

For a better quality of life.



HOME BUILDERS  
ASSOCIATION  
of  
METRO DENVER®

05/28/2019

Town of Erie  
Malcolm Fleming  
Fred Starr  
Deborah Bachelder  
645 Holbrook Street  
Erie, CO 80516

Dear Malcolm, Fred and Deborah:

Thank you so much for hosting our first Joint Task Force (JTF) meeting in Erie. We appreciate the opportunity to discuss challenges, and to build a partnership with you and your staff. As promised, I am including the comments from several HBA members for your consideration.

**Process:**

- Improved communication would be helpful in the development process.
  - Please consider requiring return phone calls and emails in a timely manner (x business days for response)
- Consider eliminating the waste and expense of providing duplicate reports for concurrent applications.
- Consider allowing a Preliminary Plat to depict all lots and recognize that as a Preliminary Plat there will be refinements that take place as the final detailed design work is accomplished with the Final Plat.
- Consider reducing the information required at Preliminary Plat.
- If Preliminary Plat is not recorded, the town should reconsider enforcing requirement of the Preliminary Plat.
- Consider requiring reasonable timelines from staff. Review times can take months.
- Providing Final Construction Documents at the Site Plan and Preliminary Plat stage is very costly and we request that you consider removing this requirement at this stage of the process.
- Final Landscape drawings should be done after CDs, not as early as currently requested.
- Consider reviewing Final Plat applications before Preliminary Plats are approved by the Town Board of Trustees. This could save months in the process.
- Consider eliminating the public hearings for a Site Plan; give the Planning Director the authority to approve a Site Plan.
- Consider making the Sketch Plan optional.

- Consider eliminating the requirement for the Sketch Plan to go before the Planning Commission and Town Board of Trustees.
- Review all costs and fees; developers are receiving bills for third party consultants that are under Erie's typical service. Unexpected and changing costs reduce certainty in projects.
- Digital submittals
  - Consider streamlining this process by providing a link to submit plans.
  - Currently each project may require over 50 thumb drives per application.
- Recognize different Open Space and Park dedication requirements for different styles of developments.
- Consider removing redundant processes and requirements for so much detail on the front end of the process.
  - Allowance for changes within some agreed upon tolerance without having to amend document.
  - Remove requirement to write legals with sketch for zoning boundaries (take a bubble approach).
  - Allow for permits without street lights and electrical being energized.
- Consider allowing for overlap of processes and allow for concurrent, rather than linear review.
- Consider allowing for phased acceptance of infrastructure with a Plat that will allow for homes to start construction if phase stands on its own. This will reduce small Plats.
- Consider eliminating referring everything out on each submittal and taking to the Development Review Team every time.
- Encourage continuity and grid network between parcels owned by different individuals/companies.
- Require a representative sample of the model and elevation of single-family detached homes.
  - Full architectural review will be completed with the building permit review.
  - This recently held up a project for six months.
- Consider a warranty bond for improvements.
  - Guarantees rather than cash in-escrow or a line of credit for Public Improvements.
  - Post LC only for revegetation at time of construction. LC gets posted for warranty amount at SCCA and don't allow permits to be pulled until SCCA is met.
  - Post cash, but allow for drawing against to pay for improvements.
- Consider phased acceptance rather than requiring full infrastructure completion.

### **Setbacks:**

- Adopt setbacks that are industry standard and that work for alley loaded product.
  - 5' yard setbacks that allow for eave and window well encroachments
  - Window wells and eaves need to be allowable encroachments in side yard setbacks.
- Allow for a 3' rear setback on a rear loaded home.
  - Currently 20' in code

- Reduce the Rear Loaded front setback taking into account for new and evolved home designs that can fit a 35' wide front load home on a 45' wide lot.
- Lot coverage should be based upon housing types, not just a simple 50' wide lot.

### **Zoning Documents**

- Eliminate the requirement for legal descriptions on zoning documents.
  - Make documents allow for inherent flexibility for area changes up to a certain percentage.
  - 10 percent is the average in the Denver Metro Area

### **Comprehensive Plan**

- Consider removing compliance with the Comprehensive Plan from approval criteria after zoning.
  - Once a property is zoned, it should have already been found to be in compliance with the Comprehensive Plan.

