

Additional Public Comments (Received after publication of Planning Commission packet)

From: Paula Kelly <pasgkelly@yahoo.com>
Sent: Friday, April 30, 2021 12:40 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Rezoning 111th and Arapahoe

Dear Commissioners,

I am writing concerning the rezoning of the corner of 111th and Arapahoe.

I live in Lafayette but I am directly across the street from this corner. This area is already highly congested with traffic. The proposed change to medium density with height up to three stories tall does not fit in at all with the surrounding area. Along with the development of Nine Mile Corner, the congestion, the dangerous intersections of Arapahoe and 111th and 287, and the eyesore that now will be present forever is really ill conceived. Since this is not in your comprehensive plan at this time, I am urging you to decline this request by Meritage.

Not only is safety an issue in this area as far as traffic, pedestrians and bicycles, but also the concern of water. As you know, water is becoming a major issue for the front range. With more population we will be facing more of a shortage. Unfortunately, all this higher density development is adding to the problem. Before we continue this onslaught of development we need to have the foresight and planning of access to water.

I am asking you to decline this annexation for the well-being and safety of Lafayette and Erie residents.

Paula Kelly
912 Harrison Drive
Lafayette, Co 80026

From: KelliS <kellis@rocktonsoftware.com>
Sent: Friday, April 30, 2021 2:07 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Objection to Annexation proposed at Arapahoe & 111th

I would like to post an objection to the annexation request of the parcel at Arapahoe & 111th. While I understand the motivation to develop 9 Mile corner to expand Erie's tax base, it is now posing downstream conflicts with the adjacent parcels now in consideration for annexation and high density development. I believe both the towns of Erie and Lafayette, as well as Boulder County, support open space between towns. This corner parcel will erase the existing buffer between the two towns as this development comes close to abutting Lafayette. In addition, I believe the density of housing proposed is not a good fit for this area of Erie. I encourage the BOT/ planning department to deny this annexation request to maintain the quality of life that long time residents of Arapahoe Ridge and other residents have enjoyed.

Thank you for your consideration,

Kelli Sexton
2801 N 111th St
Erie, CO 80516

From: A&J <annejeff1220@gmail.com>
Sent: Sunday, May 2, 2021 6:11 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th & Arapahoe Rd - Comp Plan Amdt - CPA-001202-2020

Dear Mrs Moeller,

We are contacting you in regards to the proposed amendment to the planned change from low density to medium density for the property at 111th & Arapahoe Rd. We strongly oppose this proposed amendment as it will have a serious negative impact on the traffic in that area, home values in the area, as well as stress our already short water supply. Traffic in the area is already very congested and the intersection of Arapahoe and 287 is designated as one of the most dangerous intersections in the state of Colorado. There have been multiple accidents of which yet another death recently occurred at that intersection. This amendment will only make these issues worse.

I know there are many others concerned with this amendment, so we are asking that you reject this amendment and preserve the single family home communities that have been established in this area.

Thank you very much for your attention to this manner.

Jeff Niggemeyer & Anne Gundersen
3066 Steven Cir N
Erie, CO 80516

From: Robin Blomquist <dancingbear620@comcast.net>
Sent: Sunday, May 2, 2021 8:35 AM
To: Planning Commission Board <planning@erieco.gov>
Subject: Meritage Homes proposal

I am writing to express my extreme disappointment over the town of Erie's proposal to allow "medium high density" multilevel townhomes on the property at Arapahoe and 111th Street in Lafayette. As a longtime resident of the Lafayette Park subdivision, this proposed development will severely impact not only my neighborhood, but the surrounding subdivisions of Arapahoe Ridge, Beacon Hill and Silver Creek.

The traffic on 111th is already ridiculous and considering that our local police and fire station are located on the same road, adding more traffic will surely impact the response time of our emergency responders. As well, consider the fact that there are ball fields on the east side of 111th hosting events that draw families with children and the possible danger of increased traffic.

Lastly, in a community that values the natural beauty of the front range, we are in danger of losing our breathtaking view if the proposed multilevel townhomes are built.

That one mile stretch of 111th between Baseline and Arapahoe cannot handle any more traffic. Please consider the countless reasons NOT to consider this proposal.

Respectfully,

Robin Blomquist
Resident of Lafayette Park since 1985

From: Sue Rogness <sue.rogness@yahoo.com>
Sent: Sunday, May 2, 2021 9:02 AM
To: Deborah Bachelder <dbach@erieco.gov>
Subject: Re: The proposed construction at 111th and Arapahoe

Thank you for getting back with me. I realize I should have been more specific with my concern. While I am not crazy about the shopping and condo build which is clearing in progress, my concern is over the proposed condo build on the corner of Arapahoe and 111th Sts. While there is a public hearing this month for that I am sure it is simply a matter of placating the concerns and the build will go on as scheduled. We have two choices ... move away or suck it up.
Susan

Sent from my iPhone

> On Apr 26, 2021, at 10:02 AM, Deborah Bachelder <dbach@erieco.gov> wrote:
>
> Good morning Ms. Rogness,
>
> The apartment development at Nine Mile has already been through the review and approval process with both the Planning Commission and Board of Trustees where public hearings were held that had the opportunity for public comments before a decision was made by those entities. The following approvals with public hearings are completed and site is under construction:
> Zoning application approved in July 2017.
> Subdivision application approved in March 2020.
> Site Plan application approved in March 2020.
>
> The site is already under construction and improvements to the intersection to Hwy. 287 and Arapahoe Road are currently under construction to improve traffic flow in this area.
>
> Best regards,
>
> Deborah Bachelder AICP
> Planning Manager/Deputy Director, Planning & Development Town of Erie
> 645 Holbrook Street | P.O. Box 750 Erie, CO 80516
> Phone: 303-926-2775
> dbach@erieco.gov | www.erieco.gov/planning
>
> Facebook | Twitter | LinkedIn
>
>
>
> -----Original Message-----
> From: Sue Rogness <sue.rogness@yahoo.com>
> Sent: Monday, April 26, 2021 9:41 AM
> To: Planning Commission Board <planning@erieco.gov>
> Subject: The proposed construction at 111th and Arapahoe
>

> I need to go on record with my strong opposition to the proposed condo build. Traffic on Arapahoe is already awful. The nightmare will get worse when the shopping construction is completed. Compound that with the condos/apartment build and the quality of life will be compromised. It is also known that water (as in not having enough of it) has already been made a concern. What are you thinking? Is the almighty dollar the only concern? Do the right thing and stop the proposed condo construction.

> Thank you

> Susan Rogness

> Arapahoe Ridge

>

> Sent from my iPhone

From: Kathy Kelly <kathy_80026@yahoo.com>
Sent: Monday, May 3, 2021 5:02 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Potential Rezoning at N 111th Street & Arapahoe Road

I have owned a home in the Lafayette Park subdivision for 23 years and I am very disappointed to learn of Erie's potential rezoning of this property. A development of this size will completely destroy the character of our neighborhood and eliminate a potential buffer zone between our two towns. The height of the planned buildings is completely out of character with the long-standing residential subdivisions in this area.

Nine mile corner is going to add so much traffic to our already crowded roads. When my son was driving to CU/Boulder from our home a few years back, he had to leave very early in the morning because of the high volume of traffic - starting at this very corner.

Since I bought my home, the wildlife in our area has diminished drastically, and even more habitat will be destroyed with this project - not to mention the noise and other effects that so many more people will have on the animals in our ecosystem.

