

August 2, 2024

City of Longmont  
Planning and Development Services  
Attention: Mr. Phil Taylor  
385 Kimbark St.  
Longmont, Co. 80503

RE: 8902 Quail Road Annexation  
Record # DV-ANNEX-24-40007

Dear Mr. Taylor,

We are Longmont citizens who own a home at the Northeast corner of the proposed annexation. We believe the proposed development plan of the Quail Road Annexation has significant shortcomings we want to see addressed.

Firstly, we certainly realize that in-fill properties like the Quail Road parcel will be developed as Longmont and Colorado grows. We have no issue with the annexation and understand that it would be developed (as was the location of the existing surrounding development over the years). And we realize that housing prices have increased to be less affordable.

However, the ideal of home ownership to have a vested interest in the community and a place to live and raise a family is not to create high density rental units found in big cities where that is the norm and expectation. A "nation of renters" is not the path for individual or community prosperity and happiness. Particularly when that rental stream is diverted to corporations. This project is 100% high density rental properties. We fail to see how that serves Longmont or the individuals in the long term. We urge the planning commission to require the developer to provide the medium density with 50% of this project for starter home and low-income owner purchase.

The high density of the proposed development is a significant concern as it is out of character with all of the surrounding neighborhoods. Neighborhoods to the North are one-tenth the density being proposed. A medium density development is consistent with the immediate area. At a minimum a green space buffer should be provided between Quail development and the surrounding neighborhoods. Additionally, the proposed Quail Rd. development does not include any interior parks or open space, as was required in the development of Willow Creek Neighborhoods. This certainly doesn't seem in keeping with what people have in mind for quality affordable housing. Interior Green space with play, recreation and walking spaces should be required. The proposed plan has a density that is even higher than the existing zoning. With these drawbacks to the proposal, I see no justification reason for why an even higher density than the area is zoned for is acceptable.

Within the borders of Clover Basin, Airport Road, Nelson Road and Fordham streets, there are no three-story structures. Tall buildings will restrict sunlight, views and be inconsistent from adjacent neighborhoods. We desire the planning commission to be limit the development height to two-story structures.

The current drainage from this property flows partially through the adjoining neighborhoods via subsurface drainage. In the years that this property is irrigated basements in this area are flooded. Lawn irrigation, runoff and drainage needs to be addressed with ditch works to avoid this from happening when this property is developed especially with the amount of non-permeable surface to be added.

We have no argument against the annexation of this property into the city. However, we would urge the city council, planning and zoning to significantly scale back the density of this proposed project to be more compatible with the existing neighborhoods. This area of Longmont needs more of medium density and starter home developments to promote a strong community with a path to prosperity for the residents.

With Regards,

*John and Jeannine Knight*

John and Jeannine Knight  
1047 Willow Creek Circle, Longmont Co 80503

August 2, 2024

City of Longmont  
Planning and Development Services  
Attention: Mr. Phil Taylor  
385 Kimbark St.  
Longmont, Co. 80503

RE: 8902 Quail Road Annexation  
Record # DV-ANNEX-24-40007

Dear Mr. Taylor,

On behalf of the 43 homes and residents of the Willow Creek Estates Subdivision, the Home Owners Association Board would like to offer a few comments on the proposed annexation development.

We acknowledge there is a shortage of affordable housing in most of the front range of Colorado, not only in Longmont or Boulder County. Even more of an issue is the lack of affordable small and starter homes. The lack of high-density apartment for rent housing seems to be addressed by the significant recent development of these typers of properties across South Longmont. This project is conceived to be 100% rental properties. We suggest that a medium density development with owner-occupied housing is the shortage that no needs to be addressed.

The high density of the proposed development is of great concern as it is not compatible with the existing adjacent properties including Willow Creek Estates. The proposed developed not only exceeds current zoning density, the density exceeds by an order of magnitude (10 times greater) that of the immediate area. This discontinuity will significantly affect the immediate area and the overall character of the area. The current parks and outdoor spaces required of the existing neighborhoods to mee the needs of those residents. Since, the proposed development has no parks, open space or recreation of its own, this seems inconsistent with the historical development of the area. It certainly seems of character and unfair for current developers to not be required to fulfill these needs of the people living in the new development. This type of open area for children's play, congregation and community seems to be wholly lacking and certainly not consistent with **quality** affordable housing. Merely providing walking access routes through the Schlagel neighborhood, (which has no sidewalks) to existing bike paths and parks, does not provide for the human need for green space and areas for children to play in the new neighborhood.

The proposed 3-story building height significantly impacts the existing views and character of the immediate area. Two story buildings are in character and should the building height limit.

Will a responsibility of the city of Longmont and not the developer, the traffic on Clover Basin and Nelson with the new apartments and is already dangerously crowded with poor sightlines especially along Clover Basin near Fordham Street. The city needs to address these dangerous roadways as the traffic will become even more congested. We also suggest sidewalks along the North side of Clover Basin to provide safe pedestrian and bicycle access along the roads.

We urge the City Council to reject this high-density development proposal in favor of a medium density, 2-story limit development in keeping with the surrounding neighborhoods and provide the lower priced starter home needs of the City.

Most sincerely,

*Anne Hyink*

*Rob Singer*

*John Knight*

Willow Creek Estates HOA Board Members  
1047 Willow Creek Circle, Longmont Co 80503

July 26, 2024

City of Longmont  
Planning and Development Services  
Attention: Mr. Phil Taylor  
385 Kimbark St.  
Longmont, Co. 80503

RE: 8902 Quail Road Annexation  
Record # DV-ANNEX-24-40007

Dear Mr. Taylor,

As residents of the Willow Creek Subdivision, just north of this proposed annexation, we would like to offer a few comments on the matter. Our comments, concerns and observations concerning this annexation and development proposal are listed below, in no particular order of importance.

We realize that there is a shortage of affordable housing in most of the front range of Colorado, not only in Longmont or Boulder County. This project is conceived to be 100% rental properties. There is no allocation nor inclusion for ownership of starter homes or townhomes in this project. It is our view that residents who are able to purchase a place of their own, have that pride of ownership and commitment to the community as a whole. We urge the planning commission to require the developer to provide at least 50% of this project to be allocated for starter home and low-income purchase.

The extremely high density of the proposed development is of great concern as it is not compatible with the existing adjacent properties. The Schlager neighborhood and Willow Creek subdivision, are 10x less than the density being proposed. Also, the adjacent 9308 North 87<sup>th</sup> proposed development has 33% less density than the Quail Road Annexation proposal. The proposed Quail Rd. development does not include any interior parks or open space, as was required in the development of Willow Creek. Merely providing walking access routes through the Schlager neighborhood, (which has no sidewalks) to bike paths and walking paths, does not provide for the human need for green space and areas for children to play. The existing bike and walking paths to the north are already crowded and challenging for walkers. The path would have to be widened to accommodate significant additional bike/pedestrian traffic lanes separately, because of the impact of this proposed development.

In the quadrant within the borders of Clover Basin, Airport Road, Nelson Road and Fordham, there are no three-story structures. Taller buildings will restrict mountain views and impact airport flight patterns and stand out from adjacent neighborhoods. We urge the planning commission to be sensitive to this and limit the development height to two-story structures.

The current traffic situation on Clover Basin Dr. between Hover Rd and Airport Rd is extremely poor and dangerous, especially during the morning and evening hours. It is almost impossible to make an eastbound turn off Fordham onto Clover Basin. The cars coming around the curve by the school district building come fast and continuously. The proposed development will increase traffic by over 600 vehicles on a daily basis. The existing infrastructure cannot support it. Perhaps this will require another extra lane, roundabout, stop lights, or other means to provide adequate traffic flow with consideration of safety. The situation is the same with a west bound turn from Fordham onto Nelson Road. More people in cars will only make it more dangerous. The existing bus route #324 is not utilized by the current local residents, and the bus has zero to three people on the bus. (This is from 12 years of observation of these buses.) The development needs to include sidewalks along Clover Basin Dr.

We have a family of nesting great horned owls, that return each year to the same place, immediately adjacent to this proposed development. Additionally, we enjoy hearing the yapping of coyotes, and the sightings and nesting of red-tailed hawks, and occasional deer on the proposed annexed property. All this will be sacrificed for the purpose of the proposed high-density development.

We have no argument against the annexation of this property into the city. However, we would urge the city council, planning and zoning to significantly scale back the density of this proposed project to be more compatible with the existing neighborhoods. The conceptual plan from an aerial view is all buildings and pavement, rooftops, parking spaces, with a small retainage pond, that will provide no one with any accessible green space or recreation place in this development. We encourage you to take a look at The Parkes at Stonebridge, which is south of Nelson Road and west of 89<sup>th</sup> St. It is a lovely, affordable housing development with lots of picnic areas, playgrounds, and small open spaces for the resident's enjoyment. Longmont needs more of this type of development, not forcing people to be stacked on top of each other.

Most sincerely,

*Conrad & Kathleen Kawulok*

Conrad and Kathleen Kawulok  
1043 Willow Creek Circle, Longmont Co 80503

## Comments on Traffic Impact Study for 8902 Quail Road

I have concerns about the validity of some of the assumptions made in the traffic study. These assumptions were used to project traffic volumes that will be experienced by intersections in the vicinity of the 8902 development.

1) The estimates of trip generation from the complex at rush hour seem to propose a VERY small number of trips. This complex is supposed to be 310 units. The study projects 90 outbound trips during AM rush hour and 97 inbound trips during PM rush hour. Apartments in Longmont are expensive, and frequently require 2 wage earners to afford. Even with only 1 wage earner commuting to a job the trip numbers would seem to be much closer to 300 out in the morning and 300 inbound in the evening. Plus many households will be shuttling children to school.

I saw the reference to the Trip Generator 11 edition, but I don't believe a reference to some rigid document should replace knowledge of the cost of living and general understanding of the dynamics of living in Longmont

2) The 'Regional Background annual growth rate' for Clover Basin seems VERY small. Referencing the DRCOG annual growth rate of .81% may meet a basic requirement, but this area of Longmont will be undergoing dramatic growth in the next few years.

The new developments that will be going 'online' after the traffic study of March 12-13 of 2024, and before the 8902 complex going on online in 2027 will be having an impact on Clover Basin and Fordham Road.

There is a large apartment complex being built at Dry Creek and Nelson, there is a large housing development going online between Nelson Road and Rogers Rd (S & N boundaries) and between Anderson and Dry Creek Rds (E & W), as well as the completion of the housing development at 75<sup>th</sup> and Nelson area.

All of these additional people will be wanting access to the mall on Hover, as well as to the large number of restaurants at Hover and Clover Basin. They will also want to access the Diagonal (hwy 119).

Hover near Nelson is already a very crowded area with a high accident rate. People will look for alternative streets to access the mall and restaurants. Fordham and Clover Basin can both expect to see increased 'background growth' before 2027. There needs to be an adjustment to the traffic projections to account for this increased pressure.

Access to the Diagonal for these other developments in the region will likely occur via Airport Road or Fordham Road. That will mean increased pressure on the intersection of Clover Basin and Fordham, and Clover Basin and Airport.

On Page 10, the only 'local' development it says that is going to go online by 2027 is the 'Kanemoto Estates'. I believe that these other large projects that are already being built will add significantly to the 'local/regional' annual growth rates.

3) Even with the overly low projected increase of traffic, the report on page 18 states that the LOS for turning at the intersection of Clover Basin and Fordham will fall to level E – which is a failing rating by their own description.

Why isn't the idea of putting in a roundabout at that intersection being put into the requirements for this development?

On page 29 of the study there is a description of how a roundabout could work at this intersection, and would provide a passing level of service for all directions including turns.

As a single lane roundabout, each leg of the intersection would operate under yield control. Each leg of the intersection would have one shared left/through/right turn lane on the entering approach, and one departure lane. Based on these parameters, it is projected that the intersection, overall, as well as all lane groups would operate at acceptable levels of service (LOS "D" or better) through the 2050 (long-term) analysis horizon total traffic scenario.

Wendy Koontz

To Whom It May Concern,

31 July, 2024

We are writing in regards to the proposed annexation & development of 8902 Quail Rd.

First and foremost, we want to stress that the currently proposed development is far out of character with the surrounding neighborhoods, including the adjoining rural residential & agricultural Schlagel Neighborhood. The Planning Board recently agreed that access to the 8902 Quail Rd. development through the Schlagel Neighborhood, both from the west and from the north, is incompatible and unsafe, which is in agreement with both the residents of the Schlagel Neighborhood, as well as with residents in all of the surrounding neighborhoods.

Why is there a push to increase the density of this area to such a different, extreme level?

High rise apartment/townhouse architecture is not compatible with the surrounding neighborhoods.

There are already hundreds of high rise apartment & townhouse rentals that exist, or are in progress, all along along Nelson Rd. Putting more of them in this location is an extreme departure from the character of the existing neighborhoods surrounding the 8902 Quail Road development. What Longmont really needs is more creative, affordable homes for purchase for residents who want to put invest in their families future and put roots down in, and around, wonderful Longmont, Colorado!

In regards to traffic—there already isn't really any room available to increase the traffic on Clover Basin. It goes without saying that a high density project will just add to the already challenging traffic issues along there. In addition, both Airport and Nelson Roads are already stressed, especially during peak times, and this is only going to get worse due to the afore mentioned apartment construction projects. It is clear to everyone living in all the surrounding neighborhoods that this is not a good area for more high density rental housing.

As much as we wish the property could just stay as it is, we feel it could be a good area for a thoughtfully planned single family home community, which could fit in well with the other neighborhoods around it, and especially to the adjoining rural residential and agricultural neighborhood to the north.