### **Allow for more urban approach to site planning**

- Consider tighter intersection spacing.
  - Slighter radii on curves allowable provided there is proof that truck turning works.
- Consider not requiring suburban approach of collector throughout entire neighborhood.
  - Multiple smaller streets, facing low volume roads, etc.
- The threshold of when a roadway is a collector is too low (currently 1000 ADT).

### **Smaller Lots**

- Allow for smaller lots and attached product within Preliminary Plat without Site Plan requirement.
- Lotting can come with Final Plat.
- Adjust all fees to a graduated scale depending upon the size of the house.
- Site Plan can be by Homebuilder as separate process once they are brought into the project.
- Four to One (4:1) slopes on roads
  - Please relax this in certain conditions when reasonable

### **Single Family Detached Architecture**

- Please consider quantifiable stands which are easier for both the designer and reviewer.
  - Current review criteria is too subjective.

### **Townhome Architecture**

- Requirement that each unit is differentiated is not necessarily appropriate for every architectural design.
- Allow additional variety, especially for three- and four-unit buildings that can be designed to look like manor homes. (Code may already allow for this?)

### **Landscaping**

- Reduce landscaping requirements of open space.

- Provide different requirements for temporary irrigation than permanent irrigation.
  - i.e., trenching
- Maintenance and turnover of open space to the town should be accepted as soon as possible.
  - Delays save the town money, but provides uncertainty in development costs.
- Provide consistency on concrete hardscape requirements by Parks and Public Works.

### **Statements**

- Please consider eliminating the blanket statement:
  - Plans conform to the Town or Erie specifications or otherwise as directed by the Director of Public Works.

### **Mill and Overlay Requirement (M/O)**

- Unless there is a structural problem, please allow for filling and crack repair on all roads.
- If a problem exists within two years, the developer should repair the road. However, please consider removing the requirement for a blanket M/O for cosmetic reasons.
- On a case by case basis, M/O should be required only if there is excessive patching or failure.
  - 50' to 100' only on either side or area in question, not entire road.

### **Inspection**

- Currently takes six months to get into warranty after major construction items are complete.
  - Inspectors are picking apart every project which in turn causes delays.
- It takes another six months beyond the two-year warranty period to get into final.
  - Please consider a streamlined and reasonable approach.
- The amount of repair and replacement demanded by the inspectors is excessive.
  - Please provide more clarity and accountability.

Thank you for your consideration of our comments as we move forward with the UDC process. The continued partnership between the members of the HBA of Metro Denver and the Town of Erie is appreciated. We appreciate being included in the overall process and look forward to lending our expertise and experience to the Town of Erie.

Warm regards,



Heidi K. Williams  
Director of Government Affairs

## Chapter 5 – Proposed Changes

### 10.5.4 E Lots

6. Each residential lot shall be provided with lot frontage on a street, *green court or private drive*.

8. Wedge-shaped lots shall not be less than 30 feet in width at the front *set-back* line.

12. Double frontage lots: *request changing to 30 feet total (10 foot lot with 20 foot tract or 30 foot total tract)*

## Chapter 6 – Proposed Changes

### 10.6.2 D Community Gateways

Can we have a conversation about the screening requirements? These are big roads and we don't understand why you are setting it up to be pedestrian friendly; we also don't believe that some of the screening requirements make sense for retail.

- For these large roads, what is the thinking behind a 4' character fence?
- Garage buffers – can we have garages and berming/flexibility?
- Sign Requirements – big signs may be a better use for a large street. What's the thinking on wall signs and monument signs along highways only?
  - Perhaps some flexibility depending upon use or project?
- Hwy 52 – questions around setbacks – thoughts around this?

Parks: Start discussion in September and ensure that we go through this in the October meeting – make sure parks staff is there.

### 10.6.3

We propose that Erie consider adjusting the multiplier per use. Perhaps consider the multiplier to be predicated upon net dwelling units per acre, bedroom count, single vs. multi-family, senior-living, etc.