I sincerely hope that your commission will think earnestly about this decision and come down on the side of the environment, long-time residents, reasonable density and traffic, and common sense.

Thank your for your consideration of my opinion.

Kathleen Kelly
Alexandria St. in Lafayette Park

From: Brad Jacobsen <brad.w.jacobsen@gmail.com>
Sent: Monday, May 3, 2021 4:53 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Keep the property at the southwest corner of N 111th and Arapahoe zoned as Low Density Residential

Dear Erie Planning Commission,

Keep the property at the southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

My family and I live in Arapahoe Ridge.

Flatiron Meadows has dramatically increased congestion, traffic, and noise on N 111th and Arapahoe. Nine Mile Corner will even more dramatically increase congestion, traffic, and noise on Hwy 287, N 111th, and Arapahoe.

Adding yet more medium density residential units to our area will cause damages to Arapahoe Ridge and other nearby neighborhoods.

As such, keep the property at the southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

Thank you,

Dr. Brad Jacobsen
2840 Prince Circle
Erie, CO 80516

From: Erika Osborn <erikaosborn@hotmail.com>
Sent: Monday, May 3, 2021 7:28 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Adjacent land zoning of Nine Mile Corner

To whom it may concern:

We are writing this to express my concern regarding the proposal to develop the property at the Southwest corner of 111th and Arapahoe Road. Our family has lived in a property that looks across Arapahoe directly into this space for 8 years. When the town of Erie fought for the right to develop the beautiful reservoir on the corner, we begrudgingly acknowledged the need for a tax base for Erie, as well as the inevitable development of this area so close to 287.

However, we must speak up now that it seems a developer wants to turn what is now open space that separates Lafayette from Erie into medium density housing. This would put too many people living on a corner that is already near two intersections with high traffic accident occurrence (including frequent fatalities at 287 and Arapahoe). Our little corner cannot handle this. The city of Erie has already acknowledged that it cannot maintain existing parks and infrastructure on a reasonable timetable, that there will be water issues in the future, and the people have spoken that no small parcel of land here is equipped for this number of people. We have watched the traffic on Arapahoe from our backyard get worse and worse, not just during commute hours but at all hours of the day. There is no way either of these crossroads can handle an increase in drivers entering the roadway.

Erie needs to start being more thoughtful on the approval of builds on every small space, and leave a little nature to keep it the nice place to which we all wanted to move here. Sadly, that space is also home to coyotes, hawks, foxes and prairie dogs, which are losing anywhere else to go.

While we are not inclined to yell NIMBY, I think there are thoughtful ways to develop and this is pure developer greed without the benefit to the residents of Erie. Please do not approve this proposal.

Erika and Martin Osborn
3150 Stevens Cir S, Erie.

From: Benjamin Jacobsen <jacobsen.bn@gmail.com>
Sent: Monday, May 3, 2021 8:44 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Development at 111th and Arapahoe

Dear Erie Planning Commission,

Keep the property at southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

My family and I live in Arapahoe Ridge.

Flatiron Meadows has dramatically increased congestion, traffic, and noise on N 111th and Arapahoe. Nine Mile Corner will even more dramatically increase congestion, traffic, and noise on Hwy 287, N 111th, and Arapahoe.

Adding yet more medium density residential units to our area will cause damages to Arapahoe Ridge and other nearby neighborhoods.

As such, keep the property at southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

Thank you,

Bed Jacobsen
2840 Prince Circle
Erie, CO 80516

From: Jack Jacobsen <jacobsen.jak@gmail.com>
Sent: Monday, May 3, 2021 8:33 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: 111th and Arapaho development

Dear Erie Planning Commission,

Keep the property at the southwest corner of N 111th and Arapahoe zoned as Low-Density Residential.

My family and I live in Arapahoe Ridge.

Flatiron Meadows has dramatically increased congestion, traffic, and noise on N 111th and Arapahoe. Nine Mile Corner will even more dramatically increase congestion, traffic, and noise on Hwy 287, N 111th, and Arapahoe.

Adding yet more medium-density residential units to our area will cause damages to Arapahoe Ridge and other nearby neighborhoods.

As such, keep the property at the southwest corner of N 111th and Arapahoe zoned as Low-Density Residential.

Thank you,

Jak. w.Jacobsen
2840 Prince Circle
Erie, CO 80516

From: Nikki Jacobsen <jacobsen.nk@gmail.com>
Sent: Monday, May 3, 2021 5:34 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Maintain Low Density Residential zoning

Dear Erie Planning Commission,

Keep the property at the southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

My family and I live in Arapahoe Ridge.

Flatiron Meadows has dramatically increased congestion, traffic, and noise on N 111th and Arapahoe. Nine Mile Corner will even more dramatically increase congestion, traffic, and noise on Hwy 287, N 111th, and Arapahoe.

Adding yet more medium density residential units to our area will cause damages to Arapahoe Ridge and other nearby neighborhoods.

As such, keep the property at the southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

Thank you,

Nicole Jacobsen
2840 Prince Circle
Erie, CO 80516

From: Renee Jacobsen <renee.jacobsen@gmail.com>
Sent: Monday, May 3, 2021 5:15 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Property on corner of N 111th and Arapahoe

Dear Erie Planning Commission,

Keep the property at the southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

My family and I live in Arapahoe Ridge.

Flatiron Meadows has dramatically increased congestion, traffic, and noise on N 111th and Arapahoe. Nine Mile Corner will even more dramatically increase congestion, traffic, and noise on Hwy 287, N 111th, and Arapahoe.

Adding yet more medium density residential units to our area will cause damages to Arapahoe Ridge and other nearby neighborhoods.

As such, keep the property at the southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

Thank you,

--

Renée Jacobsen
2840 Prince cir
Erie, CO 80516

From: Sam Jacobsen <jacobsen.sp@gmail.com>
Sent: Tuesday, May 4, 2021 1:41 AM
To: Planning Commission Board <planning@erieco.gov>
Subject: N 111th

Dear Erie Planning Commission,

Keep the property at southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

My family and I live in Arapahoe Ridge.

Flatiron Meadows has dramatically increased congestion, traffic, and noise on N 111th and Arapahoe. Nine Mile Corner will even more dramatically increase congestion, traffic, and noise on Hwy 287, N 111th, and Arapahoe.

Adding yet more medium density residential units to our area will cause damages to Arapahoe Ridge and other nearby neighborhoods.

As such, keep the property at southwest corner of N 111th and Arapahoe zoned as Low Density Residential.

Thank you,

Sam Jacobsen
2840 Prince Circle
Erie, CO 80516

From: MARY herbnrenewal <m_moriarty@outlook.com>
Sent: Tuesday, May 4, 2021 9:42 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: N 111th and Arapahoe Road

Please include my comments in the meeting record as well as the Commissioners' info packets. Thank you!

RE: N 111th and Arapahoe Road

Planning Commission Meeting, May 5, 2021
Erie Planning Commission Members:

Please thoughtfully consider all implications of approving this annexation and rezoning.

The adjacent areas to the south and east are Lafayette Open Space and Rural Residential. A bit further south and a bit further east as well as immediately north are single-family residences.

Rezoning to allow over 200 units will greatly impact an already swollen area (287 multi-family units still to be constructed). Even zoning up to 6 residences per acre still permits 114 units, which is plenty for the land to hold as well as for the property owners to realize a significant amount for the land.