The biking/walking route along Quail Road is part of the connection to the trail system that also includes the Dry Creek Path (aka. Silver Creek), Schlagel Street, N. 89th Street (as well as Boxelder Drive & Circle to the west) and could be easily enhanced and improved with a buffer zone of landscaping that recognizes the connection between the new neighborhood and these long established routes for cyclists and pedestrians, along with consideration for the multitude of birds and other animals that call the area home.

The pathways mentioned above are a busy & customary route for hundreds of folks from all of the surrounding neighborhoods, and they adjoin the trail system along the Dry Creek/Silver Creek Greenway through the Schlagel neighborhood, both to west of Airport Road, and beyond, and to the east, through Willow Farm Park (aka. Red Barn Park). An affordable, single family home neighborhood on the 8902 Quail Road property could be an opportunity to enhance that pedestrian experience, and should be welcomed, especially as it is part of the heart of the area.

The Dry Creek Path is just one half a block north of the proposed 8902 Quail Road property development and is a valuable riparian avenue that can be enriched, with careful planning. In just the past 6 months, we have had a mountain lion, followed by a family of coyotes, regularly bedding down in the grassy, wooded area in the back of our property. Bobcats are occasionally seen in the neighborhood, and we recently had a handsome, young mule deer buck, with beautiful velvet on his antlers, hanging out for several days on our property, as well as on our next door neighbors property. He was also seen in other locations around the neighborhood. In addition, we always have several families of foxes who raise anywhere from 3 to 6 kits each year. There are Great Horned Owls, Red Tail Hawks, Coopers Hawks, Sharp-Shinned Hawks, as well as a multitude of other birds, who have raised their offspring in, and around the Schlagel neighborhood for many, many years. Exposure to the bountiful wildlife is a beloved and valued part of the experience of both living in, and passing through, the Schlagel Neighborhood, the adjoining Willow Farm Park and the Dry Creek path and greenway. It is not uncommon for us to fall asleep to the sound of the Great Horned Owls hooting, or wake up to the howling of coyotes, sometimes just outside the window. To displace the wildlife that has made this area their home since long before any of us were here feels, not only cruel, but terribly irresponsible.

We honestly feel this new development does not have to be a contentious battle. We understand that development will come, and we are certain we can all agree that the points stated above should be carefully considered, particularly because of Longmont's stated policy of a commitment to it's residents, both human and animal, as well as in regard to responsible stewardship of the land.

This is a golden opportunity to create a new and beautiful part of Longmont. More high rise apartment rental complexes simply do not fit in with that kind of vision for the future.

In the interest of the importance of making wise choices that will not only impact this area now, but also far into the future, we agree with the (compiled) suggestions listed here...

1. Require a third party market study to justify rent and demand for the type of proposed housing
2. Require developer provide their own park (Willow Farm Park cannot support the additional population, as proposed) as well as buffers that respect the riparian pathways.
3. Require more trees & shrubs to reduce emissions and increase shade cover
4. Require multi-modal paths instead of just sidewalks
5. Keep no, or low, impact on all wildlife as a top priority in all areas of planning.
6. Keep consideration for all current residents of the area surrounding the proposed development, some who have lived here for 60+ years, as a top priority.

Very Sincerely,

*Julie A. Barringer Richers & Douglas A. Richers*

Julie A. Barringer-Richers & Douglas A. Richers  
8747 Quail Road, Schlagel Neighborhood, Boulder County, 80503  
25+ year residents of the area adjoining the proposed development  
Julie ~  
Douglas ~

*It is through cooperation, rather than conflict, that your greatest successes will be derived.*

*~R. Charell*

**From:** [Julie Barringer-Richers](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] More wildlife information for the Schlagel Neighborhood  
**Date:** Friday, August 2, 2024 5:00:42 PM  
**Attachments:** [IMG\\_4017.MOV](#)  
[IMG\\_5030.MOV](#)

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Hi Phil

It is well-known that there was an active GH Owl nest in Red Barn Park for years, until the city(?) took the tree down. I don't know exactly where they nest now, but they are around. I have attached photos of two GHO fledglings who spent the better part of a day sitting on the roof of my house. We have seen the owls and their youngsters pretty much every year since we moved here in 1999.

On a daily basis we have a Red-Tail family hunting in our yard, the surrounding yards, as well as in the open pastures along the south side of Quail Rd., which is where the proposed development will go. They also use this area to teach their young to hunt on their own. This is also true for at least one pair of Coopers Hawks. In addition, Sharp-Shinned Hawks regularly stalk the yards all throughout this area. I believe there are nests in the dense clusters of trees between our yard and the Dry Creek path, as well as in the densely wooded area in between the backyards of the houses on Schlagel and the house that face east on N. 89th.

I have attached photos & videos of the GH Owl fledglings as well as some other interesting photos of foxes, hawks & coyotes that bed down in the back part of our property. Unfortunately we don't have a photo of the Mountain Lion who was bedding down in our corral in the backyard this past May, but I do have pics of it's scat, which has been confirmed as Mountain Lion by a professional backcountry and Mountain Lion expert.

Best,  
Julie Barringer-Richers

Cougar scat



IMG\_3027.MOV

Second coyote sitting in front of fencepost most to the left



IMG\_6663.MOV

Two coyotes bedded down. One jumps into neighbors yard at about :08/:09 seconds, center screen



IMG\_6662.MOV

Great Horned Owl fledglings

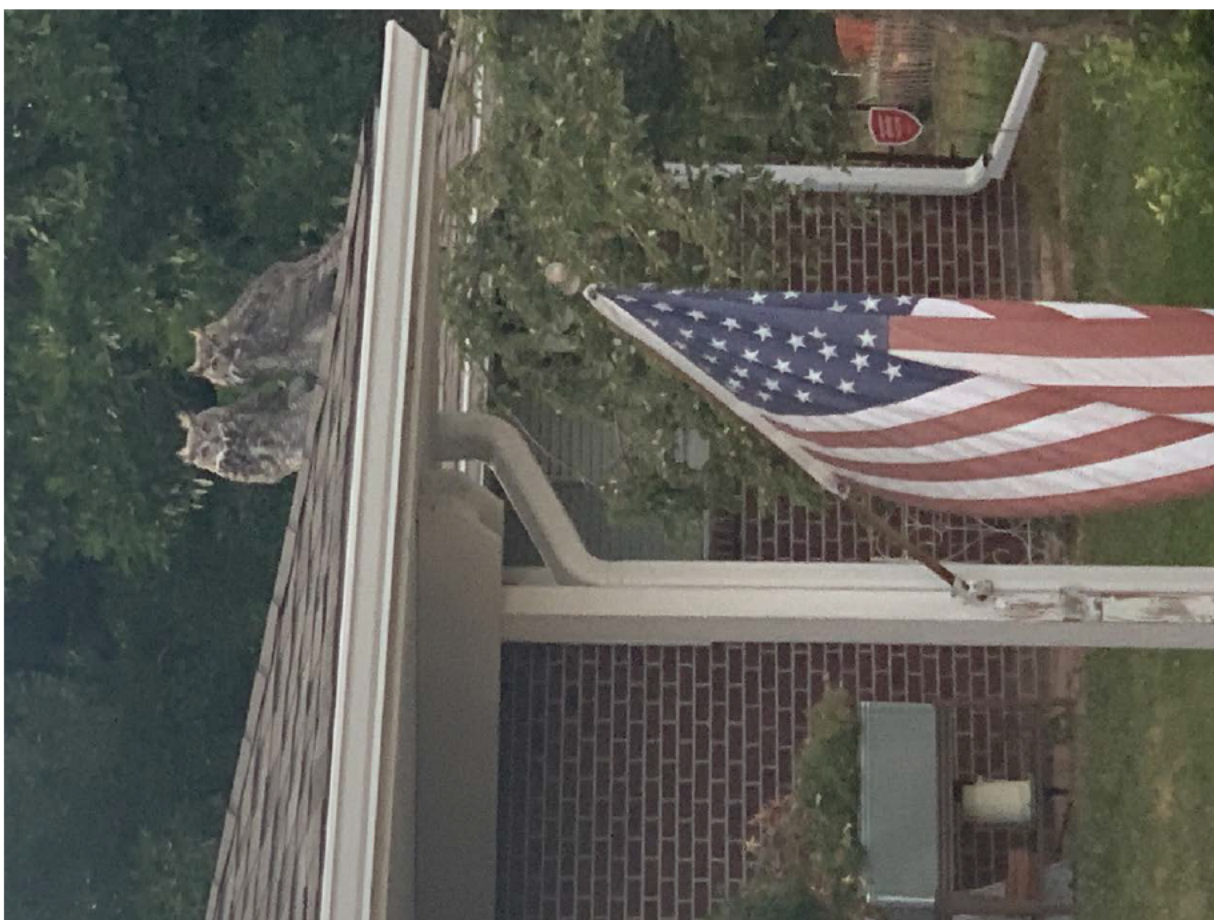


IMG\_5052.jpeg

Great Horned Owl fledglings







Hawk videos and pics



IMG\_4062.MOV



BDMV-Clip21.mov



Fox family



IMG\_2699.jpeg



IMG\_2693.MOV



IMG\_2698.jpeg

Mule Deer Buck in our yard, and seen around the neighborhood, just last month



IMG\_9159.jpeg



IMG\_9163.jpeg

More hawks below

*Julie Barringer-Richers*

*8747 Quail Road, Schlagel Neighborhood, Boulder County*



More Hawks



**From:** [Julie Barringer-Richers](#)  
**To:** [Phil Taylor](#)  
**Cc:**  
**Subject:** [External] Letter regarding development known as 8902 Quail Road  
**Date:** Thursday, August 1, 2024 4:42:05 PM  
**Attachments:** [Letter to Longmont Planning Board regarding the development of 8902 Quail Road.pdf](#)  
[Letter to Longmont Planning Board regarding the development of 8902 Quail Road.pages](#)

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Hi Phil,

We are writing regarding the current project up for approval known as 8902 Quail Road. We live in the Schlager Neighborhood, at the west end of Quail Road. We have lived here for 25+ years, and we have loved every moment of it. Our daughter grew up here from the age of 12, and our almost 1 year old grandson considers this his second home. He has learned so much of what he knows about nature and wildlife, right from both our back and front yard! He knows how to correctly identify quite a few birds by sight, and even more by sound, believe it or not. He has a great love of nature and wildlife, as well as of farming. This wonderful county enclave and surrounding area has afforded him the opportunity to enjoy all of these things right from our home, and the surrounding area.

We have many neighbors who we know by name, and so many more who we know only by sight, as we see them regularly as they walk down Quail, as well as the other roads and paths that go through this area. We are grateful that the Longmont Planning Board had the foresight to work with all of us in the Schlager Neighborhood, plus the surrounding neighborhoods, to remove the plan to use N. 89th St. and (opening up) Quail Rd. as access points to the proposed developments.

We very much appreciate your time and thoughtful consideration in this manner.

Warmly,  
Julie Barringer-Richers & Doug Richers

*8747 Quail Road  
Schlager Subdivision, Boulder County*

*Julie  
Doug*



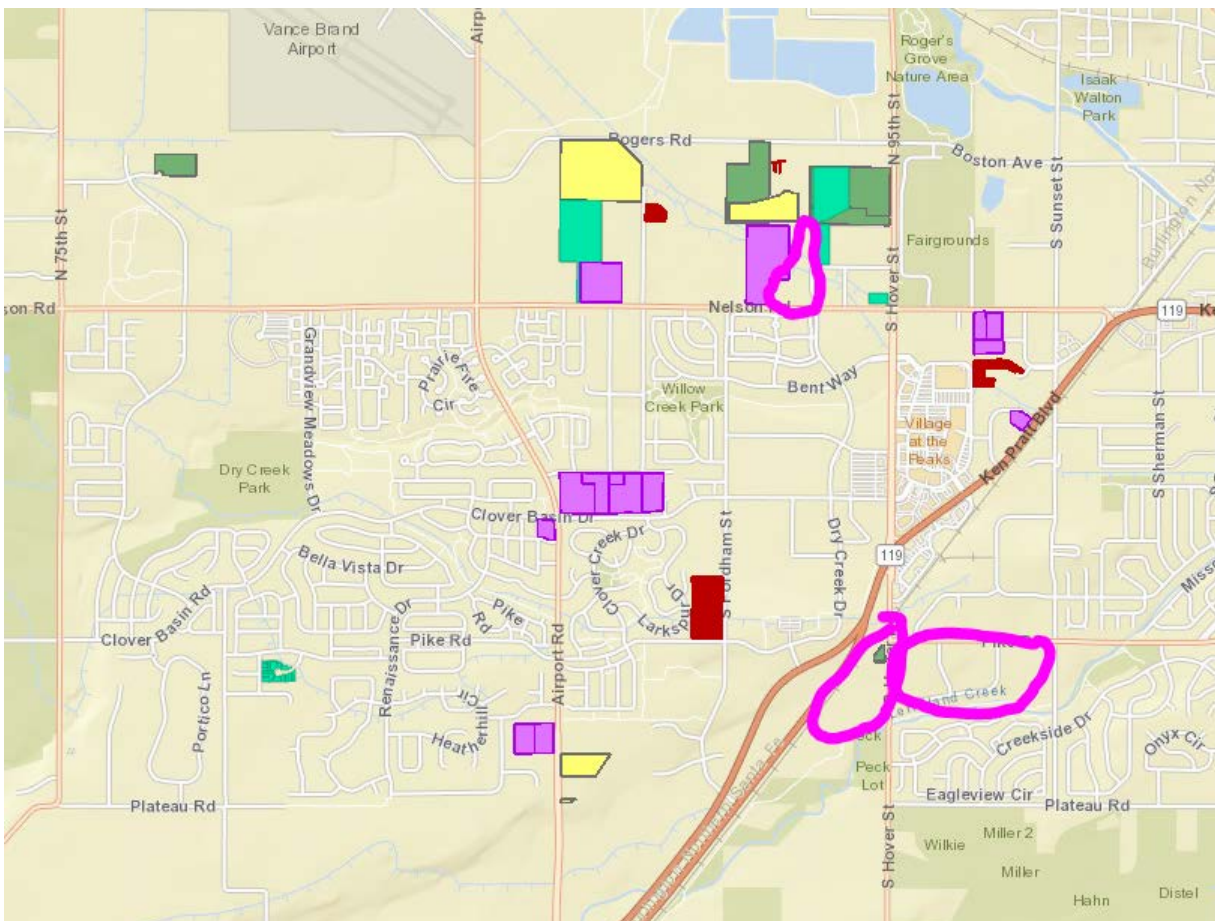
**From:** [Steve Barrow](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Concerns over the over building of Longmont  
**Date:** Friday, July 26, 2024 10:14:34 AM

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Hi Phil,

I am writing to you to voice my concern about the excessive high density housing that is happening in SW Longmont. When I moved to this town almost 20 years ago, I was told that Longmont adopted a plan that mixes high, moderate, and low density housing as it grows. All was great, and I saw a mixture of the three as new areas were developed until recently. Now what I am seeing is every new development in the past couple years in SW Longmont has been high density.