- Discussion around thought process on parks and open space requirements

25 acres/1000 residents (17 acres of open space) is required on a 350-unit community.

Land Dedication – propose that land is dedicated to city or metro district; not fee in-lieu unless absolutely necessary

Neighborhood park currently requires minimum 7 acres; allow to count the park space towards the neighborhood park requirement. Potentially adjust the minimums for flexibility.

## Landscaping, Screening and Fencing

### 10.6.4

Minimum Landscaping Requirements – Suggestions/Comments?

8. Parking Lots – Tree requirements – Suggestions/Comments?

## 9. Stormwater Facilities

c. Berm maximum should be flexible – if adjacent to a landscape buffer, should be able to integrate that into the landscape buffer. MHFD standard? Clarify? Utilize the berm for flood control.

*Propose adding underground detention to this code.*

## F. Landscape

2. Artificial turf in backyard should be allowed – should count towards the landscape requirement.

## G. 5. Drive through service and stacking drives

a. Reconsider this language to allow drive through service ordering and pick-up window areas toward arterial and collector streets.

## H. Fencing and Walls

### 9. Perimeter Fencing and Walls –

iii. Maximum spacing of 50 feet is one every lot. Perhaps adjust to 90 feet or every other lot.

iv. Reduce buffer minimum, especially on corner lots.

viii. Fences and walls should not exceed 6 feet, not five.



HOME BUILDERS  
ASSOCIATION  
of  
METRO DENVER®

## ERIE JTF Meeting

**Staff Liaison:** Heidi Williams 303-819-9722

### AGENDA

**September 25, 2019 9:30 pm**

**Erie Town Hall 645 Holbrook Street Erie, CO**

- I. Introductions (Heidi W.)
- II. Unified Development Code
  - 1. UDC 10.5.4 E – Lots
    - i. Proposed Changes to 6, 8 and 12

#6 Alley Loaded homes – Town wants to make sure they want to make sure there is a defined front. Green Court or Private Drive is really important to us.

What is the minimum distance from the street; that's why the "property line" was in #8. Try to address this a little differently. More consistency on how we measure the lot. Whether it's at the back or at the property line. Fred thinks they can figure out how to craft the language to work in both cases.

#12 – Double frontage residential lots. 40' additional is a lot. Our ask is to add an additional 30' buffer; 10' in a lot and 20' in a tract. Layla will draft some language to address the aesthetic flow.

- 2. UDC 10.6.2 D - Community Gateways
  - i. Screening Requirements

Trying to get a grasp on the requirements on the large roads. What's the look Erie is looking for?

Assuming that it was keeping the homes further away from the roads. Visibility into the neighborhoods, nice views, etc. Keep from being a sea of fences. May be some more creative ways so that not all homes back up to the parkway, different types of loading, etc. Strike a balance for making it livable for those investing, and make it aesthetically pleasing for those driving the road.

DPZ is hosting a design charette which is scheduled for November. Can Erie possibly reduce speeds on Erie pkwy? Change to the Briggs Street atmosphere. DPZ will help fix some of this in the code. Come back to this after DPZ gives input.

Possibly a full re-write on this section; please allow flexibility in design...this will help.

How do we balance flexibility with intent?

Perhaps use percentages of differing types of buffers; buildings, garages, live material, fencing, etc. The live material can be very costly to install as well as maintain. Have the conversation at the charrette about the costs of the landscape buffering. They might like the “look” but may not be willing to pay for it long term.

A lot of the code on Hwy 52 was a reaction to what was happening on the Frederick side. May be better to have some differing standards for different parts of town.

3. UDC 10.6.3 Parks and Land Use Dedication Discussion
  - i. Initial Discussion

High Level – Need for parks, trails and open space. Each builder will come forth with a specific niche. Planning department can also provide specific input. Look at the multiplier and consider by differing uses. (Age targeted, older adult, etc) Look at gathering places, community gardens, age targeted equipment, herb gardens, etc. for these older adult uses. Deb believes there is some flexibility in parks requirements. Boulder Creek did a park like this... Have also worked with the multiplier in a PD for a developer that was putting in the product.