The western entrance to Erie is already highly congested and busy. The property would be a nice amenity for the community, especially in conjunction with the nearby open space, since the 9-Mile project is extremely dense. People need a place to recreate and unwind as well as live. Packing people so tightly together, in an area already well populated, is not a good, healthy way to live; the likely cost of a dwelling on the site will take a hefty portion of a resident's income, which is stressful and does not contribute to a vibrant population.

Please do not recommend the rezoning on the property.

Sincerely,

Mary Moriarty
1202 Alsace Way
Lafayette, CO 80026

From: Melanie W. <melaniew44@protonmail.com>
Sent: Tuesday, May 4, 2021 1:17 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th & Arapahoe Rd Comp Plan Amdt - Public Comment

Hello Ms. Moeller,

I am writing today regarding the Erie Comprehensive Plan Amendment hearing that will be taking place tomorrow, May 5, at 6:30 p.m. on the Comp Plan Amendment Request for 111th Street and Arapahoe Road.

I would first like to state my strong objection to the proposed development project, as it is going to have significant negative impacts on all local neighbors in terms of increased traffic through the area and an elimination of the mountain view from the Kneebone Open Space, where many local residents love to run, bike, walk their dogs, etc. There is also the very nearby Flatirons Equestrian Center, zoned as Agricultural (A) where many animals live and many people use to ride horses recreationally. The change of use on this plot of land from rural residential to medium-density should be immediately dismissed. Am I mistaken that this land is still within Unincorporated Boulder County? What role does Boulder County have in this development?

I am a very nearby resident in Lafayette. My address is 200 Brome Ave, Lafayette CO 80026. I regularly use the Kneebone Open Space and drive through the intersection of 111th and Arapahoe road daily. My family and I all strongly oppose this development.

I understand that because I am not a resident of Erie, that I do not have nearly as much say in what does and does not get developed on land within Erie city limits. However, I am a very nearby resident of Lafayette, within Boulder County, and I believe my voice should be heard on this matter.

Please share my comments with the Board of Trustee's and the Planning Commission and pass along my request they DENY the application for a comprehensive plan change to allow for this level of inappropriate development from Meritage Homes.

Thank you for your time,
Melanie Wilkerson

From: kathyjford <kathyjford@aol.com>
Sent: Tuesday, May 4, 2021 9:35 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Against development

To Erie Planning Commission:

I am an adjacent property owner and stakeholder. My address is 109 Bass Circle, Lafayette, CO 80026. I am writing AGAINST changing the zoning to allow for the proposed development project at 111th and Arapahoe Road (directly west of the Kneebone open space. This project is a terrible idea and it will overcrowd the neighborhood. I am very opposed to it.

Thank you
Kathy Ford Goldstein

From: Melanie Woods <melanie.woods116@gmail.com>
Sent: Tuesday, May 4, 2021 9:36 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th and Arapahoe Comprehensive Plan Amendment Narrative.pdf

Following review of this narrative I am opposed to this development and I do not agree to have the land rezoned from rural residential to medium density.

Signed,
Melanie Woods
Resident at
3159 Stevens Circle
Erie, CO 80516

Sent from my iPhone

From: Melanie Woods <melanie.woods116@gmail.com>
Sent: Tuesday, May 4, 2021 9:45 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: No to rezoning the land southwest of N 111th Street and Arapahoe Road

I oppose changing the zoning from rural residential to medium density.

Signed,
Melanie Woods
Resident at
3159 Stevens Circle
Erie, CO 80516

From: Home E-mail <liebetrau@comcast.net>
Sent: Tuesday, May 4, 2021 9:52 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Development

I have no problem with development at 111th and Arapahoe but I am opposed to multiple apartments on that property. We already have difficulty with traffic and apartment density will only exacerbate the problem. Please oppose the heavy density of apartments.

Richard Mark Liebetrau
2333 Block Court
Erie 80516
Candlelight Ridge subdivision

Thank you.

Sent from my iPhone

From: Irina Schwarzburg <ischwarzburg@hotmail.com>
Sent: Tuesday, May 4, 2021 10:17 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th & Arapaho Rd.

As a stakeholder (property owner at Arapaho Ridge), I oppose this development and AGAINST changing the zoning from rural to medium density to allow for this development.

Regards,
Irina Schwarzburg
3053 Stevens Circle North
Erie, CO 80516

From: DONNA P JUTRAS <djutras45@msn.com>
Sent: Tuesday, May 4, 2021 10:20 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th and Arapahoe prject

No, no, no

This area is already too congested. I oppose the change of density, I oppose this project!!!!

Donna Jutras
3224 Billington Dr
Erie

From: Jem Corcoran <jem.corcoran@gmail.com>
Sent: Tuesday, May 4, 2021 10:20 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th and Arapahoe Road

Hello Ms. Moeller.

This is to express my extreme objection to the rezoning and medium density development at 111th and Arapahoe. My property value has already been destroyed by Nine Mile-- I am looking at it right now from my bedroom window. Even with road and traffic light improvements, this section of Arapahoe as well as the intersection of Arapahoe and 287 are going to be a nightmare and people are going to be taking shortcuts through the western section of Arapahoe Ridge. Erie has a lot of other space for this project. Eventually it won't-- eventually it will all be filled in. This would be the time to start piling people on top of each other like this.

Thank you.

-Jem Corcoran
3276 Billington Dr.
Erie, CO 80516

From: Shannon Carpenter <shannoncarpenter17@gmail.com>

Sent: Tuesday, May 4, 2021 10:22 PM

To: Shannon Moeller <smoeller@erieco.gov>

Subject: Meritage apartment project

With the price of homes pricing many out of market, I believe people need affordable housing. I also believe the fear and discrimination against apartment dwellers is inflated. I am in favor of the code change to allow apartments to be developed near 111th and Arapahoe.

You may contact me for my experience in Arizona on this issue.

Shannon Carpenter

480-540-3344

1293 Graham Circle

Erie 80516

From: Amy Dickinson <dickinson.acuamy@gmail.com>
Sent: Tuesday, May 4, 2021 10:34 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: I object to high density housing at 111 th.and Arapaho

I live next to the proposed development and think it will greatly change the neighborhood, in an unfavorable manner

Thank you-
Amy Dickinson
218 Acadia Ave, Lafayette

Sent from my iPhone

From: Diane Kribs <dckribs@gmail.com>
Sent: Tuesday, May 4, 2021 10:35 PM
To: Shannon Moeller <smoeller@erieco.gov>
Cc: Diane Kribs <dckribs@gmail.com>
Subject: In Opposition to the Project at 111th & Arapahoe Rd

Ms. Moeller,

I am writing today regarding the Erie Comprehensive Plan Amendment hearing that will be taking place tomorrow, May 5, at 6:30 p.m. on the Comp Plan Amendment Request for 111th Street and Arapahoe Road.

I would first like to state my strong objection to the proposed development project, as it is going to have significant negative impacts on all local neighbors in terms of increased traffic through the area and an elimination of the mountain view from the Kneebone open space, where many local residents love to run, bike, walk their dogs, etc. There is also the very nearby Flatirons Equestrian Center, zoned as Agricultural (A) where many animals live and many people use to ride horses recreationally. The change of use on this plot of land from rural residential to medium density should be immediately dismissed.

I am a very nearby resident in Lafayette. My address is 1375 No 111th , Lafayette CO 80026.