Below is a screen capture from the Longmont website that shows the development that's happening with three additions missing from the map that are in the process of development or have been recently finished.



You and your team have the ability to look at and analyze the overweight high-density residential development better than I can, and it should be obvious to them and you that this area has changed its promise and caved into these developers' dreams.

I further understand that the building inspectors are overworked and are doing a poor

job of checking that the builders follow all codes. How much more stress does Longmont Planning want to put on the city, its employees, its infrastructure and its citizens?

Best Regards,

Steve Barrow

**From:** [Peter Battaglia](#)  
**To:** [Phil Taylor](#)  
**Cc:** [Renee Battaglia](#)  
**Subject:** [External] Quail Development Feedback  
**Date:** Wednesday, August 7, 2024 3:20:15 PM

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Hi Phil-

I realize feedback on the Quail Development is coming to you late so I will do my best to keep this brief.

We are not opposed to the property being developed, we recognize the importance of additional housing as Longmont continues to grow. However, here are my brief concerns with the current proposal:

- The current proposal does not match the character of the surrounding neighborhoods
- The current proposal would add significant traffic to an already congested area of Longmont
- Longmont does NOT need more rentals - it needs more affordable housing so that people can build equity in their respective communities
- The current proposal adds a ton of additional rental units to an already flooded market
- Our current parks and infrastructure are not setup to support this many more people in SW Longmont - we need to build more parks and recreation areas and the developer should be accountable for helping provide this for the city
- The current proposal does not require any upgrades to multi-modal paths through neighborhoods. Increased foot traffic on boulder county roads with no sidewalks will lead to more issues with pedestrians/cyclists and increased vehicle traffic.

Regarding the character of the area, we recently built a garage and we were told by the Boulder County planners that our garage could not exceed 18 feet as it would not match the height restrictions of the properties around us. So, considering that the proposal will include 3-4 story buildings, I don't see how that can in any way match the surrounding neighborhoods.

We would like to see a more conscious effort to keep the character of Longmont and provide better housing opportunities for families rather than forcing them into rental units which only benefit the developer.

Should the developer be approved to move forward with the current proposal, we would like to ensure there will be *significant* screening between existing properties and would advise that a park or open space area be created on the north side of the property.

Thank you,

Peter Battaglia



**From:** [James B](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] 8902 Quail Rd. Annexation development project  
**Date:** Friday, August 2, 2024 4:53:32 PM

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Mr. Taylor,

It is my understanding that you are the planner in charge of the annexation/development project slated for 8902 Quail Road in southwest Longmont. I'm writing as a resident of the Schlage neighborhood directly to the north of the proposed annexation and I have some concerns over the development proposal as it stands - in particular that the plans seem to serve the developer far more than the city of Longmont over the long term.

Although I live in an unincorporated part of Boulder County, we are surrounded by Longmont and I want to see the city thrive for the next 100+ years! As I understand the current proposal, it will result in 310+ build-to-rent units with the developer having no intention of selling the units. This seems to conflict with the Envision Longmont principles:

- Mix of Housing Types - the developer proposes more apartments, which are more of the same already happening elsewhere (on Nelson in particular).
- Integration of Uses - although it is proposed to be rezoned Mixed Use, the plans made no mention of anything other than residential units.
- Neighborhood Character - being surrounded by single family homes, the proposed apartments do not match.
- Recreation Opportunities & Accessibility and Usability - the proposal makes no mention, that I am aware of, in regards to these. No proposal for community space or common areas.

What I would love to see is high density housing that can also allow Longmont residents to put roots down and thrive here long term. There are many other types of housing that can accomplish these goals, other than more apartments. Cottage houses in particular are very intriguing: <https://missingmiddlehousing.com/types/cottage-court>.

If the current developer proposal continues forward, I would like to see these four points addressed in particular:

1. **Require that they develop a market study to justify rent and demand for the type of proposed housing.**
2. **Require they provide their own park. Willow Park does not seem set up to accommodate 310+ more units.**
3. **Require more trees to reduce emissions and increase shade cover.**
4. **Require multi-modal paths instead of just sidewalks.**

Thank you for the chance to communicate with you and I look forward to more engagement.

Cheers and Health,  
-- James Beckman

9682 Schlage St.

**From:** [E. Morley Beckman](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Comments - Quail Road Development  
**Date:** Friday, August 2, 2024 2:47:15 PM

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Hi Mr. Taylor,

I am writing with public comments regarding the proposed annexation/development on Quail Road.

I live in the Schlagel neighborhood to the north of the proposed development. I'm about 1000 feet north of the proposed development. I've been here since 2019 and it's a really lovely corner of Longmont. We would like to keep it that way, while also recognizing that the housing shortage is real! I understand the need for infill development, but we can do it in such a way that it **improves** our neighborhood, rather than destroying it. I would love to see small homes for sale, rather than a gigantic rental apartment development.

My specific comments and requests are as follows:

**1) Require a design charrette for the developer to listen to architectural and planning input from neighboring residents.** This development has the potential to hugely change the character of the neighborhood. We want to have input on how it looks and is laid out. We will live with this development for at least the next fifty years.

**2) Require the developer to perform a market study to justify the demand for the proposed type of housing.** There are many rental units already built in the area, and quite a few more coming to market in the next year given the construction along Nelson, Pike, and other areas in southwest Longmont. I seriously doubt we need more rental units, but there has been no study (that I am aware of) to assess this. Relatedly - **I would REALLY like Longmont to require units built for sale.** This could be a condition of annexation - it's within our City Council's control to refuse annexation for a development that is clearly focused on rentals. Rental units managed by an out-of-state developer do nothing to build wealth and opportunity within Longmont - it's extractive!!

**3) Require the developer provide wide multi-modal paths through their development, allowing pedestrians and cyclists to travel side-by-side. This is in keeping with the usage of the roads and sidewalks in the area.** The proposed development would bring a huge increase in pedestrian traffic to our neighborhood. We host the greenway / bike path that connects east/west across the south side of town. My kids ride their bikes to school along this path, and we welcome hundreds of pedestrians and cyclists to our neighborhood on the weekends and in the evenings. The proposed development will allow more access north/south through Schlagel (as people try to avoid biking along Airport Road or Fordham, both of which are quite loud!) **Be sure the developer allows for a separated bike lane to keep pedestrians safe.**

**4) Require the developer add significant green space to their proposed development - at minimum, a multi-family large picnic shelter and a full sized playground.** Willow Farm Park is already overloaded - the trash cans are often overflowing, the bathrooms are in need of maintenance and repair. An influx of 300+ residents would overly strain the local parks. There are no other parks walkable from the proposed development. Willow Farm will be hit hard if

the development doesn't add their own park.

**5) Require the developer to include considerable tree planting along the boundaries of the property.** The development will result in increased carbon emissions with all the cars that these new residents will bring with them. (Though of course I hope many of them opt for bikes/walking to get around!) Require tree planting to offset the increased emissions.

**6) Require the developer to minimize the height of the structures within 50 feet of the property lines to max 2 stories.** We want this development to fit into the neighborhood in a way that doesn't create an eyesore. The buildings under construction at Dry Creek and Hover are not-so-affectionately referred to, in our neighborhood, as "brick shithouses." They're huge, imposing, blocky buildings with no space for landscaping at the margins. We can do better! And if the Quail development is going to directly abut my neighborhood, I want it to match the character of the neighborhood, not loom over my neighbors' properties at almost four times the height of everything in the area.

**7) Require a drainage study, and mandate that the proposed development not build up the ground level grade for new buildings.** The townhouse development west of Schlagel on Nelson was built up about 3-4 feet, and as a result we have drainage issues in our neighborhood. Rainfall/snowfall runs into the back yards of the properties along the west side of Schlagel. Let's not make this mistake again and flood the folks on the north side of Quail.

**8) Include commercial space within the development sufficient for a small grocery market.** That way people don't just wind up driving down Clover Basin / Nelson to get to the nearest grocery store.

Thank you for listening, and I'm happy to discuss any of these comments in more depth at your convenience.

Cheers,

Morley Beckman  
9682 Schlagel St.

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"How do I stop being afraid? Know that there is no safety anywhere. There never was and there never will be. Stop looking for it. Live with a fierce intent to waste nothing of yourself or life." - Ann Shulgin

**From:** [Linda Bitner](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Comments on 8902 Quail Annexation  
**Date:** Monday, July 29, 2024 3:06:55 PM

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Dear Mr. Taylor,

I am writing in regard to the proposed 8902 Quail Rd Annexation.

I live in the adjacent Schlagel subdivision. One of my primary concerns is vehicular access through our neighborhood. I oppose routing traffic onto Quail Rd and 89<sup>th</sup> St. An emergency ingress/egress, much like is in place on Willow Creek Drive, would be acceptable so long as it is used only in emergency situations (evacuation, first responder access). I oppose the annexation including any part of Quail Rd. I urge the developer of this property to work closely with that of the 9308 N 87<sup>th</sup> property so that vehicular access can be coordinated.

I have three other concerns: purchasability of homes in the development; affordability; and compatibility with adjacent neighborhoods.

I know the trend with developments of late is to build communities entirely of rental properties. I know a number of people who want to buy a home and settle down here. Longmont should facilitate the development of homes for sale instead of only homes for rent. I hire a young landscaper who needs a place to live where he can: (1) store his equipment safely inside a locked garage and (2) do maintenance on his equipment and his truck, such as oil changes, tune-ups, and blade sharpening. Few rental properties offer a locked private garage and none that I know of will allow any kind of vehicle or equipment maintenance on the property.

Affordability is critical so that we don't become a town that only caters to those with high incomes. Teachers, first responders, tradespeople, retail managers, and more all want to live in a safe and secure place they can call their own. The City of Longmont should facilitate building affordable places to live. Finding a way to partner with agencies such as Habitat for Humanity should be a focus.

Lastly, the Envision Longmont spells out numerous times that new developments should be compatible with adjacent neighborhoods. Specifically:

Ensure infill development and redevelopment is designed to be sensitive to and compatible with the surrounding neighborhood context—providing transitions in height/scale, mass, and the intensity of activity programed along the shared street frontage or lot line(s).

Where higher density development occurs, transitions in building height and massing (and potentially uses) should be provided along the lot line or street frontage that is shared with the adjacent neighborhood.

In this development, I would like to see the taller, more closely spaced buildings put along Clover Basin Dr and adjacent to the nearby 9308 N 87<sup>th</sup> property that is under annexation review. Closer to the existing neighborhoods of Schlagel and Willow Creek, the buildings should be no more than two stories and ideally single-family homes or paired homes. The size of the Habitat paired homes next to the Veterans Village on S. Andersen would be appropriate for buildings adjacent to existing neighborhoods.

One of my primary concerns is height and privacy. Most residences in Schlagel are single story homes, peaking at 12 feet from ground level. I've seen elsewhere around town that developers typically bring in fill dirt and build up the ground 4-6 feet before they start construction. Furthermore, a building restricted to 35' in height will often be 3-5' taller than that since the height is not measured at the peak, but at the midpoint of eave and peak. A building that is restricted to be 35' in height could effectively be 45' tall. Compare that to neighboring homes which are only 12' tall and you get a huge decrease in privacy.

Within Schlagel, which is in unincorporated Boulder County, the maximum height of an outbuilding is 18'. It is absurd to allow 45' tall structures next to an area where residents can't put in a structure that is more than 18' tall.

Ideally, considering both the properties together (8902 Quail, 9308 N 87<sup>th</sup>) I would like to see a neighborhood like the Prospect area (but scaled down in size, of course). A mix of housing types is appealing—"wee cottages", single family with ADU, paired homes, townhomes—grouped around a central neighborhood park with trails facilitating easy non-motorized transit. A mix of small businesses that don't exist in the nearby area would be appealing – a yoga studio, artists' workshop, a café or deli, hair salon, etc.

Thank you for considering my ideas.

Sincerely,  
Linda Bitner  
9455 N 89<sup>th</sup> St  
Longmont, CO 80503

**From:** [Drue Bralove](#)  
**To:** [Phil Taylor](#)  
**Subject:** Re: [External] 8902 Quail Road Annexation DV-ANNEX-24-00007: Request for Application Materials  
**Date:** Tuesday, July 30, 2024 7:35:44 PM

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Thank you for the opportunity to comment on the 8902 Quail Road Annexation application by Norris Design (DV-ANNEX-24-00007).

