

Magellan Strategies

Town of Erie In-Depth Community Survey Topline Results

Magellan Strategies is pleased to present the topline results of a survey of 3,854 residents in the Town of Erie, Colorado. The interviews were conducted from July 14th through August 1st, 2025. This survey has a margin of error of +/- 1.47% at the 95 percent confidence interval. The survey data were weighted to represent the voter registration demographics the Town of Erie.

T1. First, could you first please verify that you are at least 18 years old and a resident of the Town of Erie?

Yes......100%

T2. How familiar are you with the public services, projects, and programs provided by the Town of Erie?

Very and Somewhat Familiar Combined...... 64%

Very Familiar	11%
Somewhat Familiar	53%
Not Too Familiar	28%
Not Familiar at All	8%
Unsure/No Opinion	0%

T3. Please describe the top two or three issues, priorities, or problems that you think the Town of Erie should address in the next two or three years.

1. Traffic Congestion and Road Infrastructure

Residents consistently raised concerns about:

- Congested intersections (especially Arapahoe Rd, Hwy 7, 287, and 111th)
- Inadequate east-west corridors
- Unsafe or outdated roads
- The need for better snow removal and traffic enforcement

2. Rapid Growth and Overdevelopment

Many residents feel:

- Growth is outpacing infrastructure and services
- The town is losing its small-town character
- Housing development should be slowed or paused

3. Water Costs and Availability

Residents are concerned about:

- High water bills
- Whether the town has enough water to support continued growth
- The need for more xeriscaping and conservation

4. Affordable and Diverse Housing

Key themes include:

- More truly affordable housing options
- Housing for seniors, low-income residents, and young families
- Concern over high-density housing in certain areas

5. Need for More Commercial and Retail Development

Many residents want:

- More local businesses, restaurants, and grocery stores
- Less reliance on residential development for revenue
- A stronger local economy with better shopping options

6. Public Safety and Emergency Services

Residents mention:

- Concerns over speeding, panhandling, and crime
- Desire for more visible police presence
- Better emergency preparedness and infrastructure

7. Fracking and Oil & Gas Development

Environmental and health concerns are frequently mentioned:

- Opposition to fracking near homes and schools
- Concerns about pollution, noise, and water contamination

8. Preservation of Open Space and Environment

Residents value:

- Protecting natural areas from development
- Maintaining trails, parks, and open spaces

9. Recreation and Community Amenities

Suggestions include:

- Expanding or adding a second recreation center
- Building outdoor pools
- Improving the community center and public parks

10. Bike/Pedestrian Safety and Public Transportation

Common requests include:

- More connected bike trails
- Safer pedestrian crossings (especially near schools)
- More public transit options (e.g., RTD, shuttles)

^{*}Verbatim responses attached in separate document.

T4. Generally speaking, do you think things in the Town of Erie are headed in the right direction, or do you feel things are off on the wrong track?

Right Direction	39%
Wrong Track	27%
Unsure or No Opinion	

T5. Please describe why you think things in the Town of Erie are headed in the right direction.

Smart Growth and Development: Many respondents believe the town is growing in a positive and thoughtful way. They cited improvements in housing options, road infrastructure, and responsible long-term planning. Several residents appreciated that the town is becoming more vibrant while still trying to retain its small-town charm. Some noted that Erie is managing growth better than neighboring communities.

Community Feel and Quality of Life: Residents praised Erie for maintaining a strong sense of community, safety, and livability. They described it as a great place to raise a family, with welcoming neighborhoods and a peaceful atmosphere. Many appreciated the clean environment, friendly people, and small-town feel even as the town continues to grow.

Parks, Trails, and Recreation: A large number of residents mentioned the town's investments in trails, open space, and recreation amenities as a sign that things are headed in the right direction. They value the natural beauty, well-maintained parks, and walkable areas that encourage healthy, outdoor lifestyles.

Town Leadership and Governance: Some residents expressed confidence in the Town Board and staff, pointing to transparency, communication, and responsiveness to resident concerns. They felt that leaders are doing a good job listening to the community, planning for the future, and handling growth challenges.

Economic and Commercial Development: Several responses noted improvements in business growth and the local economy. Residents were encouraged by the addition of new restaurants, retail, and commercial services, which they saw as helping to reduce reliance on neighboring towns and increase revenue for local services.

