

AGENDA ITEM 3A

**PUBLIC HEARING AND RECOMMENDATION
ON 4TH AMENDED PRELIMINARY
DEVELOPMENT PLAN AND 5TH AMENDED
DEVELOPMENT PLAN FOR LOT 1, BLOCK 2
OF THE GREENLAWN SUBDIVISION
FILING NO. 1 PLANNED UNIT
DEVELOPMENT**

**THE FOLLOWING ITEMS WERE RECEIVED
AFTER THE ORIGINAL PACKET WAS POSTED
ON THURSDAY, MAY 18, 2023**

**THESE ITEMS ARE TO BE INCLUDED AS
PART OF THE PACKET ADDENDUM AND
PUBLIC RECORD FOR THE PLANNING
COMMISSION MEETING MAY 23, 2023**

Baden, Jennifer

From: Ethan Stone <ethanhstone@gmail.com>
Sent: Wednesday, May 10, 2023 11:17 AM
To: PCPubComm
Subject: [EXTERNAL] Comment on the proposed townhome development at 92nd and Pierce

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My apologies if this message comes across needlessly confrontational. Frankly, I don't know what to expect of this body in regards to openness to new housing and the priorities you hold, or those of the people who can actually make it to the meeting. In the end, I'm a kind-hearted, civically-minded, socially-conscious person who wants to build a life in Westminster and I don't want my money to go to the corporation that owns the apartment complex where I live, but instead right back into the community I live in.

I would like to make known my **strong** support for the building of townhomes on the lot on the SW corner of 92nd and Pierce. As a renter at the Village Creek apartment complex around the corner, and a prospective first-time homebuyer looking for affordable housing in this area, I **want** more housing. Apartment complexes, and renters, are an important part of any community - and of course, for those ready to settle down, homeownership is the best direction for most. As you undoubtedly know, more & denser housing supports our local economy and transit system quite a bit more than that vacant lot does. It also means we have enough units to absorb the people who want to move here, work here, and build families here.

My brother back in Kansas City recently bought a beautiful, 2100 sq ft house for \$270k. I know that by choosing to live out here, where demand is higher, I can't avoid paying a lot more for housing - but to make a life in Westminster, I have to spend twice as much to get half as much.

If Westminster wants to be an attractive place to live because it helps everyone's property values, so be it. Housing is an important investment vehicle, but if property values always go up, at some point regular people can't afford it anymore. Westminster should want to be an attractive place to live because it is **good** for us. And attractive places to live need to be prepared to build more, denser housing or risk closing the door to outsiders.

Please take seriously the needs of people who want to make Westminster a permanent home, and not just those who already live here and want to see their property values endlessly increase. Housing must be primarily about roofs over heads, not building fortunes off the backs of those who weren't blessed by being born earlier into an easier housing market.

You are welcome and encouraged to reach out with any questions or comments.

Respectfully, Ethan Stone

Baden, Jennifer

From: Lawrence, Nathan
Sent: Monday, May 22, 2023 9:17 AM
To: Ethan Stone
Cc: PCPubComm
Subject: RE: [EXTERNAL] Comment on the proposed townhome development at 92nd and Pierce

Hello Mr. Stone,

Thank you reaching out and providing input on this project proposal. The amendment to the Preliminary Development and Official Development plans would allow for the development of townhomes, multifamily, or single-family attached residential products. The applicant is currently proposing a for-purchase, market rate townhome project for this piece of privately-owned vacant land. Your comments related to affordability in our City (and across the metro-Denver area) are duly noted and with the few remaining parcels of remaining vacant land, the construction of new housing is a priority for our City.

I will add your comments to the public record, which will be taken into account by the Planning Commissioners as part of their review of the project.

Please feel free to contact me with any additional questions or input.

Best regards.

Nathan Lawrence

Senior Planner

City of Westminster | Community Development Department
nlawrence@cityofwestminster.us | 303.658.2099
4800 West 92nd Avenue, Westminster, CO 80031
City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.



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From: PCPubComm <PCPubComm@CityofWestminster.us>

Sent: Monday, May 22, 2023 7:29 AM

To: Ethan Stone <ethanhstone@gmail.com>

Cc: Lawrence, Nathan <nlawrenc@CityofWestminster.us>

Subject: RE: [EXTERNAL] Comment on the proposed townhome development at 92nd and Pierce

Thank you for your comments related to the project. We appreciate your taking the time to share your thoughts and to participate in this public process. Your comments will be added to the public record for this project.