Please share my comments with the Board of Trustee's and the Planning Commission and pass along my request they DENY the application for a comprehensive plan change to allow for this level of inappropriate development from Meritage Homes.
Diane Kribs

From: Brandon Bullock <zelig2020@gmail.com>
Sent: Wednesday, May 5, 2021 5:18 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed development at 111th and Arapahoe

I strongly oppose this development. I live at 1209 Alexandria St right next to Kneebone open space. This development proposal is entirely counter to the open space, open view, farm land culture of the area, and is purely motivated by developer greed. Please don't ruin this space.

Regards,
Brandon Bullock

From: Abbas M Assadi <Abbas.Assadi@Colorado.EDU>

Sent: Wednesday, May 5, 2021 7:20 AM

To: Shannon Moeller <smoeller@erieco.gov>

Subject: Project at 111th and Arapahoe Road

20 years ago I moved out of Boulder because of projects like this. That is a reason I strongly oppose this project. Thanks Abbas M Assadi

3290 Billington drive

Erie, CO

Sent from my iPhone

From: Mark Morawiec <mmorawiec88@gmail.com>
Sent: Wednesday, May 5, 2021 7:24 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Support 111th and Arapahoe development

Hello,

I live in Flatiron Meadows and wish to show my support for the proposed annexation by Erie and Meritage development plan for the parcel at the southwest corner of 111th and Arapahoe.

I've read the filing and feel this is development that is consistent with Erie development goals and guidelines and needed to increase the mix of housing opportunities in our town.

My son has been looking to start out on his own and found it difficult to find housing in this area that he can afford. He wants to stay nearby in this great area, and be near his work, but costs are prohibitive for someone like him starting out.

Thank you for your time and I appreciate your consideration.

Mark

Mark Morawiec
674 Sundance Circle
Erie, CO 80516

--

Mark Morawiec
(978) 808-5337 mobile
mmorawiec88@gmail.com

From: Julia Wentworth <julia.m.wentworth@gmail.com>
Sent: Wednesday, May 5, 2021 7:29 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Comments on proposed 111th and Arapahoe Development

Hello,

I am a neighboring resident to the proposed development (residence at 1209 Alexandria St.). My house backs directly up to the Kneebone openspace which was one of the primary reasons I bought the property years ago. I am severely opposed to the proposal to allowing medium density residential units at the development site (i.e. I am against the proposal at hand). Not only is it important to me and my four-person family to maintain as much of the view and nature feel of the space as possible, but I am also concerned about increased traffic. I work in Boulder and the west-bound commute is already severely congested. From turning west onto Arapahoe (off of 111th), all the way until Arapahoe becomes two lanes at 75th street, traffic drags. It is frustrating, time-consuming, tiresome, and increases pollution. Please listen to the local residents and support us in saying "NO" to the proposed zoning changes.

Thank you,
Julia Wentworth

From: Susan Chase <sukie.chase@yahoo.com>
Sent: Tuesday, May 4, 2021 9:57 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Potential rezoning at 111 Street

My name is Susan Chase. I live on Alexandria Street in Lafayette, with the back of my house facing 111th Street.

I am very strongly opposed to the proposed Medium Density housing on 111th Street. Traffic has significantly increased in the 16 years I've lived here. The area is crowded already, and the infrastructure cannot handle the increase in housing or traffic. The proposed structures will impact commutes from this area, as well as the noise level and aesthetic of the neighborhood. The height of the structures will alter the look of the entire area.

I plan on joining the meeting on May 5th where this is being discussed.

Thank you.

Susan Chase
1219 Alexandria Street
Lafayette

From: S. Selene <selene@indra.com>
Sent: Tuesday, May 4, 2021 9:06 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: 111th and Arapahoe..

Dear Planning Board,

I have some concerns about this new subdivision plan, at 111 and Arapahoe.

This area is very congested and there are already too many accidents at this light.

We need a buffer between Erie and Lafayette.

And the existing trail system can not handle all of this development.

I intend to attend the meeting on May 5th.

D. McShan
118 Alexandria St.
Lafayette, CO 80026

From: K Sriramesh <ksriramesh@yahoo.com>

Sent: Wednesday, May 5, 2021 7:58 AM

To: Shannon Moeller <smoeller@erieco.gov>

Subject: Voting AGAINST proposed development at 111th St and Arapahoe, Erie

Hello

I would like to register my strong opposition to the proposed development at 11th St. and Arapahoe in Erie. I believe the meeting is scheduled for today. There are simply too many multi-unit developments within a mile radius (look at the big development on S Public and S Boulder for instance). Also, several multi units have come up less than half a mile away on Baseline.

Please register my vote as a NO. I live in Arapahoe Ridge, Erie.

K. Sriramesh

From: Dana Lappen <dana.lappen@gmail.com>
Sent: Wednesday, May 5, 2021 8:44 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Vote AGAINST High density housing on 111th and Arapahoe

Hello Shannon,

My husband and I are voting AGAINST the proposed plan of re-zoning and building high density housing on the corner of 111th And Arapahoe Rd across from Kneebone open space.

Our address is 802 Carbonate Lane, Erie CO 80516.

While we are in favor of offering housing options for people of all incomes and diversity, we do NOT believe this location is the best place to do it.

Please let me know if you need additional information from us in this process.

Best,
Dana and Jason Lappen

Sent from my iPhone

From: Ken L <kenlumahs77@gmail.com>
Sent: Wednesday, May 5, 2021 8:47 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: 111th and Arapahoe Rd. Development

I am against this development. It's going to add more congestion, traffic and an eye sore.

Open space is preferred!

Ken Lum
805 E Geneseo St, Lafayette, CO 80026.

From: Marlene Braytenbah <talk2u13@comcast.net>

Sent: Wednesday, May 5, 2021 9:18 AM

To: Shannon Moeller <smoeller@erieco.gov>

Subject: Do not Rezone

I am writing to you to ask you to vote AGAINST rezoning the property at 111th St. at Arapahoe Rd into high density homes and apartments. The town of Erie is already overwhelmed with houses and apartments. The roads, schools and infrastructure can not handle this overload!
My address is 120 S. High St, Erie COLORADO 80516

Sent from my iPad

From: Flo. B. <floboski2000@yahoo.com>
Sent: Wednesday, May 5, 2021 9:21 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: AGAINST rezoning proposal

Hello,

I oppose this development at the corner of 111th and Arapahoe Rd. I oppose the change of rezoning from Rural Residential to Medium Density to allow for this development.

It is detrimental to NATURE, to the road traffic, and to people living nearby.

The only benefit is YOUR personal POCKETS. It is selfish and inconsiderate. Stop building! Period.

Florence Bocquet
1248 Ilium Circle
Lafayette, CO 80026
(720)308-1593

From: Will Pennington <will.pennington@gmail.com>
Sent: Wednesday, May 5, 2021 9:34 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Opinion against re-zoning at 111th and Arapahoe Road

Hello,

I am writing to oppose the rezoning request and development of the property at 111th St and Arapahoe Road. I am against the medium density rezoning request.

My address is:

906 Sundance Ln, Erie, CO 80516

Thank you,
Will Pennington

From: Choka, Denice <denice.choka@leanintree.com>
Sent: Wednesday, May 5, 2021 9:55 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Rezoning Horse Farm-111/Arapahoe- Please DON'T Approve

Dear Ms. Moeller,

I implore you to vote NO to this request.

That intersection and streets are already unsafe. I personally have seen numerous accidents with pedestrians.