More understandable/transparent fee amount calculation. Sounds like Erie has a good way to do this already; flat fee.

**Send an example of Thornton's Subdivision Community Enhancements.**

4. UDC 10.6.4 Minimum Landscape Requirements
  - i. Any Changes/Comments?
5. UDC 10.6.4 E-8 - Parking Lots
  - i. Any Changes/Comments?

In multi-family communities, there can be conflicts between parking and landscape needs.

6. UDC 10.6.4 E-9 – Stormwater Facilities
  - i. Berm heights

If adjacent to a landscape buffer, can there be flexibility, especially adjacent to a landscape buffer. The 3' came from wanting to be able to see beautiful open space. Fred has a similar note – let's look at this from a flexibility issue. Perhaps, average heights where the berm undulates.

When there is less land, underground detention sometimes works better.

7. UDC 10.6.4 F – Landscaping Requirements
  - i. Artificial Turf
8. UDC 10.6.4 G-5 – Drive Through Facilities
  - i. Location of Drive Through Facilities
9. UDC 10.6.2 H-9 – Fencing and Walls
  - i. iii. Maximum spacing of columns
  - ii. iv. Buffer minimums
  - iii. viii. Fences and walls height maximum

- III. HBA Member Issues
    - 1. Townhome Sprinkler Requirements – Code Update (Heidi W.)
    - 2. Update – (Fred)
  - IV. Next Steps
    - 1. Questions?
  - V. Adjournment
- Next Meeting October 21, 2019 at 3:00

**Working Group Comments 09/24/19**

Proposed Language: (Proposed language in italics)

Chapter 5

10.5.4 E Lots

- 6. Each residential lot shall be provided with lot frontage on a street, *green court or private drive*.
- 8. Wedge-shaped lots shall not be less than 30 feet in width at the front *setback* ~~property~~ line.
- 12. Double frontage residential through lots are only permitted where no other configuration is practicable, such lots shall provide an additional 30 feet of buffer between the street and the home. This may be accomplished with 10' extra depth in the lot along with a 20' landscape tract or with a 30' landscape tract.

Chapter 6

10.6.2 D Community Gateways

The working group would like to have a conversation about the screening requirements. These are large roads and we are unclear why the code language is calling for the roads to be pedestrian friendly. We are also concerned about some of the screening requirements, especially for retail developments

- What is the thought process behind a 4' open fencing on the larger roads? A 30' landscape buffer is already required which is ample space to provide an attractive streetscape in front of a 6' ht opaque fence.
- Garage buffers – we would like to see flexibility on the garages especially for MF developments and berming flexibility.
- Sign Requirements – Larger signs may be a better use for these large streets. What is the thought process behind limiting signs to wall or monument signs along the highways?
- Hwy 52 – are there thoughts around the setbacks? The working group isn't as familiar with Hwy 52.