*Verbatim responses attached in separate document.

T6. Please describe why you feel things in the Town of Erie are off on the wrong track.

Uncontrolled Growth and Overdevelopment: The most frequent concern was that Erie is growing too quickly without adequate planning or supporting infrastructure. Residents feel that new developments are being approved without regard for traffic, school capacity, or water resources. Many worry that the town is losing its character and that leaders are prioritizing expansion over livability.

Traffic and Road Infrastructure Problems: Traffic congestion, poor road conditions, and lack of east-west connectivity were widely cited. Specific roads and intersections (like Arapahoe and Highway 7) were mentioned as dangerous or constantly backed up. Residents feel that the town's infrastructure isn't keeping pace with the population growth, making everyday commutes frustrating and unsafe.

Lack of Trust or Dissatisfaction with Town Leadership: Many residents expressed disappointment in the town's leadership, citing poor communication, lack of transparency, and decisions that appear to benefit developers over residents. Some feel that community input is ignored and that elected officials are not accountable or responsive.

Inadequate Commercial Development: Several respondents noted that while residential construction is booming, commercial growth has not kept up. Residents want more restaurants, retail, and services in town to reduce the need to travel to nearby cities. They view the imbalance as a sign of poor planning and missed economic opportunities.

Fracking and Environmental Concerns: Oil and gas activity remains a top concern for many. Residents expressed frustration with the town's handling of fracking near neighborhoods and schools. Environmental health, noise, and pollution were all cited as reasons they believe the town is heading in the wrong direction, especially when these concerns appear to be disregarded by officials.

*Verbatim responses attached in separate document.

T7. Do you approve or disapprove of the job the Town of Erie is doing to provide public services, projects, and programs for Town residents?

Total Approve Total Disapprove Unsure or No Opinion	17%
Strongly Approve	14% 52%
Strongly Disapprove	4% 13%

T8. Do you think the Town of Erie has the financial resources needed to provide an acceptable level of services, projects, and programs to town residents?

Total Yes Total No Unsure or No Opinion	18%
Yes, Definitely Yes, Probably	
No, Definitely NotNo, Probably Not	

T9. Do you agree or disagree with the following statement? "The Town of Erie is fiscally responsible and spends taxpayer money wisely."

Total Agree	
Total Disagree	
Unsure or No Opinion	26%
Strongly Agree	8%
Somewhat, Agree	37%
Strongly Disagree	8%
Somewhat Disagree	
-	

T10. Each year, the Town Council must decide where to focus the Town's attention across a variety of services and programs. While essential services like police, water, sewer, and roads must always be maintained, there are many other areas that can enhance the quality of life in the community.

With that in mind, on a scale of 1 to 5, where 5 means it should be a top priority and 1 means it is the lowest priority, how would you rate each of the following current or potential services or programs in terms of how much focus and effort the Town should dedicate to them?

	5 – Top Priority	4	3-Neutral	2	1-Lowest Priority	Mean
Sustainability Programs (water conservation, solar/renewable energy, waste diversion, etc.)	34%	28%	22%	8%	8%	3.78
Expand recreation services	26%	37%	28%	6%	3%	3.78
Expand Town of Erie Parks, located in neighborhoods	25%	33%	29%	7%	6%	3.62
Affordable Housing	19%	17%	24%	13%	27%	2.91
Town Events (Fireworks, Boo! On Briggs, Tails and Ales)	16%	36%	31%	9%	8%	3.39
Potential New Water Park (Similar to Bay Aquatic Park in Broomfield or LaMont Does Park in Lafayette)	15%	21%	22%	13%	29%	2.77
Arts and culture in public places	9%	25%	33%	15%	18%	2.96
Performing Arts Center	8%	20%	30%	15%	27%	2.67

Police Department Question

T11. In 2021, the Town of Erie completed a Facility Strategic Plan that identified the top priorities for Town buildings. The current Erie Police Department is already at full capacity, and the expansion is estimated to cost \$38.6 million before interest. This expansion is designed to meet future operational needs as the Town's population continues to grow from 40,000 to 66,000. Knowing that information, there are multiple ways for the Town of Erie to pay for the expansion and renovation of the police facility:

- 1) A property tax that would increase taxes by 4 mills, or \$134 annually for a home valued at \$500,000. This would need to be approved by voters.
- 2) A sales tax that would increase the Erie sales tax rate from 3.5% to 3.98%, or another \$0.48 per \$100 purchase. This would need to be approved by voters.
- 3) A Certificate of Participation (COP), which is a type of financing, like a mortgage, that does not raise taxes or need voter approval. The Town of Erie would need to pay back the financing with interest over time, and the funding would be prioritized from the General Fund. The Town estimates paying back COPs for this project at \$2.5 million per year for 20 years.

