

From: [Karen Kalavity](#)
To: [Lucy](#); [Karl Merida](#); [Karen Ray](#); [John Palmer](#); [Eric Wycoff](#); [donna.werk@yahoo.com](#); [Baker, Bruce](#); [Freitag, Mark](#); [Seymour, Rich](#); [Ezeadi, Obi](#); [McNally, Nancy](#); [Nurmela, Sarah](#); [Public Comment](#); [City Clerk](#); [lemons@cityofwestminster.us](#); [ddmott@cityofwestminster.us](#); [Luke Zarzecki](#); [Scott at the Westminster Window](#); [DeMott, David](#); [Andrews, Jody](#); [McConnell, John](#); [Emmons, Lindsey](#); [Spurgin, Andrew](#); [Scott Taylor](#); [Frankel, David](#)
Subject: [EXTERNAL] Re: Berkeley homes and asbestos in the rubble
Date: Tuesday, August 1, 2023 12:31:52 PM

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Lucy,

Aren't these guys considering access off of 104th, or so, instead of Sheridan? That would negate their need for CDOT/Sheridan approvals. That being said, I think a development of that size would require two access points. I know that for the parcel B at Uplands, they said that 84 units (or anything under a hundred units) requires only one access point.

I am not sure about the protocol for combining an ODP with a PDP for joint approval. Obviously, they see the writing on the wall, and that is that the next batch of city councilors will not be so willing to overlook essentials, or ethical considerations for developers ramrodding their projects through. In the meantime, I would write to Mark Freitag and put HIM in the hotseat with regard to this B.S.

I do not know if that will slow down the process or NOT!

By the way, the other night I got a phone call from the city...there was a "LIVE CITY COUNCIL meeting", which meant the city council was taking questions from Westminster listeners. Well, when I got on and started commenting about the "negotiations" between the landowner at Westminster Boulevard with regard to the water treatment plant....I let listeners know that these were not negotiations, rather the city of Westminster took the landowner to court and forced the sale of the property for the proposed water treatment plant. instantly, the line went dead because they cut me off, mid-sentence!

That is how eager the city is to hear about concerns of the residents of Westminster!

Thanks,
Karen

On Tuesday, August 1, 2023 at 11:20:39 AM MDT, Lucy <edandlucy@thesiebers.com> wrote:

Good morning, I wanted to update my fellow co-conspirators on the mountains of rubble on the proposed housing site. Berkeley homes,/ Semper Gardens. The city's response follows. (five paragraphs down)

The developer wants a hearing before the planning commission on August 8. Berkeley. homes is seeking approval for both the PDP and ODP at that time. Gee, I wonder why? Can anyone provide any insight into

that – ethical? Permissible?

Also, isn't Sheridan a State Highway, which would require CDOT approval?

Does anyone have a contact at the Colorado department of health and environment? I'd like to know what constitutes a trace.

I welcome any and all comments. I'd like to make some good trouble.

Thanks for listening, Lucy

Thank you for reaching out and for your patience. Below is an update I just provided to our City Council last week. There was some trace asbestos found at the site, so the covering is something that the State of Colorado asked for.

If you have further questions, please reach out directly at 303-658-2122 or aotzelbe@cityofwestminster.us. Thank you.

10115 Sheridan Boulevard(Holtzclaw Property)

Work has been completed around spill delineation and containment with the Colorado Department of Public Health and Environment (CDPHE). The site has been stabilized until remediation and debris removal can be performed by the developer. The developer has secured bids for this work. A Public Hearing on the proposed Preliminary Development Plan (PDP) and Official Development Plan (ODP) for Semper Gardens (the proposed development for the site) is scheduled for City Council consideration on Monday, September 25, 2023.

-Aric Otzelberger
Operations Manager