

Bruce Bailey
251 S. Briggs Street
Erie CO 80516
Npv4fun@comcast.net
720-451-3991

November 14th 2017

Ms. Deborah Bachelder
Planning Dept. Town of Erie
645 Holbrook Street
Erie, CO 80516
Phone: 303-926-2775
Email: Dbachelder@eireco.gov

Dear Ms. Bachelder:

Recently, my family and I have become aware of the new housing project that is planned directly next door to our home. The layout view of the project indicates this project is very large, extremely dense, and not thoroughly thought out. Due to all these factors, we and our neighbors, are extremely opposed to this project in its current state. We intend to let the neighborhood know what is actually going on and to prevent this overbearing project from proceeding with its current design.

The name of the project is: "Erie Commons, Plat 3, Filing 4, Plat 2005"

The Erie Commons neighborhood residents should be appropriately notified. Yet we, as a community, really have not been properly alerted. There was a notification to only 17 residents for the public planning meeting dated Oct 18th 2017. In fact, only 4 of the 17 people were able to show up at the meeting. We were not able to attend due to the extreme short notice.

We, as a community, should meet and discuss what might be a good fit for this rural suburban neighborhood. In the most recent edition of National Geographic magazine, Boulder, Colorado was rated as the happiest city in the United States. The article stated that one of the reasons is that the residents of the community were actually allowed to have input related to the development their community. Erie is not Boulder, but the idea is important in that residents of a community should be allowed to have reasoned and rational input to the planning and building of housed in their home community.

In order to be more specific why I am opposed to this project I will dissect the reasons: The living units per acre (Density) is greater than what is currently exists in the Erie Commons neighborhood. Why would a New York stock listed company want to build such High Density townhomes next to a low-density residential neighbor? This does not match and seems inappropriate. The overall number of units exceeds what can be supported by the neighborhood. Single family home would be a better match.

The value of my home will decrease. This decrease does not matter to the builders since they have received their money from the last development. They seem to not care about the resident on the edge of their new development. I am concerned about my home losing value.

Taking the time to create a nice enjoyable neighborhood requires time and energy. Designing a good building development is like building a car. We can either build a Ford Pinto or a Lexus Sedan, both are cars carry people from one place to another, but they are very different. We as a community we can build either way. I suggest that we take the time to build a Lexus and not rush blindly to build a Pinto.

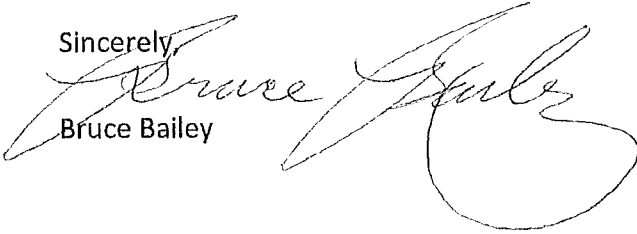
Some of the problems are immediately clear are as follows. There is not enough public space in the proposed development. The current design is that the residents of this new development will use "Erie Commons" pool. The problem with this idea is the Erie Commons pool is already at maximum rated usage (120) as stated in the annual meeting by the Board of Trustees, and Tripp Martin, the President of the Board of Trustees, during the annual meeting.

The current design has a road heading directly towards my Living Room, the road swerves in the last few feet to prevent the cars from actually entering my house. This is really not okay. A light barrier of stone and some appropriate trees might mitigate this problem. But it is clear the developer is not even trying to make this development reasonably blend into the existing community. Developers need to make money but the community needs to be respected. Individuals purchasing houses from this same developer should be respected ever more.

I would like to have reasonable input into the design of this new building project, as a General Contractor and a Real Estate Developer, myself, I am familiar with the concepts. With reasonable discussion I think the design and the layout can be made to better work for all the concerned parties.

