



3-15-2026

Harry Brennan | Senior Planner

Town of Erie / Planning & Development

645 Holbrook Street | P.O. Box 750 | Erie, CO 80516

Phone: 720-745-1022

Re: Spring Hill – Preliminary Plat NBHD Meeting

Meeting overview

- Date/time/location: March 2, 2026, 6:00–7:00 p.m., Erie Recreation Center. Meeting ended ~7:15 p.m.
- Attendance: 8–10 neighbors in attendance; 8 signed in. Applicant team attendees: John Prestwich (PCS), Chris Elliott (E5X), Sarah Hunsche (E5X), Jonathan Adkins (E5X), and Nolan Kamm (E5X).
- Purpose: Provide an update on project progress, review changes since prior neighborhood meetings, confirm previously stated commitments, and address resident questions and concerns.

Presentation and project updates

- Master Plan overview: Chris Elliott presented the most current Master Plan and explained that recent modifications have been primarily offsite and technical in nature rather than changes to on-site land use or lot layout. Key offsite items discussed:
 - Offsite drainage channel: design refinements to better manage offsite runoff; the channel will run through the property and then head north under Highway 52 with new culverts, the channel will run all the way to Boulder Creek.
 - County Road 3 / Highway 52 intersection: CDOT has indicated a preference for a roundabout rather than a conventional traffic signal. The master plan reflects this change in intersection design.
- Reaffirmed commitments: The applicant reiterated previously communicated commitments to:
 - Provide a trail connection to the west that links the development to adjacent open space/circulation networks.
 - Construct landscaped berms and install vegetation buffers to screen and soften views from neighboring properties.
 - Provide perimeter fencing where previously agreed with adjacent property owners.
 - Maintain open-space areas and protect drainage/irrigation ditch corridors that fall outside the development area.



Discussion topics and resident concerns

- Southwest property drainage: Neighbors raised concerns about existing drainage issues in the southwest portion of the property located between two irrigation ditches. Clarifications provided:
 - That specific area is planned to remain open space and is not slated for development or direct disturbance under the current plan.
 - The development's proposed grading and stormwater infrastructure are designed to avoid worsening existing conditions; offsite drainage work is intended to improve overall hydrology in coordination with local drainage authorities.
 - Applicant committed to continue coordination with the irrigation ditch owners/operators and with town engineering staff through the final construction document design.
- Highway 52 improvements and roundabout concerns:
 - Residents asked when Highway 52 improvements (including the potential roundabout at County Road 3) will occur and expressed preference/concern about a signalized intersection vs. a roundabout.
 - Applicant response: CDOT controls the design, phasing, and timing of state highway improvements. The development will participate financially in required intersection and roadway improvements and will construct acceleration/deceleration lanes as required by CDOT. Final design and schedule will follow CDOT direction and permitting.
- Wells and site remediation:
 - Applicant confirmed all on-site wells have been plugged and abandoned (P&A).
 - Residents noted remaining cleanup activities. Applicant clarified that P&A has been completed by operators, but additional remediation and site cleanup tasks remain to fully close out environmental/site work; the operators will follow state/local environmental procedures to complete those actions.
- Fencing, lot-level design, and construction timing:
 - After project-level questions, discussion shifted to individual lot needs: residents asked about fence styles/options and where fencing will be placed relative to lot lines and open space.
 - Applicant noted that final fence type and placement will be coordinated with adjacent homeowners as part of the final design and construction, and that neighbors will be consulted regarding aesthetics where prior commitments exist.
 - On timing: the applicant shared an anticipated schedule assuming favorable approvals: if Preliminary Plat hearings proceed positively, the team would prepare Final construction documents (Final CDs) and seek permits with the intention of beginning land development work in spring/summer of 2027. Home construction could follow roughly nine months after earthwork and infrastructure are underway, depending on market and permitting conditions.

Action items and follow-up

- Applicant commitments:
 - Continue coordination with local stormwater authorities and irrigation ditch operators to verify that offsite drainage modifications will not adversely impact neighbors.
 - Complete remaining site cleanup/remediation steps and communicate progress/status to neighbors.
 - Coordinate fence styles and placement with adjacent property owners as part of the final design process.
 - Provide updates to the neighborhood following significant project milestones (Preliminary Plat hearing outcomes, Final CD submittal, permitting milestones).
- Neighbor requests:
 - Additional clarification and updates on Highway 52 schedule and CDOT design decisions as information becomes available.
 - Confirmation of final drainage solutions for the southwest open-space area.
 - Notification before any on-site work begins and opportunities to review lot-level fencing/landscaping plans.

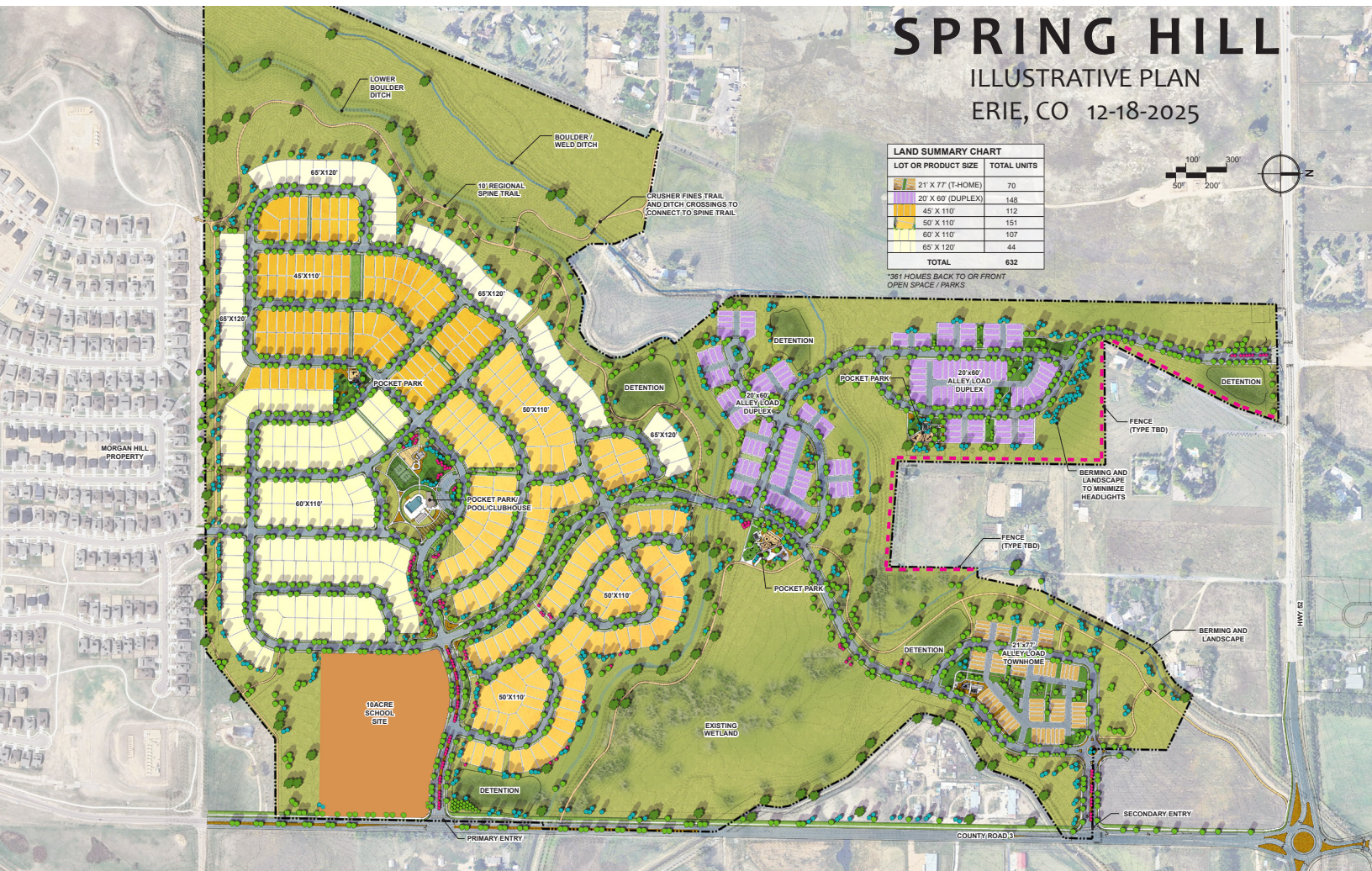
Summary conclusion

- The March 2 meeting functioned as an informational update and opportunity for dialog. The applicant reaffirmed prior commitments to trails, berming, landscaping, and fencing; clarified the limited scope of recent changes (primarily offsite design and CDOT-driven intersection concepts); and addressed neighbor concerns about drainage, CDOT's intersection decisions, well decommissioning, and fencing. The team committed to continued coordination, follow-up on site cleanup and drainage details, and ongoing communication regarding schedule and design as the project advances.

Sincerely,



John Prestwich – RLA, President
President, PCS Group, Inc.





