



Community & Economic Development Department  
Planning & Development  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6800 | FAX 720.523.6967  
adcogov.org

### Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
  - All digital materials shall be in a single PDF document
  - The single PDF document shall be bookmarked
  - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
  - Electronic copies can be emailed to [epermitcenter@adamscountyco.gov](mailto:epermitcenter@adamscountyco.gov) as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.



## Re-submittal Form

**Case Name/ Number:** PRC2026-00014 / Maiker Sherrelwood Janet's Acres

**Case Manager:** Greg Barnes

### Re-submitted Items:

- ☐ Development Plan/ Site Plan
- ☒ Plat
- ☐ Parking/ Landscape Plan
- ☐ Engineering Documents
- ☐ Subdivision Improvements Agreement (Microsoft Word version)
- ☒ Other: Response to Comments

**\* All re-submittals must have this cover sheet and a cover letter addressing review comments.**

**Please note the re-submittal review period is 21 days.**

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination





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PHONE 720.523.6800  
adamscountyco.gov

### **Development Review Team Comments**

**Date:** 8/4/2026

**Project Number:** PRC2026-00014

**Project Name:** Maiker Sherrelwood Rezoning and Janet's Acres Subdivision

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BOARD OF COUNTY COMMISSIONERS

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DISTRICT 5

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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Matthew Emmens

**Date:** 08/04/2026

**Email:** memmens@adamscountyco.gov

**Resubmittal Required**

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0603H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: The applicant shall be responsible for ensuring compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000.

The site is located within the Adams County MS4 permit area. An Adams County SWQ Permit is required for development of this site.

The applicant should contact Juliana Archuleta, the County's Stormwater Program Manager, to inquire about obtaining a SWQ Permit. Ms. Archuleta can be contacted at 720-523-6869 or  
By email at [mjarchuleta@adcogov.org](mailto:mjarchuleta@adcogov.org).

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page :  
[https://adamscountyco.gov/wp-content/uploads/2025/08/2024-Fee-Schedule-Planning\\_CED-FINAL.pdf](https://adamscountyco.gov/wp-content/uploads/2025/08/2024-Fee-Schedule-Planning_CED-FINAL.pdf).

Please note: the Engineering Review (EGR) application has been submitted but the review is not yet complete. Applicant can expect separate comments to be generated by the ENG review.

ENG4: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

ENG5: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Matthew Emmens

**Date:** 08/04/2026

**Email:** memmens@adamscountyco.gov

**Comment**

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction.

ENG8: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:

All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
7. Treatment of stormwater flows as close to the impervious area as possible.

LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

**Waiver Request Comments:**

ENG9: The proposed roadway for which the applicant is requesting a waiver to the County's design standards, includes a portion of the southern side sidewalk being located in a 'Pedestrian Access Easement'. The County will require that the entire roadway, including public sidewalks, be located within a County owned ROW. Pedestrian Easements will not be accepted in this case. The ROW width will need to extend at least 12" behind the sidewalk to allow for maintenance and repair work.

ENG10: The configuration of the proposed Road "A", which is the subject of this waiver request, presents difficulties for County Maintenance crews/staff. Specifically, the narrowed sections of the proposed street would prevent maintenance vehicles from accessing the street. County staff could recommend approval of this proposed street section, if the developer agrees to accept maintenance responsibilities of the section of roadway adjacent to this site. Or Staff could try to work with the developer to create a modified section that is maintainable and meets the developers needs. A third option would be to make Road "A" a privately owned and maintained roadway.

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**Commenting Division:** Planner Review

**Name of Reviewer:** Greg Barnes

**Date:** 08/04/2026

**Email:** [gjbarnes@adamscountyco.gov](mailto:gjbarnes@adamscountyco.gov)

**Resubmittal Required**

PLN01: You may consider revising the rezoning narrative to respond individually to each applicable approval criterion in Section 2-02-15. This may strengthen your case. The response should address:

- a. The Residential Medium future land-use designation and its recommended density range of 6–20 dwelling units per acre.
- b. Compatibility with the comparable-density Caraway Apartments PUD to the east.
- c. The transition to the existing R-1-C residential properties to the north, west, and south.
- d. The relationship between the proposed density, building scale, setbacks, open space, pedestrian connections, and surrounding neighborhood.
- e. The proposed connection of Bowie Court and Bountiful Court.
- f. Availability of utilities and public services, based upon the appropriate referral-agency responses.

The proposed density of approximately 9.6 dwelling units per acre is generally consistent with the Residential Medium designation. The adjacent multifamily development also provides support for an increase in residential density at this location.

PLN02: Your rezoning justification relies substantially on age-restricted affordable housing, predominantly one-story buildings, placement of the three-story apartment building near Caraway Apartments, and publicly accessible amenities. However, approval of conventional R-3 zoning would generally allow any development permitted by that district, subject to applicable standards. Please revise the narrative to evaluate the compatibility of the R-3 district itself, rather than only the current concept. Clearly identify which features of the concept will be legally established through the plat, deed restrictions, maybe a development agreement, or another enforceable mechanism. If these features are essential to the compatibility argument, then explain how they plan to be assured.

PLN03: Revise the plans and narrative to identify:

- a. The acreage requested for neighborhood-park dedication credit.
- b. Which facilities will be private and which will be publicly accessible.
- c. Public access points and hours or limitations on public use.
- d. Ownership and maintenance responsibilities.
- e. Any drainage facilities, easements, or other constrained areas included in the acreage.
- f. The mechanism that will preserve the qualifying recreational areas for the life of the subdivision.

PLN04: Cash in lieu of public land dedication will be required. Please see the attached estimate.

PLN05: Will the "Community Amenity Space" be open to the surrounding neighborhood?

PLN06: The subject of these applications are limited to a rezoning, subdivision, and waiver. These comments do not constitute approval of the conceptual site plan included.

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**Commenting Division:** Environmental Analyst Review

**Name of Reviewer:** Megan Grant

**Date:** 07/30/2026

**Email:** MGrant@adamscountyco.gov

**Complete**

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The following comments apply to water and sewer:

ENV1. The applicant provided a will-serve letter from the City of Thornton (dated May 18, 2026) for water and sewer service.

The following comments are provided for applicant information on subsequent permit application(s) regarding construction and design:

ENV2. An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site. The fill must meet the definition of clean, inert material.

ENV3. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Traffic in unpaved areas may contribute to increased fugitive dust emissions and offsite vehicle tracking. Applicant/operator will be required to implement measures for dust control and vehicle tracking of mud/dirt to prevent off-site impacts if truck traffic into and within parcel occurs on non-paved surfaces.

ENV4. The way that buildings are designed impacts health through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain; the air and water quality; the amount of daylight; and even by encouraging physical activity and social interaction. Adams County encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

ENV5. Adams County encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network are strongly encouraged. Neighborhoods best encourage residents to walk and/or bicycle as part of their daily routine when they contain a system of well-designed and well-lit sidewalks and trails that connect with destinations in and adjacent to the community.

ENV6. Adams County recommends the incorporation of bicycle parking into the overall site design for residents and visitors. Bicycle parking locations and design should allow for safe access from external roads and sidewalks and to/from buildings and internal pedestrian paths.

ENV7. The applicant may want to consider crosswalk(s) where pedestrian access and/or sidewalk crosses internal site drive lanes, as these pedestrian crossings may not be easily visible to drivers since they are not at a street intersection. The simplest crossing design would be to post signs and provide striping on the pavement. A safer design alternative would be to provide a raised pedestrian crossing, with striping and a contrasting color, to clearly delineate the crossing. The raised crossing will provide the added benefit of slowing traffic and improving driver awareness of the crossings.

ENV8. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.

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ENV9. Research shows that people are more likely to use pedestrian amenities when these features are attractive and feel safe. One way to improve the feeling of safety is by providing pedestrian scale lighting. Adams County encourages the use of appropriate lighting in the area and along access routes.

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**Commenting Division:** ROW Review

**Name of Reviewer:** Ian Cortez

**Date:** 07/30/2026

**Email:** ICortez@adamscountyco.gov

**Resubmittal Required**

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Rezone Comments –

ROW1: On subsequent submittal, applicant must submit a site plan showing (1) the record boundary with dimensions, (2) any existing and proposed easements

ROW2: On the site plan, show all survey section corner and property corner information to help determine the location of the site boundary.

Plat Comments-

ALL SHEETS:

ROW1: Change the sheet size to 18” x 24”.

ROW2: Remove the word UNINCORPORATED in the subtitle and title block.

ROW3: Place the case number PRC2026-00014 in the upper right-hand corner, inside of the border.

SHEET 1:

ROW4: Add the words TRACTS to the dedication statement.

ROW5: Provide a recorded Statement of Authority from each entity providing evidence the signatories are indeed authorized to sign the subdivision plat.

ROW6: Provide the name and title in the Owner’s signature block, when available.

ROW7: Per new standards of the Clerk and Recorder, remove Clerk and Recorder signature block.

ROW8: Add Planning Commission signature block to the following:

PLANNING COMMISSION REVIEW

REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_

\_\_\_\_\_  
CHAIR

ROW9: Include the legal description, verbatim, as shown on the title commitment followed by the metes and bounds description as presently shown on the plat.

ROW10: Per Board Rule 1.6(B)(2), revise the Surveyor’s Certificate to included:

- The surveying services addressed therein have been performed by the professional land surveyor or under the professional land surveyor in responsible charge.
- The plat was prepared by the professional land surveyor’s knowledge, information, and belief.
- The plat was in accordance with applicable standards of practice
- The plat is not a guaranty or warranty, either expressed or implied.

A suggested certification is as follows:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT, IT IS IN ACCURTE TO THE BEST OF MY KNOWLEDGE,

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INFORMATION, AND BELIEF, IS INACCORDANCE WITH APPLICABLE STANDARD OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ROW11: Per recent policy, delete General Note 11.

ROW12: Provide the following in the General Notes: THE DRAINAGE EASEMENT IS FOR DRAINAGE FACILITY PURPOSES AND SHALL BE MAINTAINED BY THE LANDOWNER AND ITS SUCCESSORS AND/OR ASSIGNS. THE CONSTRUCTION AND MAINTENANCE OF THESE DRAINAGE FACILITIES ARE THE FULL AND COMPLETE RESPONSIBILITY OF THE LANDOWNER AND ITS SUCCESSORS AND/OR ASSIGNS, IN PERPETUITY. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED, ERECTED, INSTALLED, OR PERMITTED UPON SAID TRACTS THAT WILL CAUSE ANY OBSTRUCTIONS TO PREVENT THE PROPER INSPECTION, MAINTENANCE AND USE OF THE DRAINAGE FACILITIES LOCATED WITHIN THE EASEMENT.

SHEETS 2-4:

ROW13: Revise the Road A to Bountiful Court.

ROW14: Provide record and as measured dimensions along the perimeter of the subdivision.

ROW15: Easements cannot be granted to Xcel via this plat. They must be granted via separate instrument or relabeled as a Utility Easement.

ROW16: Relabel the Waterline Easement as a Utility Easement.

ROW17: Remove the Setback Line delineation and label.

ROW18: Remove the owners name and Parcel ID number on all adjacent parcels or lots.

ROW19: Provide label of the 8' Communication Easement on Sheets 3 & 4 or remove

ROW20: Provide a note and dedication language for the 5.0' Pedestrian Access Easement if being granted to the County.

\*\*\* Information Only \*\*\*

Additional comments may be provided on subsequent submittals.

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**Commenting Division:** Neighborhood Services Review

**Name of Reviewer:** Meagan Cordova

**Date:** 07/29/2026

**Email:** MMCordova@adamscountyco.gov

**Complete**

There are no open violations at this location at this time. No comment.

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**Commenting Division:** Attorney Review

**Name of Reviewer:** Sally Daggett

**Date:** 07/27/2026

**Email:** SDaggett@adamscountyco.gov

**Resubmittal Required**

1. Sheet 1 of 4: Dedication and Legal Description - Correct name of subdivision in last paragraph.
2. Sheet 1 of 4: Add case number in top right hand corner.
3. Sheets 1- 4: Add Sheet # in header of each sheet.
4. Sheet 1 of 4: Note 9 references 8-foot wide dry utility easements being dedicated to Adams County but none are shown on plat.
5. Sheet 1 of 4: Note 10 - Add the following at the end of Storm Water Facilities Statement: "NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED, ERECTED, INSTALLED, OR PERMITTED UPON THE STORM DRAINAGE EASEMENT AREA THAT WILL CAUSE ANY OBSTRUCTIONS OR OTHERWISE PREVENT THE PROPER INSPECTION, MAINTENANCE AND USE OF THE DRAINAGE FACILITIES."
6. Sheet 1 of 4: Note 11 – Add Reception No.
7. Sheet 1 of 4: Add Planning Commission signature block before BoCC signature block, and add County Attorney's Office signature block after BoCC signature block.
8. Sheet 1 of 4: Delete Clerk and Recorder's Office signature block (no longer needed).
9. Sheets 2-4: Waterline easements and Xcel easements can't be dedicated via the plat unless the grantees are signatories to the plat.
10. Sheet 3 of 4 (second one), lower right hand corner: Should be Sheet 4 of 4.

