Meeting date & Time: 5/12/2025 6:30-8:30 PM

Location: Erie Middle School – Commons Room A101

### Attendees:

Erika Shorter – Evergreen

Jenn Roldan – Evergreen

### Community participants:

Missey Moser

Betsy Moser

Josh Hallett

Manish Bhatnagar

Brian Houghton

Cord Kammholz

Jeff (last name was not provided)

### Presentations:

The Erie Highlands Neighborhood meeting was held in person at Erie Middle School. Jenn Roldan and Erika Shorter were present on behalf of Evergreen Devco, the developer who will be installing the infrastructure improvements. Erika and Jenn discussed with attendees a brief overview of the development, types of uses in the proposed development, and the approval process for the overall development, along with an update of submittal status and estimated timeline.

### Questions/Discussion Topics:

- Some residents expressed interest in seeing more restaurant users in this area and named some specific uses:
  - Chipotle
  - Parma (Italian)
  - Noodles
  - Caprice Trattoria
  - Ban Chan (Korean)
  - Jersey Mikes
- A few residents thought the area would be good for a pickleball use or a small grocer like Sprouts or Trader Joes (Missey & Betsey Moser)
- A few residents were concerned about west bound traffic cutting through the development and into the neighborhood and safety for children in the neighborhood (Missey Moser, Jeff and Cord Kammholz)

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- One resident inquired whether a traffic study was conducted – did it account for fuel station trips and traffic associated with High School? Asked if Evergreen was aware the High School is an open campus that allows Juniors and Seniors to leave for lunch? (Cord Kammholz)
- One resident asked questions regarding approval timing (Brian Houghton)
- Will there be a 4-way stop at Glacier & Highlands Intersection or just a 2-way stop? (Brian Houghton)
- Some residents expressed that they do not support a Fuel Station or “Fast Food”
- A couple of residents were excited about the development and having new food and service options, and an opportunity for jobs for teenagers.
- Some residents expressed the desire for a “walkable development” (Miskey & Betsy Moser)
- Some residents expressed that they did not favor the design of the site layout and expressed that they would like a large park in the middle with a roundabout.
- One resident advised Evergreen should be aware of springtail infestation (a bug that was found in one particular home when the neighboring residential was developed) and asked if the soils have been treated.

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## Sign-In Sheet

Name	Phone	Address	Affiliation (Neighbor, Business Owner, etc.)
Missy Moser	6467342212	1216 Highlands Dr.	Moser Missy@gmail.com
Betsy Moser	303-332-9794	1216 Highlands	betsmoser@aol.com
JOSH HAZLET	720-725-6888	1240 NOVA PL.	
Manish Bhadrnagar	303-895-6921	30 Magnolia Ct	Manish Bhadrnagar.1982@gmail.com
Brian Houghton	612-475-7922	71 Magnolia Ct	houghton_brian@gmail.com



CR 5 & Erie Parkway

Overall Site Plan – Neighborhood Meeting

Monday, 5/12/2025 – 6:30pm – 8:30pm

Erie Middle School Café /Commons Room A101 RTU9

Internal Talking Points

**Tyler & Erika:** Please write down all questions received – I will need to provide a summary of the meeting to the Town.

**Zoning:** CC/ PUD – Community Commercial is applicable to the site

- The intent of CC is to provide areas for a full range of community-oriented retail and service commercial uses

**Proposal:** This Overall Site Plan is to show the conceptual layouts for 10 Commercial Pads, as well as the initial construction of horizontal infrastructure that Evergreen is delivering to future pad users. Following the neighborhood meeting and Town approval of the Overall Site Plan, we plan to go to Planning Commission for Town of Erie approval. The purpose of this Overall Site Plan approval is that if future users come in with their Site Plan applications and their site layouts generally conform to this Overall Site Plan, they will be able to be considered for administrative staff approval without a public hearing.

**Evergreen Initial Scope of Work:**

- Construct Highlands Drive which will provide internal vehicle and pedestrian access to the commercial pads from both County Road 5 and Glacier Drive (both of which connect to Erie Parkway).
- Installation of sidewalk and site lighting along the north side of Highlands Drive to match the aesthetic of the neighboring developments
  - As future users come on for the development of their pads, they will be responsible for the 8' tree lawn on the north side of Highlands Drive (as well as any adjustments to the sidewalk and site lighting) and users south of Highlands Drive will be responsible for installing their sidewalk and site lighting.
- Traffic & pedestrian signal and intersection improvements at the intersection of Glacier and Erie Parkway

- The signalization of this intersection includes additional improvements for Pedestrian and Bicycle Users (Safe Directional Ramps, Pedestrian refuge median, bicycle push buttons for signals, Bicycle Conflict Bars to clearly define bicycle travel paths)
- County Road 5 deceleration lane
  - Improves traffic safety in and out of the development
  - Sidewalk realignment at entrance to development at Highlands Drive and County Road 5 will allow better visibility/ more safety to pedestrians

#### **Future user's scope of work:**

- Users for each pad will submit individual Site Plans to the Town of Erie for approval of their site layout and buildings (as well as civil & building construction permits). If they are in general compliance with the Overall Site Plan, they will be considered for administrative staff approval, with no public hearing.
- Future user's scope includes the construction of their sitework, on site lighting, landscaping, building, etc.

#### **Development aesthetics:**

- There is a color & material guide attached to the Overall Site Plan encouraging users to utilize a consistent palette of materials and colors for their buildings as well as site lighting specifications to create a uniform and harmonious development as well as ensure consistency with the character of the area.

#### **Uses:**

- Currently marketing the development; Unfortunately, we can't share specific users until they are further along in the process, but we are talking to these types of groups.
  - North of Highlands (from west to east)
    - Pad 5 (MOB): Signed LOI with a MOB constructed and operated by a successful regional healthcare system
    - Pad 4 (Coffee): Signed Ground Lease with a unique/hop regional coffee user
    - Pad 3 (QSR): Discussing with a popular QSR
    - Pad 2 (QSR): Signed PSA with National DT QSR
    - Pad 1: Signed PSA with a well-run/operationally successful national gas/convenience store
  - South of Highlands

- Pad 10: Negotiating a Ground Lease with a National well-run/operated oil change user
- All other pads south of Highlands are conceptual. Considered uses will be permitted by right within the CC zoning designation
- Are there any specific users you think we should reach out to?

**Entitlement process:**

- Evergreen is currently in review for a Development Agreement, Final Plat, & CDs for the initial horizontal infrastructure. The plat will create the parcel for Pad 1 (Fuel Parcel)
  - We anticipate going to Town Council on consent agenda on 6/10/25 for approval.
- The Overall Site Plan approval process with the Town which was described above involves the following:
  - The Overall Site Plan includes Evergreen's scope of work and conceptual site plan layouts for potential future users.
  - This plan is being reviewed by Town Planning staff and will be scheduled for Planning Commission Public Hearing. We are anticipating going to Planning Commission on 6/18/2025 for approval.
- QuikTrip is currently under their separate Site Plan review with the Town of Erie.
- Evergreen will be submitting administrative re-plat applications as needed once the future pad layouts, boundaries are further solidified.
  - This will subdivide the property and create pads for future users.
  - The re-plats will be administrative and will be approved by the Director.
- Future users will be expected to substantially conform to the approved Overall Site Plan layout for their specific pad – if there is substantial conformity the user will be considered for administrative approval by the Director. The Director has the option to refer any administrative site plan to Planning Commission for review/ approval.
  - The Director can require neighborhood meetings for administrative site plans.