Consistent with community feedback provided during the prior public meeting, here are my concerns/recommendations:

1. The neighborhoods surrounding the proposed annexation are single-family homes on a variety of parcel sizes. As per goals in Envision Longmont:

“Ensure infill development and redevelopment is designed to be sensitive to and compatible with the surrounding neighborhood context—providing transitions in height/scale, mass, and the intensity of activity programed along the shared street frontage or lot line(s).”

Please ensure development within this annexed area provides for this compatibility as well as appropriate transitional areas. Please avoid building monolithic, visually boring structures. Please utilize architectural styles and roof lines that harmonize with the surrounding neighborhoods and minimize obstructing the mountain views of existing residents. Please preserve the mature native trees that are growing in this acreage.

2. Density should be restricted to 6-9 dwelling units per acre rather than 18, and dwellings should be no taller than 2 stories. A mix of single-family homes, duplexes and triplexes in this 17.34 acres would be harmonious with existing surrounding neighborhoods and consistent with the stated goals of the Envision Longmont plan:

“Encouraging infill development that is designed to be compatible with the scale and character of the City’s existing neighborhoods”.

It is reasonable to place six 2-story single-family homes on one acre with lot sizes of 7,260 square feet. Smaller single-family home lot sizes of 4,500-5,000 square feet would allow 8-9 single-family homes/acre, and that should be the maximum. Including duplexes and triplexes could offer additional housing options. I strongly oppose building higher-density apartments and housing on this acreage. It would be incongruent with surrounding neighborhoods, and there is no need for it. Higher density options and apartments exist already at Airport Rd/Clover Basin and along Nelson Road and are under construction west of Nelson Rd/Dry Creek. Lands currently under consideration for annexation in other nearby locations (8809 Nelson Rd; 9308 N. 87th) may be more suitable for higher density options as they are located along primary roads that can accommodate increased traffic volume. High density dwellings should not be included in the 8902 Quail Road annexation.

3. I don’t object to offering rental as well as purchase options within this area as I know families need both, but please keep the ratio of rental/purchase dwellings to no greater than 40/60.

4. In harmony with the Safe Streets designation in the Schlagel neighborhood, thank you for

restricting vehicular access from Quail Road along the northern boundary of the annexation area to emergency ingress/egress only, except for pedestrians and bicycles.

5. Ensure the proposed development includes small park areas ("pocket parks") and walking/biking paths.

Drue Bralove  
1051 Willow Creek Circle  
Longmont, CO 80503

On Monday, July 22, 2024 at 08:03:47 AM MDT, Phil Taylor <phil.taylor@longmontcolorado.gov> wrote:

Good morning,

Thank you for reaching out to the City of Longmont to request public documents submitted as part of an annexation application currently under review. Please use the link below to view all documents submitted by the development team.

[1st Submittal](#)

If you have any questions or need more information, please let me know.

Thank you very much,  
**Phil Taylor, AICP**  
**Senior Planner** | he, him, his  
Planning & Development Services | City of Longmont  
-  
**OFFICE** 303-774-4308  
385 Kimbark Street | Longmont, Colorado 80501

[longmontcolorado.gov](http://longmontcolorado.gov)

**Please note: I work 7:00 AM- 5:00 PM Monday- Thursday.**  
**I am out of the office on Fridays.**

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**From:** Drue Bralove  
**Sent:** Sunday, July 21, 2024 1:27 PM  
**To:** Phil Taylor <phil.taylor@longmontcolorado.gov>  
**Subject:** [External] 8902 Quail Road Annexation DV-ANNEX-24-00007: Request for Application Materials

Hi Phil - I received a Notice of Application letter about the current 8902 Quail Road Annexation proposal.

Will you please email me the application materials from Norris Design so I can review them?

Thank you -

Drue Bralove



**From:** [Jim And Cindy Britton](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] clover basin, development north of Nelson  
**Date:** Tuesday, July 16, 2024 6:54:59 AM

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Is there an overall housing density plan for any area of the city?

Where might I view that plan?

Thanks, concerned we are moving away from the community support of home owners. Jim Britton, 9725 N 89th.

**From:** [Samantha Bromberg](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Quail Rd Development- public comment  
**Date:** Monday, July 22, 2024 11:16:10 AM

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Hi Phil,

I hope this email finds you well. I am writing to submit my comment on the proposed Quail Rd development.

Longmont already has an abundance of market rate for rent apartments, and has many more on the way on Nelson Rd, but lacks affordable homes for purchase. I would love to see more diverse housing built that mirrors the success of the Prospect neighborhood that mixes density and style to create places people actually want to live and visit. If we want more walkable neighborhoods we need to create neighborhoods where people will actually want to walk- no one wants to walk through a private apartment complex, but people love to stroll down the charming streets of Prospect. I would hate to see another enormous soulless cookie cutter development go up in my neighborhood. Please consider adding for purchase homes, townhomes, and condos along with any apartments.

Thank you for your time.

Samantha  
Nelson Park Neighbor

**From:** [Vicky Burrack](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] 8902 QUAIL ROAD ANNEXATION  
**Date:** Monday, July 29, 2024 2:29:27 PM

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Phil,

I'm writing to request that the city reconsider the placement of a high density apartment complex on Clover Basin between Airport Road and South Fordham.

This area currently has single family dwellings and acreages and this makes it a very desirable place to live and for recreational activities.

I feel the city is allowing way too much apartment building and very little townhomes or smaller single family starter home construction. Our son has moved out of state because with the cost of rent he could never get ahead to purchase a home. He recognized the benefit of building equity and a credit score by being a home owner.

This area is not developed in infrastructure to accommodate more high density apartments. We are being sandwiched between these structures already being built on Nelson Road to the north, Airport to the west and now plans for Clover Basin to the southwest. Travel on Hover is a nightmare no matter the time of day.

If this construction is allowed the city needs to get to work on widening all of these streets and putting in turn lanes. We'll also need stop lights at S. Fordham and Clover Basin and at S. Fordham and Nelson or we'll never be able to safely enter or exit these streets. I walk to work at OCR South on 1610 Dry Creek Dr. and depending on the time of day, I have trouble crossing at S. Fordham and Clover Basin.

Are all of these apartments really necessary? Can the city leadership slow down and consider how this is impacting our next generation of potential home owners? Not to mention the impact on current home owners. Must we, the tax payers, continue to worry about what changes the city leadership is going to make to our neighboring properties that will affect our life in a negative way?

Thank you for your consideration of my concerns.

Vicky Burrack

3159 Willow Creek Drive

**From:** [Randy Burrack](#)  
**To:** [Phil Taylor](#); [chenry@norris-design.com](mailto:chenry@norris-design.com)  
**Cc:** [Vicky Burrack](#)  
**Subject:** [External] Comments regarding 8902 Quail Road Annexation DV-ANNEX-24-00007  
**Date:** Monday, July 29, 2024 2:33:36 PM

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Thank you for providing us with your Notice of Annexation and the opportunity to provide you with my comments.

As you're aware this proposes to be a high density complex consisting of 310 apartments and it does not quite make sense to me. I am not opposed to developing this property - it's the proposal to insert a high density, for rent, complex that does not relate to any of this complex's surroundings. It neighbors single family home neighborhoods with large yards, single family homes with smaller yards, patio homes and the like that are owner occupied. There are so many newer rental complexes around Longmont and nearby, that this does not feel needed. We need less density for this development, whether it's for rental housing or owner-occupied.

Longmont needs affordable housing for purchase to help fulfill the American dream. Whether it is smaller owner-occupied single family housing, townhouses or condominiums. I would like for my children to be able to consider buying their homes in Longmont. More apartments that charge high rents make it difficult for renters to save for a place of their own. Plus, dwellers of owner-occupied housing tend to show pride in making or keeping their dwelling desirable. Renters may not necessarily have that same pride for their dwelling or surrounding property. . Longmont is becoming more and more like Boulder with their high density housing and higher percentage of renters. I don't want Longmont to be like Boulder. That's why we, and many like us, like to live here in Longmont rather than in Boulder.

Airport Road can handle the additional traffic that this addition will bring, but Clover Basin is another story. Trying to get on or cross Clover Basin at the nearby Fordham intersection is already difficult and dangerous. This should be an intersection that is controlled with a traffic light. This would also help the pedestrians that are trying to cross Clover Basin. There have been many accidents requiring emergency services at this intersection due to the risk. Please make these traffic lights a requirement to add to help whatever additional traffic gets added for this development. This intersection already is too risky during rush hour times to try to cross.

Continuing the concern about Clover Basin, it needs a left turn lane for vehicles to enter the Clover Creek neighborhood, rather than backing westbound traffic up while the turning vehicles are waiting for an opening from eastbound traffic. Bicycles and pedestrians also need a safer experience along the north side of Clover Basin between Fordham and Airport. The pedestrians waiting at the bus stop on Clover Basin across from the Clover Creek neighborhood entrance are not very safe standing near the traffic on this road.

It will be natural that the development will bring more traffic to our roads by this development. It will also bring more pedestrians and bicycles, and similar. Are all the intersections nearby ready to handle this safely? How about the neighborhoods adjacent to this development? They will see more increased volume of pedestrians, bicyclists and similar as it's natural for residents of higher density dwellings to seek areas with more nature (trees, grass, etc.) to enjoy. And, by the way, where is the nearest park for these new residents (and their children) to go to? I believe it's Willow Farm Park. If so, the most direct access there is via a county road without sidewalks or bicycle lanes. Think about that.

Again, thank you for letting me submit my comments to you regarding this proposed development. Please consider the concerns and recommendations I have outlined as you plan for this new development.

Randy Burrack  
3159 Willow Creek Drive  
Longmont, CO 80503

**From:** [Snowden Campbell](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] 8902 Quail  
**Date:** Thursday, August 1, 2024 6:24:28 PM

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Hi Phil. My name is Snowden Campbell. I recently moved to the Schlager neighborhood for less house and more outdoor space. My previous home was in neighboring Nelson Park, so I've been in the immediate vicinity for 12 years and experienced the explosive growth. Before that I lived

for eleven years in Poplar Grove, a townhome community near Ken Pratt and S. Pratt Pkwy. This was my very first home, as a then new teacher and not-yet mother. I am so grateful to have had that path into home ownership, and a low-maintenance brand new townhouse was ideal.

I would like others to have this opportunity, too. The high density rental market has already saturated this area, and it has a profound impact on the quality of life in established neighborhoods. I would much rather see a new community that creates a path to home ownership for more families, one that includes a park and sidewalks and trees to offset the environmental impact. And I respectfully request sincere consideration of the communities already here--Schlager, Clover Creek, Westbrook, Nelson Park, Renaissance to name a few. We will be impacted by the building, the traffic, the aesthetics, and the impact on existing resources like Willow Farm Park and the Dry Creek Greenway through it and many other neighborhoods. I would like to see two-story townhomes much like those in Poplar Grove, each with its own courtyard and porches but with shared outdoor spaces to build lasting connections like I have been able to do here. It would be a shame to fill this beautiful location with more structures than communal nature. I truly love Longmont and feel blessed to own a home here.

Thanks for listening, Phil.

**From:** [Donna Courtemanche](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Quail Rd Annexation  
**Date:** Friday, August 2, 2024 11:47:30 AM

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As residents of the Clover Creek subdivision, we are against the Quail Rd Subdivision. Longmont is building on every tiny piece of open land they can find. The traffic on Clover Basin Dr is already crazy to the point that we cannot make a left turn out of our neighborhood. Now the city wants to build apartments to add to the already congested area. This is too much!

We do not need any more apartments or traffic in this area. It is already dangerous for children trying to cross these busy roads trying to get to school. Please do not wait for more car accidents or children getting killed before you put existing people first.

While we understand that people want to move here and that development companies are set to make a lot of money, at some point the wishes of people that have lived here for decades should be listened to. Leave at least a tiny bit of space around neighborhoods. High density housing is for large, crime ridden cities.

Regards,  
Donna Courtemanche

**From:** [Gary Cunningham](#)  
**To:** [Longmont Planning](#)  
**Cc:** [Phil Taylor: garmcolo@gmail.com](mailto:garmcolo@gmail.com)  
**Subject:** [External] 8902 Quail Road Annexation - DV-ANNEX-24-00007  
**Date:** Friday, July 19, 2024 8:26:25 AM

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To Whom it may concern,

We received a notice of application for the 8902 Quail Road Annexation DV-ANNEX-24-00007. It also states "if you are interested in submitting written comments..."

This notice states any interested person may contact the Planning Division for more information and to obtain electronic copies of the application materials. And again states "if you are interested in submitting written comments..."

I, Gary Cunningham of 3509 Sunflower Cir., request to obtain this information.

I also must state that the notice is NOT clear on how to contact the "Planning Division" or the "City".

In fact I believe it is not clear on purpose!

I believe that clear contact links would be made available if communication was truly supported.

I have been attempting to review the city website to understand additional information on the above application, 8902 Quail Road Annexation.

Some of the information I am attempting to review is:

What is a "Unit" and how is this defined? Where can I get clear information on the definition of a "Unit"

18 units in 17.34 acres seems excessive! The notice is unclear as to what a "unit" is. This seems extremely misleading and seemingly deceptive to me!

What is a "Mixed Neighborhood"? How is this defined and where can I get clear information on the definition of a "Mixed Neighborhood"

What is the history of the zoning for this area? When was the Mixed Neighborhood zone defined? or approved?

Why is this NOT defined as a Single-family neighborhood?

What traffic implications will there be if the current proposal is approved? Traffic on Clover Basin is already a speedway and is congested, especially during the high commute time of the day.

Any concerns by the city for the additional noise, crime or city services from this development? What studies may have been completed prior to this application?

Again I request to obtain details on the application of 8902 Quail Road Annexation DV-ANNEX-24-00007.

