

# I-25 Erie Gateway

Update on Planning and Infrastructure

**October 05, 2023**

# Today's Goals

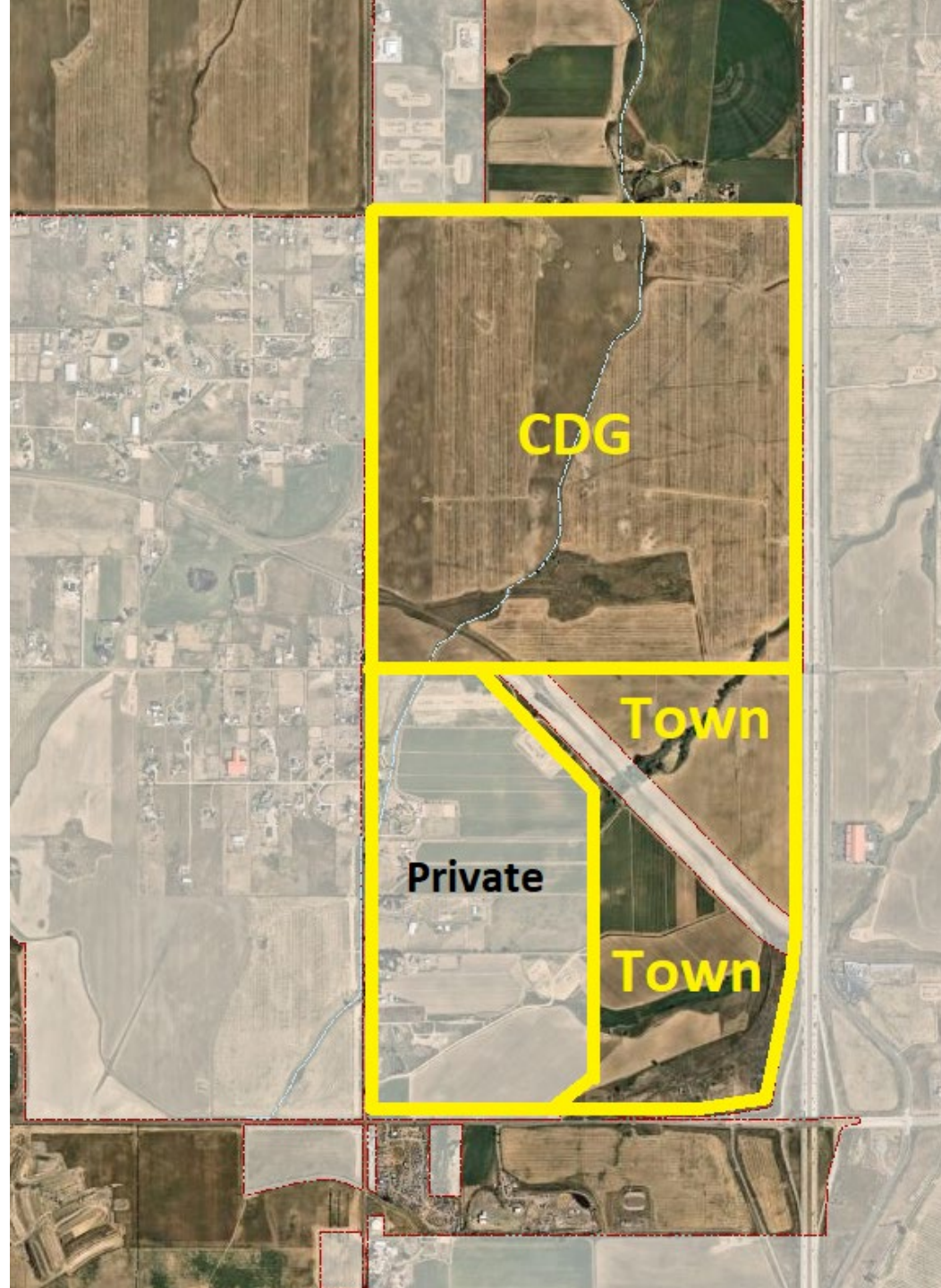
- Update on plan process
- Review key components of the plan
- Provide an update on infrastructure planning
- Time for Questions