SPRING HILL Erie, Colorado
NBHD Meeting Images, May - 2022



VICINITY MAP/ILLUSTRATIVE MASTER PLAN



SPRING HILL Erie, Colorado
Illustrative Air View, May - 2022



NORTH EAST CORNER - VIEW A



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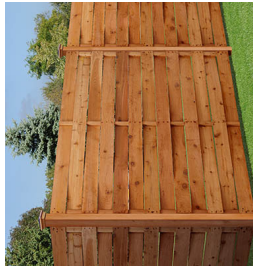
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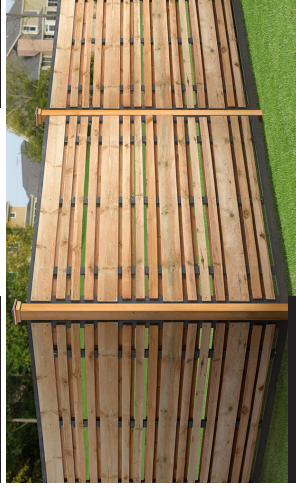
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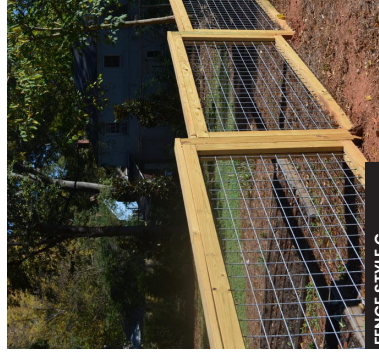
FENCE STYLE D



FENCE STYLE E



FENCE STYLE F



FENCE STYLE G



7-30-2024

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Re: Spring Hill- PD and Preliminary Plat NBHD Meetings

As requested please find enclosed a summary of the Neighborhood Meetings that have taken place for the Spring Hill community.

October 11, 2021 - summary below, ZOOM Meeting
October 17, 2021 - Follow up Conference Call
Mid-October thought December, 2021 - ongoing calls and email correspondence
January 4, 2022 - Neighborhood Meeting at the Erie Recreation Center
January 6, 2022 - Client Team voluntarily delays BOT hearing
January 13, 2022 - Morning - Meeting with Western and some Northern property owners on site
January 13, 2022 - Afternoon - Meeting with Northern property owners on site

As part of these meetings we modified the design of the Preliminary Plat to include a trail connection including two bridges across the existing ditches that will provide access to the SPine Trail for the Western neighbors. Increased the buffer from the existing homes in the northern portion of the property to the proposed Townhomes. Modified the design of the Paired Homes in the northern part of the community to increase buffers to existing homes. Voluntarily worked with existing neighbors to allow them to decide what type of fencing they would like installed, increased buffer plantings and added berming.

We have included a summary of the design revisions based on Neighborhood input is at the end of this summary.

Over the last approximately 18 months our client team has been working with the Town, CDOT, and Wright Water Engineers to develop an acceptable design solution for some regional drainage issues that the Spring Hill community will assist with. Our client team has kept in contact with the Neighborhood residents but has not had additional formal meetings.



MEETING NOTES FROM OCTOBER 11 MEETING

Audem Gonzales
Senior Planner, Planning & Development
Town of Erie
645 Holbrook Street | P.O. Box 750 Erie, CO 80516
Phone: 303-926-2778
agonzales@erieco.gov | www.erieco.gov/planning

Re: Spring Hill- PD and Preliminary Plat NBHD Meeting

Please accept this letter and associated exhibits as a summary of the Neighborhood Meeting that took place on October 11th, 2021 via Zoom.

The meeting was attended by approximately a dozen people, we requested that everyone sign up in the chat function of the Zoom meeting; however, only 4 people signed up in the chat. The applicant gave an approximately 15 minute presentation, the slides are attached to these meeting notes.

Specific comments and questions that came up from the meeting are as follows.

Bruce Nickerson - he is working on a project to the east of Spring Hill along Hwy 52. He brought up a desire to coordinate on the access location from County Rd 3, closest to Hwy 52. Our client team has been having conversations with Bruce and will continue to do so.

Mike Crader - requested that we point out on the map where the access points to Hwy 52 are planned and if they would be signalized intersections. Response was that one access point is at the intersection of Hwy 52 and County Road 3, where the intersection currently exists, and an additional access point to the west at the same location but across Hwy 52 where the Town has access to their water treatment facility. Both access points will be signalized when warrants are met for signalization.

Chris Nieves - lives in the northwest corner and asked when the signal would be installed at Hwy 52 and the western access point. Applicant explained that the signal would be installed when warrants are met to support the signal. He currently access Hwy 52 from his property and thinks that there is enough traffic to warrant a signal. Additionally he asked how far away from the property line are the Duplex homes as proposed. Response was 50-60' is the open space area, and that we would look at how far away we are from his home, additionally, we will look at the preliminary landscape plans to see if we can move some of the proposed planting to provide more screening.

Mike Thero - pointed out that there is a sanitary sewer line that runs adjacent to his property and cuts through the Spring Hill property and that probably provides some buffer. Applicant

responded that is correct and pointed out on the map where the line runs and confirmed that it has been planned for running through the property. Mike also asked if we are re-aligning ditches, response was that only the Cottonwood extension is being re-aligned/piped, all other ditches remain as they are. Mike pointed out that he has land on the opposite side of the Boulder/Weld ditch and would like to have a conversation outside of the NBHD meeting because he thinks there is something he can do that would help the project. Applicant response was great they will get in touch with Mike.

Tim Carrig - requested that we point out where the ditch would be piped, applicant pointed out where the Cottonwood extension is planned to be piped and explained that piping that section of the ditch allowed for a more cohesive community design in that area, additionally, the Cottonwood extension is also piped in the adjacent Morgan Hill community.

Chris Nieves - remembered that the property used to be called Andalusia, and thought that the reason the previous plan for the property did not move forward was because there is a high water table that prohibited houses from being built. Applicant response was that we don't know why the original plan did not move forward, but we are aware of some areas on the property that do have high water table. The highest water table is in the open space area where the existing wetland is, that roughly 32 acres is being dedicated to the Town for Open Space. There is relatively high water table in the areas where we are planning Duplex and Townhome units, but because these homes do not have basements the water table is not an issue. Asked when Hwy 52 will be widened, applicant stated that Hwy 52 is part of a larger regional process that is being studied as part of a CDOT corridor study.

Not sure who asked this - question was are there any plans to drill more wells on the property after the existing wells are plugged and abandoned. This person remembered that in the previous planning there were something like 40 additional wells anticipated for the property. Asked why the two areas with wells in the southwest are remaining - response was that they are newer wells and the operator is not willing to abandon them - update to this is that our client team has been able to negotiate with that operator and those wells will be plugged and abandoned as well.

Chris Johnson - can we share the recording of the meeting, applicant response is yes. Question related to timing and phasing. Applicant explained that the process we are going through is a PD, as well as a Preliminary Plat. Applicant walked through the PD and explained that it really defines where the various areas of homes, and dedicated open space are. Additionally the Preliminary Plat is a separate process that provides more detail on where specifically the homes are being planned, the preliminary landscape, trail locations, parks, etc. Question was do we get free access to the pool area, response was that it is our understanding that the facility is open to the public, but you will have to pay a fee to use it.

Matt Janke from the Client team responded to the question of timeline, he stated that the hope is that development approvals would be completed next summer, and then there would be 6-9 months of land construction before there is any vertical construction.

Chris Johnson - lives across from the proposed townhomes, question was are the townhomes proposed as 2 or 3 story, and how close are they to the property line. Response was that we are not sure at this point if they are 2 or 3 story; however, the building height maximum is 35' whether they are 2 or 3 story. This is consistent with all areas in the Town with LR Zoning, and 2 Story Single Family homes are typically right around that same height. In regards to proximity there is a no build zone of 75' where the ditch runs along the property line so the Townhomes are setback in excess of 75' because the spine trail is also between your house and the townhomes.

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Sincerely,

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APRIL to AUGUST - 2014 ● Andalusia Previous Plan

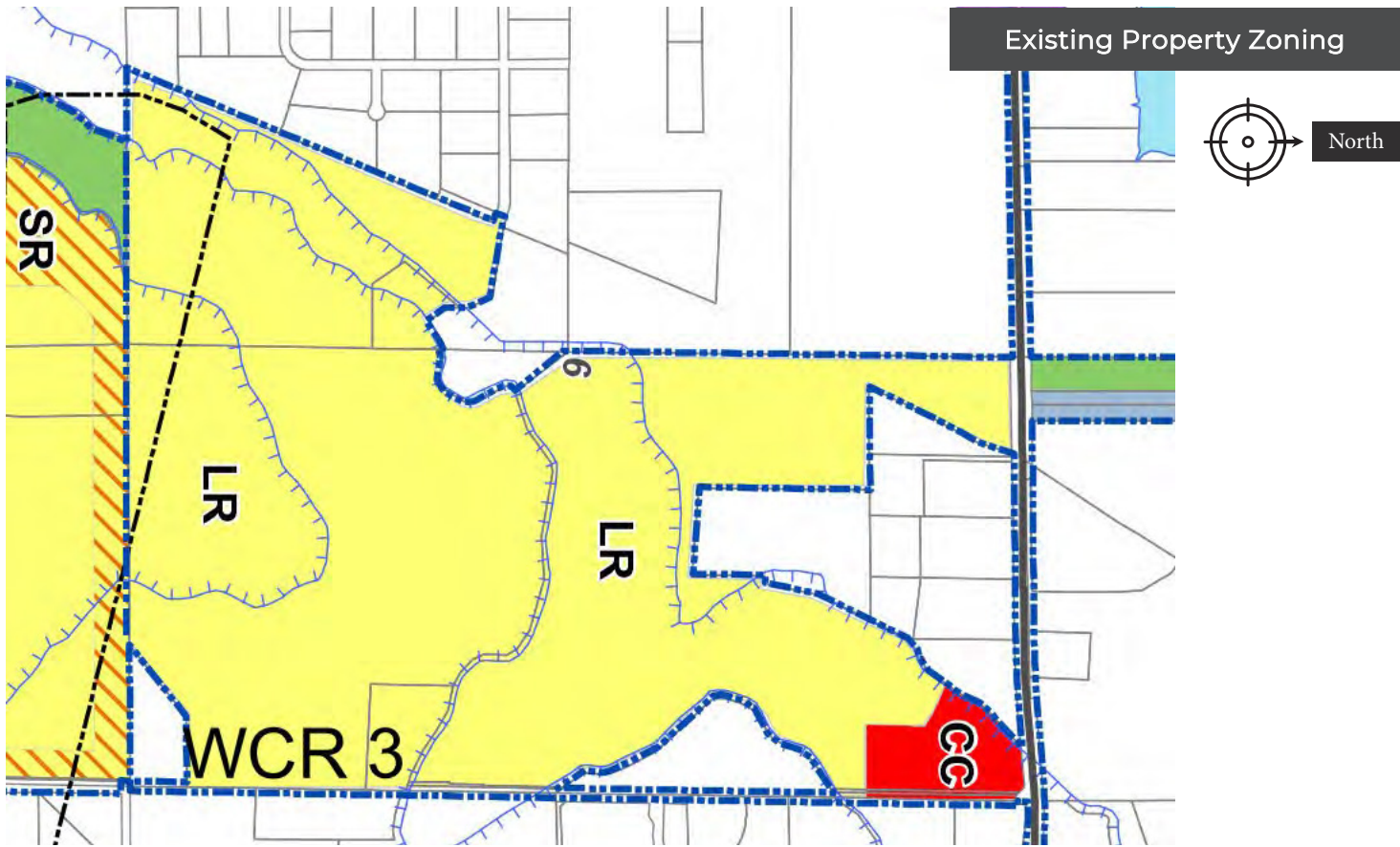
Our team has reviewed the comments that were made on the Preliminary Plat submittal that was made in August of 2014, and we have incorporated these comments into the new planning for the property.