If this request was sent to the incorrect individual or department, and can not be forwarded to the appropriate persons or department.

I respectfully request to be notified of the proper contact so that I can ensure my request and comments are sent to the correct persons/departments.

Gary Cunningham  
3609 Sunflower Cir.  
Longmont, Co. 80503

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This transmission contains information, which may be confidential and/or privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any content in the transmission. If you have received the transmission in error, please destroy it and advise the sender of this transmission immediately. Thank You!



**From:** [Chris Ennis](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] 8902 Quail Road Annexation project  
**Date:** Wednesday, July 10, 2024 10:46:40 AM

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10 July 2024

Dear Phil,

I am writing to comment on the project at 8902 Quail Road (annexation and proposed development into ~300 residential units).

I urge the Longmont City planners and Council members to consider other (non-residential) uses for this parcel. I believe more civic uses of the space would be of greatest value to present and future City residents.

For example, the parcel is perfectly situated to fulfill the City's desire to build a recreation center in that part of town. A park or other civic use could also be considered. It would be so perfect there; there is nothing like it in the area, and it would benefit a large contingent of residents who are currently under-served.

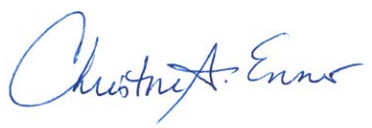
It should also be considered that the area within a mile of this parcel is already literally a hotbed of residential development, both in-progress and proposed. The Longmont map of projects shows several projects that are slated to add an enormous number of residential units within a very small area. For example, there is

9308 N. 87th St.  
(#units TBD?)  
8809 Nelson Road  
(172 units)  
3632 Nelson Road  
(306 apartments)  
9165 Nelson Road  
(255 apartments)  
8876 Rogers Road  
(# units TBD?)  
Kanemoto  
8702 N. 87th Street  
(426 units)

I ask: given the above list, do we really need yet more apartments or townhomes, as proposed for 8902 Quail Road? I think there is a very real risk of overloading infrastructure, schools, traffic, and services in the area.

Please consider an alternative. I view this parcel as a unique opportunity to address the non-residential side of the equation in Longmont. The residents of this area need breathing space, as pointed out by Council member Diane Crist. This parcel is perfect to address that need. Seize the day!

Thank you for considering my comments. I appreciate the opportunity to provide them.

A handwritten signature in blue ink that reads "Christine A. Ennis". The signature is fluid and cursive, with the first name "Christine" being larger and more prominent than the last name "Ennis".

Christine A. Ennis

resident: 6372 Niwot Road, Longmont CO 80503

property owner: 5606 Blue Mountain Circle, Longmont CO 80503

**From:** [Anna](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] comments on Quail Road Annexation  
**Date:** Wednesday, July 17, 2024 12:20:29 PM

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Hello Mr. Taylor,

I live on Nelson Park Circle and our home backs up to Willow Farm Park. My family has several concerns about the proposed annexation and development of the Quail Road property.

1. I would urge the city to wait and study the impact of the current construction of the over 700 hundred new units being built on Nelson Road before approving more high density housing. If anything we need more affordable homes or duplexes, not high rent apartments that don't allow for home ownership, and only benefit the out of state developers. (Many people already refer to Longmont as "Apartmont" on social media due to the hundreds of units currently being built currently.)
2. Clover Basin Drive already can't handle the current traffic- there have already been multiple accidents at South Fordham and Clover Basin, and adding more cars on the blind turn will make things even more dangerous. My friend's son was hit by a car while riding his bike to school on this road more than once.
3. There are already many concerns about the "missing link" in the Dry Creek Greenway path, which have not been addressed. I urge you to go have a look at how busy this connector is, full of pedestrians and children on bikes, without any signage or crosswalks. There are vehicles traveling at a high rate of speed while children are crossing without looking or stopping. This is supposed to be a "safe route to school" and it is not. The upcoming development and additional users will only increase this problem.
4. Developers appear to be preying on Longmont because they are able to profit off our lax development rules and aren't required to help the community- either by improving city infrastructure along with the parks/bike paths/recreation centers which their tenants will use at all of our expense. Most are paying cash in lieu of offering affordable housing, yet the Veterans Community Project, surrounded by development, is still in need of private donations to complete their work, which is just shameful: <https://www.veteranscommunityproject.org/longmont>

My husband and I have lived here for 24 years now, and raised both our kids here. The character of this town has changed dramatically for the worse in the last few years, and if this annexation goes through it will be the last straw for us, and the reason we move to another town.

Thank you for addressing these concerns,

Anna Freeman  
745 Nelson Park Circle  
Longmont, CO 80503

**From:**  
**To:** [Phil Taylor](#)  
**Subject:** [External] Quail development  
**Date:** Tuesday, July 16, 2024 8:17:36 AM

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Mr Taylor,

I am opposed to this development and live in Nelson Park. Nelson Road access is only 2 lanes and it is very difficult already to make a left hand turn and no road changes have occurred with the new development next to Target. The roads need to be widened before any new development occurs. Nelson Road is one of the main access roads to the high school and very dangerous especially during school/work times.

Thank you,

Liz Haas  
Sent from my iPhone

**From:** [Kathy Hammond](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] PUD for apartments on Clover Basin and Airport Road  
**Date:** Wednesday, July 10, 2024 3:21:52 PM

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This is just another suggestion that apartments NOT be submitted for building on the Cloverbasin/Airport Road development. At least townhomes are owned and let's face it.....taken much better care of than apartments. With all the apartments going up on Nelson Road to Rogers road it would be great if the developer would reconsider.

It makes one wonder if developers always say, townhomes when applying for PUDs because they get passed easier and then change it to apartments. Thank you for your time and I also thank the developer for not using the Schlagel subdivision for road access.

Kathy Hammond

**From:** [Susan Harmon](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Quail Road Annexation  
**Date:** Thursday, August 1, 2024 9:17:58 PM

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Dear Phil,

I live at 3503 Boxelder Drive, just six homes down from this parcel (DV-ANNEX-24-00007) of land under consideration for annexation and development.

Realizing that development will probably not be avoidable, I simply ask that traffic from this development NOT exit onto Quail Road or Boxelder Drive. These are residential street, not meant to handle the large number of vehicles that no doubt will come with the up to 300 units planned by the developer.. The safety and quality of life in my neighborhood will be negatively affected if this is allowed to happen.

A locked gate for emergency access unto Quail Road and Boxelder Drive could work.

I know that the other parcel under consideration for annexation to the west of this property is planned for up to 100 more units, exacerbating this traffic problem.

Creating a new problem is not the way to develop this area.

Sincerely,

Susan Harmon

**From:** [Carol Hathaway](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Quail Development  
**Date:** Thursday, August 1, 2024 5:19:31 PM

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Hello Mr. Taylor, I just learned that today is a deadline for expressing concerns over the Quail Development. I did not receive any information from the developer regarding the project. I live within 1000 feet of the development. I believe the developers are required to notify me of any meetings or comment periods regarding the proposed plans so I have an opportunity to express my concerns. I learned about this today through Nextdoor social media.

Clearly they are not abiding by the rules. This alone concerns me as it shows a disregard for the neighborhood residents. I'm especially concerned that if they cannot follow the simple rules before the project begins they are likely to disregard more important things down the line.

My biggest concern is the density of the project. I think it's over building for the neighborhood. The other big concern is that we need permanent housing not more rental properties.

Carol Hathaway  
8860 Creg Rd, Longmont, CO 80503

## 8902 Quail Rd. proposal

Phil Taylor  
City Staff Planner  
385 Kimbark St.  
Longmont, CO. 80501

Mr. Taylor,

As you know, residents of the Westbrook Village community are adjacent to the proposed annexation and high density development of the 8902 Quail Road parcel. We oppose this project. We understand the developer is proposing over 300 townhouse units which, in our opinion is not only ridiculous, but also a threat to the safety, available resources, and ambiance of the area.

In addition, so many units will create a huge environmental impact, e.g., more traffic, noise and pollution, and eliminate animal habitat.

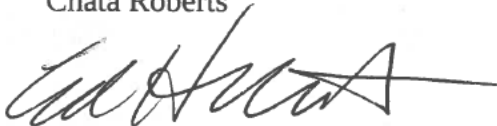
While we are not totally adverse to more development in Longmont, utilizing this area for a high density project is wrong.

Thank you for your consideration.

Yours,



Chata Roberts



Ed Hochstein

3504 Boxelder Dr.



**From:** [Becky Hutchins](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Planned Subdivision between Quail and Clover Basin  
**Date:** Sunday, July 14, 2024 1:13:37 PM

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Dear Phil:

My husband and I own a house and barn/studio in the Schlager subdivision so you probably have a good idea what I am about to say.

We bought our home and barn in 1998 and our son grew up here, enjoying our back yard and participating in 4-H for both fiber goats and later llamas. We also always kept chickens for eggs, and have a cherry tree and two chokecherry bushes. We have truly appreciated the rural feel of the Schlager and 89th Street neighborhood.

We understand that the proposed subdivision between Quail and Clover Basin will be high density, which is just the opposite of the vibe we now have and truly want to preserve. We have already been impacted by the homes that were added west of Schlager several years ago, and also hear about (and see signs) for yet another project being proposed on the other side of Nelson, which would hem us in from the north and south with new, densely populated housing.

Obviously, there will be an impact on wildlife; we have lots of rabbits at this time, hawks, birds, and used to have foxes. The creek which runs along Creg is very much a wildlife corridor, and we see ducks, herons and other waterfowl often. They will be adversely impacted by more people and traffic.

Our neighborhood is a popular walking and biking route, adjoining as it does with Willow Farm Park. As previously stated, we would very much like to keep it safe and with low traffic; it is also used for travel to and from schools in the St. Vrain area, elementary, middle and high school.

Traffic is burgeoning all throughout Longmont and the addition of high density housing will add to the already significant traffic issues. Right now, it can be quite a wait to turn west off Schlager, and we have been discussing the need for a light for some time. We are quite happy that the proposed subdivision will not funnel cars directly onto 89th or Schlager, but heard the comments of those who live on or near Clover Basin and there are definite concerns for the entire southwest Longmont area.

Thank you for reading this email, and we appreciate your openness to our comments and concerns.

Sincerely,

Rebecca Hutchins  
9794 Schlager St, Longmont, CO 80503

**From:** [Elizabeth Hutton](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] 8902 Quail Road Annexation DV-ANNEX-24-00007  
**Date:** Friday, August 2, 2024 11:56:41 PM

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Hello,

We are the owners of 3125 Depo Dr, directly adjacent to the proposed annexation.

We are encouraged by Josh's proposal of completed sidewalks along Wildfire Court on April 29th, and echoed by Marie Nicholson-Hutt on July 8th within the staff review of application materials. There is currently only a 32' public ROW, which would need to be expanded to include the 8' of landscape and 5' of detached walk described by Longmont city standards. However, we are still concerned about the street developments taking Wildfire Ct's growth into development.

We acquired our Longmont residence with an existing Residential Mixed Neighborhood zoning. While we are not currently pursuing development, we need to make sure that this annexation proposal does not prevent future development of current City of Longmont properties by preventing the expansion of Wildfire Ct on at least the 2050 timescale. Our property consists of 2.59 acres, which under our current zoning allows for the addition of  $18 * 2.59 = 46$  additional units. We are concerned the traffic analysis performed for this annexation explicitly does not account for this development (page 31), nor surprisingly the expected 1000 new units along Nelson road, all of which will increase traffic specifically along Airport Road beyond the averaged local traffic forecasts. As these are high-density developments in low-density neighborhoods, the local background traffic volume estimate is exceptionally misleading.

If these figures are not corrected, exit from Wildfire Ct will be exceptionally hazardous, and development of our lot (which is already part of the City of Longmont) may be severely handicapped.

Thank you,  
Elizabeth Hutton

**From:**  
**To:** [Phil Taylor](#)  
**Subject:** [External] development/Vista Residential  
**Date:** Thursday, July 18, 2024 11:00:24 AM

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I live in Clover Creek development and to get out on Clover Basin street is already pretty challenging because of car traffic. There are significant number of car accidents happens at Airport/ Clover Basin point. And you plan to add 310 rental apartment units in vicinity there so it even more complicates already existing problem related to Airport/ Clover Basin traffic.

Do the city decision makers consider this issue, do they think how to adapt the streets there before 310 boom will come or ... Vista Residential/investors related to the project dominate and control already all city decisions in this matter? Please respond to this email.

Jan

**From:** [Mak King](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] 8902 Quail Road Annexation  
**Date:** Friday, July 19, 2024 3:17:50 PM

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Hello,

As a homeowner in the Clover Creek neighborhood, I would like to provide some input on the proposed 8902 Quail Road Annexation application.

My concerns are two-fold.

1. Increased traffic.

The traffic on Airport Road and Clover Basin Drive has increased dramatically in the past few years, mainly due to all the construction of single and multi-family dwellings in the area. The increased traffic has contributed to accidents and numerous "close-calls" that I have personally observed. Any residence entrance off Clover Basin Drive is going to make the situation even worse; an entrance off Airport Road would not be as bad. It is my understanding from speaking with a city engineer a few years ago that Clover Basin Drive was not designed for heavy construction traffic, yet I see very large construction vehicles using it all the time. Adding additional housing will only contribute to the traffic, both during construction and for decades to come. This additional traffic will diminish the safety of residents who already live here.

2. Noise Pollution

The traffic noise has continued to increase, including late nights when street racers drive down Airport. The noise is so loud it wakes up people whose property does not even back up to Airport Road. I have contacted the LPD about this, and I am sure they are doing all they can to alleviate it. However, adding many additional residences will only increase the noise pollution that is greatly diminishing the quality of life in Longmont.