Town of Erie  
Acquired 255  
Acres in 2018

## Site Context



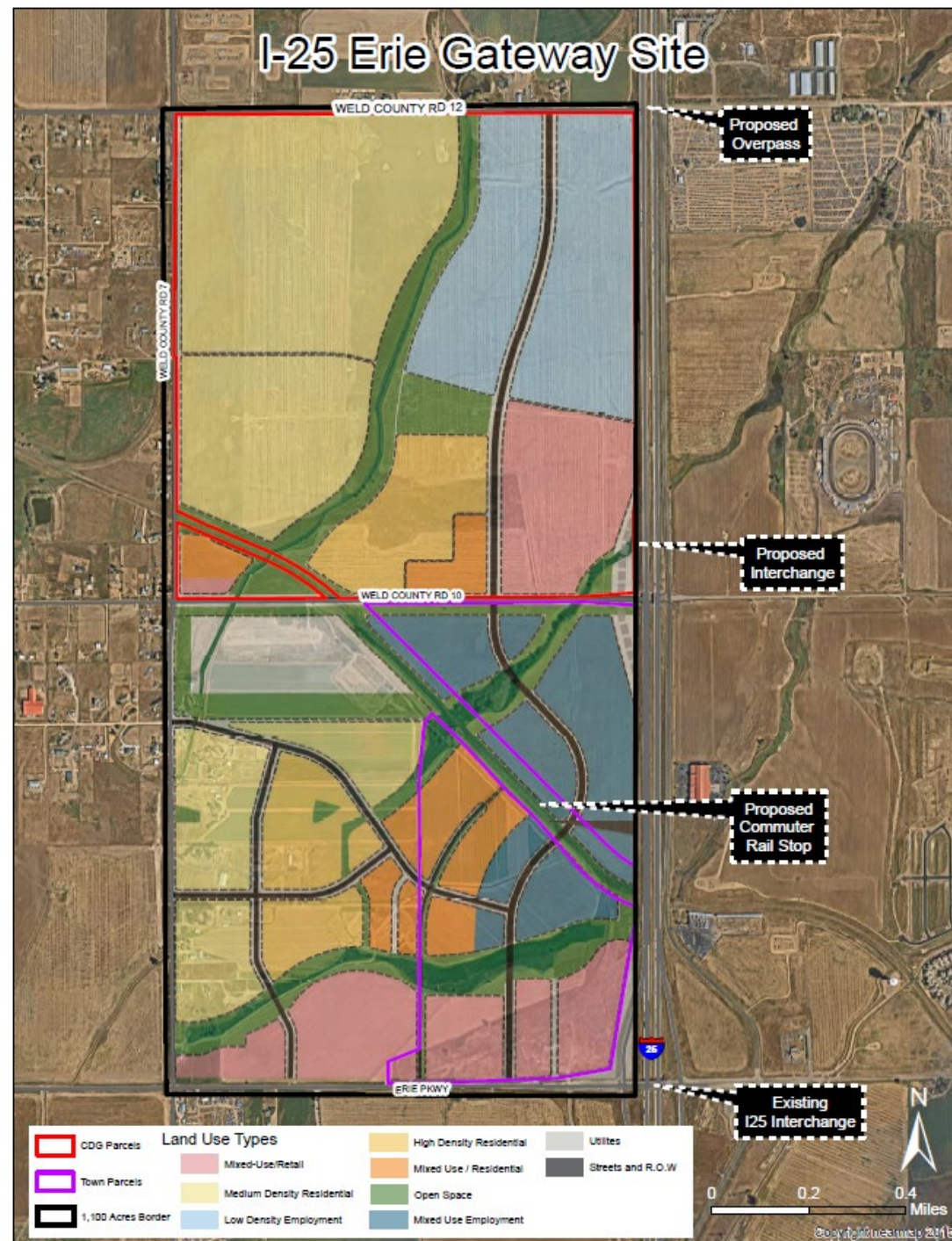
# I-25 Erie Gateway Property