Knowing this information, how would you prefer the Town of Erie pay to finance the Erie Police Department expansion and renovation?

Sales Tax	40%
Certificate of Participation (COP)	. 33%
Property Tax	
Unsure or No Opinion	.12%

<u>Housing Questions – Erie Small-Town Feel</u>

T12. Many who live in Erie cherish the small-town feel. Being as descriptive as possible, how would you define a small-town feel?

Close-Knit, Friendly Community: Residents overwhelmingly associate a small-town feel with knowing their neighbors, friendly greetings, and strong personal connections. They value a sense of belonging, where people look out for each other and community bonds are strong. Many used words like "welcoming," "safe," and "neighborly" to describe what small-town life means to them.

Slow Pace and Peaceful Atmosphere: A slower, less hectic lifestyle is central to the small-town feel. Respondents described it as peaceful, quiet, and removed from the noise and busyness of big-city living. Many emphasized the importance of low traffic, calm streets, and the ability to take time and enjoy their surroundings.

Walkability and Access to Nature: Many respondents mentioned being able to walk or bike to local parks, trails, schools, or small businesses as part of what makes a town feel small. Proximity to open space, greenery, and outdoor recreation was frequently cited as essential to maintaining that atmosphere.

Historic and Charming Downtown or Town Center: A common theme was the presence of a quaint, centralized downtown with local shops, restaurants, and community events. Respondents described a walkable, character-filled core as a visual and social anchor for the community. They often contrasted this with large chain stores or sprawling suburban developments.

Limited Growth and Thoughtful Development: Residents expressed that a small-town feel is tied to controlled growth and intentional development. Many worry that rapid expansion threatens the town's character. They associate small-town life with open space, fewer large subdivisions, and decisions that prioritize quality of life over density and profit.

*Verbatim responses attached in separate document.

T13. Do you agree or disagree with the following statement: The Town of Erie needs more housing diversity, meaning a better balance between condos, apartments, townhomes, smaller (cottage-sized) homes, single-family homes, or custom-built homes?



Total Agree Total Disagree Unsure or No Opinion	51%
Strongly AgreeSomewhat, Agree	
Strongly DisagreeSomewhat Disagree	

T14. How much of a problem is the availability of homeownership opportunities in the Town of Erie?

 T15. How much of a problem is the availability of rental opportunities in the Town of Erie?

Big and Somewhat of a Problem Combined	27%
Big Problem	8%
Somewhat of a Problem	19%
Not Too Much of a Problem	18%
Not a Problem at All	19%
Unsure or No Opinion	36%

The following housing questions discuss affordable housing in the Town of Erie. For this survey, it is important to understand that the Town of Erie defines affordable housing as housing that is financially manageable, that is, they are not spending more than 30% of their income on housing. Some of these households may receive subsidies to be able to afford this housing.

T16. In 2024, the Town of Erie completed a housing needs assessment that showed potential benefits of affordable housing policies. Knowing this, do you agree or disagree with each of the following statements:

A. Affordable housing helps make Erie's economy stronger by allowing more local workers to live in the same community where they work.

Total Agree Total Disagree Unsure or No Opinion	33%
Strongly Agree	
Strongly Disagree	

B. Affordable housing helps families stay stable. When people aren't spending too much on rent, they have more money for other things.

Total Agree	73%
Total Disagree	
Unsure or No Opinion	
•	
Strongly Agree	40%
Somewhat, Agree	
, 3	
Strongly Disagree	13%
Somewhat Disagree	
5	

C. Affordable housing promotes diversity and inclusive growth for residents at all phases of life.

Total Agree Total Disagree Unsure or No Opinion	29%
Strongly Agree Somewhat, Agree	
Strongly Disagree	

T17. Please read the two following statements,

A. The Town of Erie needs to increase housing density by building more townhomes, duplexes, or apartments, because additional housing units may create the tax revenue needed to cover the long-term costs of maintaining streets, water systems, and other infrastructure.