If this development is to proceed, I ask that the city planning dept please do all they can to have the developer put measures in place to mitigate both of these situations. Please consider these comments as a person that has lived in various homes in Longmont for 50 years and was raised here. Using this area for badly needed open space, rather than adding additional residences, would truly contribute to the quality of life in Longmont.

Thank you for the consideration,  
Michael King

**From:** [Mary Kite](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Quail Road Development  
**Date:** Saturday, July 20, 2024 9:28:15 AM

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Hi Phil,

I wanted to share my thoughts on the possibility of development on Quail Road in hopefulness that you would consider stopping this unnecessary development.

Longmont is positioned to be the jewel of Boulder County as each neighboring city and town continues to develop at a rapid rate. The charm, beauty of balanced open space, community engagement and family activities set Longmont apart. That is the appeal of this particular area of Southwest Longmont. Please don't continue to sell our wonderful community out to the highest developer bidder.

A good friend of mine once said after having their first child. "Oh my gosh, I'm responsible creating their childhood memories." As a person that makes decisions around sound development in the City of Longmont, you too are responsible for the long term success, safety, overall quality of life for this beautiful area. If you've traveled much you can agree that some of the most valuable features of any city, big or small, is to create balance between development and places of available respite for the community.

The Quail Road area of Longmont is a particular delight to people that both live in that community and others who walk and bike through it each day as it provides a thoroughfare that is safe, not congested, visually unmatched in the absence development (or better put, not over developed). I talk to others about this little sweet spot often. It's small town feel within a bigger town atmosphere. I am appealing to you to stop the Quail Road development and protect this amazing pocket of our community. I live in an adjacent neighborhood but walk or bike through here almost daily and it would be a shame to see it morph into something sterile and congested.

Thank you for considering this option to help us keep Longmont balanced in its growth by stopping this development. Please feel free to contact us for any additional questions.

Mary Kite and  
Bondell Golden

**From:** [Wendy Koontz](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Questions about 8902 Quail Rd Annexation Traffic Impact report dates 4/30/24  
**Date:** Sunday, July 21, 2024 5:15:01 PM

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Hello Phil,

Thanks for sending me the link to the documents for the 8902 Quail Rd Annexation.

While reading the Traffic Impact Report I noticed at least 1 serious typo - and have some questions.

TYPO?

On Page 25 under heading G there is a paragraph with a heading which is supposed to describe any changes to Quail Road. Instead it is just a DUPLICATE of the information that pertains to Airport Road. Should this document be modified so that it gives a description of any proposed changes to Quail Road? or is it 'too late' to modify this document. I'm not familiar with the processes involved with these documents.

Question -

On Page 27. I quote from the document -

SE Site Access – The SE Site Access will be constructed as a full movement access intersecting Clover Basin Dr. at Larkspur Dr. in order to provide access to the project site and provide connectivity within public Right-Of-Way from Quail Rd. to Clover Basin Dr.

What does the phrase "and provide connectivity within public Right-Of-Way from Quail Rd. to Clover Basin Dr" mean?

What is "public Right-Of-Way"?

On Page 28. There is a discussion of the intersection of Clover Basin and Fordham. I believe that the bottom line is that there is no plan to make any changes to the intersection. Is that correct?

If I understand the discussion of the intersection - it admits that the Level Of Service for traffic going southbound on Fordham is going to become Level E after the apartments are finished - and that this is 'acceptable'? The intersection is currently at Level D which I believe means it is mostly handling the flow. I believe this study is admitting that by adding the traffic from this annexation that the intersection will go to Level E for southbound on Fordham.

The study seems to be saying that if this intersection became a roundabout that all directions of traffic would have an A or B level of service. So why wouldn't that change be made to the intersection?

It might be easiest to answer my questions via a phone call.

My cell is  
my home is

Thank you,  
Wendy Koontz

**From:** [Wendy Koontz](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Comments on 8902 Quail Rd Annexation  
**Date:** Thursday, July 18, 2024 10:35:22 AM

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Hello,

I would like to receive a copy of the application documents for the 8902 Quail Rd Annexation.

My understanding is that the current plan is for 310 apartment units to be built. I'm hoping that I'm wrong.

If such a high density is going to be built, please consider having the tall buildings set back from the existing houses and roads.

An example of this kind of transition would be the Legacy Apartments on the south side of Nelson between Dry Creek and Fordham. There are trees, grass, and a nice wide sidewalk to promote walking and also reduce the 'tunnel effect' of such tall buildings.

The apartments being built directly north across Nelson - are an example of what I hope could be avoided in this new annexation. Those tall buildings already seem too close to Nelson Rd, and given that Nelson Rd is supposed to be widened to 4 lanes, I don't see how there will be enough room to have a wide sidewalk, or any kind of greenway buffer.

It also seems that if these apartments are allowed, that this small section of Longmont is being expected to take on a large burden of apartments. There are many apartments already along Airport Road and also along Nelson road. I haven't seen such large concentrations of apartments in other parts of Longmont.

Thank you for considering my comments.

Wendy Koontz  
9683 N. 89th Street  
Longmont, CO 80503

**From:** [Dick Levison](#)  
**To:** [Jennifer Hewett-Apperson](#)  
**Cc:** [Phil Taylor](#)  
**Subject:** [External] Potential annexations of property 9308 N 87th street  
**Date:** Monday, July 29, 2024 11:08:04 AM

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Dear Jennifer:

We are residents of 25 years at 3507 Boxelder Drive, Longmont 80503. We have been watching and reading with high interest and concern about the potential annexations and development of two properties south of Westbrook Village HOA. The 8902 Quail Road annexation is proposing 18 units per acre or 310 units. The potential development of 9308 N. 87th street is 8.1 acres or a potential of 18 units per acre or 145 units; for a total of 455 units in a relatively small area.

We are concerned about the overall impact of that many new residences and the potential for close to 1,000 vehicles adding to: increased congestion, pollution, trash and increased foot and vehicle traffic into our neighborhood. Add to that an increase in light pollution and increased demand on all Longmont utilities (trash, electricity, water, and internet usage). When we first moved to Boxelder Drive we were able to see the stars at night from our home; that is no longer possible.

The number of high density buildings being constructed around Longmont is rapidly changing the character of our city to a high density community vs a community of individual houses. These high rise buildings are sprouting up like weeds. Weeds have never been considered to be desirable, anywhere.

We understand the City of Longmont desiring growth but allowing the maximum number of units to be built per acre is not adding to the quality of living that this community desires. We have already lost so much that to add that many potential new units to this area would diminish our quality of life even more.

We implore you to rethink the annexation and/or the amount of units the developers would be allowed to add to this congested area.

Thank you for your consideration.

Sincerely,

Richard D. Levison  
Donna Cobb-Levison



**From:** [Joan M.](#)  
**To:** [Phil Taylor](#)  
**Cc:** [jmteach8@aol.com](mailto:jmteach8@aol.com)  
**Subject:** [External] Quai Road Annexation 7/24/24  
**Date:** Wednesday, July 24, 2024 11:18:37 AM

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Hi,

Below I have some comments about the annexation that I shared with others about the development.

I really want to stress the impact it makes to our community with more traffic, to our schools, & concerned about the small area for streets to get emergency vehicles when needed.

I have lived off Clover Basin Drive for 24 years . There are mostly seniors that live in our area. It's already difficult to walk near Clover Basin and get out onto the street now, increased traffic will make it more difficult.

The plots of land looking at being annexed are home to many varieties of wildlife. I have photos of owls, bobcats etc. that habitat there. I would prefer leaving it agricultural to beautify our community with ALL the other developments I mention below in my comments. (plus the Kanemoto Development)

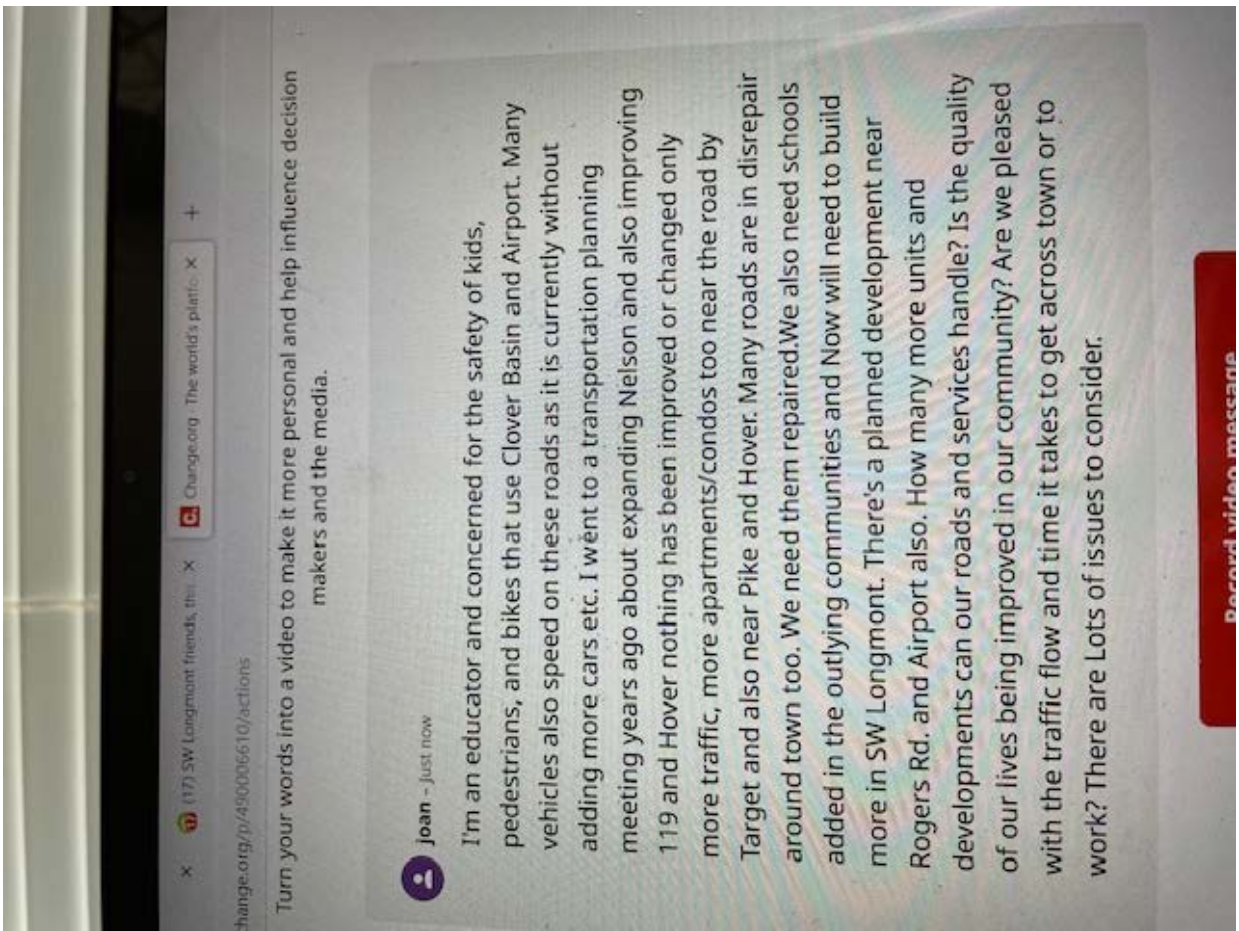
Thanks for your efforts and consideration.

Joan Martin

Graduate of Leadership Longmont in 2007

Member of Housing and Human Services Advisory Board (3 years) 2009-2012

St. Vrain Valley Educator and participate on The Accountability and Accreditation committee



Sent from my iPhone

From: [Larry McConahy](#)  
To: [Phil Taylor](#)  
Subject: [External] annexation  
Date: Tuesday, July 30, 2024 8:47:51 PM

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Quail Road Develop concern

July 29, 2024

City of Longmont, Planning Division

I live in the Westbrook Village Community, north and slightly east of the proposed annexation of 8902 Quail Road in Longmont, CO.

I know that once the Longmont city council sets their mind to use up all the open space around there is nothing the concerned citizens of Longmont can do about it. My wish, and that of all the residents of this surrounding community, is to not have any more high-volume condos like that which is proposed in the immediate area just east of this 8902 Quail Road property.

Knowing that there is no way to stop this Quail Road annexation, our most important desire then is that no entrances / exits will be allowed onto Quail Road between Airport Road and Boxelder Drive. This would present added traffic, noise and safety issues to this community that was designed as a restful retirement area.

Please take this under consideration when you make the final Decision.

Thank you for considering the contents of this Letter.

Larry McConahy, 1024 Boxelder Circle

Linda McConahy, 1024 Boxelder Circle

**From:** [Tracy McCoy](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Quail Road Annexation  
**Date:** Thursday, August 1, 2024 5:21:15 PM

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Hello Phil and Decision Makers,

My name is Tracy Ibanez, and I live at 1409 Clover Creek Drive. I am writing you to express my viewpoint regarding the development of the plot of land directly across Clover Basin from my home.

I would like to begin by saying that I understand that growth is necessary and that I completely understand and agree with developing the land. My concern comes from the plan to build high density housing. I feel strongly that a massive three story apartment complex will be detrimental to this area of Longmont for several reasons.

First, traffic is already an issue on Clover Basin. It is imperative that Clover Basin be expanded and traffic lights be put in place before we add more cars to the mix. Infrastructure will be strained with such high density housing. We would need to add another park because Willow Farm Neighborhood Park will not be sufficient to service the needs of this growing community. Schools will be stretched to overcapacity.

With high density housing, the entire feel of the many bordering neighborhoods that are quiet, single family homes will be shifted. Again, I recognize that change is inevitable and that developing the land is important to our community. But, there is absolutely no reason to build a huge apartment building comprised of rentals. Simply because one can does not mean one should.