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Adams County Public Land Dedication Worksheet  
Urban School District

Date Computed= 8/4/2026

|                                                                                           |             |
|-------------------------------------------------------------------------------------------|-------------|
| You have indicated the following answers about this subdivision:                          |             |
| Does the subdivision have residential uses?                                               | Yes         |
| If residential, is it more or less dense than 1 dwelling per 10 acres?                    | More        |
| If residential, (per Section 5-05-04-02-03) is the local school district urban or rural?  | Urban       |
| Is the subdivision located east or west of Yulle Mile Road (between Bennett & Strasburg)? | West        |
|                                                                                           |             |
| Subdivision Name: Janet's Acres                                                           |             |
| Case Number: PRC2026-00014                                                                |             |
|                                                                                           |             |
| Duplex, Two-to-Four Family Attached and R-2 zoning                                        |             |
| Number of Units=                                                                          | 16          |
| Population generated=                                                                     | 40.5280     |
| Student population generated=                                                             | 5.8240      |
| School Acreage Needed=                                                                    | 0.1514      |
| Neighborhood Park Acreage Needed=                                                         | 0.2400      |
| Regional Park Acreage Needed=                                                             | 0.1600      |
| Total Acres of PLD Needed=                                                                | 0.5514      |
| Land Value per acre=                                                                      | \$36,888.00 |
| PLD Fee in lieu=                                                                          | \$20,340.93 |
| Deposits:                                                                                 |             |
| Neighborhood Parks {     } Account =                                                      | \$8,853.12  |
| Regional Parks Account =                                                                  | \$5,902.08  |
| School District {     } Account =                                                         | \$5,585.73  |
|                                                                                           |             |
| Townhouses and R-3 or R-4 zoning                                                          |             |
| Number of Units=                                                                          | 15          |
| Population generated=                                                                     | 33.2400     |
| Student population generated=                                                             | 4.5450      |
| School Acreage Needed=                                                                    | 0.1182      |
| Neighborhood Park Acreage Needed=                                                         | 0.1950      |
| Regional Park Acreage Needed=                                                             | 0.1350      |
| Total Acres of PLD Needed=                                                                | 0.4482      |
| Land Value per acre=                                                                      | \$53,840.00 |
| PLD Fee in lieu=                                                                          | \$24,129.47 |
| Deposits:                                                                                 |             |
| Neighborhood Parks {     } Account =                                                      | \$10,498.80 |
| Regional Parks Account =                                                                  | \$7,268.40  |
| School District {     } Account =                                                         | \$6,362.27  |
|                                                                                           |             |
| Garden Apartment and R-3 or R-4 zoning                                                    |             |
| Number of Units=                                                                          | 40          |
| Population generated=                                                                     | 80.2800     |
| Student population generated=                                                             | 7.8000      |
| School Acreage Needed=                                                                    | 0.2028      |
| Neighborhood Park Acreage Needed=                                                         | 0.4800      |
| Regional Park Acreage Needed=                                                             | 0.3200      |
| Total Acres of PLD Needed=                                                                | 1.0028      |
| Land Value per acre=                                                                      | \$53,840.00 |
| PLD Fee in lieu=                                                                          | \$53,990.75 |
| Deposits:                                                                                 |             |
| Neighborhood Parks {     } Account =                                                      | \$25,843.20 |
| Regional Parks Account =                                                                  | \$17,228.80 |
| School District {     } Account =                                                         | \$10,918.75 |
|                                                                                           |             |
| Total: \$98,461.15                                                                        |             |
| Deposits:                                                                                 |             |
| Neighborhood Parks {     } Account =                                                      | \$45,195.12 |
| Regional Parks Account =                                                                  | \$30,399.28 |
| School District {     } Account =                                                         | \$22,866.75 |
|                                                                                           |             |

## Greg Barnes

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**From:** Aaron Eyl - CDOT <aaron.eyl@state.co.us>  
**Sent:** Monday, July 13, 2026 4:43 PM  
**To:** Greg Barnes  
**Cc:** steven.loeffler  
**Subject:** Re: For Review: Maiker Sherrelwood / Janet's Acres (PRC2026-00014)

Please be cautious: This email was sent from outside Adams County

Greg,

I have reviewed PRC2026-00014, Maiker Sherrelwood Rezoning and Janet's Acres Subdivision, and I have no comment. This location is off the state highway system.

Thank you.

On Fri, Jul 10, 2026 at 1:48 PM 'Greg Barnes' via CDOT\_R1\_AccessPermitting\_GroupB <[cdot\\_r1access\\_groupb@state.co.us](mailto:cdot_r1access_groupb@state.co.us)> wrote:

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following applications:

1. **Rezoning** of approximately 7.424 acres from Residential-**1-C** to Residential-**3**.
2. **Minor Subdivision** final plat to create two lots on 7.424 acres.
3. **Waiver** from Subdivision Design **Standards** to propose an alternative cross section for a **residential** urban local street roadway.

The Assessor's Parcel Number is 0171934300005.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, or call (720) 523-6800 by August 4, 2026, in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim, please send your response by way of e-mail to [GJBarnes@adamscountycogov](mailto:GJBarnes@adamscountycogov).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County

web site at [www.adamscountyco.gov/landuse](http://www.adamscountyco.gov/landuse). The case materials may take a few business days to be posted to the website.



Greg Barnes

Principal Planner, Community and Economic Development *Department*

4430 S. Adams County Parkway, Suite C1000

Brighton, CO 80601

o: 720.523.6853 | [gjbarnes@adamscountyco.gov](mailto:gjbarnes@adamscountyco.gov) | [adamscountyco.gov](http://adamscountyco.gov)

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You received this message because you are subscribed to the Google Groups "CDOT\_R1\_AccessPermitting\_GroupB" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [cdot\\_r1access\\_groupb+unsubscribe@state.co.us](mailto:cdot_r1access_groupb+unsubscribe@state.co.us).

To view this discussion visit

[https://groups.google.com/a/state.co.us/d/msgid/cdot\\_r1access\\_groupb/PH0PR09MB11789C2DED599640E7DE0E21AC2FD2%40PH0PR09MB11789.namprd09.prod.outlook.com](https://groups.google.com/a/state.co.us/d/msgid/cdot_r1access_groupb/PH0PR09MB11789C2DED599640E7DE0E21AC2FD2%40PH0PR09MB11789.namprd09.prod.outlook.com).

For more options, visit <https://groups.google.com/a/state.co.us/d/optout>.

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**Aaron Eyl**

Permit Unit - Region 1

***Learn more about the CDOT Access Program and watch tutorial videos [HERE](#)***



P 720.703.5737

2829 W. Howard Place, Denver CO 80204

[aaron.eyl@state.co.us](mailto:aaron.eyl@state.co.us) | [codot.gov](http://codot.gov) | [cotrip.org](http://cotrip.org)

## Greg Barnes

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**From:** Cicione - CDPHE, Brendan <brendan.cicione@state.co.us>  
**Sent:** Monday, July 20, 2026 4:50 PM  
**To:** Greg Barnes  
**Subject:** Re: For Review: Maiker Sherrelwood / Janet's Acres (PRC2026-00014)

Please be cautious: This email was sent from outside Adams County

Hi Greg,

Thank you for your email. There are no comments from the Air Pollution Control Division. Please do not hesitate to contact me with any questions.

Thanks,  
Brendan Cicione (*he/him*)  
Air Quality and Transportation Planner



4300 Cherry Creek Drive S. | Denver, CO 80246-1530 [brendan.cicione@state.co.us](mailto:brendan.cicione@state.co.us)  
| <https://cdphe.colorado.gov/>

On Mon, Jul 20, 2026 at 1:51 PM Localreferral - CDPHE, CDPHE <[cdphe\\_localreferral@state.co.us](mailto:cdphe_localreferral@state.co.us)> wrote:

Good Afternoon.

Please review the email below and provide comments by 7/31.

Thank you.

----- Forwarded message -----

**From:** **Greg Barnes** <[GJBarnes@adamscountyco.gov](mailto:GJBarnes@adamscountyco.gov)>  
**Date:** Fri, Jul 10, 2026 at 1:48 PM  
**Subject:** For Review: Maiker Sherrelwood / Janet's Acres (PRC2026-00014)  
**To:** Greg Barnes <[GJBarnes@adamscountyco.gov](mailto:GJBarnes@adamscountyco.gov)>

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following applications:

1. **Rezoning** of approximately 7.424 acres from Residential-**1-C** to Residential-**3**.
2. **Minor Subdivision** final plat to create two lots on 7.424 acres.
3. **Waiver** from Subdivision Design **Standards** to propose an alternative cross section for a **residential** urban local street roadway.

The Assessor's Parcel Number is 0171934300005.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, or call (720) 523-6800 by August 4, 2026, in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim, please send your response by way of e-mail to [GJBarnes@adamscountyco.gov](mailto:GJBarnes@adamscountyco.gov).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County

web site at [www.adamscountyco.gov/landuse](http://www.adamscountyco.gov/landuse). The case materials may take a few business days to be posted to the website.



Greg Barnes

Principal Planner, Community and Economic Development *Department*

4430 S. Adams County Parkway, Suite C1000

Brighton, CO 80601

o: 720.523.6853 | [gjbarnes@adamscountyco.gov](mailto:gjbarnes@adamscountyco.gov) | [adamscountyco.gov](http://adamscountyco.gov)



[cdphe\\_localreferral@state.co.us](mailto:cdphe_localreferral@state.co.us) | [colorado.gov/cdphe](http://colorado.gov/cdphe)



## Greg Barnes

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**From:** Naso, Kela A. <Kela.Naso@denverwater.org>  
**Sent:** Wednesday, July 29, 2026 2:47 PM  
**To:** Greg Barnes  
**Subject:** RE: [EXTERNAL]: For Review: Maiker Sherrelwood / Janet's Acres (PRC2026-00014)

You don't often get email from kela.naso@denverwater.org. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Hello Greg,

Denver Water has no comment on this project proposal.

Thank you,

**Kela Naso** | Engineering Sr. Specialist  
**Denver Water** | t: 303-628-6302  
[denverwater.org](http://denverwater.org) | [denverwater.org/TAP](http://denverwater.org/TAP)



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**From:** Greg Barnes <GJBarnes@adamscountyco.gov>  
**Sent:** Friday, July 10, 2026 1:45 PM  
**To:** Greg Barnes <GJBarnes@adamscountyco.gov>  
**Subject:** [EXTERNAL]: For Review: Maiker Sherrelwood / Janet's Acres (PRC2026-00014)

You don't often get email from gjbarnes@adamscountyco.gov. [Learn why this is important](#)

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**Greg Barnes**

Principal Planner, Community and Economic Development *Department*

4430 S. Adams County Parkway, Suite C1000

Brighton, CO 80601

o: 720.523.6853 | [gjbarnes@adamscountyco.gov](mailto:gjbarnes@adamscountyco.gov) | [adamscountyco.gov](http://adamscountyco.gov)

## Greg Barnes

**From:** Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>  
**Sent:** Tuesday, August 4, 2026 8:30 AM  
**To:** Greg Barnes  
**Subject:** RTD Comments 08042026 - Maiker Sherrelwood / Janet's Acres (PRC2026-00014)

Please be cautious: This email was sent from outside Adams County

RTD Comments

### Project Name: Maiker Sherrelwood & Janet's Acres - PRC2026-00014 - 1st Submittal

| Department                   | Comments      |
|------------------------------|---------------|
| Bus Operations               | No exceptions |
| Bus Stop Program             | No exceptions |
| Commuter Rail                | No exceptions |
| Construction Management      | No exceptions |
| Engineering                  | No exceptions |
| Light Rail                   | No exceptions |
| Real Property                | No exceptions |
| Service Development          | No exceptions |
| Transit Oriented Development | No exceptions |
| Utilities                    | No exceptions |

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or that may be required by the RTD for any work on or around our facilities and property.

#### C. Scott Woodruff

Engineer III  
Engineering  
o. 303.299.2943  
m. 303-720-2025  
[Clayton.woodruff@rtd-denver.com](mailto:Clayton.woodruff@rtd-denver.com)  
[rtd-denver.com](http://rtd-denver.com)



Regional Transportation District  
1560 Broadway, Suite 700, FAS-72  
Denver, CO 80202

**From:** Greg Barnes <GJBarnes@adamscountyco.gov>

**Sent:** Friday, July 10, 2026 1:45 PM

**To:** Greg Barnes <GJBarnes@adamscountyco.gov>

**Subject:** For Review: Maiker Sherrelwood / Janet's Acres (PRC2026-00014)

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following applications:

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Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, or call (720) 523-6800 by August 4, 2026, in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim, please send your response by way of e-mail to [GJBarnes@adamscountyco.gov](mailto:GJBarnes@adamscountyco.gov).

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**Greg Barnes**

Principal Planner, Community and Economic Development *Department*  
4430 S. Adams County Parkway, Suite C1000

Brighton, CO 80601

o: 720.523.6853 | [gjbarnes@adamscountyco.gov](mailto:gjbarnes@adamscountyco.gov) | [adamscountyco.gov](http://adamscountyco.gov)



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
violeta.ciocanu@xcelenergy.com

July 29, 2026

Adams County Community and Economic Development Department  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

Attn: Greg Barnes

**Re: Maiker Sherrelwood / Janet's Acres Rezoning and Subdivision  
Case # PRC2026-00014**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned request.

Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [www.xcelenergy.com/InstallAndConnect](http://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

Additional easements will need to be acquired by separate document for new facilities.

**Note: Please revise the proposed plat to replace "Xcel Easement" with "PSCo Easement."**

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy

*Although "branded" as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.*

## Greg Barnes

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**From:** trish mischievous <skunk828@gmail.com>  
**Sent:** Friday, July 31, 2026 6:57 PM  
**To:** Greg Barnes  
**Subject:** Save Franklin reservoir

You don't often get email from skunk828@gmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Hello Mr Barnes,

My name is Trish Adam's I live at 401 Campo St, Denver CO 80221

This message is regarding Franklin reservoir & my thoughts on saving it .

Case information PRC2026-00014 Maiker

Sherrelwood

My family & I have lived here since around 1998 and my daughter went to the Mapleton school district in this neighborhood. We oppose the rezoning of Franklin reservoir for many reasons. Our neighborhood amount of traffic has already increased by quite a bit & by adding more homes will continue to make it worse. It's one of the last undeveloped land in our area. This area is loud as it is & we do not need more people in this small area. Thank you for your consideration

Trish Adams  
401 Campo st  
Denver CO 80221

## Greg Barnes

---

**From:** James Clawson <1bigtruckllc@gmail.com>  
**Sent:** Wednesday, July 29, 2026 1:41 PM  
**To:** Greg Barnes  
**Subject:** Rezoning Application PRC2026-00014

You don't often get email from 1bigtruckllc@gmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Dear Mr Barnes,

I am writing to share my concerns regarding the proposed rezoning of the Franklin (Rankin) Reservoir property (PRC2026-00014).

