



## Town of Erie, Colorado Development Referral

☐ Town of Erie Public Works

☐ Town of Erie Community Development

☐ Public Review

☒ Town of Erie Parks & Rec

☐ Open Space & Trails

**Referral From:** Hannah Hippely

**Date:** November 7, 2016

**Project:** Erie Highlands

**Applicant:** Oakwood Homes

**Description:** Sketch Plan

**Location:** Planning Areas 8-9

This application is submitted to you for review and comment. Please reply by **Friday, October 28, 2016**, so that we may give full consideration to your comments. Any response not received by this date may be deemed to be a positive response to the Town of Erie. Email responses can be sent to [hhippely@erieco.gov](mailto:hhippely@erieco.gov). If you have any questions about this application, please call 303-926-2774.

☒ We have reviewed this application and find no conflicts with our interests

☐ We have reviewed this application and find conflicts with our interests.

☐ See comments below or attached letter.

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature:** Rob Crabb **Date:** Oct 26, 2016  
**Name (Please Print)** Rob Crabb

---

Memo

To: Hannah Hippely  
From: Matt Wiederspahn, P.E., CFM, Development Engineer  
Date: November 7, 2016  
Subject: **Erie Highlands Planning Areas 8 & 9 Sketch Plan Comments**  
CC: Russell Pennington  
Wendi Palmer

---

**Comments for Sketch Plan:**

1. The Phase III Drainage Study provided does not cover these Planning Areas. A Phase I Drainage Study for these Planning Areas was not provided and no drainage facilities are shown. Therefore, Public Works cannot provide any comments on the feasibility of the drainage required for this development.
2. A Preliminary Utility Study and Utility Plan were not included in the submittal. Therefore, Public Works cannot provide any comments on the feasibility of the utilities required for this development.
3. Roadway grading and curve radii were not provided so Public Works cannot determine if the proposed road layout meets Town standards.
4. On sheet 5, the typical utility layout shows services crossing one lot to another. Per the Town's water ordinance, no connection with the water system shall be made by extending the service line from one lot to another lot. The solution to this would be to make the proposed 25 foot access easement a tract with a utility easement.
5. The Traffic Study provided will need to be updated at Preliminary Plat for current traffic conditions and lot layout.



## **Town of Erie Open Space and Trails Advisory Board**

---

From: Town of Erie Open Space and Trails Advisory Board (OSTAB)

To: Hannah Hippely, Senior Planner, Community Development

Date: January 17, 2017

**Subject: Erie Highlands, Planning Areas 8-9, Sketch Plan**

**Document Date: December 22, 2016**

**Location: south side of Erie Parkway, west side of WCR 5**

OSTAB has reviewed the package materials, compared them to Town planning documents, and prepared the following comments, questions, and recommendations for the Town's consideration in evaluating this project.

### **Open Space and the Natural Areas Inventory (NAI):**

Discussion: There are no NAI sites in this application. There is no dedicated open space in this application; it was dedicated in earlier phases.

Recommendation: None.

### **Spine Trail:**

Discussion: There is no Spine Trail in this application; it was approved in earlier phases.

Recommendations: None

### **Neighborhood Trails:**

Discussion: The narrative states: "The private landscape tracts are located along Erie Parkway, Highlands Blvd., Glacier Drive and various other locations. An 8' pedestrian walkway links PA-9 with the Neighborhood Park. With the completion of Highview Drive and Glacier Drive, the trail is extended to Erie Parkway." The PUD Zoning Map and correspondence from Terracina Design contain more explicit requirements. (Note that Highview Drive was named Indian Peaks Drive in the PUD.) In a letter dated June 18, 2013, Terracina stated: "A trail connection will be provided - from the school park site to the High School. The concept plan shows a 10' on-street trail along the apartment and commercial frontage due to the uncertainty of the layout of those planning areas. If trail connections through those planning areas become feasible with the future site planning efforts then it certainly will be provided." In subsequent letter dated August 16, 2013, Terracina stated: "A tract and 10 foot wide trail will be provided along the south side of Indian Peaks Dr. The details will be shown at the time of the plat. A note has been added to the PUD –

see note 6 on sheet 3.” Note 6 on sheet 3 of the PUD Zoning Map states: “The trail along Indian Peaks Drive within PA-6 and PA-10 shall be located within a landscape tract and meander.” Sheet 2 of the PUD Zoning Map has a trail along the entire southern side of Indian Peaks Drive, the eastern side of Glacier Drive between Indian peaks Drive and Erie Parkway, and on the southern side of Erie Parkway from Glacier Drive to WCR 5. The intersection of Erie Parkway and WCR 5 is diagonally across from Erie High School.

The Sketch Plan is basically consistent with the PUD Zoning Map i.e. they both have a trail on the south side of Highview Drive, on Glacier Drive, and the south side of Erie Parkway. The applicant relocated the trail on Glacier Drive from the east side to the west side. Thus it is now in PA’s 8 and 9. We thank you for that change.