With the influx of thousands of cars and families already scheduled with the residential build on the 9 Mile Corner, this corner/space/area can not handle additional apartments/townhouse/condos.

Our community deserves better. Thank you in advance for your consideration.

Respectfully yours,
Denice Choka
1916 Hauck Street
Erie, CO 80516

From: Brett Sawyer <brett@coloradolandmark.com>
Sent: Wednesday, May 5, 2021 10:02 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th and Arapahoe Road

Good morning Shannon -

I'm writing to voice my strong opposition to the Town of Erie's prospective rezoning of the SW corner of Arapahoe and 111th Street; and Meritage Home's proposal for high-density development on that site.

While I feel residential development of the site is appropriate, I disagree with Norris Designs' assertion that it is compatible with the surrounding area. The approved high-density housing with Nine Mile Corner is adjacent to the west of this parcel, and that housing will be adjacent to commercial development. However, housing to the south, east, and north of this parcel is low-density, detached single-family. Beacon Hill, Lafayette Park North, and Arapahoe Ridge (where I've been a homeowner and resident since 1998) are all single-family, detached, low-density residential.

The creation of any housing on the subject property will no doubt affect the already overcrowded and dangerous intersection at 111th and Arapahoe. Adding high-density will negatively affect the quality of lifestyle for the residents of the surrounding single-family neighborhoods, and the Kneebone Open Space through increased vehicle traffic and congestion.

As such, I ask that you and the Town of Erie maintain current zoning on this parcel; or if zoning is to change, allow only for detached, single-family residential development.

Many thanks!

Brett Sawyer | REALTOR®
Certified Negotiation Expert
Chairman - Boulder Area REALTOR Assn.
303.517.4147 ColoradoLandmark.com

1002 Griffith Street, Louisville, CO 80027
[View My Testimonials](#)
[What's Your Home Worth? CLICK HERE!](#)

From: Brooks Brown <brooksbrown2949@msn.com>
Sent: Wednesday, May 5, 2021 10:31 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed developement at 111th Street and Arapahoe Road

attn: Town of Erie Planning Commission

I am contacting you to urge the Erie Planning Commission to vote AGAINST changing the zoning to allow for this development. I am an adjacent property owner and stakeholder at 1106 Alexandria Street in the North Lafayette Park neighborhood. This is not the place for medium (or high) density growth to happen. We already have excessive traffic congestion on Arapahoe Road and allowing this developement would worsen this situation.

Brooks Brown
email: brooksbrown2949@msn.com
cell/text: (303)818-4285

From: Robert Drew <rdrew_4@hotmail.com>
Sent: Wednesday, May 5, 2021 10:31 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Medium Density , Meritage Homes

Ms. Moeller as we previously discussed, and as a adjacent land owner to this proposed development. We went over that the six subdivisions are all single-Family home developments surrounding this proposed development and should be in concert with ONLY single Family home developments. We already have a too dense 9-mile development with thousands of thousands of people to be put in apartments already clogging one of the most dangerous intersections reported by the State of Colorado. On top of that a full retail section to boot. Both developments bordering Arapahoe Ridge and Beacon Hill, Erie and Lafayette deserve better than to have another couple of thousand or more people in a clogged medium density development-it is too much, presents major safety concerns for Arapahoe Ride, and Beacon Hill, and their respective Families. Also with that type of density, too much lighting, too much noise, to high stories, fire concerns, crime concerns, and way too many people affecting the single family subdivisions. There is also a major concern of Former and current Erie and Lafayette employees involved in both 9-Mile and this new development-a legal conflict of interest. We need Erie to be responsive to the needs and safety of the EXISTING single Family subdivisions, and not to the greed of money and tax money. One major mistake was getting rid of a 1909-1914 retention lake that was made larger with my and others tax dollars, the State of Colorado has come out with a warning of severe water shortages and a long term drought that is estimated to last decades, Erie should have never filled that in, not only with the growing population of Erie, but the growing problem of water shortages as reported by the state of Colorado. Erie needs to be smarter, we are a "Bedroom Community", we are not a apartment high density, medium density or such-all development should be in line with what is around it, please stop mixing the balance of safety with all of these affected single Family homes subdivisions. Thank you for your support in advance against this "medium density" too much project for the area, have a great day and Erie-please "do the right thing"! Best Mr. and Mrs. Robert Drew, and surrounding Arapahoe Ride, and Beacon Hill single Family neighbors and neighborhoods.

Sent from Mail for Windows 10

From: Charla Wright <charla73@comcast.net>
Sent: Wednesday, May 5, 2021 10:32 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Development proposed at 111th & Arapahoe

To Whom It May Concern:

I oppose this proposed development. Please do not allow this to be built. This area is already too congested with the projects being built at 287& Arapahoe.

Thank you,

Charla Wright
749 Byrd Drive
Erie, CO. 80516

From: Luke Trautwein <luke_trautwein@yahoo.com>
Sent: Wednesday, May 5, 2021 11:10 AM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Comments for 111th & Arapahoe Development

I would like to add my comments for the discussed development at 111 & Arapahoe.

My name is Luke Trautwein & I live with my wife and 2 young daughters at 1769 MacCullen Drive in Erie.
The Arapahoe Ridge Subdivision.

We are strongly against this proposed development. Erie should be actively trying to increase quality of life vs. quantity of life in our fantastic town. Building such a large swath of homes will not improve our community. Furthermore:

- It will choke and already busy intersection that is full of cyclists, runners and walkers heading to Lafayette and using the only way over without a car (Kneebone open space).
- Increase traffic noise to my subdivision and all the houses around it.

Thank you for your time and consideration,

Luke Trautwein
847-361-8051

From: Hi Rich I'm not sure if this will work but I'm trying to forward on some information from a website I've check into love J xx <janeththom@gmail.com>
Sent: Wednesday, May 5, 2021 11:14 AM
To: Shannon Moeller <smoeller@erieco.gov>
Cc: derekathom@aol.com; Janet Thompson <janeththom@aol.com>
Subject: proposed new development

We totally oppose the plan to build apartments on the corner of 111/Arapahoe road. The traffic is bad enough now in and out of Boulder on Arapahoe both East and West of 287 and will only get worse with more residences at that location.

Consider this two views for both me and my husband. Thanks

Janet and Derek Thompson
303-668-9987
1277 Ptarmigan court, Lafayette
Hawk Ridge Subdivision east off Arapahoe road
And adjacent to the open space on the east corner of 111/Arapahoe.

Sent from Mail for Windows 10

From: Daphne Leong <daphne.leong@colorado.edu>
Sent: Wednesday, May 5, 2021 12:12 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: proposed development at Arapahoe and 111th

I'm writing to express my vote against this proposed development, for reasons of density and traffic flow.

Thank you,
Daphne Leong
846 Shuttleworth Drive,
Erie 80516

From: Allison Quevillon <alquevillon@gmail.com>
Sent: Wednesday, May 5, 2021 12:45 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th/Arapahoe

Hello,

My name is Allison Quevillon and I am a resident of Erie at 620 Gallegos Street.

I oppose this proposed development project and changing of Erie's zoning laws to accommodate it for several reasons. There has been a massive population boom in recent years leading to more congestive roadways. Despite all of the building of residential and commercial properties, little has been done to transition our roadways to accommodate the influx of business and people. Due to this reason, I firmly believe this intersection will be unable to manage an already congested area of traffic. Until infrastructure has been developed, I believe this development will significantly impact our community in a negative way.

