

## **Public Comments**

**From:** Emily Miller <[emilybmiller@gmail.com](mailto:emilybmiller@gmail.com)>

**Sent:** Monday, April 26, 2021 12:06 PM

**To:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>

**Subject:** Public Comment re: Potential Rezoning at 111th and Arapahoe Rd (May 5 meeting)

Dear Commissioners,

I write to you to ask that you deny the rezoning request for the property at 111th St and Arapahoe Rd. My concerns relate to quality of life, water constraints, and traffic/pedestrian safety. As a resident of this area, I am deeply concerned about the traffic impacts on an already extraordinarily congested area. The completion of 9 Mile Corner will further exacerbate this problem, and adding a denser zoning to the property in question will cause further problems. People speed through there and we can no longer safely cross or use Arapahoe on bike. It's a two lane road and no new development of any kind should be added without an expansion of Arapahoe. The thought of having nearly 200 units is obscene and will negatively affect the quality of life and add to our already constrained water resources in the area. I strongly urge you to not approve a change in density.

Sincerely,  
Emily Miller  
117 Sandler Dr  
Lafayette, CO 80026

**From:** Leslie Schneider <[leslielouise@email.com](mailto:leslielouise@email.com)>  
**Sent:** Monday, April 26, 2021 1:40 PM  
**To:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>  
**Subject:** RE: Rezoning at N 111th & Arapahoe Rd!

To planning Commission

I live in Lafayette off of N 111th St and use Arapahoe Rd to go to work in Boulder.

I'm apposed to changing that corner to Medium Density Residential for the following reasons:

1. The intersection cannot handle more traffic. (As it is, the residents of Arapahoe Ridge think they have the right of way.)
2. The height of the proposed structures is higher than any other structure in the area.
3. The area is already over populated.
4. There is no buffer zone between Erie and Lafayette.

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I will be attending the Planning Commission meeting on May 5, 2021

Leslie Cline  
1221 Picardy Pl  
Lafayette CO 80026

Sent from my Android phone with [mail.com](mailto:) Mail. Please excuse my brevity.

From: Becky Prosen <beckybanker@gmail.com>  
Sent: Monday, April 26, 2021 1:56 PM  
To: Planning Commission Board <planning@erieco.gov>  
Subject: 111th and Arapahoe rezoning

Hello Planning Commission,

I have recently learned that the property on the south west corner of 111th and Arapahoe is being considered for rezoning to allow for medium density housing. As a Erie citizen, I strongly oppose the rezoning of this space. Traffic in this area is already challenging not to mention the impact on wildlife and water. I would encourage the planning committee to consider this land for open space.

Sincerely,  
Becky Prosen

Sent from my iPhone

From: Deanna Bratter <dbratter@gmail.com>  
Sent: Monday, April 26, 2021 10:22 PM  
To: Planning Commission Board <planning@erieco.gov>  
Subject: Resining at N. 111th and Arapahoe

I would like to express my opposition to the potential resining of this property to medium density residential. I understand and think a maximum of 2-6 units/acre is fitting for the location given significant traffic congestion, density, and burden to local infrastructure and community support services.

I would like to formally oppose the application is by Meritage Homes, if amended, the property could then have 86 2- and 95 3-story townhomes built upon it which could house more than 400 individuals and will seriously impede and impact routes and traffic. Not to mention natural resources like water.

Please keep it low density as initially proposed and approved.

Thank you,  
Deanna Bratter  
Lafayette resident since 2003  
80026

**From:** Mike Hinckley <[mike\\_ski\\_1@hotmail.com](mailto:mike_ski_1@hotmail.com)>

**Sent:** Monday, April 26, 2021 7:07 PM

**To:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>

**Subject:** Changes in development plans for SW corner 111th North and Arapahoe

Greetings:

I am a resident of Lafayette, but I live in the Lafayette Park subdivision just off 111<sup>th</sup> North (east side). There are two points of entry into that subdivision – Starline Drive and Lucerne Drive. On most weekday mornings between 7:30am and 8:15am, getting out of my subdivision can easily take anywhere from 2-5 minutes. The main reason is the traffic cutting through Lafayette from Arapahoe Road to Baseline. Though this delay seems small, my commute to work (also in Lafayette) is only 10-15 minutes, all dependent on traffic lights and traffic congestion. Also, ask yourself, if you had to regularly wait at a particular stop light 5 minutes for the light to change, you'd likely consider the programming of the light faulty.

I believe most drivers have determined that, given the development along US287 and the number of traffic lights, using 111<sup>th</sup> North to bypass the congestion is the way to go. Except, now 111<sup>th</sup> North is congested. And so is Baseline. And during weekday mornings and evenings, this is primarily due to non-Lafayette residents cutting through the city to get to their destinations. They don't necessarily stop at any Lafayette businesses. They don't contribute to the Lafayette tax base, but they contribute to Lafayette traffic. I try to ride my bike to work when I can, which is just south of the SCL hospital on US287. Riding Public Road down through the southern roundabout is the worst bike commute I've ever dealt with. And it shouldn't be. Lafayette isn't a large city. But the traffic certainly seems to be evidence to the contrary.

With regard to this new housing development, adding more traffic to 111<sup>th</sup> North, as well as Arapahoe, doesn't help. And then there will be more pedestrian traffic in the Knee Bone Open Space and adjacent spaces, most of which reside within Lafayette boundaries. So again, Lafayette will get the traffic and the negative consequences, while all this new development will simply bring in approximately 400 new citizens, most of which will do their shopping and financial contribution to Erie via the new 9 Mile Corner shops and the shops associated with Safeway at Arapahoe and US287.