10.6.3 Parks, Open Space and Trails

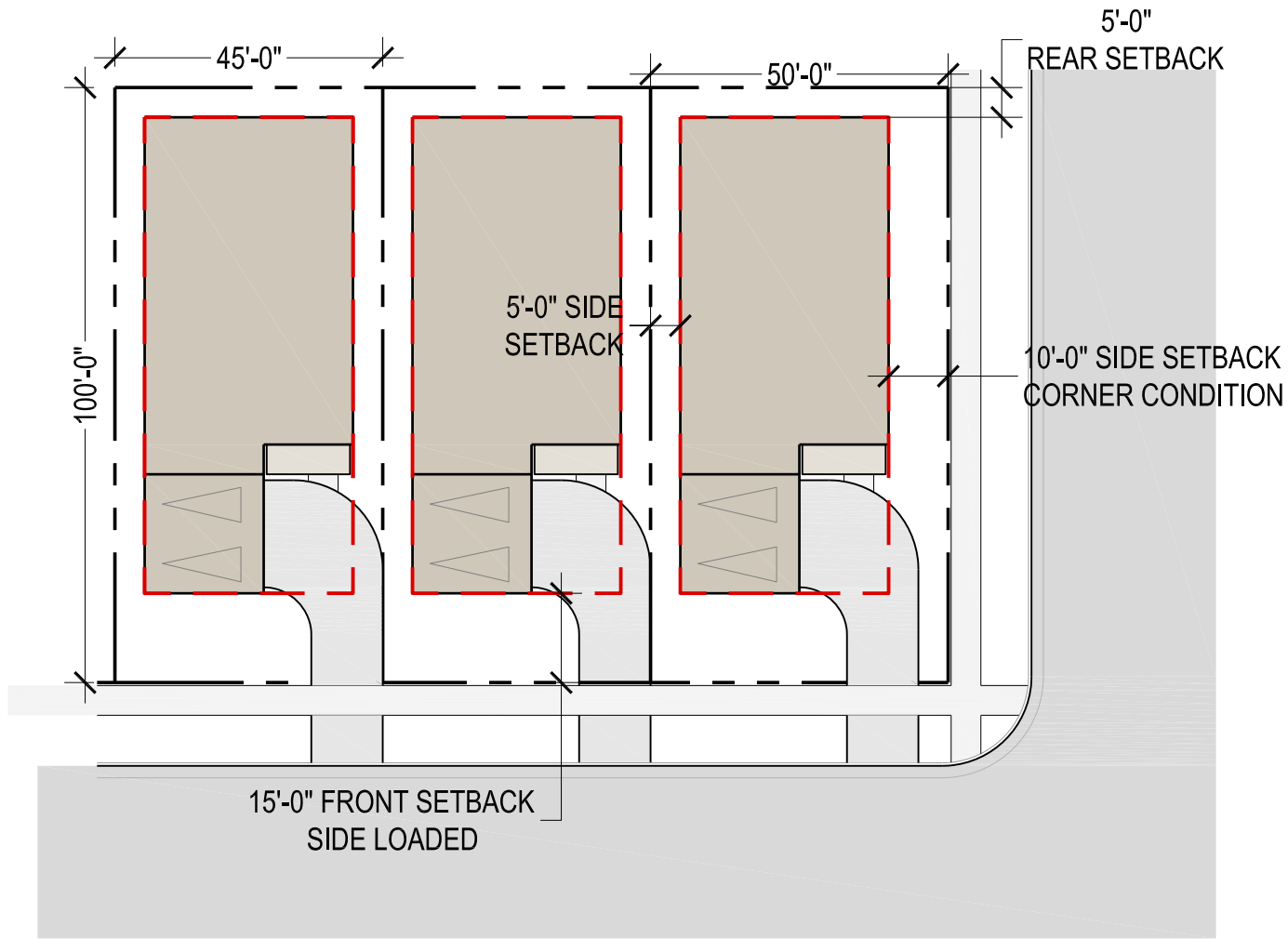
Discussion Points (If parks and recreation staff is not at September meeting, can move this to October after initial discussion)

- We propose that Erie consider adjusting the number of residents per home multiplier based on residential product type or density. Considerations:
  - Net Dwelling units per acre
  - Bedroom count
  - Single vs. Multi-Family
  - Senior-Living

