

Public Comments Received: The Knolls at Big Dry Creek

The following comments were received via email or voicemail by Staff (with date-of-receipt listed). Staff attempted to provide concise answers to specific questions posed, where possible. All inquiries were acknowledged via return email or phone call, which occasionally generated follow-up inquiries. Please note that written comments are shown exactly as received.

Dr. Kelly McGuire, 12716 Home Farm Drive (January 27, 2020):

(In-person and Email) Dr. McGuire expressed concerns about the loss of natural wildlife habitat that development of the Knolls parcel might represent. She was especially concerned about the loss of nesting and hunting territory for bald eagles, hawks, and other birds of prey that she has photographed in the area. She provided some photos she had taken of the bald eagles.

Melissa Wildner, (Tanglewood Subdivision Resident) (February 19, 2020):

(Email) Ms. Wildner asked if there would be public hearings for the project, and asked to be kept informed of the dates of those hearings. (A follow-up email was sent to her on June 15, 2020, which she acknowledged.)

Dr. Kelly McGuire, 12716 Home Farm Drive (June 14, 2021):

(Voicemail) Dr. McGuire repeated her concerns about the loss of natural wildlife habitat and hunting/nesting grounds for birds of prey that the development of the Knolls parcel might represent. She also expressed concerns about possible light pollution/trespass from the streetlights and homes in the new development, should it be approved. She also noted that she already receives a great deal of unwelcome light from both the Big Dry Creek Waste Water Treatment Plant and the neighboring Tanglewood Subdivision.

Janela Karlson, 1095 W. 127th Place (June 15, 2021):

(Phone call and Voicemail) Ms. Karlson expressed concerns about the impacts to traffic movements and congestion that the development of the Knolls property might represent. She asked that W. 128th Avenue be expanded to four lanes (with a fifth (center) turning lane, if warranted) from Zuni Street to Huron Street, **prior** to the development of the Knolls site. She cited traffic congestion and accident risks along this stretch of roadway. She noted that a traffic light at Home Farm Drive and W. 128th Avenue would represent possible delays for Home Farm residents, and also noted that there are too many traffic signals along W. 128th Avenue to add another one (she was hoping that the signal for the Dog Park could be turned into a roundabout, instead.) Finally, Ms. Karlson was concerned that more development would further impact our water and sewer systems, and that our water and sewer rates were “already too high” without having to pay for the additional infrastructure and demand that the Knolls project might represent. She wants to see water and sewer infrastructure and new demand paid for by new developments, rather than paid for by everyone through higher water/sewer rates.

The following comments were received after the Planning Commission Packet was published on Thursday, June 17, 2021:

Linda Sturm, (Location not provided) (June 20, 2021):

(Email) I am not sure how I go about making my voice heard about the re-zoning of this property and the proposed multi family low density housing. We purchased our home 24 years ago the strip of land along 128th was for light and small commercial, NOW IT SOMEHOW IS MULTI FAMIL, RIGHT ON OPEN SPACE!!!!

1. Shannon Bird advised me a few years ago there was industrial contamination at this site and considered an environmental hazard. Confirm if this is true and if so who is responsible for clean up and how does that affect the Home Farm subdivision across the street where I live. How does it impact the wildlife in the area by digging into this soil.
2. I object to any more development especially where the wildlife is impacted. Again, the city is hell bent on killing prairie dogs and the entire eco system.
3. I am sick and tired of every piece of land being developed. The noise, traffic, pollution and again impact on our water regardless of being told we have enough to go around, I don't buy it.
4. The impact on the public schools is already evident with the Tanglewood development and my taxes are going up and up and up. As a senior citizen this is a major impact. Again, I am sick and tired of the development of every stick of land that surrounds Home Farm.
5. What used to be a quiet neighborhood has turned into: Two schools built on farm land (now we have people and kids hanging around the area waiting for parents to pick them up), Huron expanded and now a major race way(people do not go the speed limit), expansion of 128th road, now we sit and try to get out of our neighborhood onto 128th, the dog and park being added when this was open spaces and quiet. Now we have transit homeless hanging around and sleeping in the park. We also have cars being stolen in the neighborhood so crime has risen with more people in the area, The city killing off the prairie dogs everywhere. The tanglewood 350 house development. The 128th and Huron northern corner IS THE ONLY OPEN SPACE LEFT. We can't the city purchase the property and add to open space. And 128th and Zuni is targeted for another storage facility (give me a break).
6. Why don't you redevelop old Westminster and leave us alone.