Also, I would like to please be added to share point.

Thank you,  
Tracy Ibanez

Sent from my iPad

**From:** [Michael Morrison](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Wise Longmont Development- 8902 Quail Rd  
**Date:** Friday, August 2, 2024 12:47:04 PM

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Phil,

My name is Michael Morrison and I live at 9569 Schlagel St. about a 1/4 mile from the north border of the proposed Quail Rd development. I know many in my and surrounding neighborhood are sending you thoughts so I will try to be brief and concise. The main thing I am asking you (and will be asking of the city council) is to consider what legacy we want to leave for Longmont. Essentially the basic question comes down to "what do we want Longmont to look like in 30 years, not 30 months." Let me also emphasize that I understand this is a very complex issue to find housing for the residents of Longmont, especially after it was deemed the fastest growing city in America in 2019. I am very in support of development, knowing it is needed. But I am not in favor of fast, what will fill whose coffers and what will provide residences that are proven to hold tenants for barely more than 3 years (rentals) vs. people who will want to commit to a long term vision of what their community looks like (home owners). With all this in mind, here are things that I believe should be considered for this proposed development:

- small homes for ownership, NOT rental. Something in the 800-1500sq foot range that can be priced as actually affordable housing in the 300-450K range I would think.
- smart homes that are energy efficient helping with the demands of our climate and ecosystems in the area
- lower density for the acreage to accommodate traffic that is already too strong of a burden on Clover Basin, and to stay congruous with the surrounding neighborhoods
- \*\* the above 3 areas are the most important to consider at this time. The proposed developer has already stated they want to add 300+ rental apartment units while we have over 1,000 units proposed within just over a square mile. Let's see how they fill and what those rental rates look like before we just add more of the same. (again, do you want Longmont to look like a transient rental community or a series of long lasting, smart, innovatively designed neighborhoods.
- trees to assist in the above, create a sense of privacy, create homes for the myriad wildlife that abound in our neighborhood now, especially raptors.
- smart use of xeriscaping materials that are not just concrete to reduce needs for water usage while not further increasing surface temperatures
- parks and open space to accommodate the need for leisure, recreation, creativity and the resultant mental wellness in our young people. Yes, Willow Farm Park and one other small park is nearby, but they already struggle to keep up with the demand of the neighborhoods that surround it.

My last side note is simply that I am very unimpressed with the representative of the developer trying to acquire and build on this property. He came across as very condescending and rude. I got a sense that he was just hired by the Atlanta based company to "be a face of the region because he grew up in Boulder," but does not actually care about what our community will look like long term. They have already skirted some rules and had a questionable survey of the raptor nests in the area too. It feels like a company that heard "Longmont is easy for the taking, let's try to get in on that action while the iron is hot." They do not seem actually

invested in building a quality product that we will be proud of down the line, just to make a quick buck praying on a town that has a desperate housing need and loose rules for getting in. Just my \$.02

We are Longmont. I know you and the rest of the city staff have the ability and I hope the ambition, to make us a town/ city that is known for breaking barriers and setting the tone for thoughtful solutions to creating living spaces. Not a town that looks like, thinks like, and merely resembles one more copy of what so many neighboring areas look like. We want to be proud of what Longmont looks like in 30 years, not settling for quick solutions that are only a bandaid for a much larger wound in 30 months.

Thank you for your time and consideration.

Michael A. Morrison  
Physical Therapist  
Red Hammer Rehab

"Do not be overcome by evil, instead overcome evil with good." Romans 12:21

**From:** [Jen Morrison](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] 8902 Quail Rd - comments  
**Date:** Friday, August 2, 2024 12:08:01 PM

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Dear Phil,

My name is Jen Morrison; I am a resident/owner of 9569 Schlager Street, which is in an unincorporated Boulder County enclave just north of the proposed development at 8902 Quail Road. I am writing to express my thoughts and suggestions regarding the currently proposed development on this property, which makes up the southern end of our neighborhood. If you are familiar with the Schlager neighborhood, it is an old Longmont neighborhood (built mostly in the 1960's), where properties are all near or over an acre. On our property alone, we have foxes, coyotes, hawks, and owls (and even the occasional bobcat and mountain lion) as regular visitors and/or residents. Many who know the Schlager neighborhood refer to it as a gem of Longmont, with an openness, wildness, and rural feel that is quickly disappearing in this area. People move to Schlager specifically for the space and the peace, and many residents live here until they die or can no longer live alone. In fact, when we purchased our home five years ago there were still several original owners right around us. There is something very special about this neighborhood. We know most of the residents in Schlager and feel comfortable letting our 6-year-old daughter walk or ride her bike alone around the .6 mile loop. So you can imagine the shock it would be to current residents if these rural, agricultural properties south of Quail suddenly become high-density rental apartment units (like the developer made clear at the neighborhood meeting in April that they are planning to build).

All of this said, I also understand that change and development are both necessary and inevitable as Longmont grows. While I would have loved to see these historical farm houses/properties remain intact and open, I realize that infill development is how we can utilize existing land within the Longmont planning area to handle population growth. However, let's make sure that we are thoughtful and creative in our growth, building developments of lasting quality, that encourage long-term residency, and that add value and character to the surrounding community and Longmont as a whole.

For this development, specifically, I would like to see the developer build:

- Lower density (6-8 units per acre) housing - Clover Basin cannot handle the current traffic, much less additional traffic that would be created by another 300+ units on this property (and an additional 100 units that are being proposed on the property immediately to the west). In addition, the currently proposed high-density rental apartment units would be incongruous with surrounding neighborhoods, including the Schlager neighborhood which these properties are currently a part of.
- For-purchase, affordable starter homes, duplexes, small homes (e.g., Boulder Creek Neighborhoods' Wee Cottages) for people who would like to invest and put roots down in Longmont. Rent is too high and does not allow residents to build equity. In addition, this area of Longmont does not need more rental units.

There are already several hundred apartment units in existence or being built in close proximity to this proposed development. For reference, here are the nearby projects currently proposed or in progress, from Longmont's map of projects:

- 9308 N. 87th St. (~100 units; exact # TBD)
- 8809 Nelson Road (172 units)
- 3632 Nelson Road (306 apartments)
- 9165 Nelson Road (255 apartments)
- 8876 Rogers Road (# units TBD)
- 8702 N. 87th Street (426 units)

Whatever housing type the developer proposes to build, they should be required to create/perform a market study to justify the demand for the type of proposed housing.

- Large setbacks (and trees planted) along the eastern, northern, and southern edges of the property to help ease the transition to surrounding single-family-home neighborhoods.
- Height transitions along property edges to help ease the transition to surrounding SFH neighborhoods.
- Lots of trees planted (both around property edges and throughout) to reduce emissions and increase shade cover and natural beauty.
- Park(s), community garden(s), and/or green space(s), to provide community and recreational spaces for residents, create spaces for resident wildlife to continue utilizing the properties, and lighten the load on nearby Willow Farm Park, which can't handle the increased demand of all the new developments/additional population in this area.
- Multi-modal paths, to provide space for different forms of exercise, promote healthy and active lifestyles, and lighten the load on the Dry Creek Greenway.


Lastly, I would love to see the developer reach out to the surrounding neighborhoods to collaborate and come up with a design that makes sense for this specific location and is in keeping with the surrounding community.

Thank you for hearing my comments and concerns. I care about the outcome of the Quail Road properties not just because my neighborhood will be directly affected by the nature, character, and eventual population of this development but also because I love Longmont and don't want to see it become a conglomeration of rental apartment



complexes and a place where people are stuck renting and can never afford to purchase their own home. It's important to me, and should be to all of us, that we create thoughtful developments that both address real needs in the community and that we can all be proud of for many years to come.

Sincerely,  
Jen Morrison



Phil Taylor  
City Staff Planning  
385 Kimbark St.  
Longmont, CO 80501

July 28, 2024

Dear Mr. Taylor,

This letter concerns the future development of 9308 87<sup>th</sup> St. and 8902 Quail Rd. The development is very large and does not fit into the current neighborhood, which are single family one or two story homes in the Westbrook Village and Schlaegel developments. Across Clover Basin are also homes of one or two stories. It seems to me that a multi-story, high density development is not appropriate for the surrounding neighborhoods.

The development between Nelson and Rogers Road, east of Airport Road, is a large development. I don't know how many units there are or planned for that area, but I want to know if Longmont really needs another large development like that area? There is also a development near the railroad tracks at 93<sup>rd</sup>(?). Not to mention the new units east of Longmont. I don't want my nice neighborhood overrun with more growth.

My husband and I moved to Longmont 14 years ago to get away from the hustle and bustle of Boulder where we'd both lived for over 50 years. It seems like Longmont is now doing the same type of overbuilding that Boulder has done.

I live in Westbrook Village and most of my neighbors are elderly, I am 87, and the increased traffic, pollution, and possibly crime, will later affect the pleasure we've had in living here.

I am really concerned about traffic exiting onto Quail Road from the proposed development as many residents walk along Quail Road. The walk could be potentially unsafe for the elderly residents of the local neighborhoods.

Thank you for your consideration in this matter.

Regards,

**June Patterson**  
Resident, Westbrook Village

**From:**  
**To:** [Phil Taylor](#)  
**Subject:** [External] Please no on quail  
**Date:** Tuesday, July 16, 2024 8:11:22 AM

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Hi Phil,

Concerned about the 310 apartment complex on cover basin east of airport. There are way too many apartments being built in this area from clover to Nelson, between hover and airport. The roads can't handle it!

Susie Plank

Sent from my iPhone

**From:** [Robin Sterner Reddick](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Proposed apartments  
**Date:** Thursday, July 18, 2024 10:16:21 AM

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Hello Phil,

I'm a 19 year and Phil is a 35 year resident in the Renaissance/Longmont community.

I understand that developers pretty much get to do as they wish here in Longmont (based on my observations over the years) yet I'm so grateful to hear that there will NOT be north access for the proposed project by an Atlanta-based developer (Vista Residential) on the north side of Clover Basin, east of Airport Road.

The impact of traffic on Cloverbasin as well as the drain on schools and services from the proposed 310 rental apartment units will take yet another toll on us taxpayers.

While I understand the theory that if you don't own it you can't control it, it's sad that the land can't be developed similar to its surroundings - namely single family homes.

It's also frustrating to me that these developers aren't made to be financially responsible for the impact they create.

Please consider this an objection to the density of this proposed development.

Sincerely,

Robin Reddick

Phil Reddick

**From:**

[Phil Taylor](#)

**Subject:**

[External] DV-ANNEX-24-00007

**Date:**

Wednesday, July 17, 2024 3:33:52 PM

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Thank you for allowing us to comment on potential zoning change to allow this dense housing development.

Our concerns would be:

- Increased traffic on Clover Basin, Airport and surrounding feeder streets- which increases noise levels, pollution and potential traffic accidents.
- Likely increase in crime and other related undesirable events due to over-crowded area.

Thank You

Mark and Linda Renner

3649 Sunflower Circle

Longmont CO 80503

**From:** [Todd Schaefer](#)  
**To:** [Longmont Planning](#); [Phil Taylor](#)  
**Subject:** [External] Citizen Feedback: 8902 Quail Road Annexation (DV-ANEX-24-00007)  
**Date:** Sunday, July 28, 2024 4:07:08 PM

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Proposal: 8902 Quail Road Annexation (DV-ANEX-24-00007)

Dear City of Longmont Planning Division and Phil Taylor,

I am writing to you regarding the 8902 Quail Road annexation proposal.

First, I want to thank you for allowing me to share my feedback. I appreciate that the City of Longmont reviews and considers feedback from the community. I kindly ask that you consider the following feedback as you proceed with this process.

Our home is located on Wildfire Ct., which is a cul-de-sac with access only to Clover Basin Drive. Depending on the time of the day, it is challenging to safely exit Wildfire Ct. onto Clover Basin Drive, especially when turning east due to the high number of vehicles traveling on Clover Basin Drive and the very limited visibility when looking east from Wildfire Ct. Also, depending on the time of the day, it has been dangerous to turn onto Wildfire Ct. from Clover Basin Drive when driving east from Airport Road. There have been many times where we have almost been struck in the rear by drivers not expecting a turning vehicle. This is made worse by not having a turning lane onto Wildfire Ct. when driving east. Many vehicles are traveling faster than the posted speed limit on Clover Basin Drive. We hear screeching tires almost every evening when we are in our backyard. The fence posts at the intersection of Wildfire Ct. and Clover Basin Drive have been struck several times in the past few years. On Friday, September 1, 2023, a car accident occurred with severe injuries on Clover Basin Drive right next to our backyard due to the driver driving too fast and not being able to navigate the curve in the road, striking a tree.

With the already high number of vehicles traveling on Clover Basin Drive, what improvements will be made to increase the safety of the intersection at Wildfire Ct. and Clover Basin Drive, along with the additional intersections that will be created by this proposed development project? With potentially 312 dwelling units being added, this could mean between 312 – 624 (or more) additional vehicles on Clover Basin Drive per day. Since the property road connections to Quail Road have been denied, how will Clover Basin Drive support this additional load of vehicles? As homeowners of Wildfire Ct., are we allowed to request that traffic control lights be added to the intersection? Are we allowed to request that the speed limit be reduced on Clover Basin Drive?

As members of the City of Longmont who walk, run, ride bicycles, ride motorcycles, and drive vehicles, it is very important to us to have safe streets to traverse. I am very concerned about the additional load of vehicles on Clover Basin Drive and the safety of the community. Along with all the additional vehicle noise that will occur with hundreds more vehicles per day.

Thank you for reviewing and considering this feedback and for all the wonderful work you do for the City of Longmont.

