



July 22, 2020

Chris LaRue
Town of Erie Planning and Development
645 Holbrook St PO Box 750
Erie, CO 80516

RE: Erie Highlands Preliminary Plat No. 5 (PA10)

Dear Mr. LaRue

The following is a summary of the virtual neighborhood meeting held on July 21, 2020.

The mailed notice informing residents of the neighborhood meeting was sent on July 2, 2020. The notice outlined how residents could email an Erie Highlands address to get the virtual meeting link and other information if requested. The project site was posted on July 2, 2020 as indicated in the attached affidavit. Attached to this letter is the list of residents that received notices in the mail along with the notice.

Four residents requested to participate in the Virtual format, and the following questions/answers were:

Michelle Champlin

Q: I was told by my sales person the adjoining West/South portion of the site would completely be open space, is there still open space adjacent to my property in the current plan?

A: The open space is there. The current plan actually provides increased open space adjacent to your property.

Q: What's the difference between Low Residential (LR) zoning and Medium Residential (MR) zoning?

A: Density, we can build townhomes on Medium Residential but not Low residential zones.

Q: How can the zoning change from low residential (LR) to medium residential (MR) zoning?

A: With the rezoning of those the areas in question we are swapping/ adjusting the 2013 boundary to fit the new site plan. It is an even swap of (LR) designated areas and (MR) designated areas.

terraccina design

Landscape Architecture & Planning

10200 E. Girard Ave, Suite A-314 Denver, CO 80231 Phone: 303.632.8867

Q: What view of the townhomes will I see from my property?

A: You will see the front of the townhomes, there will be no ally views.

Q: You said there will be two phases, how will the phasing work?

A: Yes, there two phases. We will build N. Vista Dr. as a part of phase one. We are not sure which side of N. Vista Dr. will be phase 1.

Terry Bolinger

Q: Will you be able to get to CR 5 from the site?

A: Correct, there is access off of Glacier Rd., which also connects to Erie Parkway.

Q: The adjacent filings (Filing 11&12) are single family homes?

A: Yes, Filings 11 & 12 are already built and Filings 14&15 are currently under construction. The model homes (in F14&15) are going up as we speak. PA 9 (north) will be cottage homes.

Michelle Champlin

Q: The whole site is owned by Oakwood?

A: Correct.

Terry Bolinger

Q: What's the status of the junk yard? Will that be there forever?

A: We do not know, it is privately owned.

Q: Will the townhomes have access to the clubhouse/ amenities?

A: Yes, they are part of the community.

Andy Matyus

Q: What will become of the Railroad spur (south of PA10)

A: We don't believe anything can happen to it as it is not in the city but the county and would need to be annexed into the city to be developed.

Q: What will become of the land to the south of the railroad easement (Open space on filing 12)

A: That is a tract that is part of the Filing 12 that will remain permanent open space.

Q: Will it be maintained and mowed? It seems quite messy right now. (referring the tract mentioned above)

A: Yes. It is maintained by and the responsibility of the metro district, that is an issue that should be brought up with them.

Q:When will the landscaping in Filing 12 and the adjacent area be done?

A: Oakwood is actively installing the surrounding landscape right now. They just wrapped up the filing 11 park and are actively working on getting the landscape improvements done.

terraccina design

Landscape Architecture & Planning

10200 E. Girard Ave, Suite A-314 Denver, CO 80231 Phone: 303.632.8867

Q: Do you know anything about the progress of Sunset Development?

A: No, all we know is from the recent neighborhood meeting. They are currently working on their entitlements.

Q: Will the Sunset Development increase traffic through the neighborhood, since there is a connection on Arcadia Cir. To filing 12?

A: There is only one point of access from Sunset to Filing 12 that was required by the town so the potential residents of the Sunset Development can access the future school site. There will be no other direct access from the Sunset Development to Erie Highlands. County Road 5 will be expanded and improved to handle more traffic.

Q: How many years to build out the remaining developments of Erie Highlands?

A: About 3 to 4 Years, hopefully sooner.

Michelle Champlin

Q: I have heard that Highlands Circle will become a one way, is this true?

A: No, It should be a public street two ways with four lanes. It is up to the town, if it ever does become one.

Terry Bolinger

Q: Will a recording of the meeting be available?

A: We can send that to you via email.

-End of Meeting-

In attendance were Layla Rosales and Mike Weiher from Terracina Design, Todd Bloom from Oakwood Homes, and local residents Terry Bolinger, Michelle Champlin, Sharon and Andy Matyus.