Michael Gray, (Home Farm Subdivision Resident) (June 21, 2021):

(Voicemail) Mr. Gray asked that no subdivision be approved until 128th Avenue is widened, including the bridge that goes over Big Dry Creek. He also wants a traffic light installed at the proposed new intersection on 128th Avenue at Home Farm Lane. He feels that these improvements should be paid for solely by the developer. He expressed concerns that his property values will decline, and that he will not be able to exit Home Farm without great delay, should the new development be approved. He feels that more discussions should have taken place with the neighbors before anything was proposed. Mr. Gray indicated that 128th Avenue between Huron Street and Zuni Street is already unsafe, and that traffic fatalities have already occurred there. In closing, Mr. Gray provided his phone number and indicated that he would be commenting further on the application. (Mr. Gray was contacted back by phone and was upset to know that the Planning Commission meeting was scheduled for the following evening, and felt that it was wrong to hold the meeting in a virtual-only format. He further stated that without a new traffic light installed at 128th Avenue and Home Farm Lane, there would be additional fatal accidents. He indicated that he would be reaching out to his Councilman.

David Jackson, 1141 W 127th Ct. (June 21, 2021):

(Email) I would like to comment on aspects of the proposed new development on the northwest corner of Huron & 128th Ave. I live in Home Farm on the south side of 128th Ave, and the proposed development will negatively impact our community due to increased noise and traffic on W 128th Ave.

I have two principal concerns:

1) The proposed community will be building a sound wall along 128th Ave, which will reflect additional road noise back towards our community.

and

2) There is a proposed entrance where Home Farm Lane intersects 128th Ave, turning an already busy and dangerous 3-way intersection into an even more perilous 4-way intersection.

I request these issues be mitigated by:

1) Lowering the speed limit on 128th Ave within Westminster city limits to 35mph. With the improvements to 120th in Broomfield and the expansion of 144th Ave between Sheridan and US 287, there are adequate east-west arterial travel corridors, and 128th Ave should be prioritized as neighborhood access for the additional subdivisions being built in Westminster and already existing in Broomfield & Thornton along 128th Ave rather than high-speed through transit.

and

2) Installing a traffic light on 128th Ave at the soon to be 4-way intersection of 128th Ave & Home Farm Lane and the new entrance to the proposed new development.

Thank you,
David Jackson

Geri Scarlett, 12765 Home Farm Drive (June 22, 2021):

To Whom it may concern,

Please STOP this development!!!!!! Please leave this open space as part of the Big Dry Creek area!!!!

I live in the Home Farm Subdivision and at present the traffic on 128th is terrible. We have the traffic from the school located at the SE corner of 128th and Huron, the Tanglewood Subdivision and from being one of the thoroughfares that cross over I25. We don't need to add any further source of traffic. Trying to get out of the subdivision from Home Farm Lane onto 128th is awful; even at off peak traffic times.

Since Westminster is already developing any available open land area, could this small piece of land PLEASE be purchased by the open space fund that we contribute to as tax payers? Please consider our concerns for what if YOU lived in the Home Farm Subdivision.

Thank you,
Geri Scarlett

Linda Sturm, (Location not provided) (June 22, 2021):

What exactly is planned for low density multi family and what is the visual look? We have enough low income housing (Huron and 124th really is an eyesore of apartments). And we have the trailer park to look at along Huron.

Again, affects the value of the homefarm property, traffic, noise, loss of wildlife and again impacts to the dry creek trail and quality of life.

I don' know when this area was rezoned for residential, the strip of land along 128th was always to be light commercial. We have been here 24 years and never heard that it was rezoned.

I am also concerned about environmental testing and safety of the site plus the pollution/noise we will be subjected to.

I suggest the City take lotto money and purchase this land and incorporate into the open space like Broomfield does so we have some feeling on NOT being boxed in.