This new development has NO UPSIDE FOR LAFAYETTE. Increasing the density only increases the insult. And NO, the solution is NOT for Lafayette to simply put up multiple stop lights along 111<sup>th</sup> North, at considerable cost, not because they are needed for traffic safety, but simply to dissuade drivers from using 111<sup>th</sup> North vs US 287.

I likely can't stop the development, so I'll respectfully ask you NOT to increase the density of an already overwhelming situation. This is clearly a situation of one city attracting more residents to increase its tax base, and dumping the challenges that will come with their presence (traffic, resource use, increased pollution, etc.) on a neighboring city.

Thank you,  
Mike Hinckley  
205 Summit Circle  
Lafayette, CO

**From:** Michael Stone <[mikestone0618@gmail.com](mailto:mikestone0618@gmail.com)>  
**Sent:** Tuesday, April 27, 2021 10:50 AM  
**To:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>  
**Subject:** Potential N111th and Arapahoe

To the Erie planning committee,

As a recent homeowner in Arapahoe Ridge, please hear my voice and the voices of many that are reaching out to you.

We do NOT need and we do NOT want 181 two and three story townhomes built on this property (111th and Arapahoe)!!!

There is already too much density (apartments) planned for the Nine Mile property. Even if there wasn't, we don't need the density forced upon us.

Please STOP!!! Keep this property as single family homes at the worst, and better yet, develop it as a park. This is zoned as rural land. Let's keep it that way. Let's keep our eagles and owls as well.

The land owners will all get enough money without ruining our neighborhoods.

I will be at the Town Hall meeting on May 5th. If the public is not welcome to attend, please let me know if we are able to attend virtually or in some other way.

Thank you.

Mike Stone  
[mikestone0618@gmail.com](mailto:mikestone0618@gmail.com)  
614-460-9623

**From:** Alison Magrini <[miss.alison.pryor@gmail.com](mailto:miss.alison.pryor@gmail.com)>  
**Sent:** Tuesday, April 27, 2021 3:01 PM  
**To:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>  
**Subject:** Potential Rezoning at N 111th Street and Arapahoe Road

Good Afternoon-

I'm writing to express my opposition to the potential rezoning of the 17.6 acre property at 111th and Arapahoe Road to a medium density residential development. Our road infrastructure on Arapahoe can't even accommodate the current traffic demands since 111th northbound was opened, and this will only worsen when Nine Mile is complete. For the existing neighborhood (Arapahoe Ridge) rezoning means additional noise, light and traffic pollution.

Erie really needs to take into consideration existing residents and how this development will negatively impact our quality of life.

Alison

**From:** Christina Torres <[ctorres@clovisoncology.com](mailto:ctorres@clovisoncology.com)>  
**Sent:** Wednesday, April 28, 2021 8:31 PM  
**To:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>  
**Subject:** N 111th Street and Arapahoe Road

Please do not rezone N 111th Street and Arapahoe Road.

I am a home owner in Beacon Hill, Lafayette. I have multiple concerns about this area being rezoned from rural residential to medium density including but not limited to:

Water

Traffic

Impact on Lafayette single-home neighborhoods (like my own).

This corner should only be allowed to support low density residential that mirrors Beacon Hill, Lafayette Park and Arapahoe Ridge. The city of Erie should not be able to impact so many people living in Lafayette.

Thank you,  
Christina

Christina Torres  
Associate Director, Patient & Care Partner Engagement  
[ctorres@clovisoncology.com](mailto:ctorres@clovisoncology.com)  
Direct: 303.625.5075  
Mobile: 303.328.1754





**From:** Tiffany O'Meara <[tiffany.omeara@gmail.com](mailto:tiffany.omeara@gmail.com)>  
**Sent:** Tuesday, April 27, 2021 5:00 PM  
**To:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>  
**Subject:** 111th and Arapahoe plans

Good Afternoon,

It has come to my attention that there is a vote on May 5th regarding developing this plot into dense housing as part of an Annexation on the part of the town of Erie.

I wish to comment as a recent-past Erie homeowner (1278 Graham Circle)

I URGE you to reject this decision for many reasons. Erie has loaded as many residential homes as it possibly can on open space. It has caused irreversible native wildlife displacement and death, already heavy traffic, and a nagging sense of greed on the behalf of the entire government of Erie. This needs to stop and balance needs to reign.

I sold my house in Erie because of this very reason, and moved to Lafayette. They have a sustainable, respectful master plan for the development of our city, taking ALL needs into consideration, not just lining the pockets of the developers like Meritage Homes.

This plan to further the endless packed in like sardines development history will stain the face of the town of Erie even further.

How about developing it into a park with natural features that honors the history of this area? Or anything besides almost. 200 apartment homes? The coyotes already have barely anywhere to go and are roaming the streets looking for food, especially after you drained Prince Lake and began development on 9Mile. And I can't even begin to fathom the traffic nightmare that awaits us locals from even those thousands of new residents alone.

PLEASE be forward-thinking and vote against YET ANOTHER dense housing development, and know it will benefit Erie and Lafayette citizens for years to come.

Thank you,  
Tiffany O'Meara  
Lafayette, CO