MID - 2019 -2021 ● Andalusia PD & Preliminary Plat

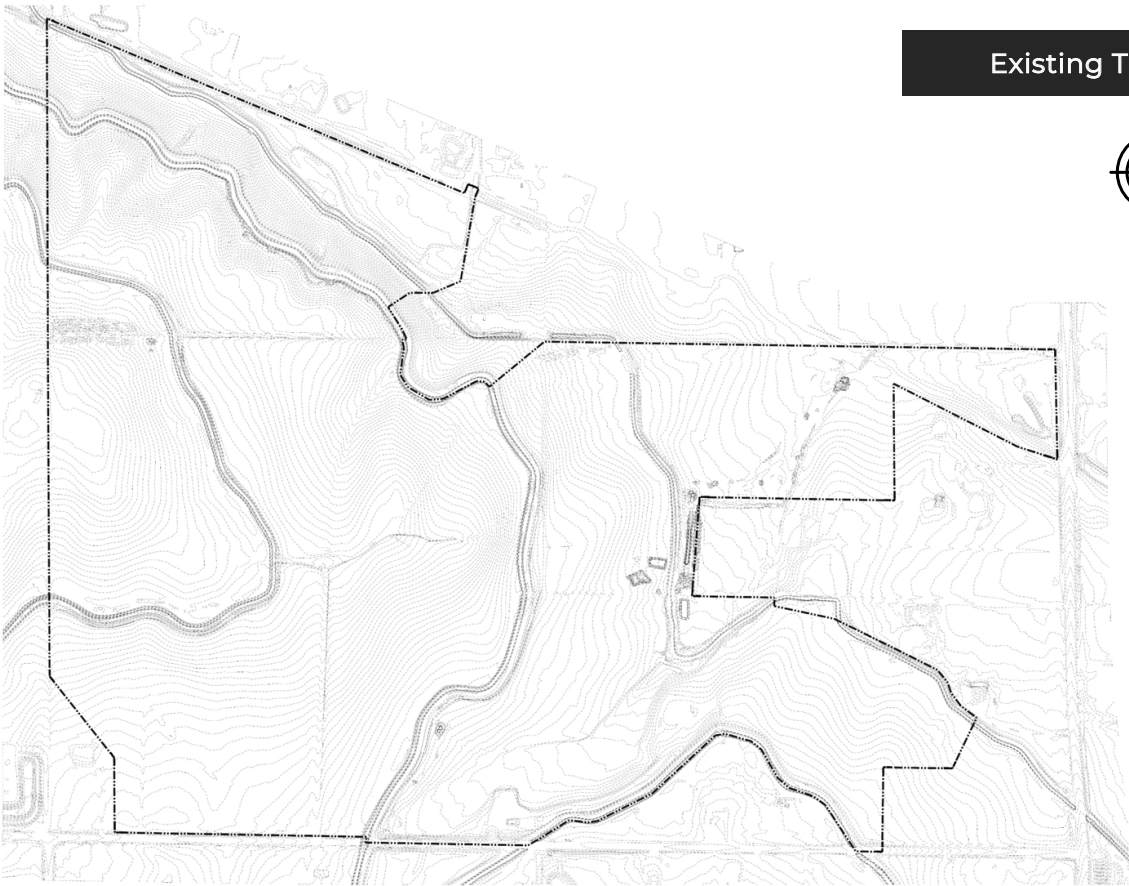
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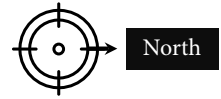
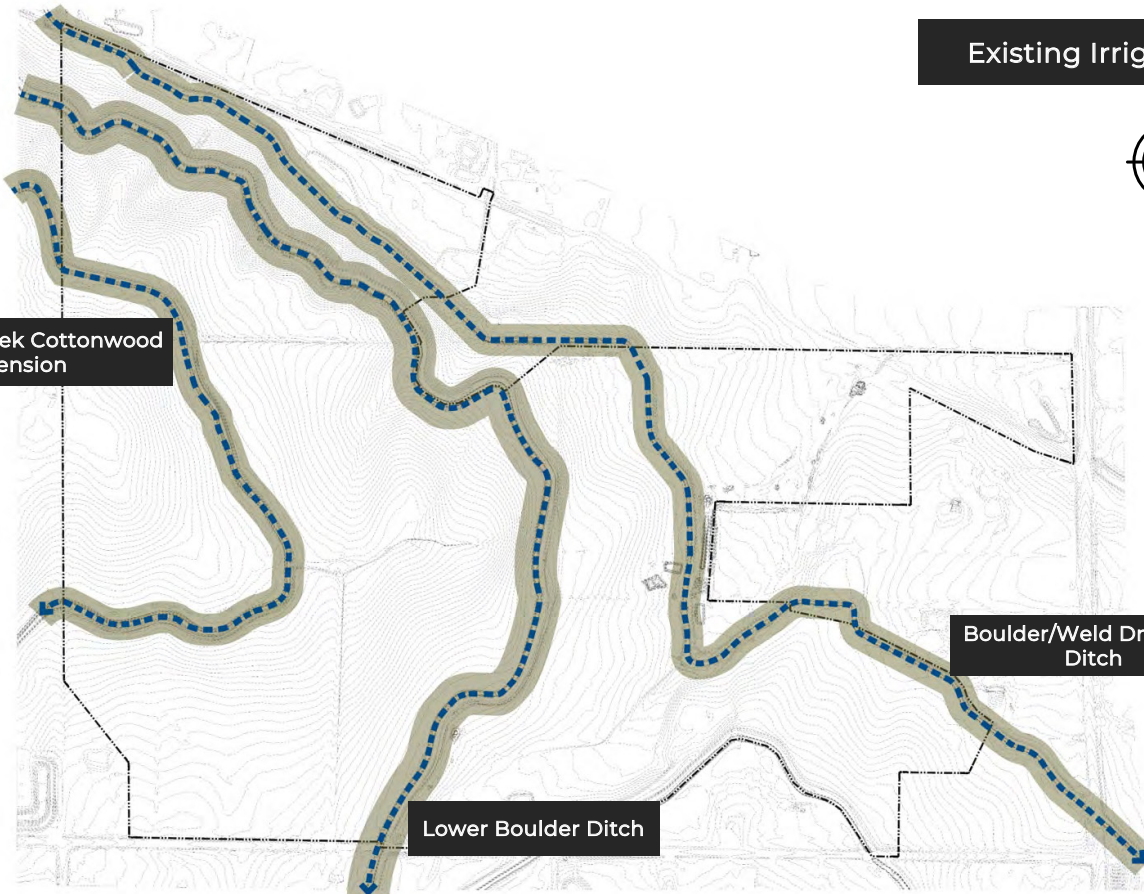
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Existing Topography