Erie is a large area of land and can accommodate housing elsewhere. It would make more sense to have such a complex be built in a more sustainable area of Erie in the time being. Obviously, this town is going to change and fill in within the coming years. However, it makes more sense to mitigate that change in a manner that supports the current infrastructure concerns. This plot of land can absolutely be built upon in the future, however it should not be considered until other areas of Erie have been developed due to the population/congestion concerns that already exist and negatively impact this community.

Thank you for your consideration,
Allison Quevillon

From: Kathryn Novak <knovak52@gmail.com>

Sent: Wednesday, May 5, 2021 12:12 PM

To: Shannon Moeller <smoeller@erieco.gov>

Cc: Planning Commission Board <planning@erieco.gov>; Board of Trustees Mail <bot@erieco.gov>

Subject: 111th and Arapahoe Rd

No to the zoning to Medium Density on that corner of 111th and Arapahoe. Project. Sit there and try to get out of the western edge of Arapahoe Ridge. You sit there for 5 plus minutes or get hit by a car.

A big NO!

It will harm the area around. Arapahoe can't take that kind of traffic, and, we've got sky high water bills now. I can't help but think what this will do to our water prices. I don't see Arapahoe from 111th to 119th being widened to accommodate the immense traffic that not only 9-mile corner will create but also Lafayette's big development just to the west of 287 off of Arapahoe rd. The developer, Meritage is a spooky, not-so-good builder. Don't let them destroy our area which has been a nice quiet area with their 2 and 3-story townhomes. Someone isn't looking at this correctly. It will cause gridlock, wildlife death, intense lighting issues and so many packed in people to that small area. Show me where in Erie that you have this kind of insane development in such a small area. Please have a heart!

We have enough! That 9-Mile corner will put us over the edge and yet you want to build almost 300 properties in that small space? This needs to be re-evaluated. Look around. There are no 2, 3 and 4-story buildings in that area—just single family homes. Why are you trying to change the character of the area. It's so unkind to every person that has lived in that area and paid taxes, I have for 18 years and the traffic is bad, bad, bad.

The wildlife, the traffic, the water. Please vote not on this density change. Put a park or something that people can enjoy, not just taxes for the town and a hardship on our already high-priced water.

Please, stand up to these developers and just say NO!

Kathryn Novak
3295 McClure Dr
Erie, CO 80516

From: Delcia Litt <delciaalitt@yahoo.com>
Sent: Wednesday, May 5, 2021 12:59 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Zoning Change Meeting

Hi,

RE: 111th and Arapahoe Rd.

I have lived and loved Erie almost 10 years and have seen our small rural community turned into urban sprawl with high density housing ruining any open space we have. It is always a disappointment to hear of another housing development when Erie is already plagued by too much traffic, noise, light and sound pollution.

Where are we getting water to supply our current folks. When can it end?

Just last week one of the only fox families that have survived over the years was killed by the DOW off Isabelle after being hit by a car. You took away our quality of life here this isn't the reason we moved here and the Erie Airport is the biggest problem about Erie. Erie loves to plan the noise on Broomfield but we know that it's not them.

I am off the subject but just know I am opposed to Zoning changes to suit Meritage Builders.

Delcia Litt
CO-President Colorado Mosaic Artists (CMA)
Programming Director-CMA
Mountain Top Stained Glass
<http://www.mountaintopstainedglass.com>
<https://particularsart.com>
<http://www.coloradomosaics.org>
Adventures in Color, Light, & Glass

303-218-0770

From: YVONNE LARSON <ylarson@comcast.net>
Sent: Wednesday, May 5, 2021 12:59 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Rezoning - North 111th & Arapahoe Rd

Having read through much of the report: 21-167 - Staff Report (legistar.com)

I have multiple concerns about the proposed change from Rural Residential to Medium Density:

- Safety and Emergency Response Services - Presently it is Lafayette's emergency crews that are responding to calls at North 111th & Arapahoe and at Hwy287 & Arapahoe Rd. Additionally housing will raise the number of calls for emergency services and Erie does not have a substation on the West end of Erie. Emergency services seem to be dispatched to the nearest firehouse, which is logical and reasonable; however Erie continues to build and increase the number of calls (and financial burden) on Lafayette to respond to calls in the proposed area.
- Water - The City of Erie has some of the highest water rates locally. Has Erie obtained more water rights to cover the present and future needs of residents?
- Nesting/Hunting grounds for Bald Eagles - the corner of 111th & Arapahoe Rd has a large prairie-dog population and there are eagles that are using this as a hunting ground.
- Major Impacts to the Kneebone open space (Lafayette) - this space would be have increased pedestrian traffic and people using these walking paths and using it as a dog park. The maintenance of this would come under the financial expense of Lafayette. Increased pedestrian foot traffic would make crossing N. 111th more dangerous as there would be increased vehicle traffic coming from the proposed medium density housing development. This would naturally be yet another area for Lafayette's emergency crews to be responding to. The North 111th street intersections are not well designed/equipped for. right turns coming from Arapahoe Road and would have to be reconstructed to safely accommodate both street traffic, bus stops, and foot traffic.
- Major changes to the proposed density of the area: With the exception of the present Nine Mile development all surrounding residents are low density - Nine Mile is a significant change and further changes in density is very very impactful to those living in this area. It is estimated that there would be an extra 1,000 - 1,200 cars coming from this expanded development and that would present major impacts to an already overcrowded traffic pattern.

The following is based on: 21-167 - Staff Report (legistar.com)

- 2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan;

Staff: The proposed amendment is compatible with the surrounding area and the goals and policies of the Plan. The proposed MDR designation will serve as a transition between the higher intensity RC (Regional Commercial) land use designation to the west and the lower density residential land use designations and uses to the north, south, and east, while allowing for diversified housing options to meet the varying needs of residents as supported by the goals and policies of the Comprehensive Plan.

As stated before the change from Rural Density to Medium Density is not compatible with the surrounding area and it poses many difficulties to traffic and pedestrian traffic patterns. These have not been adequately address in the staff report/comments.

- 3. The proposed amendment will have no major negative impacts on transportation, services, and facilities;

Staff: Future development on the site will be required to provide for transportation, services, and facilities improvements to mitigate any potential impacts.

Staff and the developer have not adequately addressed the costs or the plan of how the developer proposes to provide for transportation, services, and facilities improvements to mitigate the impacts that will naturally come from placing additional demands for emergency services, water needs, traffic and foot traffic safety needs.

It is not enough to state that the developer will provide for those needs and these needs are not unsubstantial; it is not evident that the Town of Erie is balancing the servicing the needs in this development area at the present time. Therefore it is reasonable to have major concerns that the developer and the Town of Erie need to address these needs before adding in more. It takes money, time, and land resources for the Town of Erie to address these and there is no stated plan, addressed in this report.

- 4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;

Staff: Adequate services and facilities will be planned and available through the development process.

The proposed amendment will have major effect on the services, there are many services not provided for as of today. The developer has been remiss in addressing how snow storms have impacted Arapahoe Road. The last snow storm made the roads difficult because of several inches heavy wet snow and the developer left behind traffic cones, traffic barrels, post type traffic guides on Arapahoe Road. These caused vehicles to have to navigate a maze of traffic issues and caused a domino effect of falling traffic diverters in an already limited driving area. Additionally the chain-link fencing has fallen down more than once and into the street; then there were/are the deep holes created by cutting out sections of the pavement (and then not covered by metal plates) that have caused multiple issues on a major street artery.