I have lived in Sherrelwood since 1988, and grew up on Greenwood Blvd where the home backs directly onto the reservoir. I currently live at 401 Campo St. During that time, I have watched our neighborhood change significantly. Traffic in our neighborhood has increased substantially. Our community has lost trees, wildlife habitat, and open space to development. The lighting and additional sound would adversely affect our quality of life as shown to us by the building of the Caraway Apartments.

Although the reservoir is private property, it has long provided benefits to the surrounding neighborhood. The mature trees, open landscape, and wildlife create a buffer from nearby highways and commercial development. It is one of the last remaining undeveloped areas in Sherrelwood.

As you evaluate this application, I respectfully ask that you carefully consider whether the proposed rezoning meets the County's required findings regarding compatibility with the surrounding neighborhood, consistency with the Comprehensive Plan, and protection of the public health, safety, and welfare. The cumulative effects of increased traffic, noise, loss of open space, and continuing development are important considerations for those of us who have lived here for many years.

Thank you for your time and for considering my comments.

James Clawson

401 Campo St

Denver CO 80221

## Greg Barnes

---

**From:** Ida Edlund <idaedlund@yahoo.com>  
**Sent:** Monday, August 3, 2026 5:12 PM  
**To:** Greg Barnes  
**Subject:** Franklin reservoir

You don't often get email from idaedlund@yahoo.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

My name is Ida Edlund, I own the home at 401 Campo St, Denver,co We don't want this to happen.. We have way too much traffic in this area already People speed down our street. Too much highway noise. We like our community the way it is. Do not want any change.



## Greg Barnes

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**From:** Pat Hall <halpat867@gmail.com>  
**Sent:** Sunday, August 2, 2026 6:37 PM  
**To:** Greg Barnes  
**Subject:** Comments PRC2026-00014 Maiker Sherrelwood

You don't often get email from halpat867@gmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Deny the rezoning of 7 acres of natural open space in Sherrelwood. This area needs a comprehensive plan as to what this neighborhood should look like. A decent park would be what we need.

No more density housing. We have some affordable housing not even started construction, and hundreds of new affordable housing going in all around the County. We are seriously overbuilding of rental apartments; whether for seniors or moderate incomes. New units just opening up on 84th and Federal.

We have declining populations, and housing prices going down. Give people an opportunity to own their own homes.

We have talked about traffic, that no one listens to.

This property is landlocked by housing and is right next to affordable housing already built out by Maiker.

No close shopping for groceries. Not even convenient to buses, as it is totally off the main street.

Pat Hall 8121 Albert Ct Denver CO 80221

Hello Greg,

I should tell you that initially, I thought this project and rezone would be a good idea. I have since changed my mind.

Few people I spoke to knew the area exists, unless their home backs up to it.

So I spoke to neighbors who I knew grew up in this area, and they all have fond memories of playing there as kids.

So I went to the back of Caraway and took a good look. It's beautiful! It has large cottonwood trees, birds flying around, pecking the earth for food, and with as large as it is, likely a lot of animals who would be displaced if this project/zoning change is approved.

Last month, neighborhood group hosted Katie Keefe and Tehya Stockman who educated us on how exactly horrific our air quality is here. More people and more car trips will exacerbate that problem.

I have a friend that Caraway who can't even leave her apartment due to the air quality's effect on her asthma. Keeping the already mature trees in the reservoir would help provide us with cleaner air.

With the new 7/11 with a gas station on Broadway and a new Quik Trip on Pecos, adding benzene, toluene, and xylenes to the air, bringing more cars into the neighborhood would just add insult to injury.

In Adams county, I found about 6,600 regulated/affordable housing units across 72 properties. As of today, many of these apartments are unoccupied.

Couple that with the net decrease in Colorado's population, more housing, affordable or not, is just not needed.

Please stop approving more building in Sherrelwood. We already have too much concrete and density.

Commissioners have talked about Sherrelwood being a food desert for 10 years now that I am aware of. Nothing has changed except for the increase in people.

Stop it already. Higher density creates less community, not more.

Stop it.

Sincerely,

Robin Hannon

Sherrelwood Neighborhood Org.

[Sherrelwood.co@gmail.com](mailto:Sherrelwood.co@gmail.com)

720-365-5898

## Greg Barnes

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**From:** Raul Ibarra <runga08@yahoo.com>  
**Sent:** Monday, August 3, 2026 3:32 PM  
**To:** Greg Barnes  
**Subject:** Re: PRC2026-00014 – Maiker Sherrelwood Rezoning and Janet's Acres Subdivision

You don't often get email from runga08@yahoo.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Mr. Barnes,

I am an adjacent property owner and respectfully request that Adams County carefully evaluate this application with particular attention to its impacts on the existing community.

My comments are not intended to oppose affordable housing as a concept. Rather, I ask that the County ensure this proposal is compatible with the surrounding neighborhood and that existing residents receive the same consideration as future residents.

Specifically, I request that the County fully evaluate and publicly address the following:

1. **Stormwater and Drainage** – As a downstream property owner, I request that the drainage study, grading plan, detention design, and post-development runoff analysis demonstrate that adjacent properties will not experience increased flooding or drainage impacts.
2. **Loss of Open Space** – This property represents one of the last remaining undeveloped parcels serving the surrounding neighborhood. I ask the County to explain how the reduction of open space and buffering is consistent with its long-term planning goals and whether alternatives were considered.
3. **Neighborhood Compatibility** – Please evaluate building height, setbacks, privacy, lighting, landscaping, and buffering where the proposed development borders existing single-family homes.
4. **Infrastructure Capacity** – Please demonstrate that roads, utilities, stormwater infrastructure, parking, and emergency access are sufficient to support the proposed increase in density without negatively affecting existing residents.
5. **Alternative Sites** – Given the presence of underutilized commercial corridors nearby, I ask whether alternative locations were evaluated before proposing higher-density residential development on one of the remaining open parcels in this established neighborhood.

I respectfully request that any approval include enforceable conditions addressing drainage, landscaping, buffering, lighting, and long-term infrastructure protections for adjacent property owners.

Thank you for your consideration.

Raul Ibarra

201 Greenwood Blvd

Denver CO 80221

(720) 298-8756

## Greg Barnes

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**From:** Robert Long <robertlong2329@gmail.com>  
**Sent:** Sunday, July 26, 2026 12:19 PM  
**To:** Greg Barnes  
**Subject:** PRC2026-00014 Maiker Sherrelwood / Janet's Acres

You don't often get email from robertlong2329@gmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Hello Adams County,

I hope all are well.

Immediately upon reading the notice of proposal for the Maiker Sherrelwood project, (PRC2026-00014) I was concerned.

First thoughts to rise were more traffic on North Broadway and in the neighborhood which is already a rough go at times, more noise as the Boulder Turnpike is already at deafening roar levels here on Bronco Rd., more lighting, (our children can hardly see the stars any more) more people and feeling even more closed in by the fray than we already are.

I admit I am not certain but I wonder if Adams has the resources that will be needed to manage the support required. Times are tough and it's expensive to maintain the county services but, in my opinion, this will not make it easier nor better.

There are very few open spaces in the neighborhood and we'd like to hope there will be a spot or two remaining where we can see the Earth vs. a parking lot or a road filled with more cars, noise and traffic.

We as a family have a lot of history here in the neighborhood. It's home. Please, help us preserve it.

I suggest we take what we have here *and make it better*... not bigger nor further burdened by the problems that I believe come along with growth in an already crowded neighborhood.

Sincere Thanks for listening.

Robert Long

181 Bronco Rd.

Denver, CO. 80221

## Greg Barnes

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**From:** Benjamin Lopez <ben@dataheadway.com>  
**Sent:** Monday, August 3, 2026 11:53 AM  
**To:** Greg Barnes  
**Subject:** Public Comment for PRC2026-00014 Maiker Sherrelwood/Janet's Acres

You don't often get email from ben@dataheadway.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

My name is Ben Lopez, and I live at 241 Greenwood Blvd. in Sherrelwood. I have lived here for several years, and in that time, I have gotten to know many of my neighbors. One thing they all share is resilience. Sherrelwood residents have endured decades of change around the old Franklin Reservoir site, and those changes have not always benefited the community. Long-time residents know this land well and still see it as a natural buffer that softens the impact of nearby traffic and industrial activity. It remains one of the few open areas that provides a sense of space and relief in a neighborhood that has steadily lost access to nature. Over the years, portions of the surrounding land have been fenced off or repurposed, and each change has narrowed the community's access to natural spaces. This is why the current proposal is so concerning.

This history matters because Sherrelwood is already one of the most environmentally burdened neighborhoods in Adams County. Residents live next to major traffic corridors, industrial activity, and legacy contamination sites. Many of us experience elevated air pollution, noise pollution, and proximity to hazardous waste. These issues shape daily life. They affect how often people feel comfortable being outside, how safe parents feel letting their children play near busy roads, and how much green relief exists in a neighborhood that has very little of it.

Development at the Franklin Reservoir site would intensify these pressures. More traffic, more noise, more hard surfaces, and fewer trees would deepen the environmental strain on a community that is already overburdened every single day. Sherrelwood is also one of the least-served areas in the county when it comes to public green space. Many residents must travel outside the neighborhood to find a park with meaningful natural features. The absence of accessible green space affects physical health, mental well-being, and community cohesion, especially in neighborhoods facing environmental stress.

This is why the Franklin Reservoir site represents a rare and irreplaceable opportunity. It is one of the last remaining pieces of land in Sherrelwood that is not dominated by automobile traffic or industrial use. Preserving and transforming it into a public green space would give residents a place to breathe, move their bodies, interact with nature, and build community. It would help people thrive instead of merely surviving. It would also begin to reverse a long pattern of decisions that have steadily reduced Sherrelwood's access to open space.

I want to acknowledge that affordable housing is important, and I support efforts to expand it in Adams County. However, not every site is appropriate for dense development, and the Franklin Reservoir is one of those sites. Its environmental context, its history, and its unique potential as a community green space make it fundamentally unsuitable for the type of project Maiker is proposing.

If Maiker's application is approved, both the rezoning and the dense housing development, this opportunity disappears forever. Once the land is built over, Sherrelwood will never get it back. I urge the county to recognize the long-term value of preserving this space and to invest in a future where

Sherrelwood residents are not simply resilient in the face of environmental burden but supported with the green space they deserve.

Thank you for your consideration,

[dataheadway.com](http://dataheadway.com)

Ben Lopez | Owner/Database Developer

(858)342-0901

[ben@dataheadway.com](mailto:ben@dataheadway.com)



## Greg Barnes

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**From:** DEB LUNDQUIST <dolphin92653@comcast.net>  
**Sent:** Monday, July 27, 2026 12:42 PM  
**To:** Greg Barnes  
**Subject:** traffic in sherrrelwood

You don't often get email from dolphin92653@comcast.net. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

GJ,

I fully agree with trying to stop more building behind my house. Besides the crowded issues when dropping off and picking up my great grand child down the street, all this new construction will make it even worse than it already is.

I see plenty more spaces around this area where this new housing can be done.

Hope it gets defeated.

Also, I am not just voicing my opinion, but of all my kids and friends that still live here and went to these older schools before all this new fangled, crowded, and no space for cars. And I do not wish to participate and any of the goings on in person, please. Just voicing an opinion.

Thank u.

Debbie

## Public Comment Opposing Rezoning, Minor Subdivision, and Street-Standard Waiver

### Maiker Sherrelwood Project – PRC2026-00014 | Franklin Reservoir

**Requested Action:** I respectfully ask Adams County to deny the requested rezoning, minor subdivision, and street-standard waiver and pursue preservation of the Franklin Reservoir as a space serving existing and future Sherrelwood residents. The County should work with Maiker Housing Partners, parks agencies, community organizations, land trusts, and funding partners to secure the property through public acquisition, land exchange, conservation, or another enforceable preservation mechanism. I am not asking the County merely to study preservation before returning to the same development proposal. I am asking it to recognize this land as a rare public, environmental, historic, and community asset and to protect it from permanent residential entitlement.

The application materials use several names for this property and proposal, including Maiker Sherrelwood, Janet's Acres, and Western Hills Filing No. 2, none of which reflect how the land is commonly understood in the surrounding neighborhood. Residents know the property as the Franklin Reservoir as shown on Google Maps, while deeds, maps, and historic records also identify it as the Rankin Reservoir or Storm Reservoir. This shifting terminology adds to existing confusion about the property's location, history, and relationship to Sherrelwood. For clarity, this comment will refer to the land as the **Franklin Reservoir** and to Maiker's proposed development as the **Maiker Sherrelwood project**.



Unaltered photo (June 2026) showing a mature, functional, natural landscape and habitat.

## Introduction: This Is a Site-Suitability and Community-Balance Question

My name is Lauren Lyga and I live at 241 Greenwood Blvd, Sherrelwood CDP, Western Hills Subdivision, Unincorporated Adams County. I live beside the historic Franklin Reservoir. I see this land every day—not as an empty shape on a zoning map, but as one of the last undeveloped places in Sherrelwood: a place that connects us to our history and natural environment, supports wildlife, and provides meaningful relief from the development surrounding it.

I want to clarify that I support affordable housing and those residents who benefit from it. With a mother who is 76 years old and dealing with affordability issues daily, my support especially includes older adults with limited incomes. My objection is not to the people who may someday live here, and it is not a claim that affordable housing is unimportant.

**My objection is to the assumption that this specific parcel should become higher-density housing simply because the housing authority owns it.**

The important questions are:

- whether this former reservoir is an appropriate and adequately studied location for permanent residential entitlement,
- whether the application is consistent with the County's plans and public-health commitments as a whole, and
- whether the long-term needs of the people already living in Sherrelwood are receiving equal weight.