Existing Irrigation Ditches



Erie/Coal Creek Cottonwood Extension

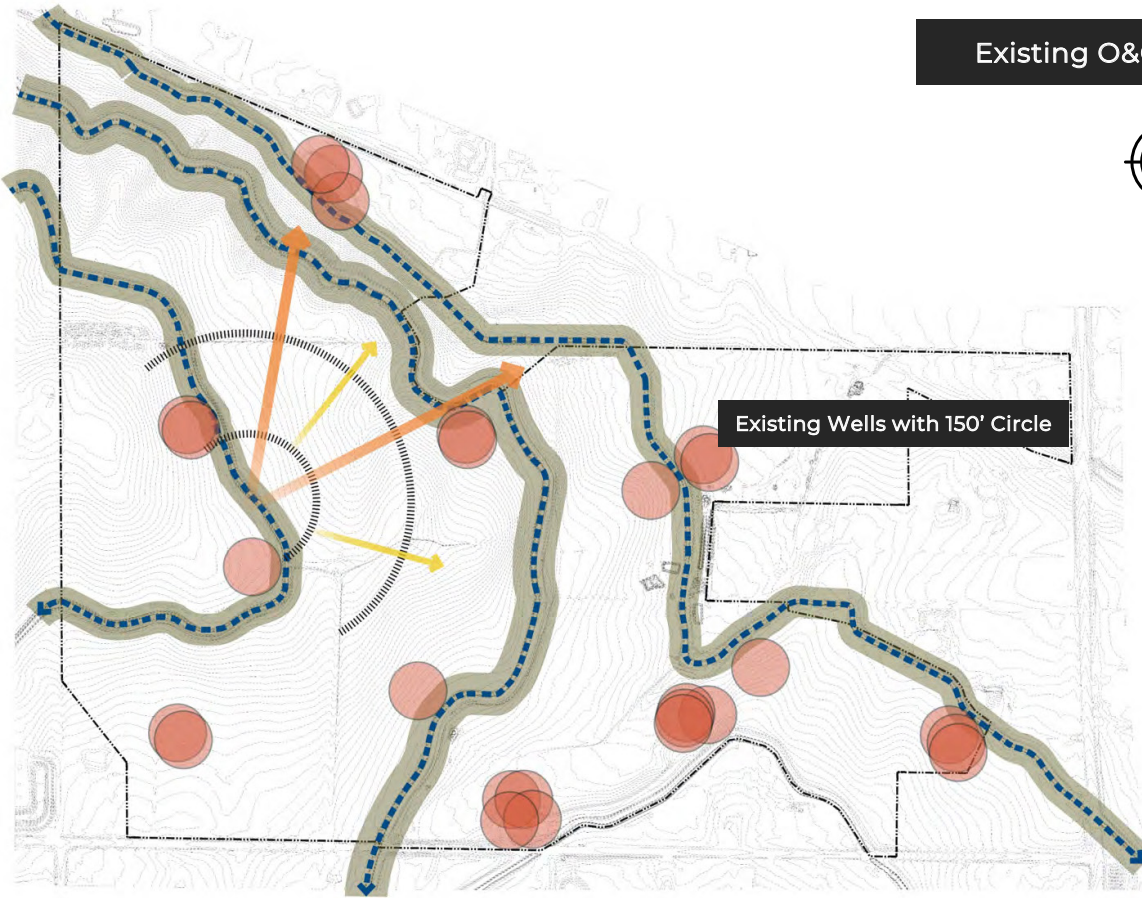
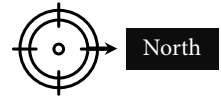
Boulder/Weld Drainage Ditch

Lower Boulder Ditch

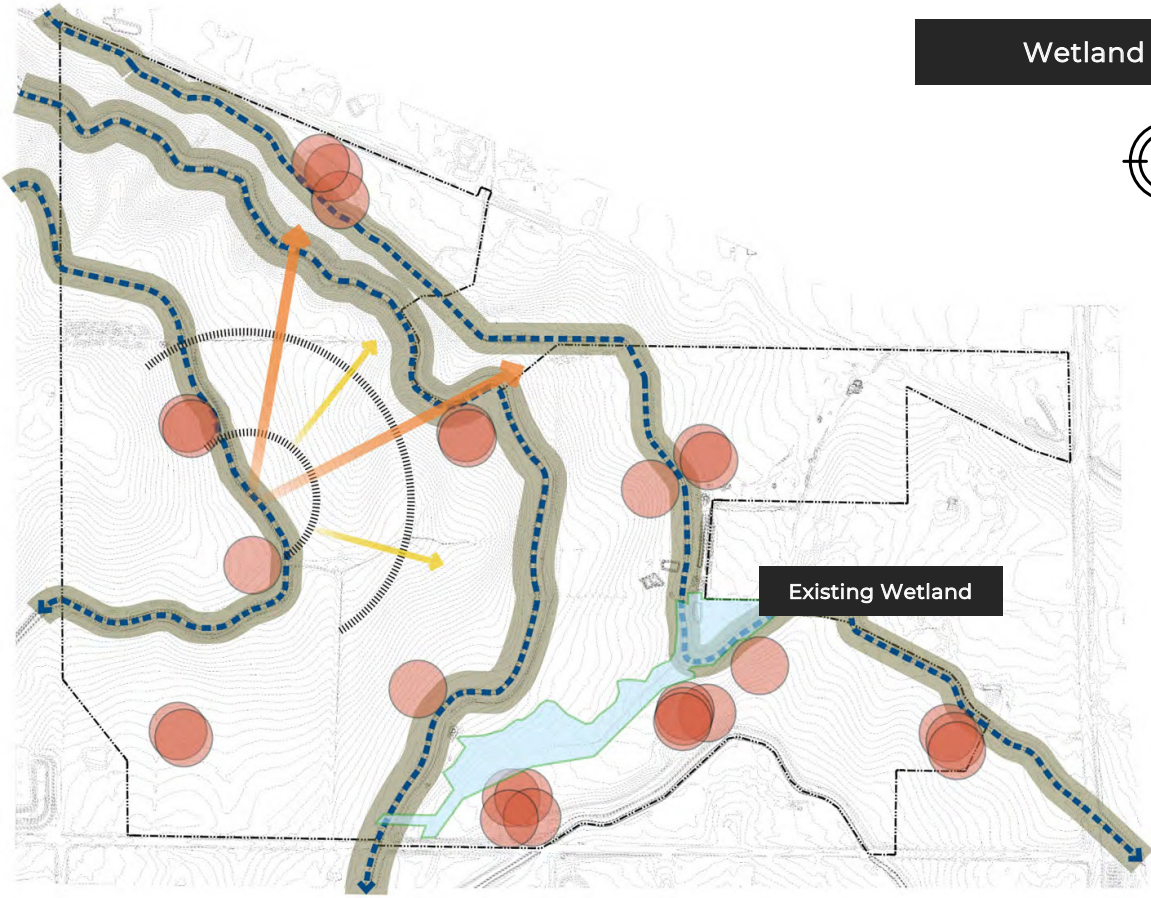
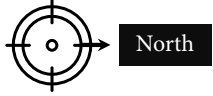
Property Views