Sincerely,

Bruce Bailey



Audem Gonzales

From: Nelson, Bonnie C. (TRG) <bonnie.nelson@guardiancolo.com>
Sent: Wednesday, February 14, 2018 4:40 PM
To: Deborah Bachelder
Cc: Nelson, Bonnie C. (TRG)
Subject: Comment on Erie Commons Filing 4 Proposed Townhomes

Hello Deborah,

I am a homeowner at 287 S. Briggs St in Erie Commons and would like to formally object to several of the developer's proposals in constructing the new townhomes in Erie Commons Filing #4.

They are proposing amending the setbacks for the front of the buildings to the right-of way from 15 to 5 feet, which sets the buildings right on top of the street—not only is this unsightly, it seems unsafe to have such a minimal amount of space, especially on Briggs Street. I would like to see the proposed setbacks left alone and at a minimum of 15 feet. They are also proposing 7 guest parking spaces on the street on Briggs. Briggs is already being heavily impacted by the addition of all these new units, and the last thing we need is parking on the street. All the property owners who currently live on South Briggs St object to the allowance of any kind of parking on Briggs Street. This would cause congestion on the street, unsightly cars along the main entrance to the subdivision, and pose a potential danger with the Montessori school traffic.

I have other concerns, mostly the total lack of a reasonable amount of recreational/ play / pet areas within this new project—all of which will negatively effect the area adjacent, namely Erie Commons Filing # 1. I think those objections are reasonably voiced in our neighbor-wide letter you have received on our behalf from Bruce Bailey, but if not, please accept my objections. We seem to be looking at jamming the maximum number of units onto the land, not setting aside those needed areas and amenities needed by today's homeowners and their families. The areas set aside for play areas are laughable little structures designed to "look" recreational, but are minimal in nature. Families need green space. We would appreciate hearing of upcoming planning board meeting regarding this new project, I was never advised of the prior neighborhood meeting and I'm pretty sure I fall within the 300 feet rule.

Thanks for any consideration.

Bonnie Nelson

287 S. Briggs Street, Erie
bonnienelson@comcast.net

BEWARE OF CYBER-FRAUD - Before wiring any funds, call the intended recipient at a number you know is valid to confirm the instructions and be very wary of any request to change wire instructions you already received.

This email may be confidential. If you are not the intended recipient, please notify us immediately and delete this copy from your system.

***** In our ongoing Focus on your security we have changed our Encryption provider to Proofpoint Encryption. This may require you to create a new account *****

Audem Gonzales

From: Deborah Bachelder
Sent: Thursday, February 15, 2018 11:58 AM
To: Ann Willard
Subject: Town of Erie
Attachments: 2018-2-6 Town of ERIE stop Plat 4.docx

Good morning Ms. Willard,

Thank you for your comments. I will forward this to the applicant along with the group letter that was previously submitted by Bruce Bailey (see attachment); and, I will forward your comments to the Planning Commission and Board of Trustees when the applications are scheduled for one of their meetings. Currently, the applications are in review with staff and have not yet been scheduled for review at the Planning Commission and Board of Trustees.

Notification of the future public hearings at the Planning Commission and Board of Trustees will be accomplished in a variety of ways:

Letters are sent to property owners within 300 feet of the subject property.

Public hearing notice signs are posted on the property.

Notice is published in a local newspaper.

Notice is posted at town hall and the post office.

Planning Commission and Board of Trustee agendas are posted on our website.

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

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From: Ann Willard [<mailto:annwillard@rocketmail.com>]

Sent: Wednesday, February 14, 2018 5:18 PM

To: Deborah Bachelder <dbach@erieco.gov>

Subject:

I am resending this message due to my computer going off line.

annwillard@rocketmail.com

299 South Briggs Street
Erie, Colorado 80516

303-465-5746

----- Forwarded Message -----

From: Ann Willard <annwillard@rocketmail.com>

To: dbachelder@erieco.gov <dbachelder@erieco.gov>; Helen Hoekstra <hlhoekstra@gmail.com>; Bruce Kirk Bailey <npv4fun@comcast.net>; Bonnie Nelson <bonnienelson@comcast.net>; Bob Metzinger <klm06191982@yahoo.com>; Neighbor Mary Lou Taylor <maryloutaylor263@gmail.com>; Sherri Bailey <singwithjoy61@gmail.com>
Sent: Wednesday, February 14, 2018, 4:41:48 PM MST
Subject:

Ms. Bachelder.