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Thank you,
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Baden, Jennifer

From: Lawrence, Nathan
Sent: Monday, May 22, 2023 9:10 AM
To: PEGGY ROGERS
Cc: PCPubComm
Subject: RE: [EXTERNAL] Input for May 23 Hearing

Hello Ms. Rogers,

Thank you reaching out and providing input on this project proposal. As you noted, this development parcel is privately-owned vacant land that is proposed to be developed with 40 (single-family attached) townhome units. The proposed use is compliant with the city's recently updated comprehensive plan which calls for moderate density housing. Retail uses would not be permitted on the property. The Preliminary Development Plan that is under consideration does not stipulate any requirement for below market or subsidized units, but such a stipulation could be recommend by the Planning Commission.

I will add your comments to the public record, which will be taken into account by the Planning Commissioners as part of their review of the project.

Please feel free to contact me with any additional questions or input.

Nathan Lawrence Senior Planner

City of Westminster | Community Development Department
nlawrence@cityofwestminster.us | 303.658.2099
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From: PCPubComm <PCPubComm@CityofWestminster.us>
Sent: Monday, May 22, 2023 7:28 AM
To: PEGGY ROGERS <peg.rogers@comcast.net>
Cc: Lawrence, Nathan <nlawrenc@CityofWestminster.us>
Subject: RE: [EXTERNAL] Input for May 23 Hearing

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Thank you,

From: PEGGY ROGERS <peg.rogers@comcast.net>
Sent: Saturday, May 13, 2023 2:55 PM
To: PCPubComm <PCPubComm@CityofWestminster.us>
Subject: [EXTERNAL] Input for May 23 Hearing

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Hello,

I am writing about the parcel at 92nd and Pierce that is being proposed for development. I'm going to be unavailable for the meeting and so I'm sending in some thoughts now. The information online about this project is limited so I apologize in advance if any of my concerns are already being addressed.

Housing is a big concern in the Denver metro area. Costs for housing have skyrocketed over the past decade. My sons moved out of state because housing was so unaffordable here. I've always known that eventually that vacant lot would be developed and we'd lose that open space. So, while I'm sad to see this area further developed, I am pleasantly surprised that it's housing that will go on that lot. I had always thought it would eventually be developed as retail space.

I have two concerns:

- Westminster has built a LOT of additional apartment space in this area, particularly on the old Builder's Square property, the new "downtown" area, and north of the AMC. The notice I received indicated this would be townhomes. My definition of a townhome is a single family unit. I would not oppose that. I would not support additional apartment space on this lot.
- Affordable housing is critical. I would like to see my sons be able to afford to move back to Westminster. I would strongly oppose any housing development on that parcel of land if there is not a requirement for developer to price at least 25% of the units for low to low-middle income families/individuals.

Thank you for taking my comments.

Peggy Rogers

Baden, Jennifer

From: Lawrence, Nathan
Sent: Tuesday, May 23, 2023 11:21 AM
To: robert scala
Cc: PCPubComm; Klein, Heath
Subject: RE: [EXTERNAL] Opposition to Proposed Construction on lot located at intersection of 92nd and Pierce

Greetings,

Thank you for reaching out and providing your input.

As part of this project, a traffic analysis was performed and recommendations from that analysis have been incorporated into the development proposal. The proposed townhome land use conforms with the 2040 Comprehensive Plan, which was approved by City Council a few months ago. Your comments are duly noted and will be sent to the Planning Commissioners for their consideration.

Best regards.

Nathan Lawrence

Senior Planner

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nlawrence@cityofwestminster.us | 303.658.2099
4800 West 92nd Avenue, Westminster, CO 80031
City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.



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From: PCPubComm <PCPubComm@CityofWestminster.us>
Sent: Tuesday, May 23, 2023 11:04 AM
To: robert scala <robert.j.scala@gmail.com>
Cc: Lawrence, Nathan <nlawrenc@CityofWestminster.us>
Subject: RE: [EXTERNAL] Opposition to Proposed Construction on lot located at intersection of 92nd and Pierce

Thank you for your comments related to the project. We appreciate your taking the time to share your thoughts and to participate in this public process. Your comments will be added to the public record for this project.

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Thank you,
City of Westminster Planning Division

From: robert scala <robert.j.scala@gmail.com>

Sent: Tuesday, May 23, 2023 10:56 AM

To: PCPubComm <PCPubComm@CityofWestminster.us>

Subject: [EXTERNAL] Opposition to Proposed Construction on lot located at intersection of 92nd and Pierce

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I'm writing this email to state our opposition to the proposed construction on the lot located at the intersection of 92nd and Pierce.

As a resident in this area (9446 Pierce St.) This intersection is already very congested due to the school traffic and the traffic light causes enough delays as it is. Any further construction or changes to that area would just cause more headaches for us residents and would only be done to put money in a developers pocket.