Sincerely,

Todd Schaefer  
1208 Wildfire Ct.  
Longmont, CO

**From:** [selena Schaefer](#)  
**To:** [Longmont Planning](#)  
**Cc:** [Phil Taylor](#)  
**Subject:** [External] Proposal: 8902 Quail Road Annexation (DV-ANEX-24-00007)  
**Date:** Tuesday, July 30, 2024 11:59:44 AM

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Hello Phil-

My name is Selena Schaefer and our home is located on 1208 Wildfire Ct, Longmont. Our home resides on the cul de sac that is going to be impacted by the new proposal. One of my main concerns is the traffic. It's already very busy and cars driving way to fast. Trying to exit the cul de sac by vehicle is already very dangerous. Hard to see to the east due to the curve and cars coming too fast. And I am a runner and crossing Clover Basin by foot is dangerous as well. Adding more housing will obviously add more traffic roughly 600 more vehicles a day if 300+ new families move in. I can't imagine the traffic accidents, noise pollution and etc. Clover Basin would require a few traffic lights. Lots of vehicles coming onto Clover Basin from different directions with only stop signs. Traffic is a very large concern. and we had to call 911 in the past for a very scary accident due to high speeds and could have been prevented. That was a situation that I will never forget. It was terrifying.

Also, we have lots of wildlife in the area. Fox, bobcats, coyotes and etc that visit the area. I know they would be forced to move on when construction starts but they would be safer doing so with better traffic controls

Selfishly, another concern is our amazing view of the mountains from our house. Huge reason we decided to purchase our home and it breaks my heart to lose the view. It adds value to our home in many ways.

Thank you for your time and consideration

Always an Adventure  
Selena Schaefer



**From:** [Dena Schlutz](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Quail Annexation comments  
**Date:** Thursday, August 1, 2024 5:44:03 PM

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Hi Phil!

I understand that you are the new planner for this development. I have been a resident of Schlagel subdivision at 9767 N 89th St., for the past 28 years and was born and raised in Longmont. I also own a real estate company and have been a broker for the past 28 years so I am very aware of the housing statistics and the problem with affordability. I also own several investment properties in Longmont and the front range. Here are my concerns with the "build to rent" product that the developer is planning for our pristine Schlagel neighborhood:

1. Massive rental structures do not compliment the 53 estate lots zoned agriculture. The owners of the two acre lots at the end of Schlagel and 89th could raise noisy, smelly animals that would irritate the 300+ condo/townhomes renters in the proposed development. Your focus should be on making neighborhoods that blend together, NOT CLASH with one another. It spells out in Longmont development plan that the goal is to plan between neighborhoods so that they transition.

2. There are already massive rental complexes existing to the west on Clover Basin in Renaissance, behind Target, and a new 4 story east of the airport (that will shutdown the airport)... Too many rentals!

3. Homeowners have a net worth 48 times higher than renters making the rich richer and the poor poorer. I strongly believe the product built in Quail Annexation should be for sale and not for rent. Homeowners have more stable home life, happier kids, healthier lives, and less suicide.

Thanks for helping Longmont grow in a coordinated and beautiful fashion that we all can be proud of. Willow Creek and Schlagel deserve at a minimum of owner occupied neighbors.

Thank you!

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Dena Schlutz

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**From:** [Ronald Spoerl](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] 8902 Quail Road Annexation DV-ANNEX-24-00007  
**Date:** Monday, September 16, 2024 3:57:21 PM

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September 16, 2024

To:  
Phil Taylor, AICP  
Senior Planner

From:  
Ronald Spoerl  
1210 Rodeo Court  
Longmont CO

Subject: 8902 Quail Road Annexation DV-ANNEX-24-00007

Hi Phil,

I live in a residential development called Grandview Heights II. It is located immediately east of the proposed project and extends to the NW corner of Clover Basin Dr and South Fordham St. This project will have a major impact on my, as well as other, surrounding communities.

I reviewed the pre-application information for the 8902 Quail Road Project you sent me. It was very helpful. Thank you, it was very helpful and informative. After reviewing this information and reading the letter from Marie Nicholson-Hutt to you dated July 25, 2024. I have the following questions and concerns some of which you may not be in a position to directly address.

1. The density of the project is not compatible with the surrounding four residential developments, none which are greater than two stories in height. The project mentions 310 units which would be Condos/Townhomes and Multi-family (5+ unit) which I would image are rental apartments. The Primary Application Form checks off Condos/Townhomes and Multi Family and the Concept plan calls for two and three story buildings. I believe that homes for purchase also in short supply and should be included in this project. Is it possible for Longmont to restrict the height of all buildings to two stories? At what point will you and the public know the exact configuration of the project, including height of structures and parking requirements? There isn't any street parking near by and the project should provide parking for all resident on site.
2. This project will greatly increase traffic on Clover Basin Dr. creating additional noise and impact access to Clover Basin Dr for the existing residential areas. Could the speed limit be reduced from 35 MPH to 30 MPH on Clover Basin Dr east of Airport Rd just as is on the West side Airport Rd?
3. Adding a roundabout to at Clover Basin Dr and Larkspur as proposed by Marie Nicholson-Hutt makes sense. It would also help residents in Clover Creek development using Larkspur Dr and Grand View Heights II's Wildfire Ct residents to use the roundabout for access to Clover Basin Dr. Additionally it would also help to control speeders on Clover basin. Is this a serious consideration?
4. Do you know when this Initial subject Project Proposal will voted on by the city council?
5. Do you have a top level flow chart in digital form that defines the necessary steps to approve development projects in the City of Longmont.

Thank you for your assistance once again.

Ron

**From:** [Mary Jane Voogt](#)  
**To:** [Jennifer Hewett-Apperson](#)  
**Cc:** [Phil Taylor](#)  
**Subject:** [External] 8902 Quail Road Annexation and 9308 N. 87th Street Annexation  
**Date:** Saturday, July 27, 2024 9:13:41 PM

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July 27, 2024

To: Jennifer Hewett-Apperson and Phil Taylor

We are writing to you today about these two annexation proposals because we live in Westbrook Village, a small established neighborhood just north of these properties. Our neighborhood association consists of 46 patio homes owned and occupied by senior citizens of the average age of 70. We have several concerns about the density of these developments:

1.  
Traffic. We walk in this neighborhood, talk to neighbors on the street, walk our dogs, sit in our driveways for conversations. The noise dangers from increased vehicular traffic would greatly impact our health and safety.
2.  
Pollution. The front range struggles to keep our air quality within recommended limits. The great increase in vehicles that these two developments would bring would affect pollution levels in our neighborhood, risking our health.
3.  
Crime. Until now there has been very little crime in our neighborhood. These developments would bring large numbers of people into our neighborhood, bringing the likelihood of increased crime, property damage, and personal injury.
4.  
Crowding. Our neighborhood manages our private open spaces, but there is no doubt that many of the residents of these proposed developments would make our small paths crowded. Bicycle use is already dangerous for us at current levels of use.
5.  
Noise. Our senior citizens live a quiet life. Adding hundreds of people, cars, walkers, dogs, bicycles, parties, etc in such close proximity would decrease the value of our lives here.
6.  
Housing values. The value of our homes would decrease along with the increase of people, cars, traffic pollution and noise.

One more traffic comment. The 9308 N. 87th Street Annexation proposal includes using the short section of Quail Road from Boxelder Drive to Airport Road as an exit from the development. Such a decision would send upwards of 70 cars per morning that would circumvent the Quail exit and drive out Boxelder Drive to avoid the Quail/Airport congestion. That traffic would cause deterioration of our safety, our roads, our way of life. If this development must go forward, would it be possible to create an exit on to Quail Road that forces traffic to Airport Road via Quail Road and disallows cars from entering Westbrook Village via Boxelder Drive?

Most of the residents of Westbrook Village purchased their homes here to be part of a quiet senior community. To us it seems unfair to impact an established community in such a completely devastating way as this. For many of the high density developments happening all over Longmont, the entry and exit points do not use established community roadways. But this plan does. The impact and intrusion into our neighborhood does not seem appropriate.

Thank you for considering our concerns.

Jim Voogt

Mary Jane Voogt

3515 Boxelder Drive  
Longmont, Colorado

**From:** [DEBBIE WARDAL](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Quail Road Development Annexation Proposal  
**Date:** Friday, August 2, 2024 1:38:08 PM

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Hello Phil,

I am a resident of the Schlagel subdivision living on the south end of 89th. I'm writing to you to ask that you consider the existing neighborhoods immediate adjacent to the Quail property as well as the broader area when considering what type of housing this development could bring to southwest Longmont. The King property will also be changing so we hope both of these projects are reviewed together. The areas closest to the proposed annexations and developments are single family homes with a maximum height of two stories. Previously there seemed to be an idea that new development had a thought of being 'in keeping' with it's surroundings. At the moment, it appears this sentiment is not in the forefront but that maximum density is now the primary criteria, with traffic and blending in irrelevant. There was a recent project at the SW corner of Hover and 9th. This mix of properties was done well and allowed the new development to blend with the surrounding neighborhoods while still having a bit of an increase density.

We are hoping you consider more than just density as factors for these proposed developments. Yes, Longmont needs housing, but at what cost to the current residents? Most people I have spoken to about the pending developments would far prefer 'for purchase' properties, no more tall (or otherwise) apartment buildings. Designing an asset is not as easy as designing a maximum profit area, but hopefully you are up to that task to create a new area of Longmont that looks and feels like it belongs.

Thank you,  
Debbie Wardal  
9475 N. 89th St.  
Longmont

**From:** [BillWhite](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Quail Road Condo  
**Date:** Wednesday, July 24, 2024 4:06:11 PM

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Mr. Taylor,

As a Longmont City resident, I want to address several points re: the proposed Quail Road Development. It is my observation that there has been an increase in traffic since I moved here four years ago. The proposed development will only increase that traffic. The speeding on Airport Road creates for a frequently unsafe driving environment. This area is never afforded much attention from LPD until after the accident has occurred. Frequently it seems I'm driving on the Indy Speedway, and not a city street.

Another important consideration is that this development increases the population density in this part of town. More wear and tear on our roads with no planning to mitigate these effects. Slowly but surely Longmont is becoming a much bigger city and with that is losing its small town charm. Several points for you and the City Council to consider!

Bill White  
640 Gooseberry Drive #101  
Longmont, CO 80503

[Sent from Yahoo Mail for iPad](#)

**From:** [Mary Ann White](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] yet more high-density apartments?!!  
**Date:** Monday, July 22, 2024 9:36:26 AM

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Dear Mr Taylor,

What is the city of Longmont doing to its residents??

My husband and I have lived in the Nelson Park subdivision now for 25 years and the traffic in our area is now GRIDLOCK! Have you ever tried going on a walk down South Fordham and tried to cross Clover Basin? You will take your life in your hands. THE CITY WON'T EVEN PAINT CROSSWALK LINES, MUCH LESS MAKE IT A 4-WAY STOP.

King Soopers, the ONLY large full service grocery store in SW longmont is already so overcrowded and the roads simply cannot support all the traffic. (No, I don't count Whole Foods because only the wealthy can afford to shop there.) Moreover, you know as well as anyone that these apartments will NOT be inexpensive to rent. How are people going to be able to save money to purchase a home when most of their paycheck is going to pay over-priced rent?

The quality of life in Longmont is being destroyed, which is why my husband and I STRONGLY OPPOSE the current plan of building high-density apartments on the Clover Basin/Airport land. If it has to be built, it should be with small single family homes with small yards; basically, "starter homes" for young singles and people with small families. No, the potential developer won't get as many units, but it is a much better investment for Longmont residents and for the city (i.e. property tax revenue)

Maryann White and Bernard Eisman  
757 Nelson Park Circle  
Longmont



**From:** [Cary Wolfson](#)  
**To:** [Phil Taylor](#)  
**Cc:** [Nancy Wolfson](#); [debralyford@gmail.com](mailto:debralyford@gmail.com)  
**Subject:** [External] Quail Rd./87th St. annexations  
**Date:** Friday, August 2, 2024 2:10:09 PM

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Mr. Taylor,

As residents of Westbrook Village we are opposed to these developments. In particular, the Quail Rd. Annexation would dump 310 units and possibly more than 1000 people directly adjacent to our neighborhood with concomitant major increase in traffic of all kinds, along with more pollution and crime. We feel that this huge high density addition, plus allowing any but emergency motor vehicle access onto Quail Rd., will forever alter the character of Westbrook Village and not in a good way.

We respectfully ask that these projects NOT receive approval.

Cary & Nancy Wolfson  
1008 Boxelder Circle  
Longmont, CO 80503

Sent from my iPad

**From:** [David Yoak](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] Quail Road Development  
**Date:** Friday, July 19, 2024 1:01:36 PM

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Mr. Taylor,

We are homeowners in the Westbrook Village subdivision. As you may be aware, this subdivision was developed in the late 1990's and appeals to primarily senior citizens. As Quail Road to the south of our subdivision is not a through street, we have very little traffic on the two north\south streets that service our subdivision. As we understand the proposed Quail Road development, it would severely impact our subdivision, degrading our quality of life, and negatively affect our property values.

While we are not opposed to Longmont annexing this property, we strongly object to high density rentals on this land.

Thank you for your consideration.

Sincerely,

*David and Beth Yoak*

**From:** [Sean Zu](#)  
**To:** [Phil Taylor](#)  
**Subject:** [External] 8902 Quail Development  
**Date:** Tuesday, July 16, 2024 11:25:48 AM

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Hello, this new development makes no sense whatsoever. Traffic is already very bad, at times, in the Airport/Clover Basin area. Adding these extra units will make it so much worse. Consequently, we hope this application will be denied.

Peter Zurfluh  
1423 Venice Lane  
Longmont, CO 80503