Ownership



# Oil & Gas Well Reverse Setbacks



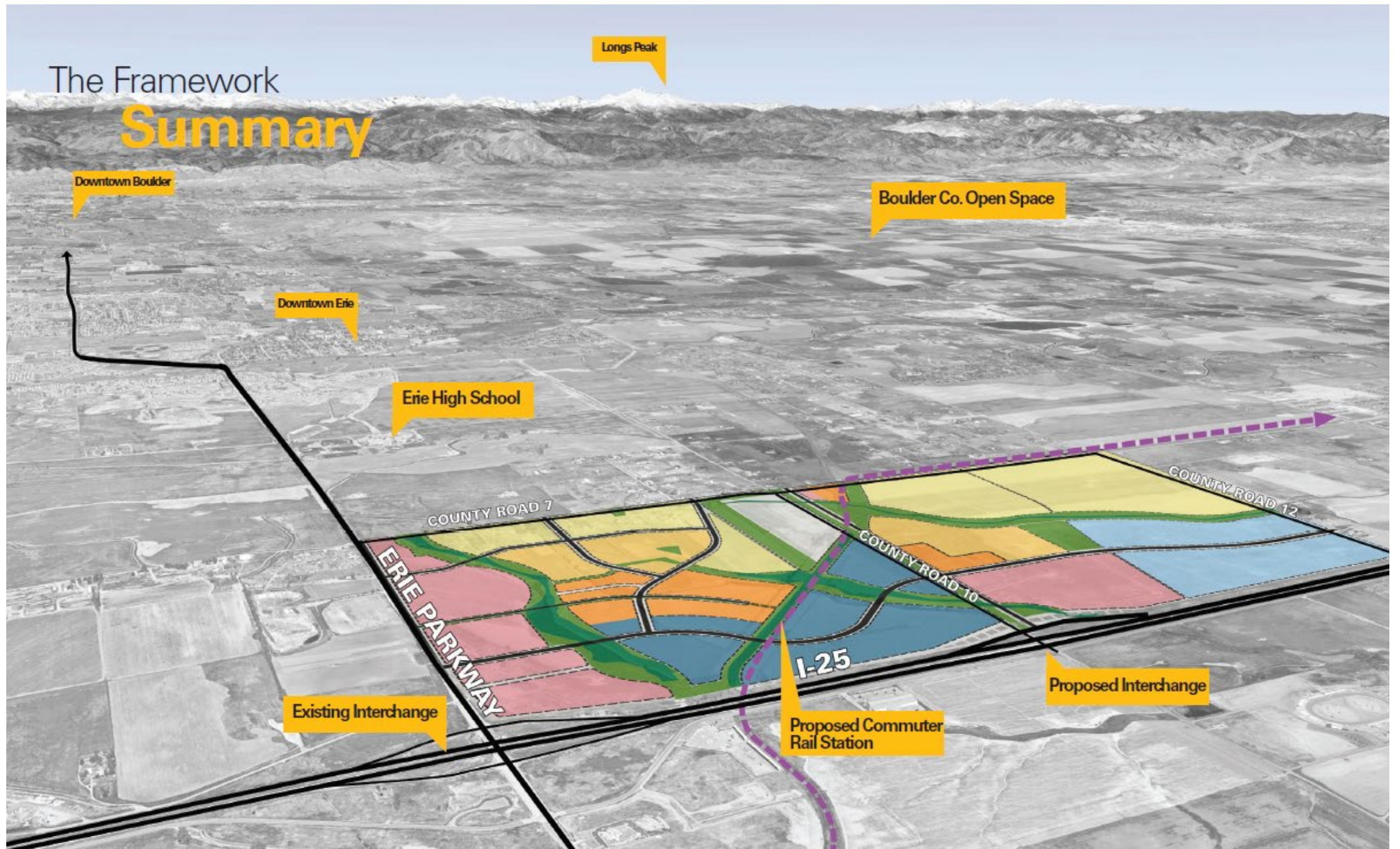
# I-25 Erie Gateway Vision Plan (2018)