If something needs to be built, erect a new green space, like a small park or green walkway. The last thing this city needs is another ugly, poorly constructed townhome.

Stop turning Westminster into LODO and putting money in developers pockets, all at the expense of your residents.

We vehemently oppose this construction.

- Robert and Beatrice Scala
9446 Pierce St.

Baden, Jennifer

From: Bea Scala <scala.bea@gmail.com>
Sent: Tuesday, May 23, 2023 11:21 AM
To: PCPubComm
Subject: [EXTERNAL] Written Testimony Against Greenlawn Subdivision

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Westminster Planning Commission,

As a residence on Pierce St, this is my testimony against the building of a 40-unit townhome on the 2.5 acres located on the southwest corner of West 92nd Ave and Pierce St.

I am against the building of this townhome due to the unbearable traffic it will bring on the intersection of Pierce and 92nd. Traffic already builds up in this intersection, especially around school times, and adding more vehicles to go in and out of this intersection will only exacerbate traffic. I am also against the amount of construction traffic and noise the building of this townhome will produce. I honestly don't believe that the small intersection of Pierce and 92nd will be able to handle all the construction hazards and traffic, which will only make going in and out of my street very difficult and frustrating.

Townhomes and apartments are already popping up everywhere in Westminster, especially downtown. Why not dedicate this property to something more useful that the whole town can benefit from, like a park. Adding a park would enhance the aesthetics of 92nd Ave and would be a great joy to the residents around the area.

I really hope that the this townhome plan does not get approved and instead dedicate this space to something that all residents can access and enjoy.

Thank you for your time.

--

Bea Scala
303-328-7573
9446 Pierce St

Baden, Jennifer

From: PEGGY ROGERS <peg.rogers@comcast.net>
Sent: Saturday, May 13, 2023 2:55 PM
To: PCPubComm
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I have two concerns:

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- Affordable housing is critical. I would like to see my sons be able to afford to move back to Westminster. I would strongly oppose any housing development on that parcel of land if there is not a requirement for developer to price at least 25% of the units for low to low-middle income families/individuals.

Thank you for taking my comments.

Peggy Rogers

From: [Lawrence, Nathan](#)
To: [PEGGY ROGERS](#)
Cc: [PCPubComm](#)
Subject: RE: [EXTERNAL] Input for May 23 Hearing
Date: Monday, May 22, 2023 9:09:00 AM
Attachments: [image001.jpg](#)

Hello Ms. Rogers,

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Nathan Lawrence

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From: [Lawrence, Nathan](#)
To: [Ethan Stone](#)
Cc: [PCPubComm](#)
Subject: RE: [EXTERNAL] Comment on the proposed townhome development at 92nd and Pierce
Date: Monday, May 22, 2023 9:16:00 AM
Attachments: [image001.jpg](#)

Hello Mr. Stone,

Thank you reaching out and providing input on this project proposal. The amendment to the Preliminary Development and Official Development plans would allow for the development of townhomes, multifamily, or single-family attached residential products. The applicant is currently proposing a for-purchase, market rate townhome project for this piece of privately-owned vacant land. Your comments related to affordability in our City (and across the metro-Denver area) are duly noted and with the few remaining parcels of remaining vacant land, the construction of new housing is a priority for our City.

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From: [Lawrence, Nathan](#)
To: [robert scala](#)
Cc: [PCPubComm](#); [Klein, Heath](#)
Subject: RE: [EXTERNAL] Opposition to Proposed Construction on lot located at intersection of 92nd and Pierce
Date: Tuesday, May 23, 2023 11:21:00 AM
Attachments: [image001.jpg](#)

Greetings,

Thank you for reaching out and providing your input.

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- Robert and Beatrice Scala
9446 Pierce St.

From: [Lawrence, Nathan](#)
To: khuff@h-hmetals.com
Cc: [Planning; Klein, Heath](#)
Subject: RE: [EXTERNAL] Greenlawn Subdivision questions
Date: Monday, May 15, 2023 1:32:00 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Hello Kathy,

Thank you for reaching out. The 40 townhome units will all be parked in two-garages tucked under the units as is typical for this product type, and that is why they are not visible on the site plan. The 13 parking lot spaces are designated for guest parking. A Traffic Impact Assessment was performed by the applicant and has been accepted by City Staff with a host of recommended improvements focused on controlling access to and from the project site from Pierce Street and 91st Court. The access onto 91st Court will allow for full turn movements to and from the project site, while access to Pierce Street will only be right-in, right-out—preventing residents of the project from turning left onto Pierce Street, or from turning into the development from Pierce Street. With these restrictions, the assessment did not find that the development would impact traffic at either intersection with 92nd Avenue to an extent that would warrant the addition of a new traffic signal.