However, the Sketch Plan appears to show that the trail does NOT accomplish its primary goal - to provide a user friendly trail connection to the High School, the commercial area, and the dedicated open space and spine trail in the SW quadrant of the entire development. The Erie Parkway portion is complete; it is 8’ wide, it meanders, and is typically setback 20-30 feet from the road. The Sketch Plan does not state the trail width on Glacier Drive; the applicant’s response letter, dated December 21, 2016, states that the trail is 8’ wide. Between Erie Parkway and Highlands Drive, the trail is in a 30’ landscaped buffer. Between Highlands Drive and Highview Drive, it is in Tracts C and D. We calculate that those tracts are slightly wider than 11 feet. Thus the trail will be directly adjacent to the road, not in a landscaped tract, not meandering. In our opinion, that configuration does not meet either the specifics or the purpose of the trail in the PUD.

It is clear that the PUD has a meandering trail within a landscaped tract on Highview Drive. This version of the Sketch Plan includes the completion of that road, but does NOT include any sidewalk/trail on the south side. The response letter states: “Trail on the south side of Highview Drive will be included in Planning Area 10”. We do not know if Town codes permit a road to be completed without a sidewalk or trail. We also believe that it is very important that the trail be included in this phase. Most of Erie Highlands that is to the west will be completed before these phases. Thus there will be a substantial number of students from Erie Highlands attending the high school. They deserve a safe access to that school.

In PA-9, there is a narrow east-west open space tract west of Sugarloaf Lane (Tract B) that provides access to the new school and neighborhood park. There should be an 8’ trail there. In PA-8, there is a new through-block connector between North Vista Ct. and Erie Parkway. There should be an 8’ trail there too.

There is neither dedicated open space nor a Spine Trail with these planning areas or in adjacent planning areas. Both are located in the SW quadrant of the entire Erie Highlands development. All residents deserve safe and pleasant access to large open space tracts and the town’s Spine Trail network. The Spine Trail will be constructed prior to construction in this phase. We note that residents (269 total dwelling units) in both planning areas would have a very convoluted journey along multiple streets to reach either the trail on Highview Drive or the walkway on Erie Parkway. We previously requested a direct north-south access, roughly mid-way between Highlands Boulevard and Glacier Drive. The applicant has not agreed to that request. In our opinion, the proposed 8’ foot trail immediately adjacent to Glacier Drive does not meet our objectives. Thus we continue to recommend that improvement. There are 2 options to accomplish that objective; those options are detailed in our recommendations below:

Recommendations:

1. Provide a meandering trail in a landscaped tract on the south side of Highview Drive, as required by the PUD. See discussion above for details;
2. Determine whether the trail and landscaped buffer on the south side of Highview Drive are required to be in Planning Area 9;
3. Widen Tracts C and D to 30' so the trail is not directly adjacent to Glacier Drive;
4. Provide an 8' trail in Tract B in PA-9;
5. Provide an 8' trail in the through-block connector between North Vista Ct. and Erie Parkway;
6. Provide better access to the overall trail system and the walkway on Erie Parkway to residents of both planning areas with a north-south 8' trail located roughly mid-way between Highlands Boulevard and Glacier Drive. There are 2 options to accomplish that objective:
  - a. Align the planned north-side streets in PA-8 and PA-9 and construct an 8' trail in a landscaped tract on one side. Since those streets do not extend to Erie Parkway, align the new through-block connector in PA-8 with the new north-south tract;
  - b. Provide an open space tract between Erie Parkway and Highview Drive with an 8' trail. As in the first option, align the new through-block connector with the new north-south tract;

---

Please pass this referral letter to the Applicant, and appropriate town departments, boards, and commissions. Thank you for your attention to these matters. OSTAB is available to discuss any of the above in more detail as needed.

Sincerely,

**Open Space and Trails Advisory Board**

Phil Brink  
Bob Braudes  
Dawn Fraser  
Monica Kash  
Nicole Littmann  
Ken Martin (Chair)  
Joe Martinez



## **Town of Erie Open Space and Trails Advisory Board**

---

From: Town of Erie Open Space and Trails Advisory Board (OSTAB)

To: Hannah Hippely, Senior Planner, Community Development

Date: October 27, 2016

**Subject: Erie Highlands, Planning Areas 8-9, Sketch Plan**

**Document Date: October 5, 2016**

**Location: south side of Erie Parkway, west side of WCR 5**

OSTAB has reviewed the package materials, compared them to Town planning documents, and prepared the following comments, questions, and recommendations for the Town's consideration in evaluating this project.

### **Open Space and the Natural Areas Inventory (NAI):**

Discussion: There are no NAI sites in this application. There is no dedicated open space in this application; it was dedicated in earlier phases.

Recommendation: None.

### **Spine Trail:**

Discussion: There is no Spine Trail in this application; it was approved in earlier phases.