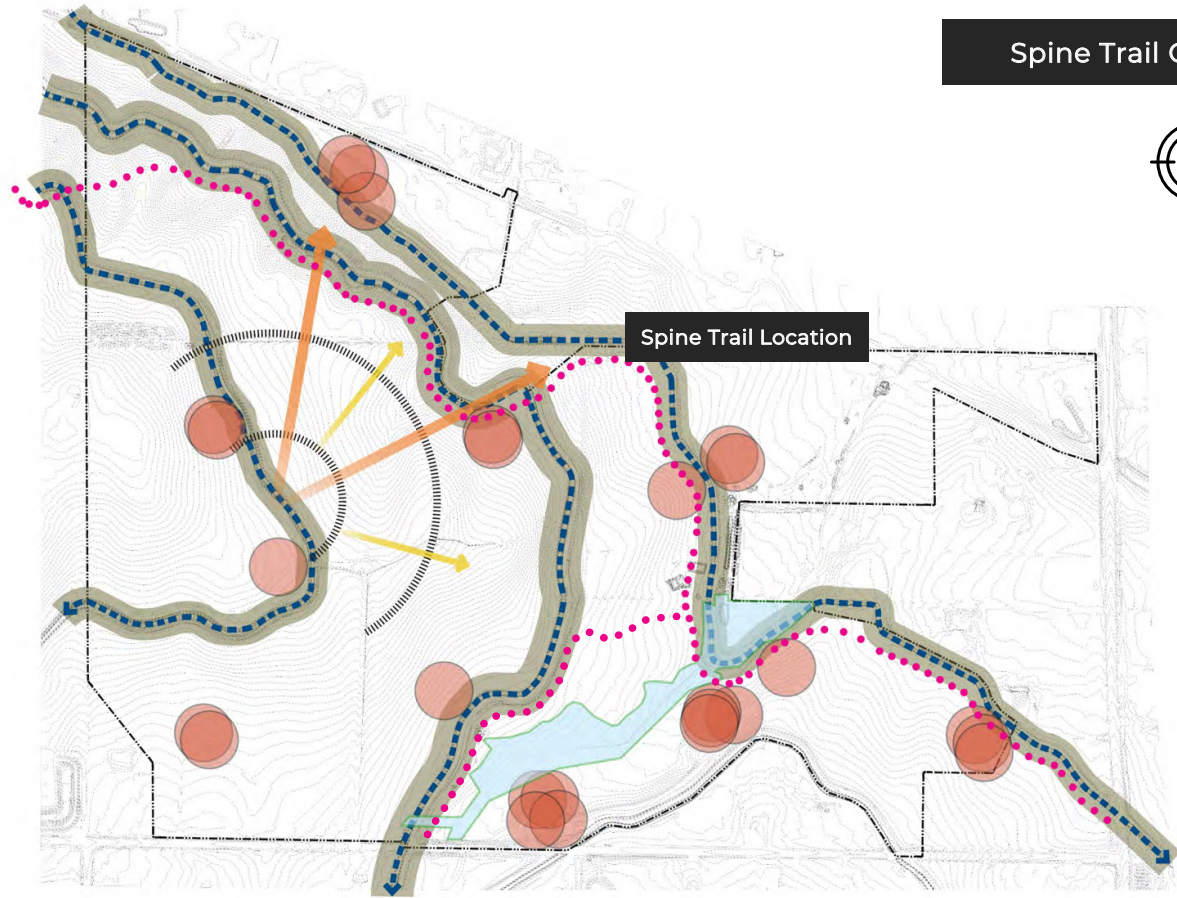
Existing O&G Operations

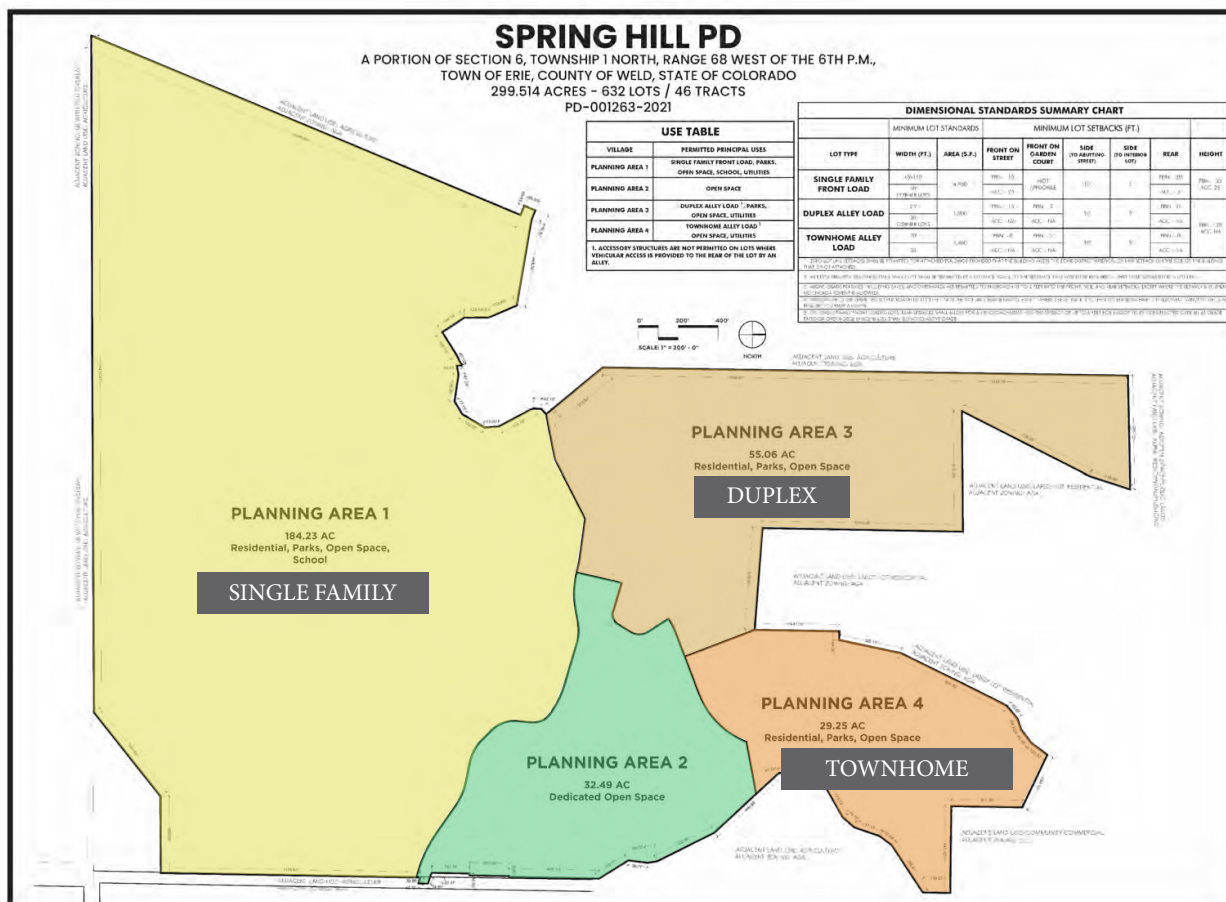


Wetland Location



Spine Trail Opportunity





PREPARED FOR
T&M MANAGEMENT
7353 SOUTH ALTON WAY
CENTRAL, CO 80022

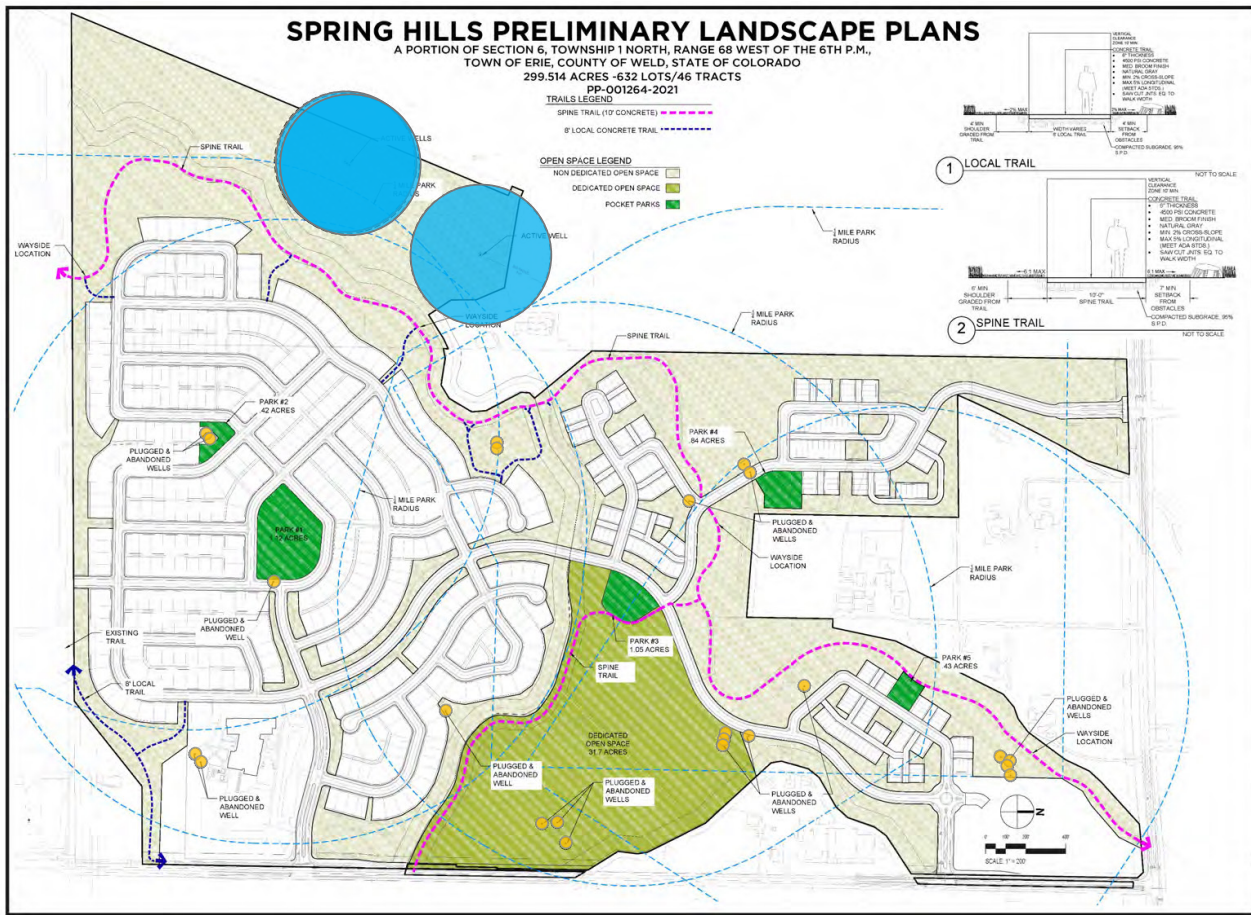
LAND PLANNING
pcs group
300 KALAMATH STREET
DENVER, CO 80224
303.531.4905
WWW.PCSGROUP.CO

ENGINEERING
CIVIL
Westwood Team
1033 E. GOLF COURSE RD
SUITE 240, ENGLEWOOD
CO 80152
720.487.6578
WWW.WESTWOODCS.COM

SPRING HILL PD
ERIE, COLORADO

DRAWN BY: JEM
CHECKED BY: JEM
DATE: 2-15-2021
7-15-2021
8-18-2021

SHEET NAME
PD
PLANNING
AREAS
SHEET NUMBER
2 OF 3



Prepared For:
ESK MANAGEMENT
7303 SOUTH ALTON WAY
CENTENNIAL, CO 80112

Land Planning:
people creating spaces

Engineering:
a Westwood team
WILSON TAYLOR & PARTNERS
10717 E. WILSON WAY
DENVER, CO 80231

SPRING HILL
ERIE, COLORADO

PRELIMINARY LANDSCAPE PLANS

Drawn by: [blank]
Checked by: [blank]
Scale: [blank]
Date: 11.14.2021
Project Number: 13.003

811

Sheet Name:
PARK, OPEN SPACE AND TRAILS PLAN

Sheet Number:
L.0.6



PRIMARY PARK AREA WITH POOL



PRIMARY PARK AREA WITH POOL



SPRING HILL

ILLUSTRATIVE PLAN
ERIE, CO 06-29-2021



LAND SUMMARY CHART	
LOT OR PRODUCT SIZE	TOTAL UNITS
20' X 80' (HOME)	70
20' X 60' (DUPLEX)	144
45' X 110'	154
50' X 110'	153
65' X 120'	39
TOTAL	632