This decision requires more than confidence that unresolved issues can probably be engineered later. The County must evaluate each application against its applicable approval criteria and make the findings required for approval based on evidence in the record. **The current record does not support several of the most consequential findings**, including those concerning compatibility; health, safety, and welfare; soil and topographical hazards; drainage and infrastructure; natural features and open space; and consistency with the Comprehensive Plan as a whole.

I also want to be explicit about the scope of this comment. I care deeply about the wildlife that use this property. But **this comment should not be reduced to an environmental-protection argument**. It is also about health, equity, community resilience, public investment, and retaining options open for the future before one of Sherrelwood's last meaningful undeveloped parcels is scraped, graded, and permanently committed to a single use.

This concern is not mine alone. **More than 300 neighbors and other Adams County residents have signed the petition to protect the Franklin Reservoir,** demonstrating substantial public concern and a shared belief that preservation alternatives deserve serious consideration before this opportunity is permanently lost. [7]

## **1. Density Works Only When It Is Balanced With Shared Community Assets**

Years ago, I worked in corporate real estate and facilities. One of the recurring challenges was how to fit more people into less space. The solution was not simply to make each individual workspace smaller. **Higher density only worked when it was paired with better shared amenities:** collaboration rooms, gathering areas, outdoor spaces, quiet areas, and places where people could connect, reset, and actually want to spend time together.

The tradeoff was clear: **as private space became denser and more compact, the quality and usefulness of communal space became more important.** The most successful workplaces I experienced were not the ones that packed in the greatest number of employees. They were the ones that balanced efficiency with health, connection, and quality of life. Adams County should apply the same standard to neighborhood growth.

That same principle applies to the places we live. Across the county, communities are being asked to accept more housing density, and in many places more housing is necessary. But growth cannot be measured only by the number of units created. **A neighborhood is an ecosystem, not a collection of housing units.** Parks, trails, trees, recreation, gathering spaces, safe walking routes, and natural places are part of the infrastructure that allows density to function without steadily reducing quality of life.

Adams County's own 20-Minute Community framework reflects that principle by treating housing, parks, gathering areas, healthy food, healthcare, trails, transit, and neighborhood services as interconnected parts of a complete and resilient community. That framework is reinforced by the County's park-access goals, which **recognize nearby parks and open space as essential components of a complete neighborhood.**

Sherrelwood is already a dense, car-dependent community with documented gaps in parks, trails, sidewalks, services, and gathering places. The County is simultaneously identifying southwest unincorporated Adams County for targeted development and greater residential intensity. That combination should lead to a basic planning question: **if**

**more people are being added, where is the corresponding investment in the shared spaces that support everyone?**

**The Franklin Reservoir is within walking distance of approximately 2,000 homes and 6,000 residents** (based on 2020 US Census data). Although it is not currently a public park, its possible preservation, interpretation, or community use could therefore benefit thousands of current and future residents. Although the Franklin Reservoir is currently off-limits, its loss would still be felt through the removal of a critical environmental asset.

## **2. The County Must First Establish What Project and Entitlement It Is Reviewing**

The submitted materials appear to describe materially different versions of the Maiker Sherrelwood project. The written narrative and traffic-generation letter treat all 71 units as age-restricted senior housing, including the 15 southern townhomes. The community presentation instead described 56 senior or disabled units and 15 three-bedroom family townhomes. The materials have also presented different bedroom and parking totals. [5]

**These are not minor presentation errors.** Resident type, bedroom count, parking supply, and age restrictions affect traffic, mobility, school and family-service impacts, affordability commitments, pedestrian activity, utility demand, and the project's relationship to surrounding homes.

Before any decision, **Maiker should provide one coordinated project description and site plan for the Maiker Sherrelwood project.** The County should identify which affordability restrictions, age restrictions, public-access commitments, and design features would be legally binding - and what the requested R-3 zoning would permit if financing, ownership, or the current concept later changes. Rezoning stays with the land; the public benefits described in a presentation may not.

## **3. A Former Reservoir Requires a Holistic Site-Suitability Review - Not Assumptions**

The Franklin Reservoir is not an ordinary infill site. It is a former reservoir basin with a historic earthen embankment, altered grades and drainage patterns, mature vegetation that thrives, and homes immediately around it and below portions of it. In several locations, neighboring yards, landscaping, and retaining features directly adjoin portions of the historic earthen embankment. This history does not, by itself, prove that development is impossible. It does mean **suitability cannot be inferred from ownership, a conceptual plan, or a target zoning designation.**

The parcel's current R-1-C zoning establishes a land-use classification; it does not establish that the site is technically suitable for residential construction. Because this is a former reservoir with an earthen embankment, altered grades, drainage, fill, groundwater, and slopes adjoining existing homes, suitability should be based on current, site-specific analysis rather than inferred from the current zoning designation. The parcel and surrounding subdivision predate modern countywide zoning, so the **existing designation should not be treated as evidence that residential development was previously evaluated and found appropriate for this unusual site.**

The current discussion too often moves from assumptions to conclusions - that the land is vacant, that it is buildable, that drainage can be managed, and that the proposal will create no additional pressure on surrounding systems. Those statements may ultimately be supportable, but **these conclusions have not been demonstrated.**

The Maiker Sherrelwood project appears to require substantial excavation, cut-and-fill, regrading, compaction, utilities, roads, retaining features, and new drainage infrastructure within the former reservoir basin and around its historic earthen embankment. This is not routine construction on a flat, isolated parcel. **It would place heavy equipment and soil-hauling traffic immediately beside homes on narrow streets in a community that has existed for more than 70 years,** with potential impacts from noise, dust, vibration, drainage disruption, traffic, and restricted access.

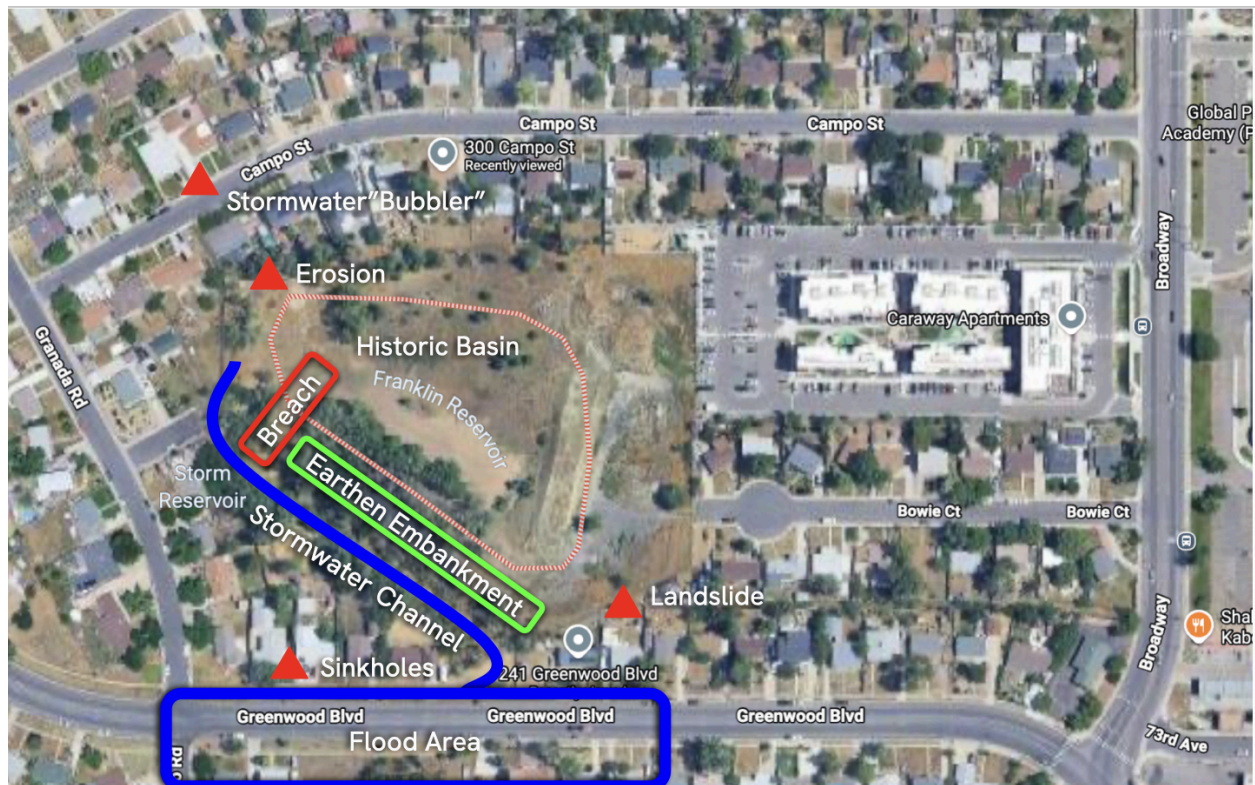
Before approving a permanent entitlement, the County should require the record to document the vertical relationship between the proposed grading, roads, retaining features, drainage facilities, and surrounding homes, and to quantify the earthwork, truck trips, haul routes, construction duration and hours, sequencing, and mitigation measures involved. That information is necessary to evaluate compatibility, temporary and long-term drainage risk, and **whether construction or site modifications could transfer impacts to adjacent residents and properties.**

There is also a timing problem. The County is being asked to approve permanent zoning and a basic road-and-lot layout **before the key studies are finished or provided.** Those questions should not be pushed off until later engineering review. Missing information is not proof that the site is suitable or that the concerns can be safely resolved.

Before granting land-use approvals that would increase the parcel's allowable residential density and development intensity, the County should fully evaluate preservation alternatives. It should address geotechnical conditions, grading, stormwater, groundwater and seepage, slope and embankment stability, the historic reservoir footprint, and potential effects on adjacent homes and public infrastructure. The results



should be understandable to residents and reviewed as one interconnected safety question rather than as isolated technical checkboxes. **The concern for the existing community's safety should be taken seriously.**



Aerial image of the Franklin Reservoir marking the historic basin, earthen embankment, stormwater channel, breach (decommissioned), and various community reported water-related concerns surrounding the property.

I want to thank Eden Steel for taking the time to talk with me about the hidden infrastructure that leads to and surrounds the property. That conversation reinforced how much of a project's real undertaking lies beyond what residents can see on a rendering - stormwater systems, utilities, road connections, drainage, maintenance, and the way new facilities connect to existing County systems. On an unusual former reservoir site that predates modern GIS mapping, the design, construction, ownership, funding, and long-term maintenance of stormwater, utility, road, and drainage systems should be **evaluated as an interconnected whole** before the County grants permanent land-use approvals or accepts responsibility for any public infrastructure.

Long-term water availability should also be treated as part of site suitability. The County should evaluate the combined indoor demand of 71 additional households **and the irrigation needs of the proposed landscaping** under normal conditions, drought restrictions, hotter temperatures, and the water provider's long-term planning horizon.

Like any permanent development, affordable housing must demonstrate a reliable water supply and responsible use of a limited resource.

That evaluation is especially important here because Sherrelwood has already lost the benefit of the reservoir's water, a change that has had slow but cascading impacts on soil conditions. The proposed development would now replace a mature, water-shaped landscape and vegetation that have persisted under existing conditions with substantial new household demand and a constructed landscape requiring continued irrigation that has not been clearly quantified. Before creating a permanent entitlement, **the County should understand and disclose the project's full long-term water cost and impact on the existing community.**

Residents should not be expected to diagnose the site or prescribe every necessary engineering test or environmental analysis. The appropriate standard is for the applicant and the County to **demonstrate—rather than assume—that this unusual site can be developed safely, responsibly, and without transferring long-term risk to the surrounding neighborhood.**

#### **4. This Rezoning Is Also a Public-Health Decision**

At Adams County's July 27, 2026 State of Health roundtable, County leaders described community health as something shaped by not only stable housing, but also by safe neighborhoods, transportation, clean air, parks and open space, and opportunities for social connection. Commissioner Emma Pinter explained that residents may bring concerns about housing, transportation, jobs, parks, safety, or cost of living as separate issues, but **all of them influence health.** [1]

Dr. Kelly Weidenbach made the land-use connection directly: **health is affected by how a community is developed and designed, as well as by the services and resources available within it.** She described public health as working "upstream" to create the conditions in which people can be healthy and thrive before illness develops. [1]

**A rezoning decision is an upstream decision.** It determines, for decades, how land is used; how much pavement, traffic, vegetation, shade, and open space remain; whether future residents can safely reach transportation and daily services; and whether a neighborhood's environmental and infrastructure burdens increase or decrease.

Those land-use impacts do not begin from a neutral baseline. **Sherrelwood already carries substantial environmental and public-health burdens,** and Colorado EnviroScreen data help illustrate that cumulative context. The five census block groups included in my walking-distance analysis have an unweighted average EnviroScreen percentile of 94.13. This is not an official score for Sherrelwood as a whole and does not itself determine whether development may occur. It does, however, reinforce that the



County should evaluate the proposal in light of the burdens residents already experience rather than as though the neighborhood begins from average conditions. CDPHE uses EnviroScreen to identify communities facing cumulative environmental and health burdens and to inform where greater scrutiny and protection may be warranted.

| Census Block Group | Households  | Population  | EnviroScreen Percentile | People of Color (%) | Low Income (%) |
|--------------------|-------------|-------------|-------------------------|---------------------|----------------|
| G1, 93.08          | 317         | 960         | 92.81                   | <b>58.71</b>        | <b>45.83</b>   |
| G2, 93.08          | 395         | 952         | 91.99                   | <b>62.35</b>        | 11.53          |
| G3, 93.08          | 334         | 1061        | 92.27                   | <b>42.77</b>        | 21             |
| G4, 93.08          | 627         | 1399        | 97.05                   | <b>60.56</b>        | <b>45.94</b>   |
| G2, 93.07          | 564         | 1808        | 96.53                   | <b>70.86</b>        | 21.52          |
| Total              | <b>2237</b> | <b>6180</b> | <b>94.13</b>            |                     |                |

Data gathered and compiled from US Census and EnviroScreen data; highlighted row is the census block group where the Franklin Reservoir is located; the other block groups are adjacent to the site and fall within the walking-distance area used for this analysis.