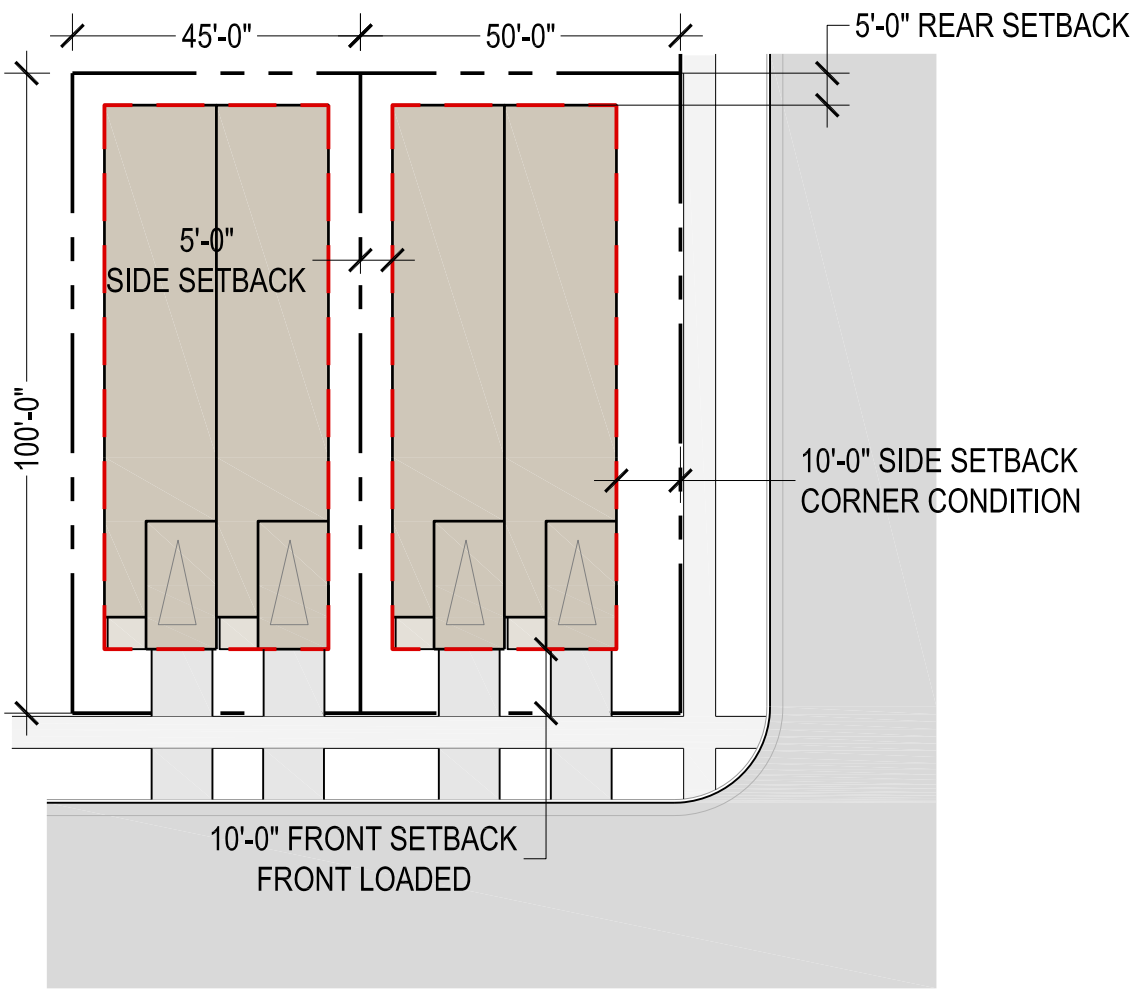
- Other ideas?
- Parks and Open Space Requirements
  - Land Dedication – to city OR metro district?
  - Neighborhood Park minimums
    - Credit towards neighborhood park requirement
    - Consider adjusting minimums for flexibility

#### 10.6.4 Landscaping, Screening and Fencing

- E. Minimum Landscape Requirements – Suggestions/Comments?
- 8. Parking Lots – Tree Requirements – Suggestions/Comments?
- 9. Stormwater Facilities
  - C. Berm maximum flexibility, especially adjacent to a landscape buffer.
  - Consider adding underground detention to this part of the code.
- F. Landscape
  - 2. Consider allowing artificial turf in single family detached backyards – and allow it to be counted towards the landscape requirement
- G. 5 Drive through service and stacking Drives
  - A. Reconsider this language to allow drive through service ordering and pick-up window areas toward arterial and collector streets.
- H. Fencing and Walls
  - 9. Perimeter Fencing and Walls
    - iii. Columns require a maximum spacing of 50 feet is one every lot.
      - Perhaps adjust to 90 feet or every other lot.
    - iv. Consider reducing 8' buffer between sidewalk and fence minimum, especially on corner lots.
    - viii. Fences or walls shall not exceed 6 feet in height.