SPRING HILL Erie, Colorado
NBHD Meeting Images, May - 2022

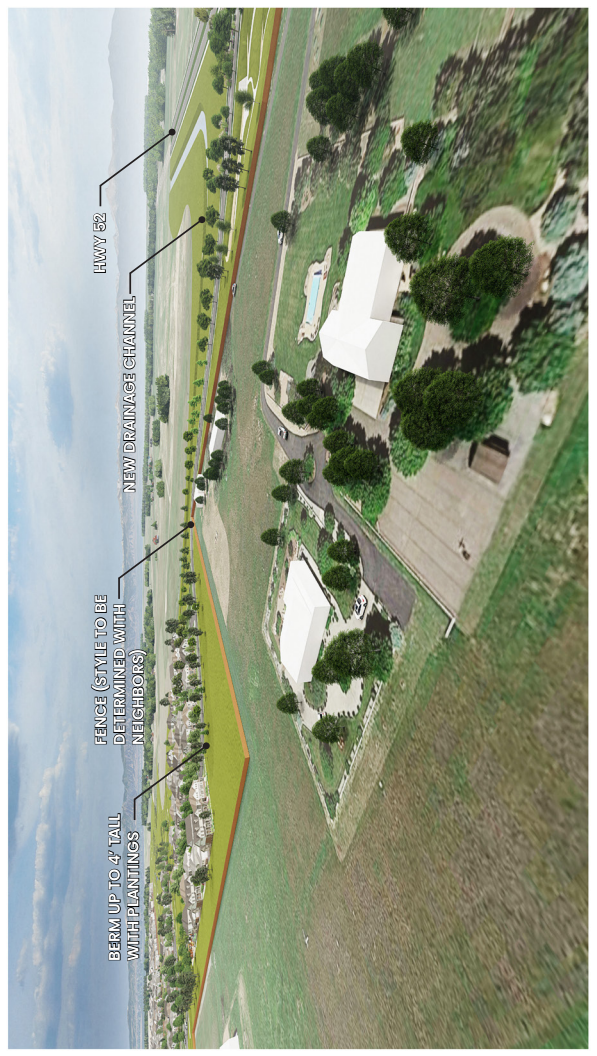


SPRING HILL Erie, Colorado
Illustrative Air View, May - 2022



SPRING HILL Erie, Colorado
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NORTH EAST CORNER - VIEW A



SPRING HILL Erie, Colorado
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NORTH LOOKING WEST - VIEW B

