

## Millstone at Columbine - Comments from the Public

Ms. Hammer:

My wife and I moved to Wilder Lane in Columbine Valley in April of 2019. We truly enjoy the area but are quite concerned with the proposed new development; Millstone at Columbine. Not that we are opposed to development, we just want to know that all jurisdictions are carefully looking at the impact of this development on an already, in my opinion, poorly designed stretch of Platte Canyon Road. These are the concerns that we have regarding Platte Canyon Road and Bowles Ave.

- 1) There are a fair amount of cars traveling south on Platte Canyon that make a left turn in to the Circle K, crossing the solid, double yellow traffic lines
- 2) Item # one will back up west bound traffic on Bowles that turn south on Platte Canyon
- 3) Item #2 then causes the west bound traffic turning south on to Platte Canyon to run through the RED light
- 4) Northbound traffic on Platte Canon will cut through Wilder Lane and the shopping center to the north to get to Bowles
- 5) Runners, bikers and golf carts that cut across Platte Canyon at the trail head parking area

Our future concerns are;

- 1) A left turn out of Millstone would be challenging. Will this cause cars to make a right turn and go to Village Court and possible Fairway lane to cut through Columbine Valley to Bowles?
- 2) Will this cause some cars to make a U-turn to northbound Platte Canyon?
- 3) Cut through Wilder Lane because the north bound traffic is backed up?

I read the traffic study and I see that what it does mostly is count cars and the direction that they are traveling. It does not seem to address all the illegal traffic activity and the hazards that exist. Please note the concerns that I and my neighbors have as you consider this development. Thank you.

Kerry R. Hasegawa

Ms. Hammer,

I am writing as a neighbor in the Hamlet subdivision. The proposed development is way too dense for that location. They are using "innovative land use" to make room for 22 units. Looking at the economics, what they paid for the land and the limited infrastructure, required, I think we are fair to require the developers to dramatically scale back their density. The traffic on Bowles is an ongoing concern and there is no relief in site for that problem (just ask Charlie Brown who did the widening years ago).

Im asking that the zoning not be changed to allow this such a dense development. That is why we have zoning.

Thank you for your consideration,

Don White

Don White

M 303.917.9665

[Donwhite3@yahoo.com](mailto:Donwhite3@yahoo.com)

Ms. Hammer:

We are residents of Wilder Lane in Columbine Valley. We've lived here for 3 years and have watched with some alarm the steadily increasing amount of cut-through traffic racing through this community on narrow streets not intended as a short-cut to avoid the congested intersection at Platte Canyon and Bowles. The opening of a large Circle K on the southeast side of that intersection has had significant impact on that already congested corner.

We understand there is a proposed development on the west side of Platte Canyon with an entrance directly opposite the entrance to Wilder Lane. We are not opposed to development but like many of our neighbors we want to see thoughtful development with traffic safety carefully considered. The traffic study done in March 2017 was completed before the Circle K opened and Wilder Lane had 2 occupied homes. Based on the current proposal, we don't see how residents of the proposed development could safely exit north onto Platte Canyon given the volume of traffic and a bypass to the south would increase traffic on residential streets. There are no good options without direct access to Bowles which we understand is prohibited by the City of Littleton.

We feel it's important that we voice our concerns for the safety of current and proposed residents and we thank you for your consideration.

Gary and Gayle Landis  
1 Wilder Lane  
Columbine Valley

We don't plan on fighting this proposal.  
Anita Garfein

Hello Kat,  
My husband and I live at 5941 S. Camargo Way in Littleton. I'm writing to let you know we are in full support of Jerry Eckelberger's development plan for Millstone at Columbine.

Bob and Charlene Bullock  
303/798-2429

Hello Kathleen Conti and Kathleen Hammer,

I'm surprised to find that the Planning Commission agenda center does not yet contain the meeting details for the meeting that is planned for less than 2 business days from today.

Would you please reply with details (confirm that a meeting is indeed scheduled for 12/1/2020, link to agenda, link for virtual connection, instructions for participation by the public/opportunity to speak, if applicable for this type of meeting)?

I look forward to your prompt (i.e., first thing Monday morning) reply.

Thanks,  
Paul Schaffnit

To Whom it May Concern,

I am writing to express my concern with the proposed development, Millstone at Columbine.

While I don't have issue with the development itself, I am concerned with the added stress to an already poor traffic condition. From my kitchen sink, I stare out onto the intersection of Platte Canyon and Wilder Lane (and the proposed new entrance of Millstone at Columbine). Daily, I see traffic slowed and/or aggressive driving on both North and South bound Platte Canyon, and cars speeding down Wilder Lane (around kids) to cut the corner of Platte and Bowles. I do not see anywhere in the "community" planning, a proposal addressing the traffic conditions. It is my impression that at this point they are ignoring any impact to the already bad traffic flow.

It would be my hope that any approval of a new development would include an improvement to traffic control.