I live on 299 South Briggs Street and I am one of the five homeowners who will be dearly impacted with the purposed development of townhomes next to the Montessori school. I realize that this has been in the making for years; probably even before the school was built. Now with the school, which is a high traffic area especially in the mornings and in late afternoons, the parking and congestion is very noticable and annoying on South Briggs Street - even before the townhouses are even built. The impact on us and the neighborhood will be horrendous. Could it be possible to reduce the number of units to allow for some more openness, which beautifies living in Erie. I love Erie. The open areas, pocket parks and trails, and the quietness, were the prime reason I moved here ten years ago. I, also, would like to see no parking on Briggs Street or Espinoza Street.

Then, add the Urgent Care building on the other corner, which will create more congestion, along with the 252 units proposed across from my house, and all the homes that have been built and homes still to come, Erie will become a nightmare in my perspective.

With all this building, I am concerned about the quality of life in Erie being dismantled without presevation of what made Erie such a desirable place to live.

I hope you give my considerations some thought and a voice to many concerned citizens in Erie Commons.

I would like to be notified of all meetings concerning this development.

Ann Willard

annwillard@rocketmail.cm
303-465-5746

annwillard@rocketmail.com

299 South Briggs Street
Erie, Colorado 80516

303-465-5746

Audem Gonzales

From: Deborah Bachelder
Sent: Thursday, February 15, 2018 11:41 AM
To: Helen Hoekstra
Subject: RE: Erie Commons Plat 4 Townhomes

Good morning Ms. Hoekstra,

Thank you for your comments. I will forward this to the applicant; and, I will forward your comments to the Planning Commission and Board of Trustees when the applications are scheduled for one of their meetings. Currently, the applications are in review with staff and have not yet been scheduled for review at the Planning Commission and Board of Trustees.

Best regards,



Deborah Bachelder AICP
Planning Manager/Deputy Director, Planning & Development
Town of Erie
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Phone: 303-926-2775
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From: Helen Hoekstra [mailto:hlhoekstra@gmail.com]
Sent: Wednesday, February 14, 2018 1:55 PM
To: Deborah Bachelder <dbach@erieco.gov>
Subject: Erie Commons Plat 4 Townhomes

Dear Ms. Bachelder,

Upon attending my Erie Commons HOA meeting last night I learned that today is the last day for comments on the Plat 4 Townhomes project.

My name is Helen Hoekstra and I live at 275 S. Briggs St. I am one of the five houses on S. Briggs that was notified about the Townhomes. I understand that this project has been in the works for a long time. I met with the developer last fall at an open meeting, not realizing that only our five homes had been invited to the meeting to offer input. At that meeting I expressed similar concerns to the presenters.

I'd like to ask that the project be reduced in size by about 8 units, specifically the units 1-8 in Block 7. The elimination of those units would create the possibility of some green space/parking that would act as a buffer between the Townhomes and our homes on South Briggs. The setbacks are so small that the buildings will feel as if they are right on top of our homes. This could also create more parking areas for the residents and their guests. Cars parked along South Briggs and Espinoza could create traffic issues as well as taking away valuable parking for our own guests.

I believe this request is reasonable. Creating a buffer is a fair compromise that allows the homeowners on South Briggs to maintain the neighborhood atmosphere we love, as well as, giving credence to the fact that the Town of Erie is hearing our concerns.