Or...

B. The Town of Erie should continue to focus on lower-density housing, mainly single-family homes, even if it may mean higher individual taxes in the future to cover the long-term costs of maintaining streets, water systems, and other infrastructure.

Which of these statements do you prefer?

Cont. Lower-Density Housing, Higher Individual Taxes	49%
Increase Housing Density, Reduce Individual Higher Taxes	36%
Unsure or No Opinion	15%

T18. How familiar are you with the Town of Erie's Affordable Housing Program?

Very and Somewhat Familiar Combined......25%

Very Familiar	4%
Somewhat Familiar	
Not Too Familiar	32%
Not Familiar at All	39%
Unsure/No Opinion	4%

T19. The Town of Erie's Affordable Housing Program has hired dedicated staff, has purchased land for future affordable housing developments, has received grant funding to help repair existing affordable housing units, and continues to try to diversify housing in Erie. The Affordable Housing Program operates on a yearly budget of approximately \$450,000. Knowing this information, do you support or oppose the work of the Town of Erie's Affordable Housing Program?

Total Support	33%
Strongly Support	
Strongly Oppose	

T20. As you may know, the Town of Erie purchased land in 2023 to create the Cheesman Street Residences as a first step in Erie's effort to create more attainable housing options. The Cheesman development will be 35 homeownership deed-restricted homes for a two-person household with a household income of \$144,000 or less.

Knowing this, do you believe the Town of Erie should be more involved, stay about the same, or be less involved in supporting affordable housing?

Total More Involved	33% 32%
Much More Involved Somewhat More Involved	
Much Less Involved	-

T21. Which of the following funding options would you support the Town of Erie using to help pay for affordable housing projects? Please select all that apply, and if you do not support using any of these funding sources, there is an option for that too. [Answers will add to more than 100%]

Federal and State Funding and Grants	64%
Development Related Fees on New Homes	36%
From the General Fund	
Modest Voter Approved Tax Increase	19%
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None, Not Support funding Affordable Housing 28%

Traffic/Streets Transportation

T22. In the past 12 months, has traffic added more than 10 minutes to your regular commute or daily travel within or through the Town of Erie?

Total Yes	. 53%
Yes, Frequently Yes, Occasionally	. 25% . 28%
No, Not Really	. 37%
Do Not Commute, Travel Regularly through Erie Unsure or No Opinion	

T23. Being as specific as possible, which intersections and at what time have you been most impacted by traffic in the past 12 months?

Arapahoe Road: Arapahoe Road was by far the most frequently mentioned traffic hotspot. Residents reported heavy congestion, particularly during morning (7–9 AM) and evening (4–6 PM) commute times. Problem areas include its intersections with 111th Street, County Line Road, and Briggs Street. Many respondents described this road as consistently backed up, frustrating, and unsafe due to traffic volumes and speeding.

Highway 7 (Baseline Road): Highway 7 came up often as a key east-west corridor experiencing significant congestion. Intersections at Sheridan Parkway, County Line Road, and 119th Street were noted as especially problematic. Respondents commonly reported long wait times during peak travel hours, with traffic building up well beyond the intersections themselves.

County Line Road: Residents frequently cited County Line Road, especially where it intersects with Arapahoe Road, Erie Parkway, and Highway 7. Traffic backups are particularly common during school drop-off and pick-up times, as well as during the morning and evening rush. Safety concerns were also mentioned due to visibility and turning issues.

Erie Parkway: Erie Parkway was highlighted for growing congestion, especially between Briggs Street and County Line Road. Respondents noted delays during peak hours and raised concerns about the number of new developments feeding into this corridor. Intersections near schools and the rec center were mentioned multiple times.

Sheridan Parkway and 287 Corridor: The intersections around Sheridan Parkway and US 287, particularly where they connect to Arapahoe and Highway 7, were also frequently mentioned. Respondents noted that traffic here is getting worse with population growth and development in the area, making both commuting and local travel more difficult.

*Verbatim responses attached in separate document.

T24. For each of the following individuals, do you believe safety on the roads within the Town of Erie has increased, stayed about the same, or decreased in the past few years?