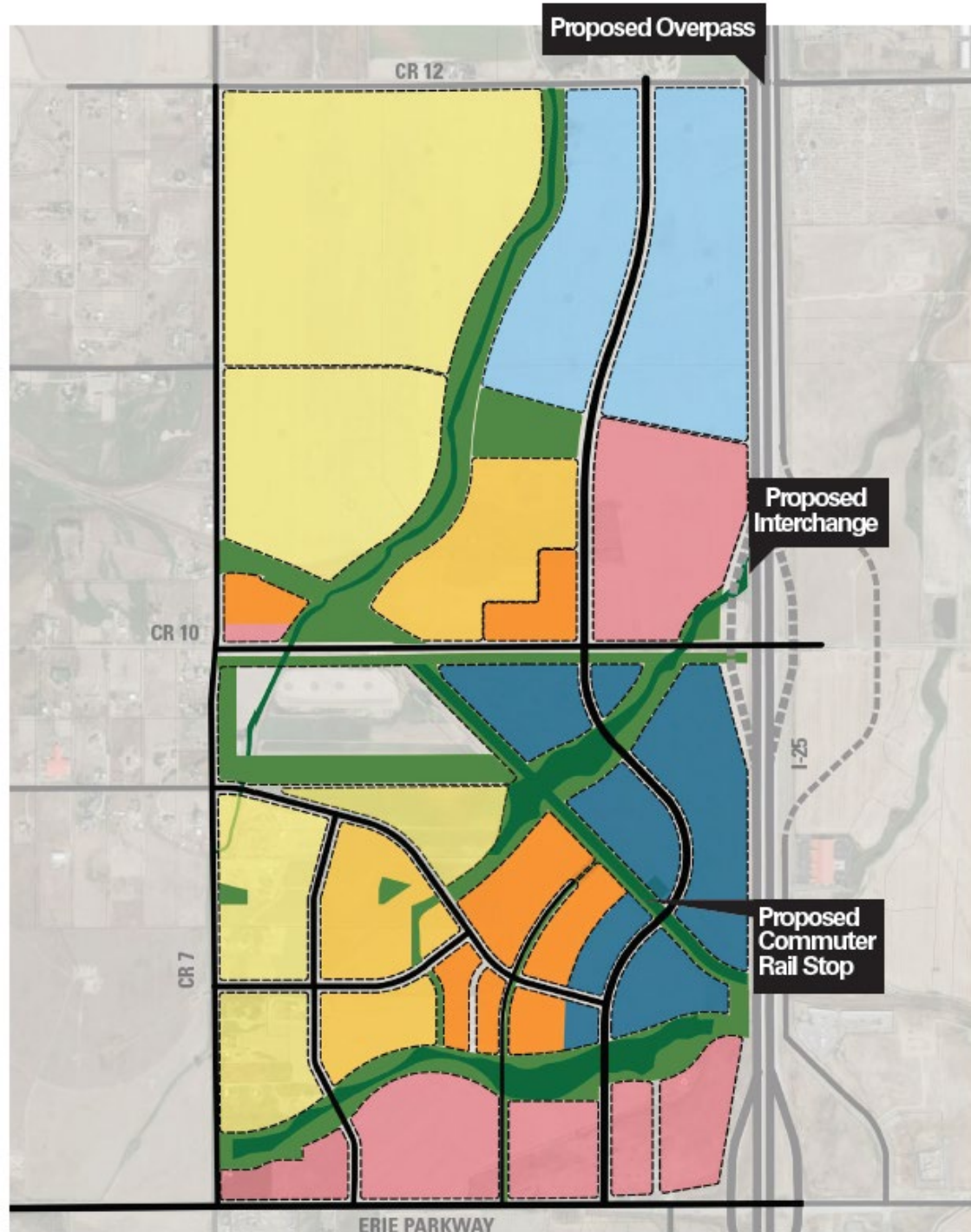


The Vision  
**Aerial View**



# The Framework Summary





# The Vision Development Plan



## INTEGRATED OPEN SPACE - X ACRES

- Connect the site with trails and bike paths
- Activate public spaces throughout the week
- Establish multi-functional parks and open spaces



## MIXED USE RETAIL

- Promote a safe and walkable environment
- Create retail destinations close to home
- Build resilience for market downturns



## EMBEDDED EMPLOYMENT

- Promote active transportation commuting
- Activate public spaces throughout the week
- Appeal to a diversity of business sizes and types

