

NEIGHBORHOOD MEETING SUMMARY

I-25 GATEWAY SOUTH PD

October 24, 2024

5:30 – 7:00pm

Erie Community Center, Mitchell Room

Town of Erie Staff in Attendance, by Department:

Planning and Development

Sarah Nurmela, Director
Kelly Driscoll, Planning Manager
MJ Adams, Housing Manager
Chris LaRue, Principal Planner
Harry Brennan, Senior Planner

Public Works

David Pasic, Interim Director
Chad Schroeder, Development Engineering Supervisor
John Firouzi, Transportation & Mobility Manager
Miguel Aguilar, Senior Transportation Planner

Environmental Services

David Frank, Director

Parks and Recreation

Luke Bolinger, Director
Kathy Kron, Development & Neighborhood Services Manager

An estimated 35 neighbors attended.

The Planning Director gave a brief presentation on the history of the site, process so far, and the next steps including infrastructure and roads. Those in attendance were invited to visit informational stations and ask staff questions. The following is a summary of those discussions, by topic area:

LAND USE

- Clarity on what uses are allowed in the Commercial Center and Neighborhood Center districts
- Densities of Village – Low and Village – Medium
- Employment Hub and types of employment
- Annexation process for properties in Weld County
- The plans for preservation of the structure(s) associated with the historic Eagle Mine
- A County resident indicated drainage was an existing problem and they wanted to make sure it doesn't get worse.

TRAFFIC/TRANSPORTATION

- When will the road improvements happen?
- Gateway should have a larger road to pull traffic off of CR 7 and to make that improvement first
- Signals for Gateway and signal for county residents at CR 7 & 8.5
- Water pipe and roadway improvements coordination
- Roadway life span and replacement/repaving of roadway
- Improvements to Erie Pkwy, peak hours are really congested
- Traffic east of I-25 on Erie Pkwy will increase, which is a concern

PARKS AND RECREATION

- Who ultimately owns and maintains the parks and open spaces shown in the PD?
- One private landowner along WCR 7 expressed desire to sell the lot and partner with the Town to expand their operation on a larger parcel

UTILITIES

- WCR 7 waterline project, timeline, and impacts
- How utilities would get to the site

OIL & GAS

- Discussed importance of confirming flowline locations and removal prior to development
- Confirmed satisfactory review of documents demonstrating correct plugging and abandonment procedures.
- Spoke about the necessity and reasoning behind the reciprocal setbacks from active and plugged facilities.
- Touched on the environmental review process for all developments to ensure any potential environmental issues are identified and remediated.

OVERALL

- Need for coordinating with Dacono on both land use and street/traffic impacts and interchange discussions.