The clearest pattern in the individual indicators is repeated exposure to traffic- and combustion-related pollution. Across the five block groups, diesel particulate matter ranks between the 95th and 99th percentiles statewide, traffic proximity and volume between the 88th and 94th percentiles, and fine-particle pollution between approximately the 88th and 90th percentiles. Air-toxics and other-air-pollutant indicators also exceed the 90th percentile throughout the area. Several block groups additionally rank above the 80th percentile for proximity to hazardous-waste, National Priorities List, and Risk Management Plan facilities. The proximity indicators do not measure an individual resident's exposure or establish that a specific facility caused a health condition, but **they show that this community already lives amid substantial traffic, air-emission, and industrial-facility burdens.**

**These conditions are especially relevant to older adults.** Fine particles—including those found in diesel exhaust—can penetrate deeply into the lungs, and some can enter the bloodstream. For seniors with asthma, COPD, heart disease, or diabetes, exposure may aggravate existing illness and produce coughing, wheezing, chest tightness or discomfort, shortness of breath, and unusual fatigue. Particle pollution is also associated with irregular heartbeat, heart attacks, heart failure, and stroke; serious cardiovascular effects may occur even without obvious breathing symptoms.

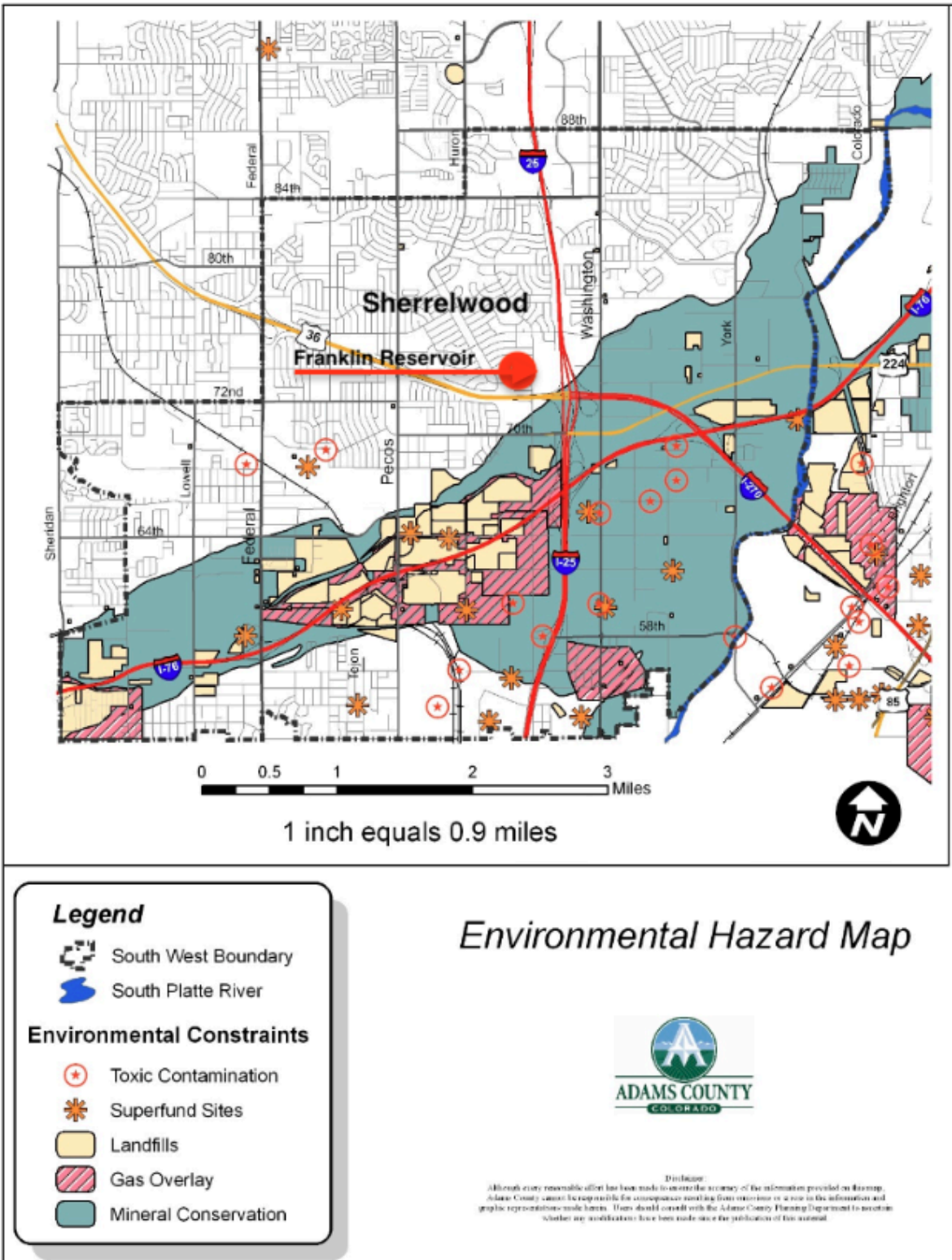
That vulnerability is not theoretical in the surrounding area. EnviroScreen places the asthma-hospitalization rate in the 93.5th percentile in all four evaluated block groups within Census Tract 93.08. In the adjacent Census Tract 93.07 block group, heart disease ranks in the 91.3rd percentile, diabetes in the 85.77th percentile, and disability in the 89.71st percentile. These data do not prove that local pollution caused those conditions, but **they support evaluating whether this location promotes healthy**

**aging—or adds new residents with greater medical vulnerability to an environment already associated with significant respiratory and cardiovascular burdens.**

The value of the July 27 Adams County State of Health event is that it establishes the County's own decision-making framework: housing, community design, environmental conditions, safe parks and streets, and social connection are **interconnected components of health**. The proposed housing benefit should be considered, but the possible loss of open land, mature vegetation, community space, and future park opportunity is also a health impact on the existing community, which has remained underserved by parks for decades despite absorbing dense housing and significant school infrastructure.

I want to thank Katie Keefe and her team for joining the Sherrelwood Community Organization on July 6, and for speaking directly with our residents about the environmental conditions affecting Adams County communities. Upon arriving, she identified an older resident struggling to breathe during a particularly poor air quality day, and immediately supplied home air filters for several of our community members. The gesture was both thoughtful and responsive: she took time to understand the concern and immediately offered a practical resource. The immediate guidance Katie and her team provided was appropriate and helpful, but it should not be mistaken for a long-term solution: **sheltering indoors may reduce exposure on a poor-air-quality day, while addressing the cumulative environmental conditions that make such precautions necessary is the County's responsibility.**

The following map provides geographic context for the EnviroScreen findings by showing that Sherrelwood is situated near multiple transportation corridors and documented environmental-hazard areas. It does not establish exposure from any individual site, but it **reinforces the need to evaluate cumulative conditions** when considering housing intended for older adults and other medically vulnerable residents.



Adams County Environmental Hazard Map for southwest unincorporated Adams County, showing the concentration of documented environmental constraints near Sherrelwood, including toxic-contamination sites, Superfund sites, landfills, gas-overlay areas, and mineral-conservation areas.

At the July 27 Adams County State of Health meeting, Ms. Keefe described the County's combination of densely populated areas, major transportation corridors, heavy industrial areas, stationary pollution sources, and continued growth. She acknowledged that air pollution is not experienced equally and that **some communities face higher exposure because they are located near heavy traffic and industrial sources**. Dr. Wendy Bamberg then identified **older adults, children, pregnant people, and people with heart or lung disease as particularly vulnerable to air pollution**, with potential effects ranging from respiratory symptoms to worsening lung and heart disease. [1]

The Maiker Sherrelwood project appears to provide ADA-accessible internal circulation and bicycle infrastructure, but internal accessibility is not the same as meaningful connection to the surrounding community. The proposed paths appear to connect primarily within the development and to Maiker's existing Caraway property rather than forming a useful link to Sherrelwood's broader sidewalk, bicycle, trail, transit, park, and service network. The relevant question is not only whether residents can move safely around the project itself, but **where those routes lead once they reach the property line**. The County should require the applicant to identify every proposed off-site pedestrian and bicycle connection, the existing destination or facility it reaches, and who will be responsible for constructing and maintaining any missing links.

Maiker's own Crossing Pointe North development offers an important comparison. On my recent tour, I saw **affordable senior and family housing intentionally located near efficient RTD rail and other critical amenities**, and it included an open-space dedication immediately adjacent to the development offering sweeping views of the eastern plains. The location itself supplies many of the conditions residents need: transportation, access to daily necessities, community connection, views and access to nature, and nearby shared outdoor space. [6]

**Maiker Sherrelwood would begin from a very different baseline.** The surrounding area is already dense, experiences cumulative environmental burdens, is park-deficient, and is poorly connected to many daily services. Making this location workable appears to depend on shuttling residents out to essential destinations and bringing services, programming, and amenities in. Those supports may be helpful, but they are operational workarounds, not a substitute for selecting a site whose surrounding environment can already support residents. The County should ask why older adults - or any future residents allowed under the permanent R-3 zoning - should be placed in a location that must be continually compensated for.

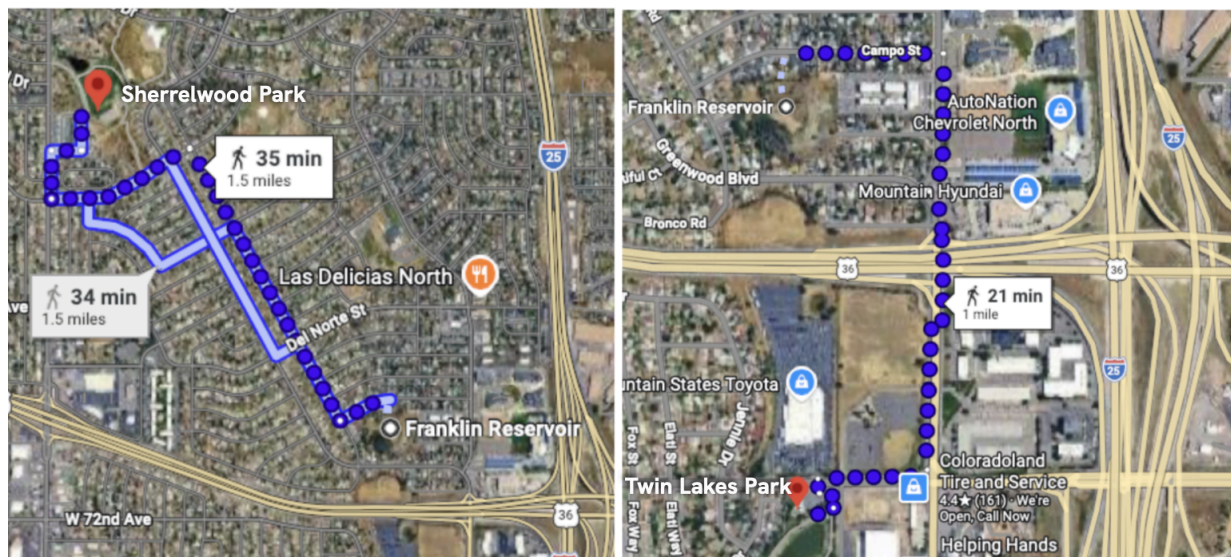
## **5. Park Access Is an Equity Issue, and the County Has Identified Both the Need and the Funding Tools**

Adams County's Parks, Open Space and Trails plan identifies the inequity in and around Sherrelwood. The existing-conditions analysis found that:

- **most underserved residences are in unincorporated areas,**
- **southwest Adams County is an area of high need for additional recreation resources,** and
- portions of the area **north of Clear Creek between Federal Boulevard and Washington Street** experience a lack of adequate parks and open space even as future residential density is expected to increase. [2]

The plan also establishes a goal of providing a park within a five- to ten-minute walk of every non-rural residence and identifies southwestern unincorporated areas lacking that access as a focus for future parks and open space. Sherrelwood's documented service gap should therefore carry real weight in this land-use decision.

That service gap is not evenly experienced throughout Sherrelwood. Sherrelwood Park is located in the northwestern portion of the community while the Franklin Reservoir is in the Western Hills subdivision, located in southeastern Sherrelwood. From my home, Sherrelwood Park is approximately a 35-minute walk. Twin Lakes is somewhat closer—roughly 20 minutes—but reaching it requires navigating unsafe routes, including a highway entrance and exit ramp, incomplete sidewalks, and conditions that are not safe or comfortable for children, older adults, or many people with disabilities. **A park that exists on a map but cannot be reached through a reasonably safe and comfortable walking route does not provide meaningful neighborhood park access.**



Routes to/from existing nearby parks and estimated times to each of them: Sherrelwood Park roughly 35-40 min from the area of the Franklin Reservoir with narrow sidewalks and little shade. Twin Lakes Park



roughly 15-20 minutes from the area of the Franklin Reservoir with a highway onramp crossing, incomplete sidewalks and no shade.

**Nor should every recreational feature be counted as an equivalent substitute.** A small jungle gym, school playground, private development amenity, or recreation area available only during limited hours may provide a useful function, but it is not the same as a publicly accessible, multi-generational park with room for walking, shade, nature, rest, gathering, and both active and passive recreation. The relevant question is not simply whether some recreational equipment exists somewhere nearby. It is whether residents have safe, practical access to a meaningful shared outdoor place, and whether that place provides something the community is lacking.

Park acreage calculations further illustrate the difference between countywide abundance and neighborhood-level access. Based on my analysis of Sherrelwood's population and publicly accessible parkland, **the community has approximately one acre of parkland per 1,000 residents.** By comparison, Thornton manages about 17 acres per 1,000, while Adams County's Parks, Open Space and Trails report identifies approximately 54 acres of publicly accessible parks, open space, trails, and greenways per 1,000 residents countywide.

These figures are not directly equivalent because the countywide total includes large regional, state, and federal properties and combines different types of park and open-space resources. That limitation is precisely the point: aggregate acreage can make Adams County appear exceptionally well supplied even while particular unincorporated neighborhoods remain acutely underserved. Equity must therefore be measured by the **geographic distribution, quality, public availability, and safe practical accessibility of parkland**—not simply by how many acres or pieces of recreational equipment exist somewhere within the County.