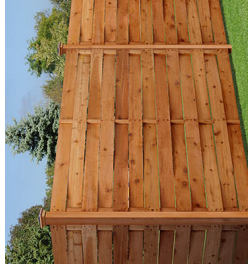




FENCE STYLE A



FENCE STYLE B



FENCE STYLE C



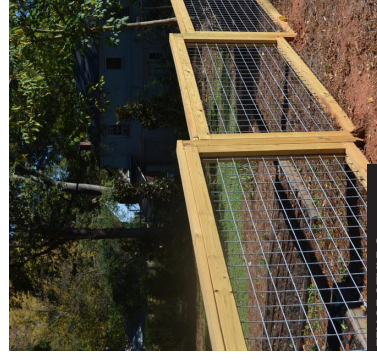
FENCE STYLE D



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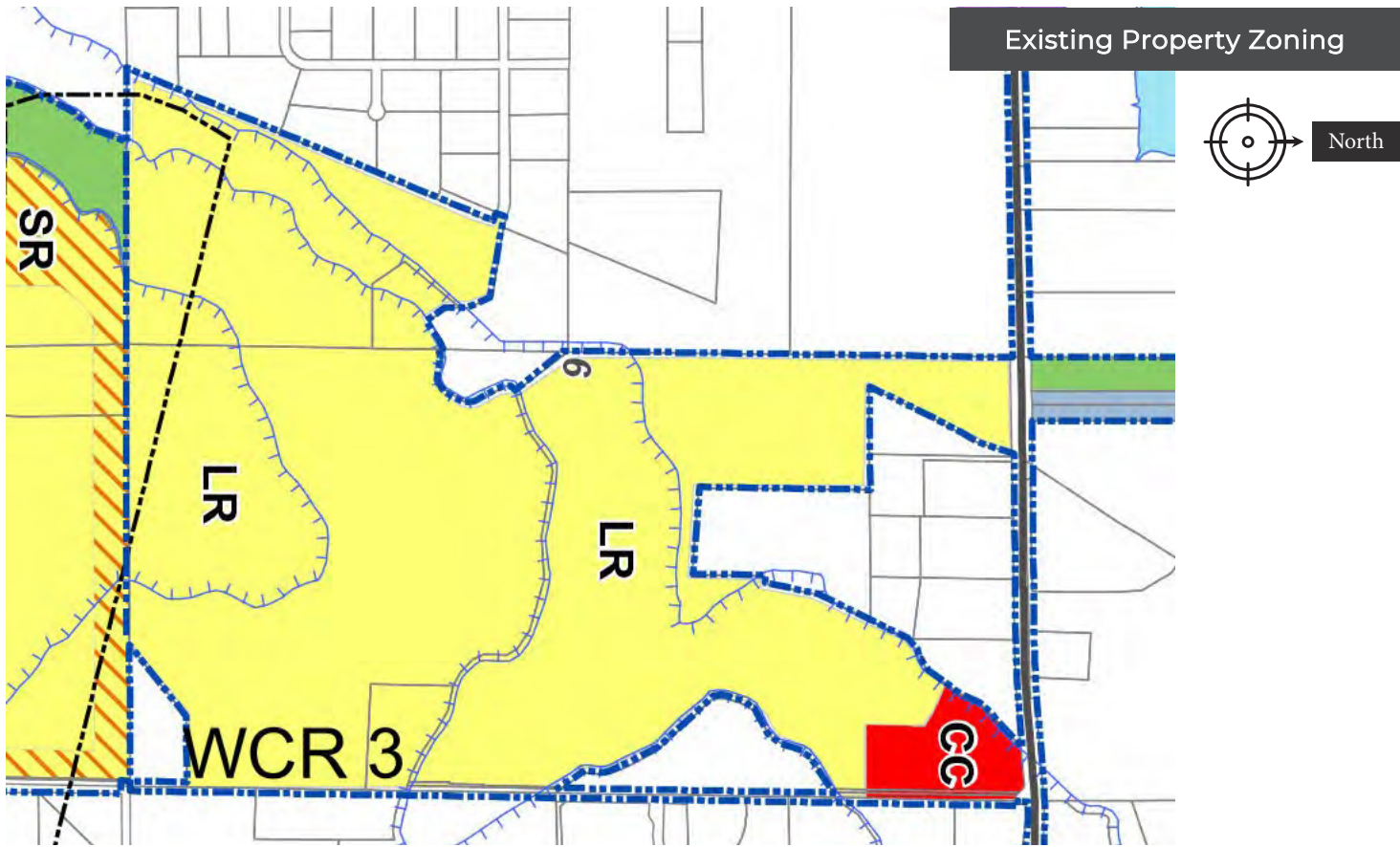
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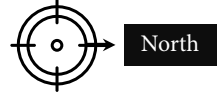
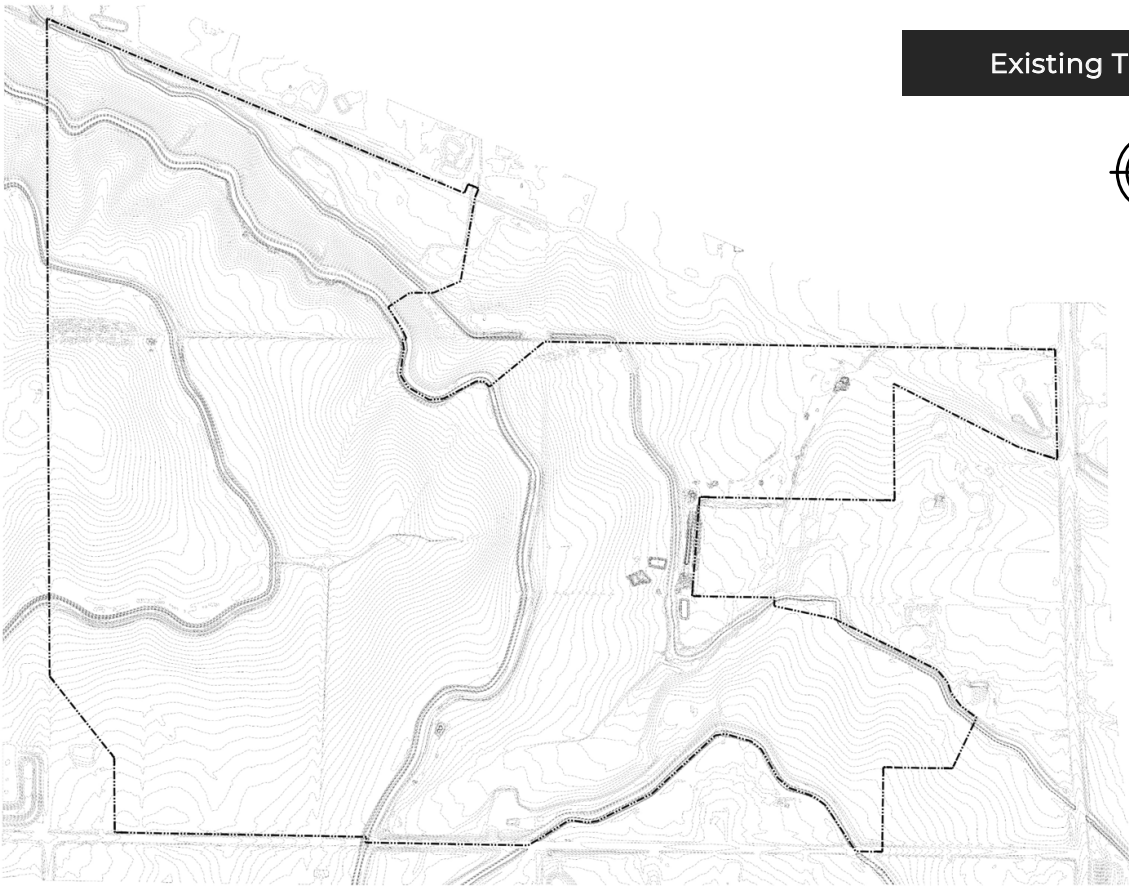
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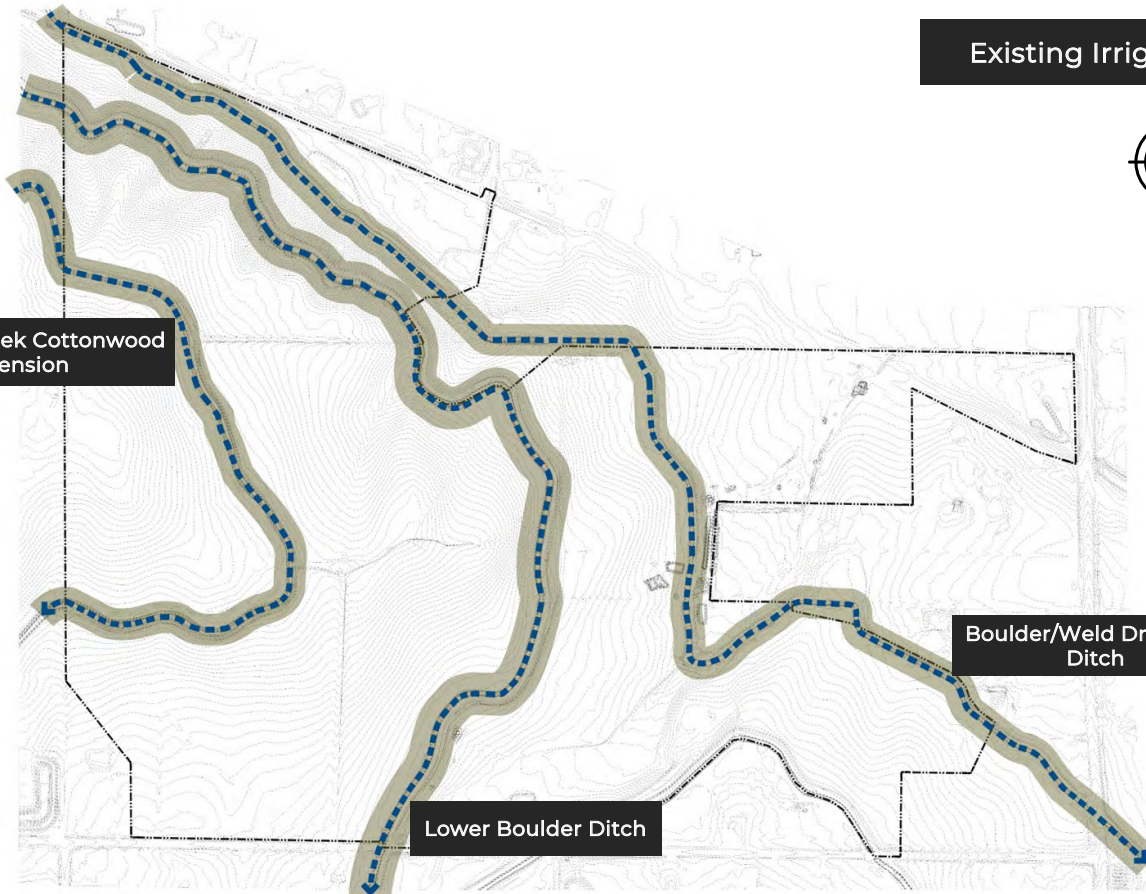
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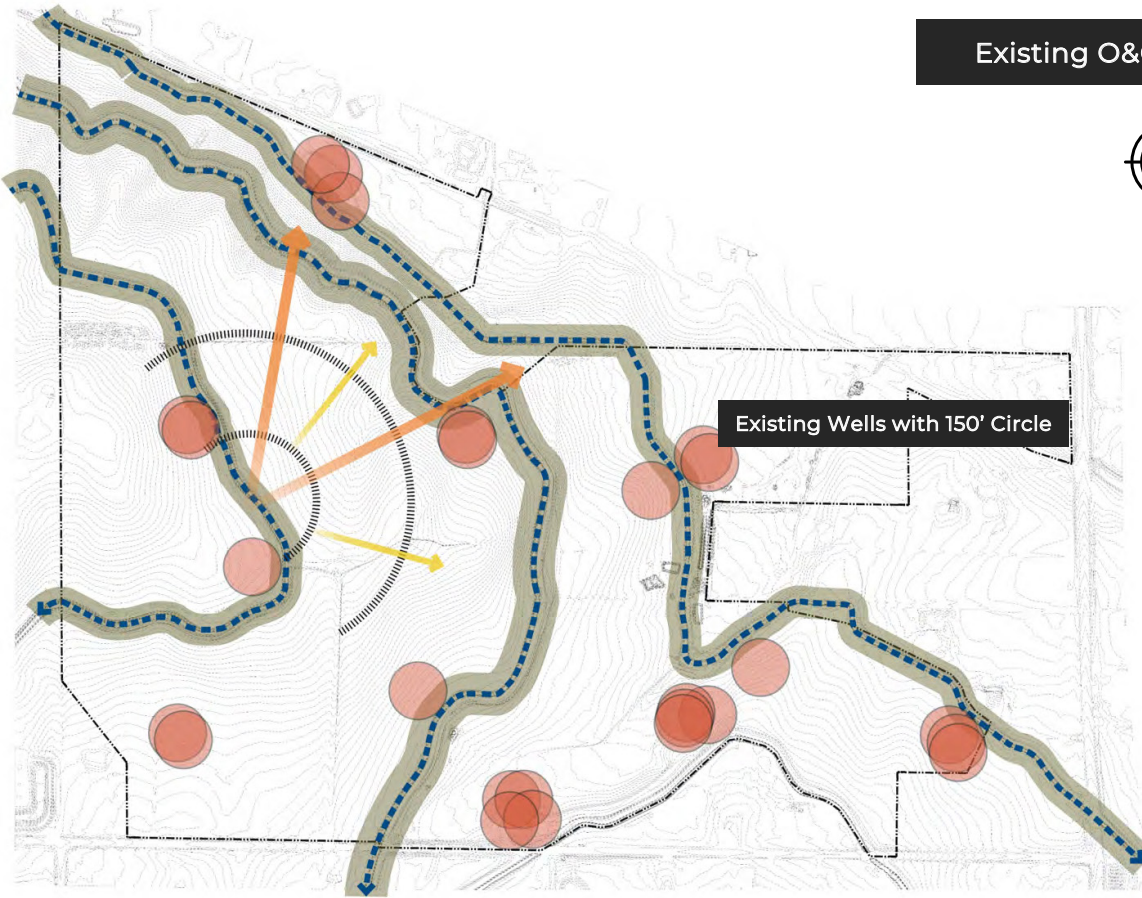
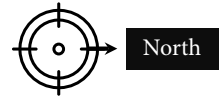
Lower Boulder Ditch

Boulder/Weld Drainage Ditch

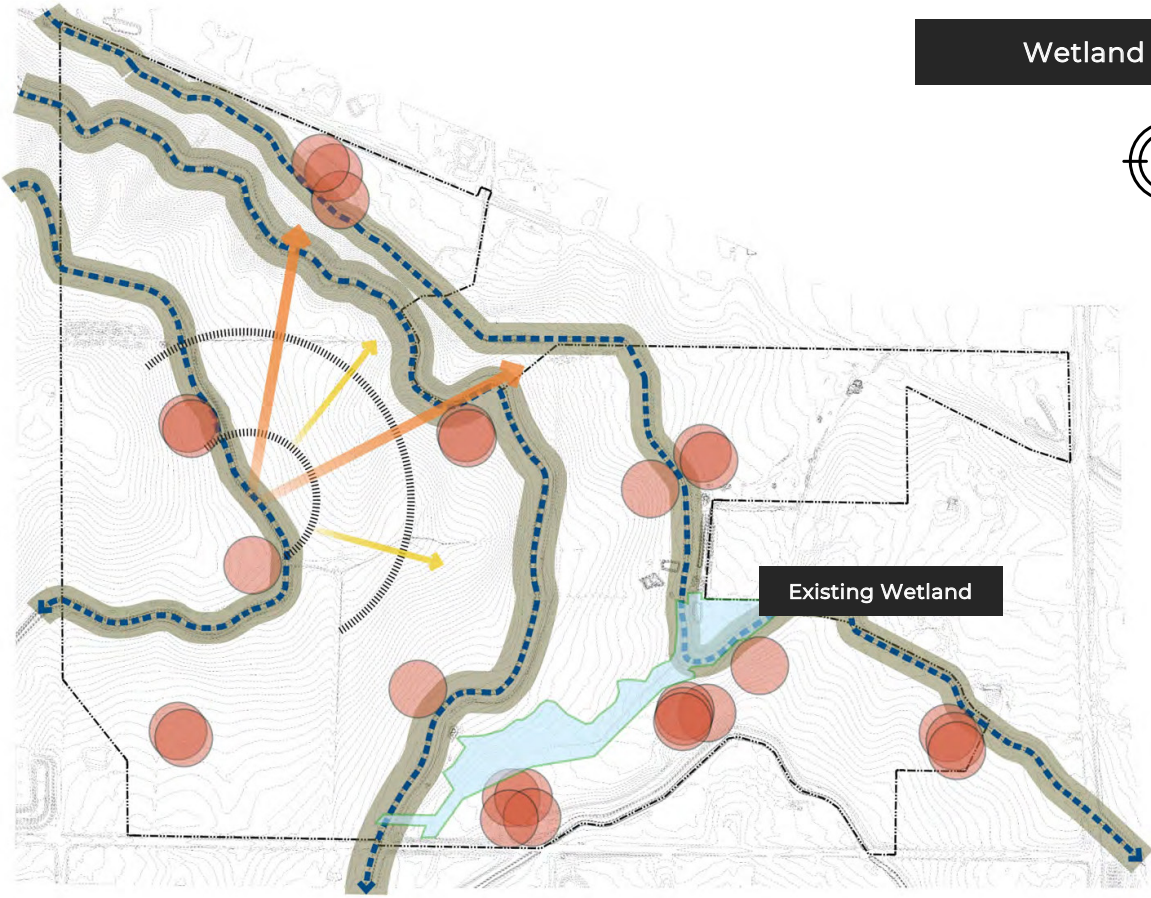
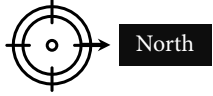
Property Views