Recommendations: None

### **Neighborhood Trails:**

Discussion: The narrative states: "An 8' pedestrian walkway links PA-9 with the Neighborhood Park. With the completion of Highview Drive and Glacier Drive, the trail is extended to Erie Parkway." The PUD Zoning Map and correspondence from Terracina Design contain more explicit requirements. Note that Highview Drive was named Indian Peaks Drive in the PUD. In a letter dated June 18, 2013, Terracina stated: "A trail connection will be provided from the school park site to the High School. The concept plan shows a 10' on street trail along the apartment and commercial frontage due to the uncertainty of the layout of those planning areas. If trail connections through those planning areas become feasible with the future site planning efforts then it certainly will be provided." In subsequent letter dated August 16, 2013, Terracina stated: "A tract and 10 foot wide trail will be provided along the south side of Indian Peaks Dr. The details will be shown at the time of the plat. A note has been added to the PUD – see note 6 on sheet 3." Note 6 on sheet 3 of the PUD Zoning Map states: "The trail along Indian Peaks Drive

within PA-6 and PA-10 shall be located within a landscape tract and meander.” Sheet 2 of the PUD Zoning Map has a trail along the entire southern side of Indian Peaks Drive, the eastern side of Glacier Drive between Indian peaks Drive and Erie Parkway, and on the southern side of Erie Parkway from Glacier Drive to WCR 5. The intersection of Erie Parkway and WCR 5 is diagonally across from Erie High School.

The Sketch Plan is consistent with the PUD Zoning Map i.e. they both have a trail on the south side of Highview Drive, the east side of Glacier Drive, and the south side of Erie Parkway. However, the Sketch Plan does not contain sufficient details to ensure that the trail accomplishes its primary goal - to provide a user friendly trail connection to the High School, the commercial area, and the dedicated open space and spine trail in the SW quadrant of the entire development. The Erie Parkway portion is complete; it is 8’ wide, it meanders, and is typically setback 20-30 feet from the road. The Sketch plan does not state the trail width on either Highview or Glacier Drives, nor is it clear that it will meander and be within a landscaped tract. It is clear that a meandering trail within a landscaped tract is required on Highview Drive; the design on Glacier Drive is uncertain. In our opinion, the town should consider reducing the width on Highview Drive from 10’ to 8’ in return for better design in other areas. We also believe that one side of Glacier Drive, preferably the west side, should contain the 8’ meandering trail, and a traditional 5’ sidewalk on the other side.

The Sketch Plan is unclear whether or not the trail along both Highview and Glacier Drives will be constructed in this phase. We believe that it is very important that the construction be included in this phase. Most of Erie Highlands that is to the west will be completed before this phase. That means that there will be a substantial number of students from Erie Highlands attending the high school. They deserve a safe access to that school. Residents will not walk to the commercial area unless they feel safe and enjoy the experience.

There is no dedicated open space nor Spine Trail with these planning areas or in adjacent phases. They both are located in the SW quadrant of the entire Erie Highlands development. All residents deserve safe and pleasant access to large open space tracts and the town’s Spine Trail network. The Spine Trail in Erie Highlands will be constructed prior to construction in this phase. We therefore strongly believe that the entire trail in the PUD should be completed during this phase.

In PA-9, there is a narrow east-west open space tract (Tract C) that provides access to the new school and neighborhood park. There should be an 8’ trail in that tract.

We note that residents in both PA-9 and particularly PA-8 would have a very convoluted journey along multiple streets to reach either the trail on Highview Drive or the walkway on Erie Parkway, which is only accessible from walkways at the end of cul-de-sacs. We believe a direct north-south access, roughly mid-way between Highland Boulevard and Glacier Drive, is much better than the proposed design. There are 2 options to accomplish that objective; those options are detailed in our recommendations below:

#### Recommendations:

1. Provide a meandering trail in a landscaped tract on the south side of Highview Drive, as required by the PUD. See discussion above for details;
2. Provide an 8’ trail on one side of Glacier Drive so that the trail to the high school is complete and consistent with the PUD;

3. Provide an 8' trail in Tract C in PA-9;
4. Provide better access to the trail system and the walkway on Erie Parkway to residents of both PA-9 and particularly PA-8, with a north-south 8' trail located roughly mid-way between Highland Boulevard and Glacier Drive. There are 2 options to accomplish that objective:
  - a. Align the planned north-side streets in PA-8 and PA-9 and construct an 8' walkway on one side. Since those streets do not extend to Erie Parkway, there should be an open space tract and 8' trail to accomplish that;
  - b. Provide an open space tract between Erie Parkway and Highview Drive with an 8' trail.

---

Please pass this referral letter to the Applicant, and appropriate town departments, boards, and commissions. Thank you for your attention to these matters. OSTAB is available to discuss any of the above in more detail as needed.

Sincerely,

**Open Space and Trails Advisory Board**

Phil Brink  
Bob Braudes  
Dawn Fraser  
Monica Kash  
Nicole Littmann  
Ken Martin (Chair)  
Joe Martinez