The gap between those commitments and Sherrelwood's current conditions became especially clear during the July 27 health event. **County representatives repeatedly highlighted grant-seeking, the Open Space Grant Program, and the voter-approved open-space tax as tools for building healthier and more resilient communities.** Commissioner Pinter specifically connected parks and trails to physical activity, mental health, rest, community connection, and cardiovascular health, and said open-space tax dollars are reinvested in both incorporated and unincorporated communities. [1]

The County's official program materials reinforce that message. Open Space Sales Tax proceeds benefit parks, recreation, trails, and open-space projects countywide; 30 percent is returned to the jurisdiction where the tax was generated and 68 percent is awarded through competitive grants. **The program has funded land acquisition as well as construction, trail, park, recreation, conservation, and habitat projects.** [3]

Yet when a park or open-space opportunity in Sherrelwood is raised, the response becomes that there is no money, no acquisition program already assigned to this parcel, or no immediate path. That is not an adequate reason to eliminate the opportunity before it has been seriously evaluated. **A community identified as underserved should not be required to arrive with a fully funded acquisition package before the County will even preserve the option long enough to investigate it.**

Across the two grant cycles funded by 2025 Open Space Sales Tax revenues, Adams County awarded more than \$29 million across 44 projects. Many of those awards supported worthwhile improvements to places already functioning as parks and recreation facilities—including fields, courts, pools, irrigation systems, restrooms, shelters, accessibility improvements, and later phases of existing projects—while some created or expanded public access. The concern is not that existing parks should not be improved. It is that **communities with parks receive repeated opportunities to make them better, while communities such as Sherrelwood still lack adequate parkland in the first place.**

**An equitable funding system must do more than improve existing access; it must create first-time access where the County's own planning documents identify the most severe gaps.** Otherwise, countywide investment can continue to increase while the geographic inequity remains unchanged. That raises a basic question: what mechanism exists for an unincorporated neighborhood to pursue land acquisition when it lacks both a municipal parks department and an existing park to improve?

At minimum, Adams County, Maiker, Parks and Open Space, land trusts, and potential funding partners should document whether they have evaluated acquisition, land exchange, dedication, grant sponsorship, conservation restrictions, partial preservation, shared use, a reduced development footprint, or a phased partnership. If those options are rejected, **the public deserves to know what was considered, by whom, under what criteria, and why.**

## **6. The Regional Pattern Makes the Treatment of the Franklin Reservoir an Equity Question**

Across Adams County, as agricultural reservoir water rights were transferred into municipal systems, **several former reservoir and water-infrastructure landscapes remained and were later preserved or adapted as parks, trails, habitat, and open space**, as shown by historic water-rights records and current Adams County park maps. The County's own open-space system includes Little Dry Creek Lake, Pelican Ponds, Sandhofer Open Space, Willow Bay, and other landscapes where water, drainage, habitat, and recreation coexist. [4]

Sandhofer Open Space, just across the highway from Sherrelwood in Welby, is an especially important local comparison. The side-by-side aerial images in the supporting materials show two nearby, similarly shaped and sized open landscapes embedded within developed communities. I am not claiming that the Sandhofer Open Space and the Franklin Reservoir have identical engineering conditions, ownership histories, or legal status. I am asking **why preservation is a recognizable public option for comparable landscapes nearby, while the Franklin Reservoir's undeveloped condition is treated primarily as a development opportunity.**



Google Maps aerial images of the Franklin Reservoir property (left) and Sandhofer Open Space (right).

The equity question is not whether every reservoir or basin must become a park. It is **why a community with documented park and trail deficiencies appears to receive a different presumption:** elsewhere, undeveloped and water-shaped land can be viewed as public infrastructure; in Sherrelwood, the same kind of scarcity is described as vacancy waiting to be filled.

## 7. Wildlife Matters, but the Public Opportunity Is Broader Than Habitat Protection

Residents have observed foxes, bats, hawks, migratory birds, raccoons, mature trees, trails, burrows, and other evidence that this fenced property is not ecologically empty. Those conditions deserve a qualified tree, habitat, and wildlife assessment before clearing and grading.





Recent photo (2026) of wildlife trails (foreground) and mature tree habitat (background).

That distinction also matters under Adams County’s own planning framework. The *Advancing Adams Comprehensive Plan* calls for improving habitat connectivity, protecting natural areas, strengthening habitat-corridor connections and connecting parks and open-space lands so wildlife can move throughout the county. In a heavily developed area where undeveloped land is increasingly scarce, even a smaller parcel may function as refuge, buffer, or a stepping-stone between larger habitat areas. Before the Franklin Reservoir is treated as expendable, the County should obtain a qualified review of whether its mature trees, open ground, and historic water landscape contribute to that connectivity—and **whether clearing it would further fragment the natural system the County’s own plans say should be protected and strengthened.** Any environmental assessment should also be conducted across multiple seasons, because wildlife use changes throughout the year and current July 2026 drought conditions may understate the site’s typical habitat value during cooler, wetter periods.

These are not merely collateral environmental concerns. The subdivision review requires the County to determine whether natural physical features, sufficient open space, and identified environmentally sensitive areas—including wetlands and wildlife corridors—have been incorporated into the Maiker Sherrelwood project design. **That determination cannot be made until the site’s existing habitat, movement, and seasonal functions have first been documented.**

But wildlife is one part of a broader public-interest case. This parcel currently provides visual relief, shade and cooling, unpaved ground, permeable surfaces for stormwater functions, historic continuity, and the possibility of a future gathering place in a neighborhood that lacks those assets. Decorative landscaping, detention areas, private lawns, and an internal walking path within a housing development are **not equivalent to permanent, publicly accessible open space.**

The Franklin Reservoir may also provide meaningful acoustic relief in a neighborhood surrounded by highways, traffic, and industrial activity. Its basin, earthen embankment, vegetation, and soft ground **may interrupt direct lines of sound and create a partial sound-shadow for nearby homes**, while unpaved surfaces absorb and disperse sound differently from pavement and other hard, reflective materials. That function has not been measured, but it should not be dismissed or eliminated without study.

Regrading the basin and replacing soft ground with roads, parking, buildings, and other hard surfaces could change how noise travels through the neighborhood and **remove one of the few places that currently offers a break from constant background sound**. Before approval, the County should require baseline sound measurements and a comparison of existing and proposed conditions, including construction noise and long-term traffic and operational noise.

The most consequential loss is option value. Once the basin is regraded, the mature vegetation removed, and the land covered with streets, parking, utilities, and buildings, **Sherrelwood cannot reconsider the decision ten years from now** when funding, partnerships, or community planning finally catch up. Housing can be pursued on other sites, but the County cannot reconstruct this historic landscape after it has been scraped clean.

The July 27 Adams County State of Health meeting also offered a useful long-term test: **whether decisions made today will leave Adams County healthier, more equitable, and better prepared for growth**.

The site's ecological functions are important, but they are not its only irreplaceable qualities; its surviving historic landscape and **potential to become a meaningful shared place for Sherrelwood**, a place to break from the noisy surroundings, deserve separate consideration.

## **8. The Historic Landscape Is Also a Placemaking Opportunity**

The Franklin Reservoir is more than undeveloped land. It is one of the few remaining physical links between the agricultural and irrigation landscape that existed before Sherrelwood and the neighborhood that surrounds it today. The surviving basin, earthen embankment, and associated water-infrastructure history **reflect the area's evolution from farming and irrigation to suburban development**. Much of that earlier landscape has disappeared beneath roads, homes, businesses, and later construction; that scarcity makes what remains more meaningful, not less.

Historic preservation here does not have to mean freezing the property in time, nor should the absence of a formal historic designation be treated as proof that the site lacks value. Before the basin, earthen embankment, and remaining relationships to the historic

agricultural and homestead landscape are substantially altered, the County should **require a qualified cultural-resource and historic-landscape assessment**. That review should document the site's construction and ownership history, irrigation use, decommissioning, surviving features, archaeological potential, and possible eligibility for local, state, or national recognition.

Sherrelwood's fragmented civic identity makes our history and sense of place especially important. Many residents have Denver mailing addresses and understandably believe they live in Denver. Others know they live in unincorporated Adams County without necessarily understanding what that means for local representation, services, or public investment. "Sherrelwood" is a census-designated place rather than an incorporated municipality, while some residents identify more strongly with individual subdivisions such as Western Hills. **When residents do not even share a common name or civic framework for where they live, it becomes harder to preserve local history, organize around shared needs, or develop a collective sense of belonging.**

That is why the Franklin Reservoir is also a placemaking opportunity. Preserving and interpreting even part of the reservoir landscape could provide Sherrelwood with a recognizable shared place—one that explains where the community came from while helping residents feel connected to where they live today. Public open space, trails, historic interpretation, retained landscape features, and community gathering areas could connect the area's history to present-day needs rather than treating preservation as nostalgia. In a neighborhood with few recognizable civic places and limited public gathering space, **creating a place distinctly rooted in Sherrelwood should be treated as a meaningful public benefit.**

In Colorado, where **communities were built through the careful capture, conveyance, and stewardship of scarce water**, this landscape offers a tangible way to understand that history and why conserving water remains essential to our future.

Sherrelwood already experienced the loss of the reservoir's visible water landscape when it was drained in the 1990s. What remains—the basin, mature vegetation, distinctive topography, and connection to the area's water history—is the surviving legacy of that earlier loss. Replacing those features with buildings, pavement, and a designed landscape that requires continued irrigation would complete the conversion of a historic, water-shaped landscape into a private development that creates new long-term water demand. **The community should not be asked to absorb the additional loss** without a clear accounting of what is being removed, how much water the proposed development will require, and whether preservation or a substantially reduced footprint could retain more of the landscape that remains.

## 9. Planning Consistency Requires Looking at the County's Plans as a Whole

There are legitimate reasons Maiker selected the Franklin Reservoir for the Maiker Sherrelwood project. The Future Land Use Map appears to identify the area for Residential Medium development; the proposed density may fit that range; and the Maiker Sherrelwood project is intended to provide affordable housing. Those facts are relevant. They do not answer the full question. **The Future Land Use Map is the beginning of the analysis, not the required finding itself.** A Residential Medium designation may support considering R-3 zoning, but it does not establish that this particular parcel is suitable, that surrounding infrastructure and mobility are adequate, that the proposal is compatible with adjacent homes, or that it will not be detrimental to health, safety and welfare.

**Consistency with one density designation does not establish consistency with the County's plans as a whole.** An available, affordable parcel and operational efficiencies do not entitle land use or zoning. The County must also consider the opportunity under different ownership to use this land to support public health, equity, sustainability, environmental justice, natural systems, stormwater resilience, water availability, safe recreation, climate adaptation, placemaking, historic resources, park access, and equitable infrastructure investment.

Sherrelwood does not have a neighborhood-specific subarea plan that determines what our community lacks, what it needs, where additional density should be concentrated, which remaining parcels should be preserved, how residents should reach parks and services, or how decades of underinvestment should shape future decisions. Without that work, **parcel-by-parcel approvals may each appear understandable while collectively creating a neighborhood that is denser, less resilient, and no better served.**

More modern and updated design standards should inform how the County evaluates existing neighborhood conditions. Standards requiring usable open space, civic and gathering areas, active and passive recreation, trees, trails, accessibility, and connectivity reflect the amenities the County now recognizes as necessary to support residential density. Applied as a diagnostic benchmark, those standards reveal what established communities such as Sherrelwood were never adequately provided and what investments should accompany additional growth. **New development should not satisfy project-level requirements while the surrounding neighborhood's longstanding deficits remain unaddressed.**

**County plans should not be used selectively** — cited to support more residential density while their findings about park deficiency, equitable investment, health, natural systems, and quality of life are treated as aspirational or unrelated.

## **10. Constructive Alternatives Should Be Evaluated Before the Entitlement Is Made Permanent**

This should not be framed as a choice between developing the Franklin Reservoir and doing nothing about affordable housing. Other strategies - adaptive reuse, accessory dwelling units, small-scale infill in other areas, redevelopment of underused developed land, sites near established transit and services, partnerships that help current residents age in place, and larger developments on **more suitable parcels - should be considered.**

The contrast with Crossing Pointe North should inform the County's evaluation of alternatives. Before making the entitlement permanent, the County and **Maiker should consider whether another location would better support older adults**, whether the Maiker Sherrelwood concept could be reduced or redesigned to preserve a meaningful portion of the basin and mature vegetation, and whether acquisition, land exchange, conservation, or shared-use partnerships could protect all or part of the property.

If the County nevertheless allows the Maiker Sherrelwood project to proceed, it should **require a binding reciprocity and community-benefit plan** so that development does not result in a net extraction of resources from an already underserved neighborhood. Any mitigation should be located in Sherrelwood, publicly accessible to the existing community, legally enforceable, funded before or concurrently with construction, maintained over time, and additional to the applicant's ordinary project obligations. Measurable losses—including publicly accessible open space, mature tree canopy, permeable ground, stormwater function, habitat, neighborhood connectivity, and community gathering opportunities—should be met with equal or greater investment in those same assets within Sherrelwood. **Private landscaping, detention areas, and internal amenities intended primarily for project residents should not be counted as compensation to the broader community.**

Some losses cannot honestly be recreated elsewhere, including the historic basin, its mature landscape, and the community's ability to preserve the property in the future. Reciprocity would not make those losses equivalent or erase the impacts of development. It would establish the minimum principle that an underserved community should not be asked to surrender a rare public, environmental, and historic opportunity **without receiving substantial and lasting public value in return.**

A preservation alternative must be explored before rezoning increases the parcel's development entitlement and makes future public acquisition more difficult and expensive. **Once the permanent decision is made, the County will have converted a planning option into a foregone conclusion.**

## **Closing Request**

Sherrelwood has waited decades for parks, connected trails, safe sidewalks, gathering places, and meaningful public investment all while incrementally losing access, proximity, and availability of critical resources (community center, foot bridge, Adams County services building). Residents are repeatedly told there is not enough land, funding, or opportunity. **The Franklin Reservoir presents a rare and irreplaceable opportunity while the land remains undeveloped and the decision is still open.**

This is not a choice between affordable housing and an empty lot. It is a question of whether this is the right site, whether enough is known to make that decision responsibly, and **whether one urgent community need should be met by permanently eliminating another.** This decision gives the County an opportunity to apply its own commitments to public health, equity, and complete communities by giving the needs of existing residents equal weight alongside the proposed housing benefit.