Does the Developer Meritage propose to begin work on an Emergency Services (Fire, Ambulance, Police) substation in this underserved area before finishing or adding to the numbers of residents that will be moving into the area? These services are not presently available from the Town of Erie and there is little confidence that these will be available in the very near future ... say next month or even next year (2022) Staff and the Developer have not adequately addressed these concerns.

- 6. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan; and (remarks from)

Staff: Strict adherence to the existing Plan would result in the property not being included in the Town's planning area boundary as intended through the 2019 IGA and the property not being developed within the Town's jurisdiction, which would not be in keeping with the goals and policies of the Comprehensive Plan to provide a coordinated and efficient pattern of growth and to provide diversified housing options to meet the varying needs of residents.

The issue of the existing Plan resulting in the property not being included in the Town's planning area boundary is not the burden of the local residents. The Developer Meritage Homes does not have to

purchase this property and if they purchase the property it is not to say that they would not build homes, the issue is increasing the number of residents in an already underserved area. The infrastructure that the Town of Erie needs to provide is not in place and likely will not be in place in the near future.

- 7. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof.

Staff: The proposed plan amendment promotes the public welfare and is consistent with the goals and policies of the Comprehensive Plan, including the following specific guiding principles, goals, and policies:

This plan does not "... promote(s) the public welfare ..." of the present day residents of the North 111th Street & Arapahoe Road.

Chapter 2: Vision and Guiding Principles

Guiding Principles

· A Coordinated and Efficient Pattern of Growth

The Town will have a compact pattern that encourages urban growth to locate within the Planning Area Boundary, fosters the efficient provision of infrastructure and services, and balances development and conservation of the natural environment.

The proposed amendment from Rural Density to Medium Density plan does not (at present) mitigate the lack of infrastructure and services that are lacking. Further infrastructure, traffic, and emergency services need to be developed before adding more residents to an area lacking services. The proposed amendment to density will not add to the "... conservation of the natural environment" of the surrounding area, it will in case-in-fact take from that conservation or the area by removing hunting grounds for the Bald Eagles, cause further issues with vehicle traffic flow and create increased pedestrian risk.

Based on what was reported in the area of:

Public Comments:

Public comments were received expressing concerns about the proposal including the proposed medium density residential designation and potential impacts to traffic, natural resources, and wildlife, among other issues. Written public comments received at the time of publication of the packet are included in the attachments.

My conclusion is that the Town of Erie, the Staff, and the Developer are set to override the reasonable concerns of both Lafayette and Erie Residents in this area, will ignore the spirit of the IGA between Lafayette and Erie. Local residents have presented concerns that are not addressed in the remarks of Staff. I would encourage Staff to give more weight to these concerns and to better address the missing elements of Emergency Services in this area, Water needs and costs, wildlife and conservation concerns, pedestrian needs, traffic and street needs, before increasing the amount of housing units in this already underserved area of Erie. There is much made of being a good corporate citizen, by addressing the concerns raised by locals and resident's of Erie, the Town of Erie and Mertiage Homes will demonstrate goodwill and good citizenship.

From: wendell almeida <jimijeff@hotmail.com>
Sent: Wednesday, May 5, 2021 1:16 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th and Arapahoe Road

I am very much opposed to the re-zoning to medium density in this development. As usual this change would further shift the increase in costs to existing residents (fire department, schools and police). The visual blight of the taller buildings and the increase in traffic congestion are also strong negatives.

Wendell Almeida
147 Autumn Ct
Erie, CO 80516

Sent from Mail for Windows 10

From: Mary Kay Lucas <mkluucas303@hotmail.com>

Sent: Wednesday, May 5, 2021 1:25 PM

To: Shannon Moeller <smoeller@erieco.gov>

Cc: Kelly Zuniga <kzuniga@erieco.gov>; Andrew Sawusch <asawusch@erieco.gov>; Geoffrey Ames <games@erieco.gov>; Dan Hoback <dhoback@erieco.gov>; Cory Fraser <cfraser@erieco.gov>; James Luthi <jluthi@erieco.gov>; Michael Witt <mwitt@erieco.gov>

Subject: Resolution No. P-21-06

I have attached a response to the Application for Development at the southwest corner of Arapahoe and 111th. I hope my review is helpful for the planning commission.

Mary Kay Lucas

Sent from Mail for Windows 10

To: Planning Commission – Erie, CO

Date: May 5, 2021

From: Mary Kay Lucas
2618 Hughs Drive
Erie, CO 80516
303-956-7031

Subject: Response to the Application for Development at the Southwest corner of
Arapahoe Road and 111th Street
• Resolution No. P-21-06

The Planning Commission (PC) is asked to approve the annexation of three properties at the above referenced intersection. Further, the PC is also asked to approve a zoning designation change from Rural Residential to Medium-Density Residential for these properties. These two items are bound together with a request to approve an application by Meritage Homes to build 2- and 3-story townhomes on the site.

Whether Erie can and should annex these properties is beyond the scope of this response. Having lived within one mile of the intersection of Arapahoe and 111th for 35 years, first in Lafayette and then in Erie, it is my opinion that the land in question is of greater value than a development of townhomes could possibly honor and there are alternatives that would make better use of the subject properties.

This development does not directly impact me or my home. I have no financial interest in the properties, am not associated with anyone who does have a financial interest, and believe that Meritage Homes builds quality homes. Arapahoe Road turned into a gravel road east of the intersection of Arapahoe and 111th when we first moved to the area 35 years ago. We have seen many changes to the area, including the development of Arapahoe Ridge, in the years we have lived here. This is the first time I have contacted a planning commission.

There is no doubt that the proposed 2- and 3-story townhomes are currently in demand in the Denver Metro area. Meritage's application and the narrative provided by Norris Design (Norris) makes no mention of rooftop decks on the proposed 3-story townhomes but they are an option in all of the 3-story townhome communities that Meritage is currently building. There are many developers building townhomes like these. Rooftop decks have recently been in contention in a Broomfield development that is not one of Meritage's products. A question about Meritage's desire to build these homes without rooftop decks should be answered now because townhomes with rooftop decks are a driver of the popular trend for the townhomes that are proposed.

I have reviewed the floorplans for Meritage's townhomes. It is easy to do so by visiting their website. All of their townhomes are slab-on-grade structures with a 2-car garages comprising one-half of the bottom level of the home. The garages are accessed via an alley-load entrance. The front entrance to the home comprises the other half of each of the home's first floors. All of the townhomes have options for a bedroom and bathroom or a laundry room and bathroom at this level. The main living level is one full-flight of stairs up from the ground-level entrance to the home. The 3-story townhomes place all bedrooms on the third level. The use of another full-flight of stairs is required to access them. A rooftop deck would require the use of another full-flight of stairs. While some builders provide an option for a private elevator in their townhome developments, Meritage does not. Meritage refers to these townhomes as "Active Adult" communities on their website.

Norris's narrative regarding the proposed project is written on behalf of Meritage Homes. This narrative addresses the conditions to approve the annexation, the change in zoning, and development of the townhomes. Norris represents that the townhomes "are attractive to a wide-range of demographic homebuyers, from starter-families to downsizing seniors".