Please let us know if you have any questions regarding this neighborhood meeting process.

Sincerely,

Mike Weiher

terraccina design

Landscape Architecture & Planning

10200 E. Girard Ave, Suite A-314 Denver, CO 80231 Phone: 303.632.8867



November 24, 2021

Shannon Moeller
Town of Erie Planning and Development
645 Holbrook St PO Box 750
Erie, CO 80516

RE: Erie Highlands PA10 - Preliminary Plat No. 5

Dear Ms. Moeller,

The following is a summary of the virtual neighborhood meeting held on November 18, 2021.

The mailed notice informing residents of the neighborhood meeting was sent on November 3, 2021. The notice outlined how residents could email an Erie Highlands address to get the virtual meeting link and other information if requested. The project site was posted on November 3, 2021, as indicated in the attached affidavit. Attached to this letter is the list of residents that received notices in the mail along with the notice.

Four residents participated in the Virtual format, and the following questions/answers were:

Michelle Champlin

Q: I'm on the end of Arrowhead Court and I believe they said that the townhomes would be facing the court?

A: That is correct. Front doors do face the court. For half of it units back onto Arrowhead Court, but we have a really nice landscape buffer in that location

Q: What is the elevation going to be back there?

A: We do believe it is going to be a little higher, but we can get back to you since we don't have that in front of us.

Josh Drake

Q: If you can copy me on the elevations as well that would be great.

A: OK

Q: Do you know if the building plans were pulled off the Erie website? The building plans. I was able to access them a couple weeks ago and was not able to reference them today as I look for them on the website.

wh uud f lq d g h v l j q

Landscape Architecture & Planning

10200 E. Girard Ave, Suite A-314 Denver, CO 80231 Phone: 303.632.8867

A: We don't have control of the Town of Erie website and can't answer.

Q: What I have is, you guys looked like you pulled back those town homes and then there's a parking lot directly facing Arrowhead Court with some landscaping. Is that what you're going with?

A: Correct

Q: I'm very concerned about that parking lot there. I'm the house right there. So there's going to be headlights especially depending on the elevation going into my house and backyard at all hours of the day and night. As well as if someone loses control of a car, or something. Our backyards are lower. That is a big concern of mine.

A: We appreciate that and can certainly look into that. We need to look into the parking requirements with the Town. We are planting a pretty extensive landscape buffer along that edge realizing that this is a concern. Putting a whole bunch of evergreen trees in that location will help block that. And we can even do something with planting oversize trees in that location on day 1.

Q: I think that would be really helpful if they can do some thick landscaping where headlight could potentially not come thru. If a car were to come thru a tree would be big enough to stop it.

A: In the plan we are showing some oversize evergreens plus a bunch of lower-level plants. We're going to be berming up that area too so there will be an elevation change blocking any headlights and preventing cars from going over the edge that you're worried about.

Q: When I saw the plans earlier, I saw a retaining wall. Which way is wall going?

A: Yes, there is a retaining wall along the edge dropping into the open space. Looks like about 2 feet on the shorter and 4 feet to the first unit in the south.

Q: Just so I'm clear then, the parking lot will be higher then dropping down to the sidewalk.

A: That's correct.

Q: So that would actually probably make the impact of headlights more since they're higher.

A: What we could do in addition to the landscape is possibly take the retaining wall and extend it up a couple feet. That should block the headlight with the wall in addition to the planting. Let's see if that works from the engineering perspective and throw that idea around.

Q: That would be wonderful.

Q: When can we expect to maybe have an answer and some insight on what we're doing with the wall and elevations?

A: Once we figure out wall and landscaping, we'll get that back to you.

wh uud f lq d g h v l j q

Landscape Architecture & Planning

10200 E. Girard Ave, Suite A-314 Denver, CO 80231 Phone: 303.632.8867

Q: Do you know which end of the development you're starting townhouses.

A: There's only one road that runs thru this enclave, so they'll likely start in the middle or adjacent to Highview and Glacier Drive. N Vista Dr will be built in its entirety before we can build any of the homes. Models will start in northeast corner, and we will work our way south and west.

-End of Meeting-

In attendance were Layla Rosales and Mike Weiher from Terracina Design, and local residents Josh Drake, Michelle Champlin, Cassie and Andy M.

Please let us know if you have any questions regarding this neighborhood meeting process.

Sincerely,

Mike Weiher

wh uud flqd ghv lj q

Landscape Architecture & Planning

10200 E. Girard Ave, Suite A-314 Denver, CO 80231 Phone: 303.632.8867