## **In support of denying the applications in favor of preservation, I respectfully ask Adams County to:**

- Require a coordinated, independent, property-specific suitability review addressing the former reservoir landscape, safety, grading, stormwater, geotechnical conditions, transportation, accessibility, environmental conditions, historic resources, and effects on surrounding homes.
- Evaluate the application against the County's plans as a whole, including documented park and trail deficiencies, cumulative environmental and public-health burdens, vulnerability to heat, drought, wildfire, and changing stormwater conditions, equitable infrastructure investment, and anticipated residential growth in southwest Adams County.
- Compare the Franklin Reservoir site with established senior-housing locations such as Crossing Pointe North and explain how future residents would receive equivalent and sufficient practical access and efficient service through RTD to access healthcare, groceries, recreation, open space, and daily services without relying primarily on shuttles or imported programming.
- Document a genuine evaluation of alternative sites, acquisition and grant opportunities, land exchange, partial preservation, conservation tools, shared use,

and revised development concepts before the parcel is permanently lost as a public option.

- Require an enforceable reciprocity and community-benefit plan if development proceeds, providing measurable replacement or greater investment in Sherrelwood for the public, environmental, infrastructure, and community assets lost, with benefits that are publicly accessible, locally provided, funded before or concurrently with construction, and maintained over time.
- Require Maiker to provide one consistent project description for Maiker Sherrelwood and identify which affordability, age-restriction, public-access, and design commitments would be legally binding.
- Provide the neighborhood another meaningful opportunity to review the corrected Maiker Sherrelwood project and completed assessments, with accessible Spanish-language materials and engagement.
- Explain clearly how every applicable approval standard is satisfied rather than relying primarily on generalized housing need, current ownership, or the Future Land Use Map.

The July 27, 2026 Adams County State of Health meeting offered a useful long-term test for this decision:

*Twenty years from now, will Adams County be able to say that it took community assessments seriously, listened to residents, chose the right priorities, and invested in clean air, clean water, safe parks and streets, equitable access, and the infrastructure needed to sustain public health?*

## **A Final Reflection on Participation and Accessibility**

Meaningful participation in this process requires residents to devote substantial time to understanding the application, the County's plans and approval standards, the sequence of review, and the long-term implications of decisions presented through technical and fragmented materials. My neighbors and I have spent many hours locating documents, comparing changing project descriptions, attending meetings, contacting staff, and learning a complex system simply to understand how and when our concerns can be considered.

That burden should itself be understood as an issue of participation and accessibility. Opportunities for engagement may be well intentioned, but they are not effective when the practical avenues for informed participation remain difficult to find, understand, or use. In an increasingly virtual and asynchronous world—and in communities where

residents have limited time, varied work schedules, language barriers, caregiving responsibilities, and unequal access to institutional knowledge—the County should develop clearer and more accessible ways to inform residents, gather input, and demonstrate how that input affects decisions.

This is not a small undertaking, but it is necessary for genuine democratic participation. Residents should not need extensive time, technical knowledge, or institutional familiarity simply to understand a proposal that may permanently affect their homes and community.

## Sources and Supporting Records

1. Adams County, "[Roundtable: State of Health in Adams County](#)," July 27, 2026. Relevant discussion at approximately 16:50-19:47; 23:34-24:40; 30:49-32:16; 54:42-59:32; 1:18:56-1:24:12; and 1:29:10-1:30:55.
2. Adams County, Parks, Open Space and Trails Existing Conditions Report / Advancing Adams planning materials. Relevant findings include unincorporated park-access gaps, high recreation-resource need in southwest Adams County, and inadequate park/open-space access along portions of the Federal Boulevard corridor where additional residential density is anticipated. [Official county source](#)
3. Adams County Open Space Sales Tax Program and annual reports. Official program materials state that proceeds benefit parks, recreation, trails, and open space countywide; 30% is returned to the jurisdiction where generated and 68% is distributed through competitive grants, with 2% for administration. [Official county source](#)
4. Adams County Parks, Open Space & Cultural Arts, Trails & Open Space property list, including Little Dry Creek Lake Open Space, Pelican Ponds Open Space, Sandhofer Open Space, and Willow Bay Open Space. [Official county source](#)
5. Maiker Housing Partners, PRC2026-00014 application materials, community presentation materials, traffic-generation letter, and site plans, as submitted to Adams County.
6. Site tour and discussion at Maiker Housing Partners' Crossing Pointe North, July 29, 2026. Selection criteria discussion regarding proximity to RTD and daily amenities and the open-space dedication immediately adjacent to the property.
7. Change.org, [Save the Franklin Reservoir](#) petition and direct neighborhood engagement records; more than 300 signatures from neighbors and other Adams County residents as of the date of submission.





## Greg Barnes

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**From:** Weldon Mcdonald <weldon\_mcdonald@yahoo.com>  
**Sent:** Monday, August 3, 2026 10:08 PM  
**To:** Greg Barnes  
**Subject:** PRC2026-00014 Maiker Sherrelwood/ Janet's Acres

You don't often get email from weldon\_mcdonald@yahoo.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

I Deny the Rezoning of the 7 Acres of Natural, Open Space in the Heart of Sherrelwood !! The Reasons: We have other issues and needs as a community. Limited Spaces to Address these Needs. More Traffic is NOT Needed. We NEED more not less Green Spaces for KIDS to ENJOY and FAMILIES. !! Weldon McDonald. 7614 Wyandot St. Denver, CO. 80221. weldon\_mcdonald@yahoo.com

[Sent from Yahoo Mail for iPhone](#)

# Franklin (Rankin) Reservoir

## A Neighbor's Perspective on Rezoning Application PRC2026-00014

**Prepared by:** Amanda Oldani

221 Greenwood Blvd, Denver CO 80221  
Sherrelwood Resident Since 1988

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### Why I Am Writing

I have lived next to the Franklin (Rankin) Reservoir since 1988. My backyard backs directly onto the reservoir, and the proposed development would be approximately 50 feet from my backdoor. However, this is not just about my home. Existing homes surround most of the reservoir, and approximately 28 homes would have new development built next to their backyard fences.

The property also represents an important part of Sherrelwood's history. Long before the surrounding subdivisions were built, this area was agricultural land, and the reservoir was part of that landscape. Preserving some connection to that history helps maintain the community's identity and reminds residents of how the neighborhood developed over time.

Franklin Reservoir occupies a unique place in Sherrelwood. Although privately owned and not open for public recreation, it has functioned as one of the neighborhood's last substantial undeveloped landscapes. It provides mature vegetation, wildlife habitat, visual openness, darker nighttime conditions than surrounding developed areas, and a tranquil place that is peaceful. These characteristics contribute to the quality of life experienced by nearby residents even though the property itself is not publicly accessible.

I understand that Adams County needs additional housing. My concern is whether this particular property is the right place for this level of development, considering everything Sherrelwood has already experienced over the past several decades.

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# My Neighborhood Has Changed

Over the last 38 years, I have watched Sherrelwood change dramatically.

We have seen:

- More apartments and higher-density housing.
- New gas stations and commercial development.
- New car dealerships.
- Increased traffic on Highway 36, Interstate 25, Broadway, Conifer, and Greenwood Boulevard.
- More noise from motorcycles, trucks, emergency vehicles, and late-night street racing.
- Increased lighting from surrounding developments.
- The loss of community resources and open space.

Each of these changes may have seemed reasonable on its own, but together they have changed the character of our neighborhood.

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## Existing Conditions Matter

Before approving another major development, I believe it is important to consider the conditions that already exist.

Sherrelwood is surrounded by Highway 36 and Interstate 25. Residents already experience traffic noise, vehicle emissions, emergency vehicles, and commercial activity every day.

*"Residents sometimes joke that the sound of Highway 36 and I-25 is like living near the ocean. If you let yourself imagine it, the steady traffic can resemble crashing waves. It's a way of making peace with the constant noise. But when motorcycles, engine brakes, drag racing, and emergency vehicles cut through that background, it reminds us that we don't live beside the ocean—we live between major highways."*

The reservoir property also functions as a buffer from Highway 36 and I-25. Traffic noise has increased to the point that conversations in my front yard are often difficult because of highway noise. I am concerned that replacing this open space with additional development could further reduce the buffering effect that currently exists and diminish the ability of nearby residents to comfortably enjoy their homes and backyards.

This proposal should not be viewed by itself. It should be considered together with the development that has already occurred and the cumulative effect it has had on the neighborhood.

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# Why Franklin Reservoir Is Different

Franklin Reservoir has never been a public park, and I understand that it is private property. However, it still provides important benefits to the surrounding neighborhood.

It provides:

- One of the last large undeveloped open spaces in Sherrelwood.
- Mature trees and natural vegetation. This helps with the noise and air pollution.
- Wildlife habitat.
- Visual openness.
- A place where residents can still see the night sky.
- The basin allows for water saturation. Playing a role in stormwater management.
- A transition between existing homes and surrounding highways and commercial development.
- A peaceful place that the only noise is of the wild life that live there.

Once this land is developed, those benefits cannot be replaced.

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## Wildlife

During the many years I have lived next to the reservoir, I have personally observed:

- Red foxes
- Red-tailed hawks and other types of hawks
- Rabbits
- Snakes
- Ducks and geese when the reservoir still held water
- Skunks
- Raccoons
- Coytes
- Many different species of birds.
- Bats

The photographs included with this report show some of the wildlife and views that continue to exist around the reservoir today.

# Existing Infrastructure Needs Should Be Addressed First

Sherrelwood already has several infrastructure and public service needs that residents experience every day. Before approving additional residential density, I believe these existing deficiencies should be considered.

Current concerns include:

- **Broadway requires improvements** between Highway 36 and the 70th Avenue intersection. Portions of the roadway are deteriorated, and the center of the intersection at 70th Avenue is in very poor condition.
- **Pedestrian safety is limited.** There is no sidewalk along the west side of Broadway, making it difficult and potentially unsafe for residents to walk to businesses, transit stops, or nearby destinations.
- **Limited access to grocery stores.** While there are several gas stations, convenience stores, restaurants, and a liquor store nearby, there is no full-service grocery store within the immediate neighborhood, requiring many residents to drive elsewhere for basic shopping.
- **Incomplete and narrow sidewalks reduce walkability.** Many of the sidewalks are incomplete, narrow and are very close to fast moving traffic. Also, much of the surrounding area is hilly, making walking more difficult, especially for seniors, children, and residents with mobility limitations.
- **Stormwater drainage remains a concern.** Greenwood Boulevard continues to experience flooding during heavy rain events, creating traffic and safety concerns.
- **School traffic affects neighborhood streets.** During school drop-off and pick-up times, traffic associated with The Global Academy creates congestion along Conifer Road, with vehicles frequently parking on residential side streets and causing significant delays for neighborhood residents.
- **The loss of the local recreation center.** The sale of The Perl Mack Recreation center that was located on Mariposa Street means we no longer have a local place to work out, have neighborhood or family gatherings indoors.

These issues already affect the quality of life in Sherrelwood. Adding additional housing units before addressing existing transportation, pedestrian, drainage, and public infrastructure needs would place additional demands on a community that is already experiencing these challenges.

These existing conditions should also be considered when determining whether the proposed rezoning is consistent with the goals of the Adams County Comprehensive Plan, which encourages development that is compatible with existing neighborhoods and supported by appropriate infrastructure and public services.

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# Why I Believe This Proposal Does Not Meet the County's Standards

The Adams County Development Standards require the County to consider whether a rezoning is compatible with the surrounding neighborhood, consistent with the Comprehensive Plan, and promotes the public health, safety, and welfare.

In my opinion:

- The proposal is not compatible with the existing neighborhood because it places new development immediately adjacent to long-established homes around the reservoir.
- It does not adequately recognize the cumulative impacts of decades of additional development, traffic, and commercial growth in Sherrelwood.
- It would permanently eliminate one of the last remaining undeveloped properties that still provides open space, wildlife habitat, visual and audible relief in our neighborhood.
- Does not address the current infrastructure needs of the community.

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## My Request

I respectfully ask the Planning Commission and Board of County Commissioners to look beyond this project by itself.

Please consider everything Sherrelwood has already experienced over the past several decades.

I ask that you carefully consider whether one of the last remaining open spaces in our neighborhood should be permanently developed, or whether this property could provide a greater long-term benefit to the community as an open space, a park, a community recreation facility, or another public use.

Growth is important, but so is preserving the qualities that make a neighborhood livable.

Thank you for taking the time to consider my perspective.