	Increased	About the Same	Decreased	Unsure	Definitely Increased	Probably Increased	Definitely Decreased	Probably Decreased
E-Bikes	23%	21%	41%	15%	12%	11%	22%	19%
Pedestrians (Walking, running, rolling)	22%	33%	39%	6%	7%	15%	18%	21%
Bicyclists	21%	30%	40%	9%	7%	14%	18%	22%
Drivers	15%	40%	40%	5%	6%	9%	18%	22%

T25. Are there any other issues with roads, intersections, traffic, or safety that you would like to point out to the Town of Erie?

Speeding in Neighborhoods and Near Schools: Many residents expressed concern about excessive speeding, especially in residential areas and school zones. Respondents noted a lack of enforcement, insufficient signage, and concerns about pedestrian and child safety. Speeding on roads like County Line, Erie Parkway, and within subdivisions was frequently mentioned.

Need for Traffic Calming Measures: There were widespread calls for improved traffic control features, such as roundabouts, speed bumps, additional stop signs, and better signal timing. Residents felt these could help reduce congestion and improve safety in high-traffic areas like Arapahoe Road, Briggs Street, and Erie Parkway.

Dangerous Intersections: Specific intersections were identified as dangerous or confusing, with many calls for redesign or better signage. Intersections along Arapahoe Road, Highway 7, County Line Road, and Erie Parkway were mentioned most often, particularly where traffic merges or visibility is poor.

Lack of Sidewalks, Crosswalks, and Bike Lanes: Pedestrian and cyclist safety was another key concern. Respondents described incomplete or missing sidewalks, poorly marked or unsafe crosswalks, and limited bike infrastructure. Several called for safer access to schools, parks, and downtown areas, especially for children and seniors.

Construction Impacts and Maintenance Issues: Residents pointed out frustrations with ongoing construction projects causing delays, confusion, and detours. Others mentioned the poor condition of certain roads, with potholes and uneven surfaces contributing to safety concerns. There was a call for clearer signage and better coordination during construction work.

*Verbatim responses attached in separate document.

Parks, Rec, Other Amenity Questions-

T26. From the following list of community amenities... On a scale of 1 to 5, with 5 being extremely important and 1 being not important at all, please indicate how important the following amenities in the Town of Erie are to you and your family. [Ranked by 5-Extremely Important]

	5 – Extremely Important	4	3-Neutral	2	1-Not Important at All	Mean
Town of Erie Parks, located in neighborhoods	32%	33%	25%	5%	5%	3.78
A Community Campus – Similar to Erie Community Center/Erie Community Park with a rec center, aquatic center, and full amenity park nearby.	22%	29%	26%	10%	13%	3.34
Second Recreation Center	16%	20%	30%	12%	22%	2.98
Outdoor Pool Only (No Recreation Center)	14%	22%	29%	12%	23%	2.92
Water Park (Similar to Bay Aquatic Park in Broomfield or LaMont Does Park in Lafayette)	13%	20%	23%	13%	31%	2.67
Performing Arts Center	8%	21%	29%	13%	29%	2.67
Town of Erie History Museum	4%	15%	36%	19%	26%	2.46

T27. As mentioned above, there are multiple ways for the Town of Erie to pay for services, programs, and amenities. From the following list, please indicate how you would prefer the Town of Erie to pay for the service or amenity.

If you do not believe a specific service or amenity should be funded at all, there is an option for that as well.

A. Town of Erie Parks, located in neighborhoods

Erie General Fund Over Time	53%
Modest Voter Approved Tax Increase	20%
Erie Should Not Fund	13%
Unsure or No Opinion	14%

B. Performing Arts Center

Erie Should Not Fund	. 38%
Erie General Fund Over Time	. 28%
Modest Voter Approved Tax Increase	. 16%
Unsure or No Opinion	. 18%

C. Second Recreation Center

Erie General Fund Over Time	. 31%
Erie Should Not Fund	. 30%
Modest Voter Approved Tax Increase	. 21%
Unsure or No Opinion	. 18%

D. Outdoor Pool Only (No Recreation Center)

Erie Should Not Fund	34%
Erie General Fund Over Time	33%
Modest Voter Approved Tax Increase	15%
Unsure or No Opinion	18%

E. Water Park (Similar to Bay Aquatic Park in Broomfield or LaMont Does Park in Lafayette)

Erie Should Not Fund	43%
Erie General Fund Over Time	25%
Modest Voter Approved Tax Increase	. 17%
Unsure or No Opinion	.15%