All the best,

Rowdy Stowell

13 Wilder Lane  
Littleton, CO 80123  
c: 303.807.8571

Ms. Hammer,

I am writing in support of the proposed development at the southwest corner of Bowles and Platte Canyon, Millstone at Columbine. As important as the quality of the development, is the integrity of the developer. I have known Jerrie Eckelberger for almost 15 years. We met while working on a new development in Broomfield where he was the developer of a very large mixed use development, McKay Shores, and I worked for a national retail developer, builder, and operator. Jerrie sold us a 15-acre parcel which became the first large format King Soopers in the State. In addition to selling us the land, Jerrie also contracted and managed all of the site improvements including a massive earthwork project. Throughout this project, which lasted for several years, Jerrie was an exceptional developer, a man true to his word who always had the jurisdiction's and the overall development's best interests in mind. I am confident he will take the same approach with this much smaller project at Bowles and Platte Canyon.

In addition to supporting Jerrie and his intentions, I am writing as a long time resident of the Town of Columbine Valley and have been on the Planning and Zoning Board for over 12 years. I personally and professionally believe the proposed project will be an asset to the community resulting in little impact on Littleton Public Schools and limited affect to traffic on Platte Canyon.

Thank you for your time, if you would like to discuss this email please contact my cell phone number, (720)937-6724, at any time.

Regards,

Eric Chekal, P.E.

Hi Kat, we are neighbors of this proposed development (directly to the West) and have spoken to Jerrie about it. We support this proposed development as it is documented in the plans he has submitted to your office.

Thank you.....

Russ & Mary Larson  
720.289.8923

Kat,  
This is John Wankum from 4141 West Lake Circle North. I want to let you know that my wife and I support the planned project going directly behind our house. We were not successful in dialing into the meeting tonight. I did want to hear what was said at the meetings and/or the outcome. Is there minutes that can be shared with us.  
Thanks for your help.  
John

Sent from my iPhone

Kat,  
Hope you are well. I wanted to reach out in support of the proposed Millstone at Columbine project. We recently moved in to 5920 S Camargo Way. Our property backs up to the western boundary of the lot in question. From early on in the process of buying our home we have been engaged with Jerrie Eckelberger and have had very open conversations about the plans and the effects it may have on our property. After careful consideration of all the plans and information provided, we are in complete support of the proposed development. We believe that there will be additional benefits provided to our neighborhood and the current traffic configuration on Platte. If you would like to discuss further please feel free to reach out to me via any of the contacts below.  
Regards,  
Greg and Tina

**Greg Marshall**

Distribution Partner Manager  
Hitachi Vantara

m: 303-809-2411

e: [greg.marshall@HitachiVantara.com](mailto:greg.marshall@HitachiVantara.com)

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The three comments/emails below are in response to this email sent from the developer.

“Hi everyone,

Want to let you know that the Planning Commission approved our plans on a 7 to 0 vote.

Happy Holidays to all,

Jerrie

Jerrie Eckelberger  
720-335-1370”

Charlene Bullock

Great news and congrats!  
Merry Christmas to you and your family too.

Russ Larson

Congratulations Jerrie! That was a well thought out and executed business plan.

Ryan Chilelli

Congrats Jerrie! Thanks great news.

Kenneth L. Peters  
The Hamlet  
Littleton, CO 80123  
(720) 301-8305

December 1, 2020

Arapahoe County Commissioners

Re: Case NOS SPD Z20 & PP19-003

Applicant: The Francis Co., LLC

Parcel: SW Corner of Platte

Canyon Road & Bowels Ave.

The undersigned hereby stands in opposition to the reference Case coming before the Arapahoe County Commissioners on 12/1/2020.

The Applicant is repeating basically the same development footprint on the subject property that the Littleton Community and the Commissioners have rejected several times in the past. This current proposal offers no solutions to the safety issues, congestion, pollution issues, and undesirable aspects of past plans. The sole entry/exit, coupled with the narrow interior streets, remain the same as past plans. Fire trucks and large delivery trucks would be forced to either back up or to travel all the way to the hammerhead at the end of the street to turn around. Even with restricted interior street parking, there will be issues with residents, visitors, mail and delivery services and garbage trucks that will park or use the narrow streets which may prevent access during critical times of responding fire and medical equipment. This will especially be true during the construction phase as we have recently seen in the city during a fire. Traffic wishing to exit and turn north out of the proposed development onto S. Platte Canyon Road will have to run a gauntlet of other traffic from four directions. The two southbound lanes are not only accelerating but are also competing to merge into a single lane exactly at this location. Based upon past observations at this location, the majority of drivers

exceed the posted speed limit. Just opposite this proposed entry/exit on the east side of S. Platte Canyon Road is a relatively new street where exiting northbound traffic will be competing for the same single lane. Although there are two northbound lanes at the point, the right-hand lane is pretty much dedicated to right hand turns only. Added to all of the completion and congestion on S. Plate Canyon Road, there is also an existing pedestrian/bike pathway crossing the proposed single entry/exit to the development adding to the complexity of maintaining safety.

