

Eberly Place – Neighborhood Meeting Q&A Transcript

Hosted via Zoom - September 29, 2021

What is the plan for ingress and egress for the construction period?

- *There will be a construction access located along Potomac St and Blackhawk St.*

How many guests are online for this meeting?

- *Total attendee count was 29.*

What will happen to the school and farmhouse? Is the farmhouse onsite?

- *This school and farmhouse are not on our property. We are not proposing any changes.*

With the added new subdivision it will increase the traffic of Blackhawk. Are there any plans to widen it to allow for the traffic? Also, will you add a connecting street to Potomac as we (Foxton Village) are the only south subdivision on all of 104th that does not have access to a turn light for left hand turns onto a 104th.

- *Blackhawk will have an additional 26' of right-of-way added per City Code.*

What is the primary entry/exit plan for the new neighborhood?

- *Site Plan shows entrance and exit for proposed neighborhood along Potomac St.*

Will this development host an HOA or Metro District? What about Section 8 housing?

- *Eberly Place has applied for the creation of a new metropolitan district to help finance the infrastructure, perform design review, enforce covenants and maintain common areas. We prefer not to create an HOA in addition to a metro district so as to avoid duplicate management expenses, boards of directors, insurance, and so forth. No Section 8 housing proposed. All homes will be market rate.*

Is this a subdivision on its own, or is it a part of Reunion subdivision?

- *Eberly Place is a stand-alone subdivision. It is not part of Reunion.*

Will the intersection at 104th and Blackhawk be opened up so that people can egress from Blackhawk to westbound 104th?

- *We are not doing any improvements to the intersection of 104th and Blackhawk St. The main entrances to Eberly Place will be off of Potomac St. Blackhawk will be widened to the full section, 26' additional feet of right-of-way to meet Collector standards per the City Code. Majority of traffic introduced by this proposed neighborhood will use Potomac.*

Are these post tension homes or basements available?

- *Homes proposed are pad type foundations on crawl spaces. No basements are anticipated with this community. No post tension as they are not very common within our market.*

What is planned to “restore” Blackhawk should construction damage the road in anyway?

- *Any damage during construction would be repaired at the developer's expense. The City will likely use issuance of building permits and certificates of occupancy to enforce this.*

What will be the plan to control construction noise, debris and construction parking?

- *When infrastructure goes in, we will be following all City and/or State guidelines in regard to erosion control, dust mitigation, construction hours, and so forth.*

What is the median price of home phase 1 building?

- *All homes will be market rate. We are still a couple of years out from construction and many things can happen during that time, as evidenced by the cost of materials and labor over the past 18 months. Currently, we anticipate base prices in the mid to high \$400's.*

Are there height restrictions for the multi-family?

- *There is no proposed multi-family for this site. However, the single-family home maximum height proposed is 35'.*

How many cars per house?

- *2 car garages, plus 2 on the driveway for a total of 4 cars. Street parking would also be allowed similar to other subdivisions.*

What does collector mean per the City?

- *Per City of Commerce City Municipal Code: Collector shall mean a street which has the primary function of providing for the distribution of traffic within neighborhoods and which carries through traffic and provides access to abutting property. A collector street is also a through street.*

Will Blackhawk be 4 lanes?

- *Blackhawk will have two 20' sections, so two larger lanes with two bicycle/travel lanes.*

How close are the schools for both locations?

- *Eberly Place is approximately 6/10ths of a mile from Second Creek Elementary and Stuart Middle. The historic Cactus Ridge School is located to the southeast of the site, along Potomac St.*

How close is this to fracking?

- *We are uncertain of the context of this question. Oil and gas operations are not a part of our plan. There are no operating or abandoned oil/gas wells on or within a quarter-mile of the property.*

How quickly would the parks be developed in comparison to the housing?

- *This development is proposed to be completed in one (1) phase.*

Are you planning to have a Metro District and how long is your service plan? 30 years or 40 years?

- *Yes, we have applied to form a new metropolitan district to help finance the infrastructure, perform design review, enforce covenants and maintain common areas. The metro district would affect only the homes within Eberly Place, not any of the surrounding homes in Foxton Village or elsewhere. We understand that the sensitivity around metropolitan districts. We note, for example, that there are new and more robust disclosure requirements for homebuyers effective January 1, 2022.*

What will be done to help 27j support the influx of families with children?

- *27J works with the City to put together population projections. When residential subdivisions are being proposed, those applications are sent to the school districts. The School Districts will then use those numbers to plan where new schools may go in the future. For this property, the School District has already decided that land for a school site is not desired. Therefore, we will pay a fee in lieu of land dedication as determined by the School District. Additionally, the developer (builder) will pay a voluntary capital fee for each home at building permit.*

What is the plan for adding schools?

- *27J works with the City to put together population projections. When residential subdivisions are being proposed, those applications are sent to the school districts. The School Districts will then use those numbers to plan where new schools may go in the future. We believe the School District is best able to*

determine the School District's needs for the future. For our part, we will work with the School District to help answer questions and contribute financially to offset our additional impacts.

Is Potomac going to be paved to 96th?

- *Potomac will be paved along the frontage of our site. Oakwood Homes is already working on the west one-half of Potomac adjacent to the first filing of Reunion Ridge.*

Regarding the parks facing Blackhawk, how will they be maintained so that they don't become overrun with the prairie dogs that are there today?

- *Maintenance of these areas will be the responsibility of the metro district that will be created with this project.*

Who is paying for the infrastructure?

- *The City does not absorb any of the costs of the infrastructure relating to Eberly Place. The Developer will be paying for the infrastructure.*

How many homes are planned for this subdivision?

- *154 homes are being proposed.*

Could homeowners use the infrastructure that will be developed prior to building development?

- *Yes, all of those roads will be public roads so any one is allowed to use those.*