F. A Community Campus – Similar to Erie Community Center/Erie Community Park with a rec center, aquatic center, and full amenity park nearby

Erie General Fund Over Time	35%
Modest Voter Approved Tax Increase	24%
Erie Should Not Fund	24%
Unsure or No Opinion	17%

G. Town of Erie History Museum

Erie General Fund Over Time	36%
Erie Should Not Fund	34%
Modest Voter Approved Tax Increase	7%
Unsure or No Opinion	23%

Sustainability Questions-

T28. The Town of Erie is dedicated to water conservation efforts and sustainability efforts like saving energy, offering rebates to residents, and planning for the future to make the Town more efficient and resilient. The sustainability program operates on a yearly budget of approximately \$1,200,000

The Town of Erie offers many programs for sustainability. Among the following list of programs, do you believe the Town of Erie should be more involved, stay about the same, or be less involved in promoting each of the following sustainability areas? [Ranked by More Involved]

	More Involved	About the Same	Less Involved	Unsure	Much More Involved	Somewhat More Involved	Much Less Involved	Somewhat Less Involved
Increase rebate offerings including water wise landscape conversion, energy efficiency upgrades, etc.	60%	27%	9%	4%	30%	30%	6%	3%
Continue to maintain and expand the Erie Recycling Center	58%	33%	5%	4%	28%	30%	3%	2%
Support solar/ renewable energy	48%	30%	17%	5%	24%	24%	11%	6%
Related policy advocacy and support at the state level	43%	30%	13%	14%	20%	23%	9%	4%
Support and expand electric vehicle infrastructure	42%	26%	27%	5%	17%	25%	19%	8%

T29. Would you support or oppose a dedicated, modest tax increase to fund the Town of Erie's sustainability program?

Total Support	51%
Total Oppose	41%
Unsure or No Opinion	8%
Strongly Support	17%
Somewhat, Support	
Strongly Oppose	25%
Somewhat Oppose	
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Thank you for your time, the survey is almost complete. And now, we have a few questions for statistical purposes only.

T30. Are you:

Female	51%
Male	49%
Identify Differently	

T31. Are you between the ages of:

18 to 34	26%
35 to 44	24%
45 to 54	20%
55 to 64	14%
65 or Older	16%

T32. For statistical purposes only, are you registered to vote as an Unaffiliated voter, a Democrat, a Republican, with another party, or are you not registered to vote?

Unaffiliated	53%
Democrat	27%
Republican	19%
Other Party	1%
Not Registered to Vote	<1%

T33. Which race or ethnicity do you most identify with?

White	81%
Hispanic/Latino	9%
Asian	5%
Black/African American	1%
Other Race or Identity	4%

T34. Have you earned a four-year college degree?

Yes	. 67%
No	. 33%

T35. When thinking about fiscal issues such as taxes and government spending, do you consider yourself to be conservative, moderate, or liberal?

Moderate	46%
Conservative	29%
Liberal	17%
Unsure or No Opinion	8%

T36. Are you a parent or quardian of a child under the age of 18? T37. How long have you lived in the Town of Erie? 6 to 10 Years.......25% More than 20 Years 15% Prefer Not to Say<1% T38. How would you describe your annual household income? \$100,000 to \$149,999 17% \$150,000 to \$199,99920% \$200,000 to \$249,99915% More than \$250,000 19% Prefer Not to Say 15% T39. Where do you work? Total Work for Company Based Outside of Erie............. 63% Work for Company Outside of Erie, In the Office...... 15% Work for Company Outside of Erie, From Home 19% Work for Company Outside of Erie, Hybrid 16% Work for Company Outside of Erie, On Location............ 13% Work for Company Based in Erie, Hybrid 1% Work for Company Based in Erie, On Location.................. 3% Total Work from Home21% Total Work Hybrid......17%

Survey Methodology

This survey used two outreach methods: MMS text messages and postcards mailed to all households in the Town of Erie, inviting residents to complete an online survey. A total of 3,854 Erie residents participated. The survey results were weighted to reflect the town's voter registration demographics. Data collection took place from July 14 to August 1, 2025. The survey has a margin of error of $\pm 1.47\%$ at the 95% confidence level.