Thank you so much,

Helen Hoekstra
275 S. Briggs St

262 853 2527

Audem Gonzales

From: David Taylor <davidtaylor.zikr@hotmail.com>
Sent: Wednesday, February 14, 2018 2:29 PM
To: Helen Hoekstra
Cc: Deborah Bachelder
Subject: Re: Erie Commons Plat 4 Townhomes

My wife and I totally agree with Helen Hoekstra. We are in between Helen and Bruce Bailey's house on S Briggs.

Sincerely,

David and Mary Lou Taylor
263 South Briggs St.
Erie, CO 80516

On Feb 14, 2018, at 1:55 PM, Helen Hoekstra <hlhoekstra@gmail.com> wrote:

Dear Ms. Bachelder,

Upon attending my Erie Commons HOA meeting last night I learned that today is the last day for comments on the Plat 4 Townhomes project.

My name is Helen Hoekstra and I live at 275 S. Briggs St. I am one of the five houses on S. Briggs that was notified about the Townhomes. I understand that this project has been in the works for a long time. I met with the developer last fall at an open meeting, not realizing that only our five homes had been invited to the meeting to offer input. At that meeting I expressed similar concerns to the presenters.

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I believe this request is reasonable. Creating a buffer is a fair compromise that allows the homeowners on South Briggs to maintain the neighborhood atmosphere we love, as well as, giving credence to the fact that the Town of Erie is hearing our concerns.

Thank you so much,

Helen Hoekstra
275 S. Briggs St

262 853 2527



Phone: 303-926-2778

agonzales@erieco.gov | www.erieco.gov/planning

[Facebook](#) | [Twitter](#) | [LinkedIn](#)

From: Wira A Babiak [mailto:wira.babiak@colorado.edu]

Sent: Tuesday, April 10, 2018 2:44 PM

To: Audem Gonzales

Subject: Town Homes to be built at corner of Briggs and Erie Parkway

Hello Audem,

I am a resident of Grandview Townhomes, the one that faces the little bit of open space and where soon the townhomes that will be built next to the Montessori School, corner of Briggs and Erie Parkway.

My question is this development set in cement?

Can comments still be made and taken into consideration?

I found all of this out at a Rezone meeting (the parcel across where the townhomes are to be built) that the Erie Commons folks had yesterday at the rec center and I was informed by some of them about the townhomes to be built behind me. I have been waiting for over a year to get some information about those townhomes. So I went to town hall this morning for some help. A very nice lady helped by showing me some renderings/plans. My understanding is that they are to still build around 87 townhomes. Wow, that is a lot and so that means traffic. I am already have a hard time getting out of Montgomery at Grandview turning left, so this will mean even more of challenge to get out since the cars drive so fast up and down that portion of Erie Parkway. The height on some of those townhomes will go as high as 30.8 ft. Is that as high as what once was Summit Bank (forgot the name of the new bank) at the corner of Briggs and Erie Parkway? If so, my grand view of my Grand View townhome will be obscured and that is why I moved there for the grand view.

I'm getting so disheartened at all the rampant development in Erie. I have already moved from old town five years from Holbrook when they put up a sea wall of gray single family homes that blocked my view to the left. Now my view pf the Flatirons is going to get blocked again. What can be done to assure that these townhomes will not block the views from those of us who live in Grandview on Montgomery? To whom do we address our concerns?

The other concern is the oil well behind me looks like it would be very close to the new town homes being built. Maybe not even 200 ft. away?

If you could give me an idea of when they plan to build that would help me in positioning to consider selling again and moving somewhere else. As you probably know, the real estate market has been so tough on folks wanting to buy. For me to sell is not a problem, these townhomes are selling in hours. The problem is finding something to buy that one likes and at a reasonable price point. I'm 64 so this would be my last move. I feel like I can't find stationary bearings in Erie anymore. Always looking to move out just the way I felt "pushed" out of Boulder because of increased population and traffic.

If you can get back to me that would be most appreciated and thanks for taking the time read this email. Let me know if I should notify the Bot regarding this.

Sincerely,

Wira Babiak
182 Montgomery Dr.
Erie
