



■ Rob Price
Assistant Superintendent of Operational Services
Boulder Valley School District

February 19, 2025

Harry Brennan
Town of Erie
Planning and Development
P.O. Box 750
Erie, CO 80516

Dear Harry,

Thank you for your questions concerning the Parkdale school site. Before your specific questions are addressed, I thought it important to provide some background and context for the Parkdale school site acquisition. BVSD has been engaged with the developer and town over the site acquisition since 2018. During this time, several sites were discussed and at least one other alternate site has been formally reviewed. Ultimately, however, all parties came to agree on the site currently identified on the Parkdale North preliminary plan documents.

An early issue regarding site selection centered on achieving adequate spacing from the numerous oil and gas wells scattered throughout the development and on surrounding properties. BVSD also had concerns over managing the volume of traffic the school would generate during peak times and potential safety conflicts between vehicles and pedestrians.

Having established the site location, the town, developer, and school district formed a working group in early 2023 to look at various site plans that would optimally locate the school building and allow for safe and efficient parent pickup and drop-off. The hope was to build upon experiences learned from the opening of Meadowlark School in 2017. BVSD hired an architectural firm familiar with BVSD site requirements to offer several scenarios for the building and access placement.

The working group's selected scenario is attached and offers a parent pickup/drop-off designed to safely move vehicles efficiently through the site while allowing for quick egress out to Coal Creek Blvd and minimizing backups on local streets. The site also uses on-site parking, access lanes, stormwater retention, and greenways to separate student activity from the higher vehicular volumes along Coal Creek Blvd. In addition,

it was discussed that the developer would construct two underpasses underneath Coal Creek Blvd. near the school site to provide safe routes to the school.

The working group also discussed needed traffic calming measures around the school site, in regard to your specific question about the placement of school speed zones. While BVSD has no authority to require speed zones around schools, the working group coordinated closely on appropriate areas for such improvements, specifically at trail crossings and along Coal Creek Canyon Blvd. This was in addition to other traffic calming and pedestrian-safe options (including the aforementioned underpasses). Coordination of the final configuration of these facilities is expected closer to final review of the project.

While the working group only touched on your second question regarding the plugged, sealed and abandoned gas well nearby, this issue was extensively evaluated during the earlier site selection and dedication agreement negotiations with the developer. While the Colorado Energy and Carbon Management Commission lists setbacks for new wells at 2,000 feet from homes, schools and other protected areas, no similar distancing requirement is provided for plugged, sealed and abandoned well proximity to schools. Ultimately, however, prior to the acceptance of the school site, BVSD requires that the developer provide documentation that oil and gas wells within 2,000 feet of the school site have been plugged, sealed and abandoned per the specific regulations governed by the Colorado Energy and Carbon Management Commission and that they do not pose any hazards to public health and the environment. This would include the nearby well west of the school site.

Please contact Glen Segrue, Senior Planner, with any further questions or clarifications from the town. He can be reached at 720-561-5794 or via email at glen.segrue@bvsd.org.

Sincerely,



Rob Price
Assistant Superintendent of Operational Services
Boulder Valley School District

Boulder Valley School District Parkdale Site

Three Round PK-5 Elementary School, 65,000SF total, 45,000 SF footprint. Future expansion to four round.



- Academic Program
- Shared Program
- Primary Circulation

SITE PLAN