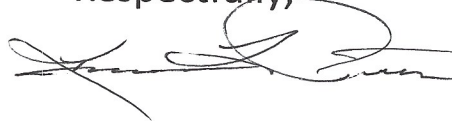
By letter dated November 21, 2020, a copy of which is attached, the Applicant stated several points that need to be addressed. The Applicant states that the property has already been purchased unlike past applicants that have entered into contingency agreements pending Commissioners approval. Now that the land has been purchased, the Applicant may be attempting to draw the Commissioners sympathy that the disapproval would most likely result in a potential financial investment loss for the Applicant. To paraphrase the Applicant, the proposed high end finished homes, without finished basements, will be for 55-year old's and over, likely with no children, and the proposed development will have insignificant additional traffic. We all know from past planned communities, that homes listed for sale cannot qualify, limit, or restrict, the purchasing demographics. Many adult designed homes are purchased by large families that finish the basements and have 3-4 cars per household. Traffic in a community is not defined by just the vehicles of those that live there but also by visitors, government and personal services, maintenance, and a growing assortment of delivery business. The Applicant did not state what the home prices would be, but this proposed development most likely will require additional financial support greater than the Applicants initial investment cost of the plan infrastructure and what will be generated from the forthcoming personal property taxes of the proposed development. Like a pebble dropped in a pond, a ripple effect will go out to other existing taxpayers to support the required additional fire, police, roads, schools, common areas, and all supporting community services. Hence, everyone's taxes in the surrounding community will increase. The Applicant states that the three Hamlet homeowners that border the property all support the development. These three Hamlet

homeowners have not communicated with the balance of the Hamlet nor do they speak for or represent the balance of the Hamlet homeowners.

The question that must be asked and answered is this. Will the surrounding community and the City of Littleton be improved and will it be better off if this application is approved? I say, no it will not! If this proposed development is approved and constructed, it will add congestion in the form of traffic, noise and light pollution and it will result in higher property taxes for the offsetting developments.

My comments are based up my experience as a graduate Civil Engineer, retired high-end custom builder, and a resident of The Hamlet for 41 years.

Respectfully,

A handwritten signature in black ink, appearing to read 'Kenneth L. Peters', written over a horizontal line.

Kenneth L. Peters

Attachment: 11/21/2020 letter

THE FRANCIS COMPANY, LLC  
1998 OAK LEAF LANE  
GREENWOOD VILLAGE, CO 80121  
[eckelberger@comcast.net](mailto:eckelberger@comcast.net)  
720-335-1370

November 21, 2020

Dear Ken,

My name is Jerrie Eckelberger and through my LLC, The Francis Company, I have purchased the parcel of land in the southwest corner of Platte Canyon Road and Bowles Avenue. Our team of planners and engineers together with Adamo Homes, which is a small batch builder, and its team have been diligently working on a plan for 22 custom ranch style patio homes on the property as shown on the attached land plan.

Due to the style of homes, the land plan and the price range, we anticipate most owners will be empty nesters and most likely 55 and over. The custom homes will be built for buyers who are in the market for high quality finishes, one floor living (there will be unfinished basements), do not want to care for a large yard and a home that they can easily lock and leave for long periods of time.

Although we do not think there will be many, if any, children of school age we have communicated with the Littleton Public Schools including the Principal at Wilder Elementary. Wilder has a student/teacher ratio of 23 to 1 and the capacity to accept any students our neighborhood might generate.

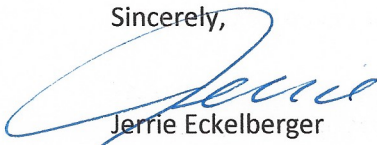
We have worked with CDOT which controls Platte Canyon Road and with Denver Water which owns the 100' strip of land between our property and the road. With only 22 homes, the cars we will add to Platte Canyon will be insignificant and Denver Water has agreed to allow use of their land for a right turn in deceleration lane. We will also be adding a left turn in lane and a refuge lane for left turns out.

We have included the adjacent property owners in our plans through meetings, emails and phone conferences. There are only 3 Hamlet homeowners that border the property and all of them support our development. Other adjacent owners have also been supportive. It has certainly not been easy to craft a neighborhood on this corner where the other three corners are commercial/office. We know the plan we have will be a benefit to the adjacent owners, people in the area who may want to downsize and will add to the value of all nearby homes.

A virtual hearing has been set for December 1 before the Arapahoe County Planning Commission on our Specific Development Plan and Preliminary Plat which are based on the attached land plan.

After you have had an opportunity to review the attached, I will be happy to answer any questions.

Sincerely,



Jerrie Eckelberger

# DEVELOPMENT SUMMARY

SITE ACREAGE = +/- 5.649 AC.  
 TOTAL NUMBER OF UNITS = 22  
 DENSITY = 4 DU/AC  
 OPEN AREA = 30%

MOTOR COURT  
FOR "ENCLAVE LOTS"

S. PLATTE CANYON ROAD

DEEPER LOTS ALONG  
SOUTH PLATTE

W. BOWLES AVENUE

PRIVATE DRIVE

DETENTION  
POND

LANDSCAPE BUFFER

## Millstone at Columbine

Arapahoe County, Colorado  
 March 12, 2020 • Project #181051

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