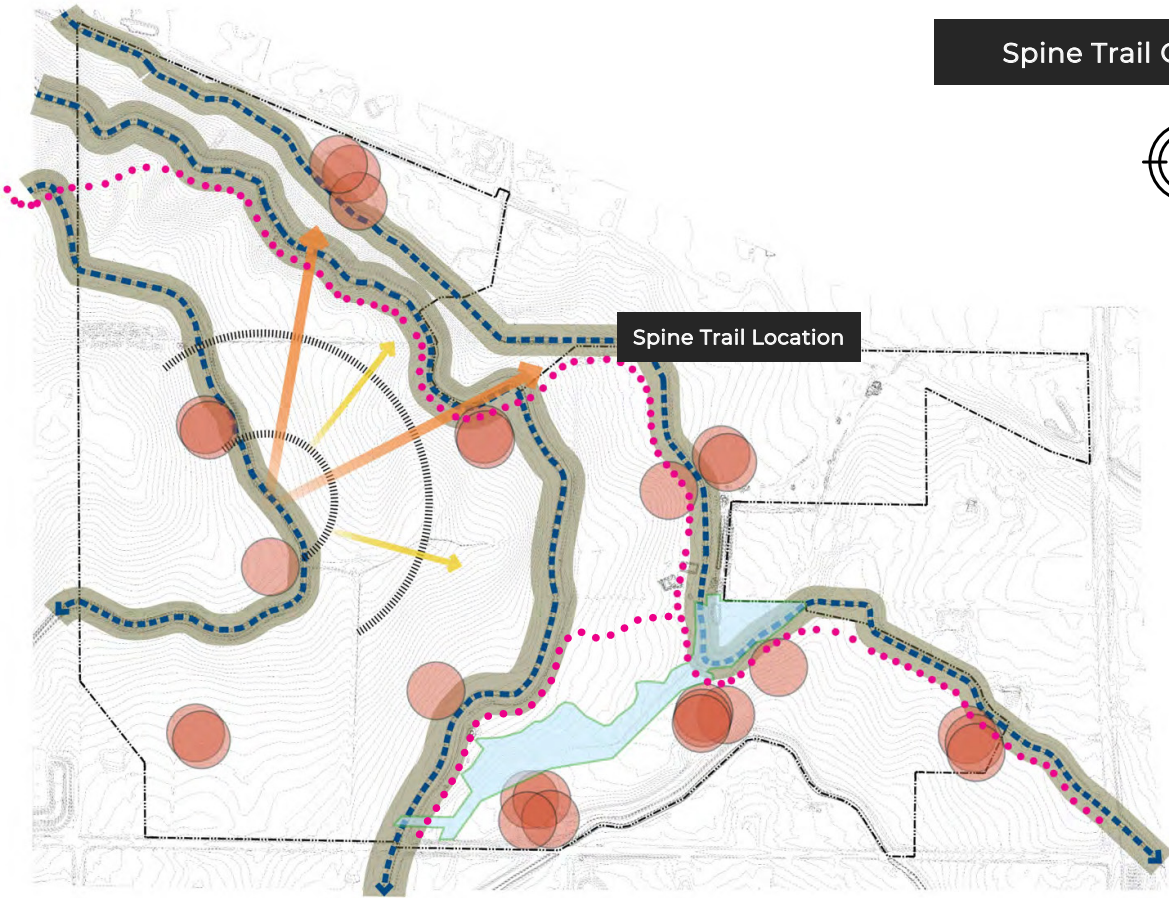
Existing O&G Operations

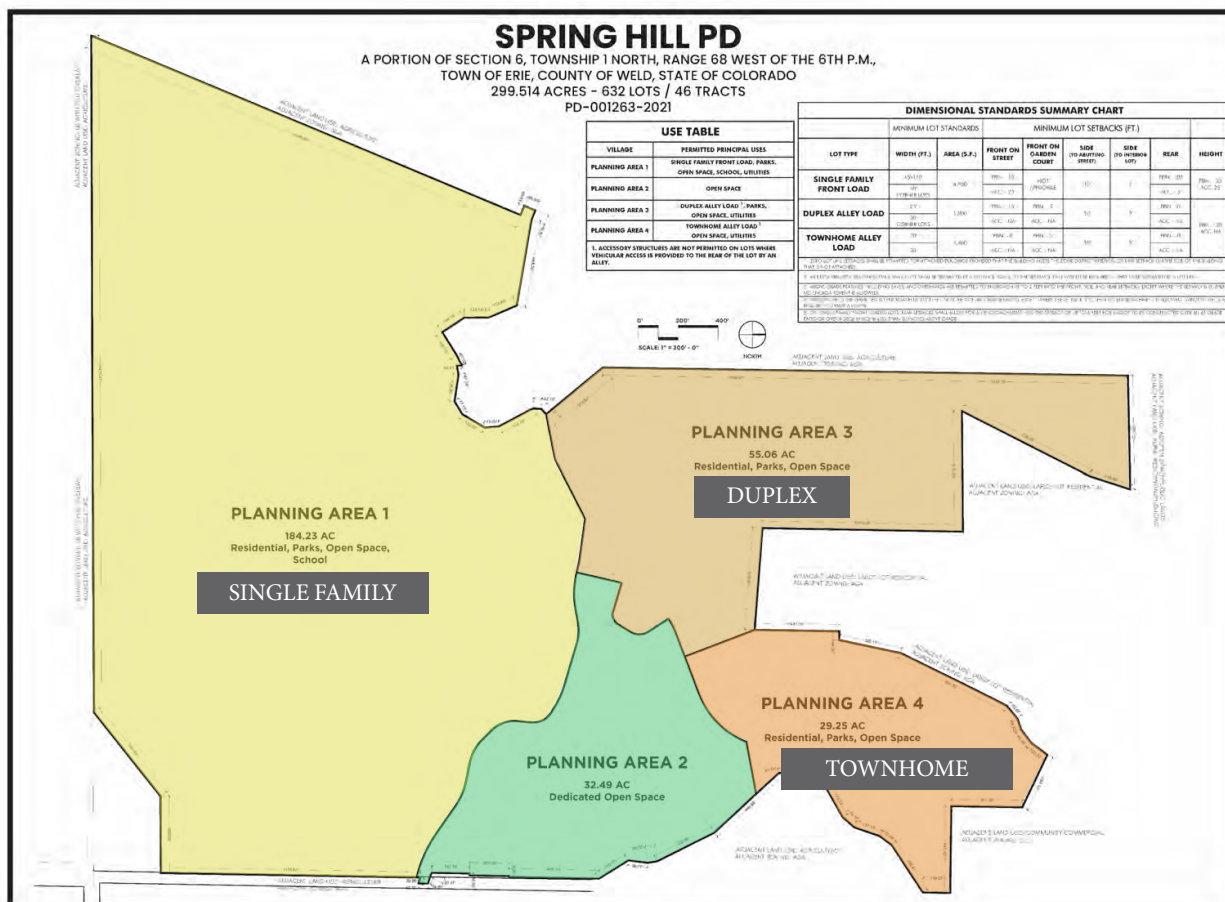


Wetland Location



Spine Trail Opportunity





PREPARED FOR
EDM MANAGEMENT
7353 SOUTH ALTON WAY
CRISTINA, CO 80502

LAND PLANNING
pcs group
300 KALAMATH STREET
DENVER, CO 80202
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1033 E. GOLF COURSE RD
SUITE 240, ENGLEWOOD
CO 80152
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SPRING HILL PD
ERIE, COLORADO

DRAWN BY: JEM
CHECKED BY: JEM
DATE: 2-15-2021
7-18-2021
8-18-2021

SHEET NAME
PD PLANNING AREAS
SHEET NUMBER
2 OF 3

PRIMARY PARK AREA WITH POOL



PRIMARY PARK AREA WITH POOL



SPRING HILL

ILLUSTRATIVE PLAN
ERIE, CO 06-29-2021



LAND SUMMARY CHART		
LOT OR PRODUCT SIZE	TOTAL UNITS	
20' X 80' (7-HOME)	70	
20' X 80' (DUPLEX)	144	
45' X 110'	154	
50' X 110'	153	
40' X 110'	112	
65' X 130'	39	
TOTAL	632	