

Bestall Collaborative Limited

Planning Environment Construction Management Development

November 27 2019

Mr. Chris Larue, Senior Planner
The Town of Erie
Erie, Colorado 80516

RE: Erie Village Core Planned Development Amendment
NEIGHBORHOOD MEETING SUMMARY

Mr. Larue.

Two neighborhood meetings were conducted for the Erie Village Core PD Amendment.

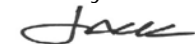
- Meeting 1 – Erie Village HOA and Architectural Review Committee (ARC): The Erie Village Core PD Amendment was placed on the Erie Village HOA Board meeting agenda with the Architectural Review Committee in attendance on November 10 at the Erie Community Center. The meeting was noticed by the HOA via email to all of its homeowners. Approximately forty-five people attended the meeting.
- Meeting 2 – Neighborhood Notice: The Erie Village Core PD Amendment was noticed to property owners within 500' of the parcel and a meeting was held on November 26. The original meeting place – Erie Library decided to close because of weather; and the alternate location at the Community Center decided to close at 6pm. We relocated the meeting to Abo's Pizza (720 Austin Avenue) in Erie. I remained at the Library location until 6:20pm to ensure those wishing to attend would know about the change in location. Six people attended the meeting.

Summary of Comments.

The HOA Board, ARC and residents of Erie Village are positive about the plan moving forward. People are supportive of the office, retail and diversified mix of residential uses on the parcel as originally planned for the Village core. There are concerns about traffic, ensuring architecture that fits with Erie Village; and attracting retail and a local eatery.

1. Traffic & Street System – Concerns about congestion on Bixler Blvd.
 - a. The alley-loaded plan, limiting access to Bixler Blvd; and reduced project scale were helpful.
 - b. Bixler Blvd entrances – Consider traffic calming and similar entry streetscape.
2. Commercial – Board/ARC like layout and architecture; others desire more bric-a-brac Victorian style.
 - a. Discussed rich range of building styles in Victorian era (1860-1910). The core is a new project that should complement but not be the same as the existing commercial or residential buildings.
3. Residential – Board/ARC like layout and architecture; some feel townhomes and single-family homes need more individual unit expression and are concerned about the height of the townhomes.
 - a. Explained that townhome height meets Town standards
 - b. Three floors allow for two-car garages and more roof-gable expression in townhomes.
 - c. Townhome design replicates Victorian row house character, height and mass
 - d. Residential Mix – Like how the mix allows for a range of homeowners.
 - e. Will look at developing more individual unit expression.

Thank you.



Jack Bestall, Principal
Bestall Collaborative Limited

Chris LaRue

From: Jack Bestall <jack@bestallcollaborative.com>
Sent: Tuesday, December 24, 2019 7:28 AM
To: Chris LaRue; Melinda Helmer
Subject: Erie Village Core: Neighborhood Meeting 3

Chris-Melinda.

We conducted Neighborhood Meeting 3 last night at the Community Center – with the sign posting in place. The meeting was instructive.

1. Traffic was the primary concern – access on to County Line Road and speeds on Bixler Blvd. were discussed.
2. It was recognized that the proposed mixed-use plan is less intense than prior approved plans.
3. And, the residential density is comparable to existing adjacent residential densities.
4. Positive comments were received on efforts to bring more commercial/retail to Erie Village.
5. Positive comments were made about the character and scale of the residential and commercial architecture.

Let me know if you should have any questions or comments.

Thank you.



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