As a potential downsizing senior, I can unequivocally state that a home that requires the use of a full-flight of stairs to access the main living area is not representative of that demographic or, if it is, is a short-term solution to their needs that will need to be revisited in the future. Further, having raised two children, I can attest that a home that requires the use of a full-flight of stairs to access the main living area would not work over the long term. Imagine arriving home from work with a toddler, an infant, all of their accoutrements, and a trunk full of groceries. The daunting task of getting all up the full-flight of stairs would be a nightmare. Every visit to the outdoors with the children would require that same use of the stairs. Starter families and downsizing seniors would soon find themselves in the market for another home that allows entrance at ground level. In other words, the proposed townhomes are built on the premise of planned obsolescence. This location should provide a more inclusive, long-term residential community.

Within the application itself, in the section titled: Financial impacts of the proposed annexation, Norris outlines the tangible and intangible benefits that may be considered in an annexation. This includes, among other things, a representation that significant benefit can be found in "housing opportunities for the elderly or other special populations". A quick review of the narrative will show that the use of boldface type is Norris's. These townhomes are not meant for elderly or special populations because of the required use of stairs. ADA compliance would be very difficult to incorporate within these homes. These townhomes do not meet the representation that elderly and special populations can reside within them. It is more likely that they are exclusionary for this population.

At item number 7, Norris provides the conclusion that the "proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and

elements thereof.” This land is currently zoned Rural Residential and our Comprehensive Plan (comp plan) includes language that new developments will, “work to maintain the quality and character of established neighborhoods and ensure that infill and redevelopment is designed in a manner that minimizes impacts on existing neighborhoods, including rural neighborhoods in the Planning Area”. The Rural Residential homes that comprise the south boundary of this development would not likely agree that a series of eleven, 2- and 3-story townhomes meets the minimalization of impact goal for their properties. The three surrounding neighborhoods, two in Lafayette, and one in Erie are not likely to agree that these bucolic properties (minus the current state of disrepair on two of them) are best served by the addition of rows of townhomes. Our comp plan notes that, “Erie’s rural character—one of the many benefits of its agricultural heritage—is highly valued by the community.” The “community” should include residents of Lafayette as they are impacted by this development and undoubtedly hold the same values. These properties need a better plan than Meritage’s proposal.

Our comp plan provides Urban Residential Policies that are to be considered across all zoning levels. These policies contain language that call for a better use of the properties than is proposed.

The incorporation of a variety of housing types, models, sizes, lot sizes, lot configurations, and price ranges in new neighborhoods will be strongly encouraged to provide expanded housing options for Erie residents. Incorporating a mix of housing types at both the neighborhood scale and the block scale will be encouraged to create varied and interesting streetscapes and to encourage a diverse community.

These properties have built-in tenets that can encourage a diverse community. The nearby bilingual elementary school, Pioneer Elementary, is a huge asset for the entire community and families with children could choose to send their children to the school; this would further the goal of a diverse community. One of the biggest assets of this property is its access to RTD for the use of public transportation to Erie, Lafayette, and the entire Denver metro area. I have worked in the at-risk student population for over twenty years and can state that inadequate ability to access public transportation is a huge confounding factor for families in outlying communities such as Dacono, Frederick, Firestone and Mead. Providing a development at this location that families will enjoy and want to stay in will also provide access to public transportation.

The pandemic has created a real estate boom as people are choosing to live in homes that will provide: easy access to the outdoors, the space to incorporate adults working from home while their children access their education from home, and home gyms or workout areas within the home. While townhomes (with rooftop decks) are trendy, they do not provide the space for this wish list. A mix of housing types that includes potential basements and a variety of housing types with ground floor access to the home will truly expand the housing options available at this location and in Erie. Multi-generational home plans are also currently in high demand in the Denver metro area and should be considered for this location.

Also found at item number 7 in the narrative provided by Norris are the two main tenets to support their application. It is interesting to note that their first tenet is the dangle of a carrot that designating the property as medium-density “will create the residential density of rooftops that is often necessary to the success of emerging commercial centers such as that of the Nine Mile development”. This tenet is stated consistently throughout the narrative to support their application. It is questionable at the very least to say a development will have “no major negative impacts on transportation, services, and facilities” while extrapolating its existence to boost the success of the Nine Mile development. If a

development is not large enough to impact transportation, services, and facilities it cannot then somehow make a large difference in a tax-base. Arapahoe Ridge has medium-density housing in its western section. It is comprised of single-family homes with ranch and two-story floor plans that provide a community where grandparents (aka downsizing seniors) and their grandchildren's families can enjoy living for as long as they wish to remain there. Medium-density zoning does not mean the properties have to be townhomes.

It is unfortunate that annexation and zoning changes have been bound to applications by builders/developers. It would seem this puts developers in the lead seat for determining what our community should look like. It is my hope that the planning commission will deny the application by Meritage Homes because the proposed townhomes don't fit with the rural surroundings, heritage, assets, and value. Perhaps the town could put out a RFP for developers that can better meet the needs of the town and its citizens. The pictured examples in our comp plan under Urban Residential Policies could be used as examples of the types of homes the community wants and needs.

From: Kristen Roy <kristencroy@gmail.com>
Sent: Wednesday, May 5, 2021 1:37 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Oppose Meritage zoning change

To whom it may concern,

As a homeowner in Silver Creek in Lafayette, I live near the proposed zoning change location at 111th and Arapahoe. I oppose this zoning change because there is already enough traffic at this intersection and the roads at this intersection are badly in need of repair. Adding a significant number of cars from the proposed development would disrupt the traffic flow from our neighborhood even more than has already happened from other developments.

Kristen Roy

From: M. Barchas <michaelbarchas@msn.com>
Sent: Wednesday, May 5, 2021 1:42 PM
To: Shannon Moeller <smoeller@erieco.gov>
Subject: Proposed Development at 111th and Arapahoe Road

To Whom it may concern,

I am writing to voice my opinion to the Planning Commission that I am AGAINST changing the zoning to allow for this development.

I live at 3950 Beasley Dr Erie, CO 80516 at an adjacent property owner and am a stakeholder.

I've been listening to constant construction noise from the 9 mile development 6 days a week for the past 7+ months.

This stretch of Arapahoe between 111th and 287 cannot handle any more traffic due to the crossover that was allowed to be built thru the Flatirons Meadow neighborhood via Erie Parkway.

Traffic is often backed from 287 to east of the 111th light. It can take 2-3 lights just to get out on to 287 from Beasley. Unacceptable.

The proposal asks to add yet another light between 111th and 287. Too many lights for a 1/4 mile of roadway.

This part of Arapahoe is becoming very dangerous. Motorist speed and break traffic laws as there seems to be no law enforcement presence on Arapahoe.

Please reject the change in zoning.

Yours truly,
Michael Barchas
3950 Beasley Dr
Erie, CO 80516

From: Martin Balgach <mbalgach@yahoo.com>

Sent: Wednesday, May 5, 2021 2:07 PM

To: Shannon Moeller <smoeller@erieco.gov>; Contact Us <contactus@erieco.gov>

Subject: Opposition to 111th & Arapahoe Development

Please oppose high density housing in that area. I've lived in Arapahoe Ridge for 10 years and feel we've already ruined the quality of life in this area. Erie used to be a great place to live, now I wish I could move. 9 Mile is going to be a nightmare for us, and this will only make the area more congested and unsightly. We don't have enough space or water for endless development.

Thanks,

Martin Balgach
3264 McClure Drive
Erie, CO