LR SIDE LOADED  
MINIMUM LOT SIZE : 45'X100', 4,500 SF

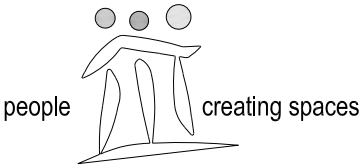
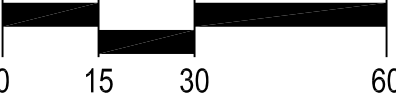


LR FRONT LOADED PAIRED HOMES  
MINIMUM LOT SIZE: 40'X100', 4,000 SF

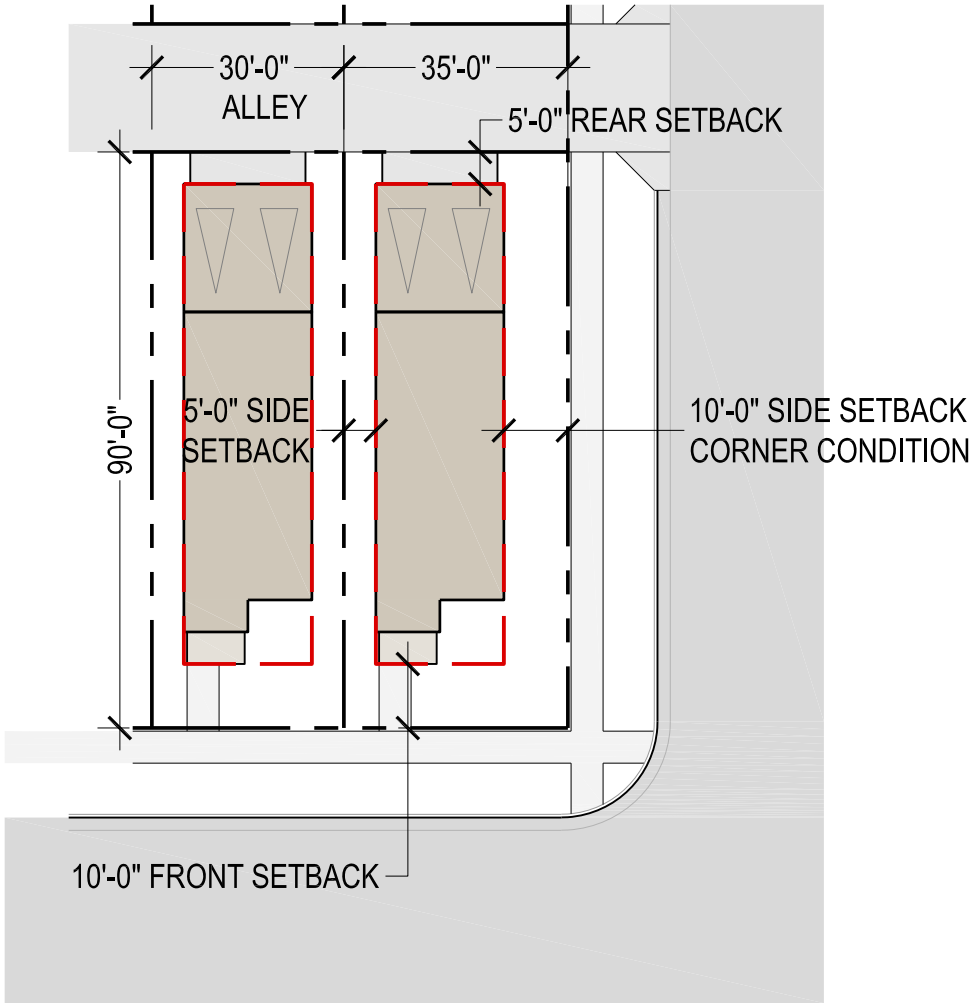
# Town Of Erie-UDC

## LOT TYPICALS

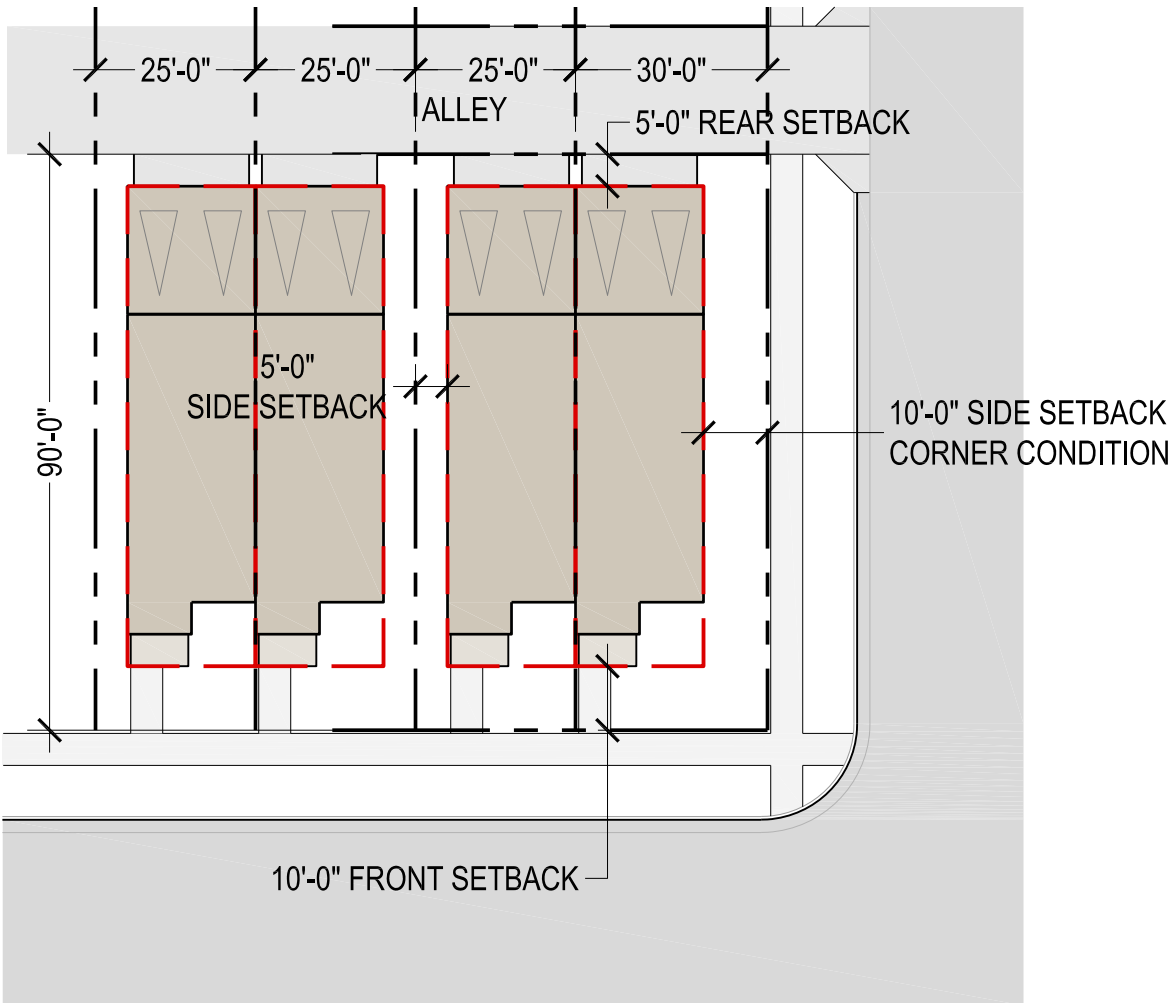
FEBRUARY 15, 2019  
SCALE: 1"=30'



pcs group inc. www.pcsgroupco.com  
p.o. box 18287  
denver, co 80218  
t 303.531.4905 . f 303.531.4908



LR ALLEY LOADED  
MINIMUM LOT SIZE :90'X30', 2,700 SF



LR ALLEY PAIRED  
MINIMUM LOT SIZE :90'X25', 2,250 SF

# Town Of Erie-UDC

## LOT TYPICALS

FEBRUARY 15, 2019  
SCALE: 1"=30'  
0 15 30 60