I will include your comments along with the agenda memo that Planning Commission will review as part of the public hearing process.

Please let me know if you have further questions.

Nathan Lawrence

Senior Planner

City of Westminster | Community Development Department
nlawrence@cityofwestminster.us | 303.658.2099
4800 West 92nd Avenue, Westminster, CO 80031
City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.



<https://www.cityofwestminster.us>

Useful Links:

[Develop in Westminster](#) - Detailed overview of the development process and submittal requirements

[eTRAKIT](#) - Apply for projects and permits, submit plans, make payments and schedule inspections

From: Planning <Planning@CityofWestminster.us>
Sent: Monday, May 15, 2023 11:47 AM
To: Lawrence, Nathan <nlawrenc@CityofWestminster.us>
Subject: FW: [EXTERNAL] Greenlawn Subdivision questions

Hi Nathan,

Questions about the Greenlawn PC hearing next week.

Thanks!

Jen

From: Kathy Huff <khuff@h-hmetals.com>
Sent: Friday, May 12, 2023 9:15 AM
To: Planning <Planning@CityofWestminster.us>
Subject: [EXTERNAL] Greenlawn Subdivision questions

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I cannot see parking on the landscape plan except for about 13 spaces in the southeast corner of the property. Is there a way to look at the plans in a different view? How many parking spaces are actually scheduled for the property?

I feel strongly that there will need to be a traffic light on 92nd and Pierce. Are there any plans for that? When entering 92nd from the north it is difficult enough as it is, before this property is developed.

This may have all been addressed, but I cannot find the information and am interested.

Regards,



Kathy Huff | CFO | H&H Metals
12520 Grant Drive #100, Thornton, CO 80241-2511
(720) 557-8102 Direct | (303) 429-0609 Main | (303) 429-0826 Fax
www.h-hmetals.com | www.brightshelf.com | khuff@h-hmetals.com

From: [Lawrence, Nathan](#)
To: jhuff@h-hmetals.com
Cc: [Kathy Huff](#); [Klein, Heath](#)
Subject: RE: [EXTERNAL] Greenlawn Project
Date: Tuesday, May 16, 2023 3:32:00 PM
Attachments: [image002.jpg](#)
[image003.jpg](#)

Hi Jim,

Thanks for reaching out to comment. I responded to Kathy with some insights from the traffic study, but I have also copied Health Klein, the City Traffic Engineer to see if he has any additional comments. I will include your comments along with the agenda memo that Planning Commission will review as part of the public hearing process.

Email to Kathy Huff:

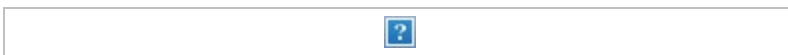
A Traffic Impact Assessment was performed by the applicant and has been accepted by City Staff with a host of recommended improvements focused on controlling access to and from the project site from Pierce Street and 91st Court. The access onto 91st Court will allow for full turn movements to and from the project site, while access to Pierce Street will only be right-in, right-out—preventing residents of the project from turning left onto Pierce Street, or from turning into the development from Pierce Street. With these restrictions, the assessment did not find that the development would impact traffic at either intersection with 92nd Avenue to an extent that would warrant the addition of a new traffic signal.

Best,
Nathan.

Nathan Lawrence

Senior Planner

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From: Jim Huff <jhuff@h-hmetals.com>
Sent: Tuesday, May 16, 2023 3:03 PM
To: Lawrence, Nathan <nlawrenc@CityofWestminster.us>

Cc: Kathy Huff <khuff@h-hmetals.com>

Subject: [EXTERNAL] Greenlawn Project

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I have reviewed the traffic flow that has been approved by the staff. Here is what I perceive is going to be the problem. Free turns onto 91st Court should be no problem, the right turn only onto Pierce might be a city thing. If the drivers want to go north, they are only turning onto a two-lane street, but the intersection might be just too close to 92nd to be safe, you guys more than likely have a good handle on that. Where the biggest problem is that I see, is the intersection of 91st Court and 92nd Ave. It seems that intersection needs a light that is activated by traffic that wants to go east from the 92nd Lane or west from 91st Court. The church traffic is very dangerous. Crossing a 4-lane plus 4 turn lanes from either direction is very difficult at best. I personally do it every day.. The folks in the "Reflections" need some way to go west on 92nd, and the church and "Asbury Park" need to be able to go east. It's just a matter of time until someone is killed, None of us want that.

Regards,



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