Amanda Oldani  
221 Greenwood Blvd  
Denver CO 80221  
720-318-6072



*Figure 1 The view from my back yard 2015*





*Figure 2 The current lighting from the Caraway Apartments – Houses near the Apartments have to deal with bright lights in their home.*



*Figure 3 The current lighting at the Franklin Reservoir. Everything that is dark will be lit up like the Caraway Apartments*



*Figure 4 A fox with view of the Franklin Reservoir. Taken June of 2026*



*Figure 5 A Hawk this was taken in 2019 in my back yard. This was one of the nesting pairs. They have not returned since the construction of the Caraway Apartments but new hawks are starting to return to hunt for food on the Reservoir land.*



*Figure 6 Flooding on Greenwood in 1998 or 1999. Notice the trees they are now struggling and we have lost some of them. This also brings up questions on how the Reservoir was decommissioned*



*Figure 7 – Campo St June 2026 - The "water feature" on Campo. Water pours out from under the sidewalk during heavy rains. Questioning how the Reservoir was decommissioned.*





*Figure 8 Road conditions and lack of sidewalk on south bound Broadway just beyond the Highway 36 off ramp. July 30, 2026*



*Figure 9 West side of Broadway Highway 36 underpass. This intersection is also the on ramp from I-25 south bound to Highway 36. July 30, 2026*

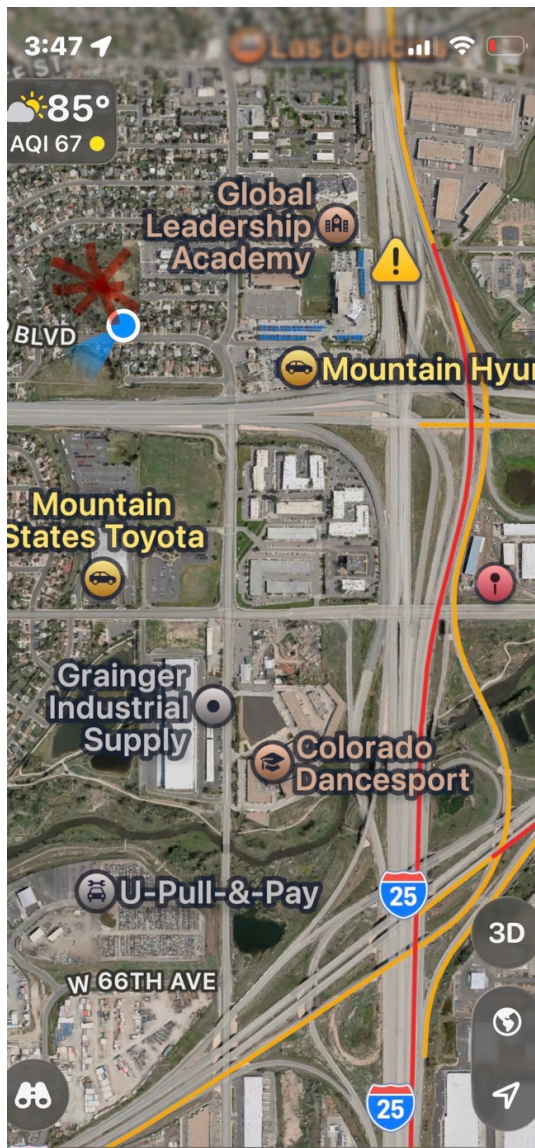


Figure 10 Franklin Reservoir has the red \* on it. This shows the highways and industries we live with. Taken July 30, 2026 at 3:47pm notice that the traffic is already in the red zone and congested, creating more pollution for our neighborhood.





*Figure 11- Taken July 28, 2026 - Current view of Franklin Reservoir.*

There is an application to rezone 7 acres of open space in Sherrelwood from residential single family homes to medium density housing. Case PRC 2026-00014 Maker Sherrelwood / Janet Acres. Please deny rezoning. The so called single family homes has turned into many people in one home with many vehicles. in many houses. There are too many people here already.

There is a large school complex east of Broadway / Conifer between Bowie Court and Cortez with inadequate parking. The students are in front of our house most of the day. Some of them sit in their vehicle for several hours. Sometimes revving their engine with no muffler and or with their stereo turned up. The students and people that pick them up and drop them off, frequently park in front of our driveway.

There are many vehicles driving way too fast, many with no muffler through the day and night. I never see the police enforce laws against this.

The huge apartment complex that was put in between Campo Street and Bowie court did <sup>not</sup> help.

## Greg Barnes

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**From:** Kyle Sims <krsims92@gmail.com>  
**Sent:** Tuesday, August 4, 2026 2:08 PM  
**To:** Greg Barnes  
**Subject:** Public Comment: PRC2026-00014 Maiker Sherrelwood / Janet's Acres

You don't often get email from krsims92@gmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Hello,

As an immediate neighboring resident of five years, I formally object to the proposed development due to its adverse impacts on community safety, infrastructure, and environmental quality. Adams County should prioritize mitigating existing municipal deficits in Sherrelwood over introducing high-density residential developments.

### Primary Concerns:

- **Infrastructure & Traffic Congestion:** The surrounding street network lacks capacity for additional vehicular traffic. Local roads already face severe backups during school drop-off and pickup hours. Without enforcement and mitigation, additional traffic directly compromises the safety of walking students.
- **Public Safety & Community Strain:** Recent illegal activity at the adjacent apartment complex, combined with a visibly increasing unsheltered and homeless population in the immediate vicinity, poses growing public safety concerns for vulnerable populations, particularly local school children and elderly residents. Adding high-density housing without proportional public safety resources will further strain local capacity.
- **Environmental & Open Space Deficits:** Sherrelwood suffers from a shortage of green space. Increased density will worsen existing highway noise, air pollution, and the area's lack of walkable access to basic amenities.

### Requested Remedies:

In the event this project proceeds, I respectfully request that the County require the following binding conditions of approval:

1. **Traffic Impact Mitigation:** Conduct comprehensive traffic impact studies and mandate developer-funded traffic-calming infrastructure on surrounding neighborhood streets.
2. **Density Reduction:** Limit the total permissible unit count to align with existing infrastructure capacity and public safety requirements.

Thank you,  
Kyle Sims



## Greg Barnes

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**From:** Michael Summers <misummers@outlook.com>  
**Sent:** Wednesday, July 22, 2026 11:21 AM  
**To:** Greg Barnes  
**Subject:** Re: Public Comment — Case: Maiker Sherrelwood Rezoning and Janet's Acres  
Subdivision Project Number: PRC2026-00014

Please be cautious: This email was sent from outside Adams County

Dear Mr. Barnes, Planning Commission, and Board of County Commissioners:

I am a resident and property owner at 140 Bowie Court, one of the two dead-end streets the applicant proposes to connect through the site, and I attended the June 4, 2026 community meeting. I recognize the need for affordable housing and the effort Maiker has put into this proposal. For the reasons listed below, I respectfully ask the Planning Commission and Board of County Commissioners to find that the rezoning, subdivision, and requested design-standards waiver, as currently proposed, do not satisfy the applicable compatibility, waiver, and "not detrimental" criteria — or, at a minimum, to withhold approval until a Sherrelwood sub-plan and the traffic, waiver-justification, building-scale, habitat, open-space, and services issues above are addressed and appropriate conditions are imposed.

1. Traffic and the new through-street connection — Rezoning Criterion 4; Subdivision Criteria 7 and 11(2).  
Bowie Court and Bountiful Court are today quiet residential stubs. The application proposes to join them into a continuous east–west through street ("Road A"). Independent of unit count, converting two dead ends into a through connection will invite cut-through traffic (especially during school drop-off/pick-up days) and change the character and safety of streets that families, children, pets and pedestrians currently use as low-traffic cul-de-sacs. That bears directly on whether the amendment is "not detrimental to the immediate area" and "not detrimental to the health, safety, or welfare of the inhabitants of the area." I ask the County to require the applicant to demonstrate why a through-connection is necessary rather than a limited emergency/pedestrian-only link, and to consider additional traffic-calming measures if a through connection is approved.

2. Building scale and neighborhood character — Rezoning Criterion 4; Subdivision Criterion 11(3).  
Rezoning Criterion 4 requires that the amendment be "harmonious with the character of the neighborhood," and Subdivision Criterion 11(3) calls for "appropriate height and bulk restrictions on structures" that provide a transition between the project and adjacent land uses. The surrounding neighborhood is exclusively one-story ranch and single-family homes. The applicant's own plan, however, includes a three-story, 40-unit apartment building — by far the tallest structure proposed. Even though sited next to the existing Caraway Apartments, a three-story building which is a far departure already from the rest of the neighborhood. The new building represents a significant scale jump from the one-story homes that line Campo Street, Granada Road, and Bountiful/Bowie Courts. I ask the County to require the applicant to demonstrate how a three-story structure meets the height/bulk transition and harmonious-character findings, and to consider conditioning approval on a reduced height (e.g., two stories or less) or additional setback, buffering, and step-down massing along the north and west edges of the site where it faces existing single-family homes.

3. Loss of wildlife habitat — Subdivision Criterion 11(4).  
Criterion 11(4) requires that identified environmentally sensitive areas, including wildlife corridors, be incorporated into the project design. The site is a long-vacant former reservoir with mature vegetation and established wildlife habitat, which the applicant's own meeting summary acknowledges. As drawn, the plan replaces that habitat with buildings, parking, and detention. I ask the County to require the applicant to demonstrate specifically how Criterion 11(4) is met, and to condition any approval on meaningful preservation of habitat and mature vegetation, native and pollinator-friendly landscaping, and retention of a wildlife corridor rather than its removal.

4. Open space and the loss of a potential neighborhood park — Subdivision Criterion 11(1) and Comprehensive Plan open-space goals.

I recognize the property is privately owned and that the neighborhood cannot simply require a park. But Criterion 11(1) calls for sufficient open space given the type and intensity of use, and the Comprehensive Plan encourages usable open space and community amenities. The applicant markets 54% open space, yet by its own slides only about 10% would be

open to the public. This is one of the last sizable open parcels in an increasingly built-out area, and residents have long hoped it could serve a broader open-space function. I ask that any approval be conditioned on a materially larger share of genuinely publicly accessible open space and a real neighborhood-park component.

5. This is entirely senior housing, and the site lacks the services a senior community needs — Subdivision Criterion 11(2); Rezoning Criterion 4.

Every unit in this project is age-restricted senior housing, per the applicant's own narrative, and the applicant's traffic letter projects that 79% of residents will drive less than a comparable population. That combination should make walkable access to daily services a threshold requirement for this site — not an afterthought. As proposed, there is no grocery store, pharmacy, medical or urgent-care office, or bank within a safe walking distance, and the surrounding sidewalk network has documented gaps that a senior or mobility-limited resident cannot safely navigate to reach the nearest bus services on Broadway. For a population that includes residents with disabilities and limited mobility, that is not a minor inconvenience: it means residents who cannot drive are dependent on family, paratransit, or delivery services for groceries and medication, with real consequences for isolation, missed medical needs, and quality of life. It also undercuts the applicant's own justification that fewer car trips will result — if residents can't walk to services, those trips don't disappear, they shift to caregivers, paratransit, and delivery vehicles, which is a different but real transportation burden on the same streets. Subdivision Criterion 11(2) calls for a land-use pattern that supports "a balanced transportation system, including auto, bike, and pedestrian traffic" and "the cost-effective delivery of other services." A 71-unit, 100% senior community with no walkable services does not meet that standard as designed. I ask the County to require the applicant to identify concrete, funded commitments — not aspirational amenities — for pedestrian connections to services, and/or on-site provisions (e.g., a shuttle, on-site health or wellness services, or a small commercial component) before this criterion can be found satisfied.

Please include this comment verbatim in the record for Case PRC2026-00014.

Thank you for considering these comments.

Respectfully,  
Michael Summers  
140 Bowie Court, Western Hills, CO 80221  
[misummers@outlook.com](mailto:misummers@outlook.com)

## Greg Barnes

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**From:** Megan Wabst <megan.wabst@gmail.com>  
**Sent:** Tuesday, August 4, 2026 1:56 PM  
**To:** Greg Barnes  
**Subject:** Public Comment: PRC2026-00014 Maiker Sherrelwood / Janet's Acres

You don't often get email from megan.wabst@gmail.com. [Learn why this is important](#)

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Hello,

I am reaching out with public comment regarding the PRC2026-00014 Maiker Sherrelwood / Janet's Acres application.

Here is my information and comment:

Megan Wabst  
7351 Granada Rd, Denver CO 80021  
PRC2026-00014 Maiker Sherrelwood / Janet's Acres

As an immediate neighboring resident of five years, I formally object to the proposed development due to its adverse impacts on community safety, infrastructure, and environmental quality. Adams County should prioritize mitigating existing municipal deficits in Sherrelwood over introducing high-density residential developments.

### Primary Concerns:

- **Infrastructure & Traffic Congestion:** The surrounding street network lacks adequate capacity. Local traffic during school pick-up and drop-off hours already causes severe neighborhood backups and accidents. Without adequate traffic-calming measures, added vehicular volume directly threatens pedestrian safety, especially those school children.
- **Environmental & Quality-of-Life Impacts:** Sherrelwood lacks open-space and walkable areas. Increased density will exacerbate existing highway noise, air pollution, and the lack of walkable access to basic amenities.
- **Public Safety:** Recent criminal activity at the adjacent Caraway apartment complex, also managed by the Adams County Housing Authority, underscores heightened safety concerns for our neighborhood, nearby school children, and vulnerable elderly residents.

### Requested Remedies:

In the event this project proceeds, I respectfully request that the County require the following binding conditions of approval:

1. **Traffic Impact Mitigation:** Conduct comprehensive traffic impact studies and mandate developer-funded traffic-calming infrastructure on surrounding neighborhood streets.

2. **Density Reduction:** Limit the total permissible unit count to align with existing infrastructure capacity and public safety requirements.

Thank you for your time and consideration of our very real community issues,  
Megan Wabst

## Greg Barnes

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**From:** Amanda G <anwolf213@gmail.com>  
**Sent:** Wednesday, July 15, 2026 11:22 AM  
**To:** Greg Barnes  
**Subject:** Franklin Reservoir

You don't often get email from anwolf213@gmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

I am submitting this as a public comment as a resident of Sherrelwood.

I agree with and strongly support the work being led by Lauren Lyga and others to halt any further rezoning or development approvals in Sherrelwood until we have an official Sherrelwood Neighborhood Plan that reflects our communities needs in relation to Adams County's Comprehensive Plan.

We are boxed in, already high density with few local resources, and desperately need green space and community space and I want these things considered in the future of the Franklin Reservoir. This need is in line with and already reflected in the Advancing Adams plans already created--in the Parks, Open Space, and Trails Plan Sherrelwood is designated as a high priority area for parks and recreation.

I appreciate Adams County's consideration of this matter.

Amanda Wolfenbarger  
140 Cortez St