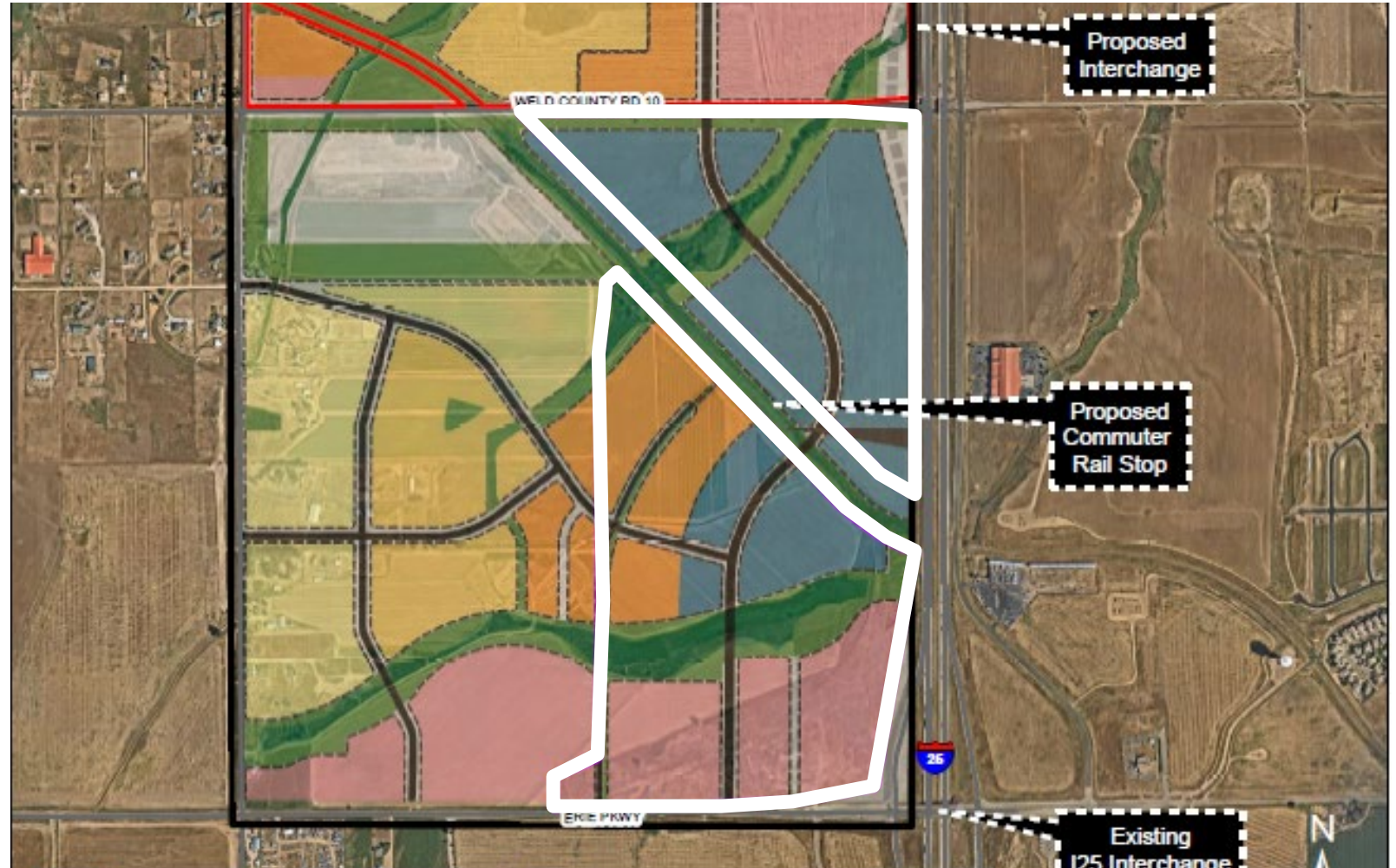


## DIVERSE RESIDENTIAL

- Increase density and create a wide variety of housing types, allowing for diverse lifestyles
- Locate amenities within walking distance to a variety of housing types

# Planned Development (PD) Document

## Turning the Vision into action



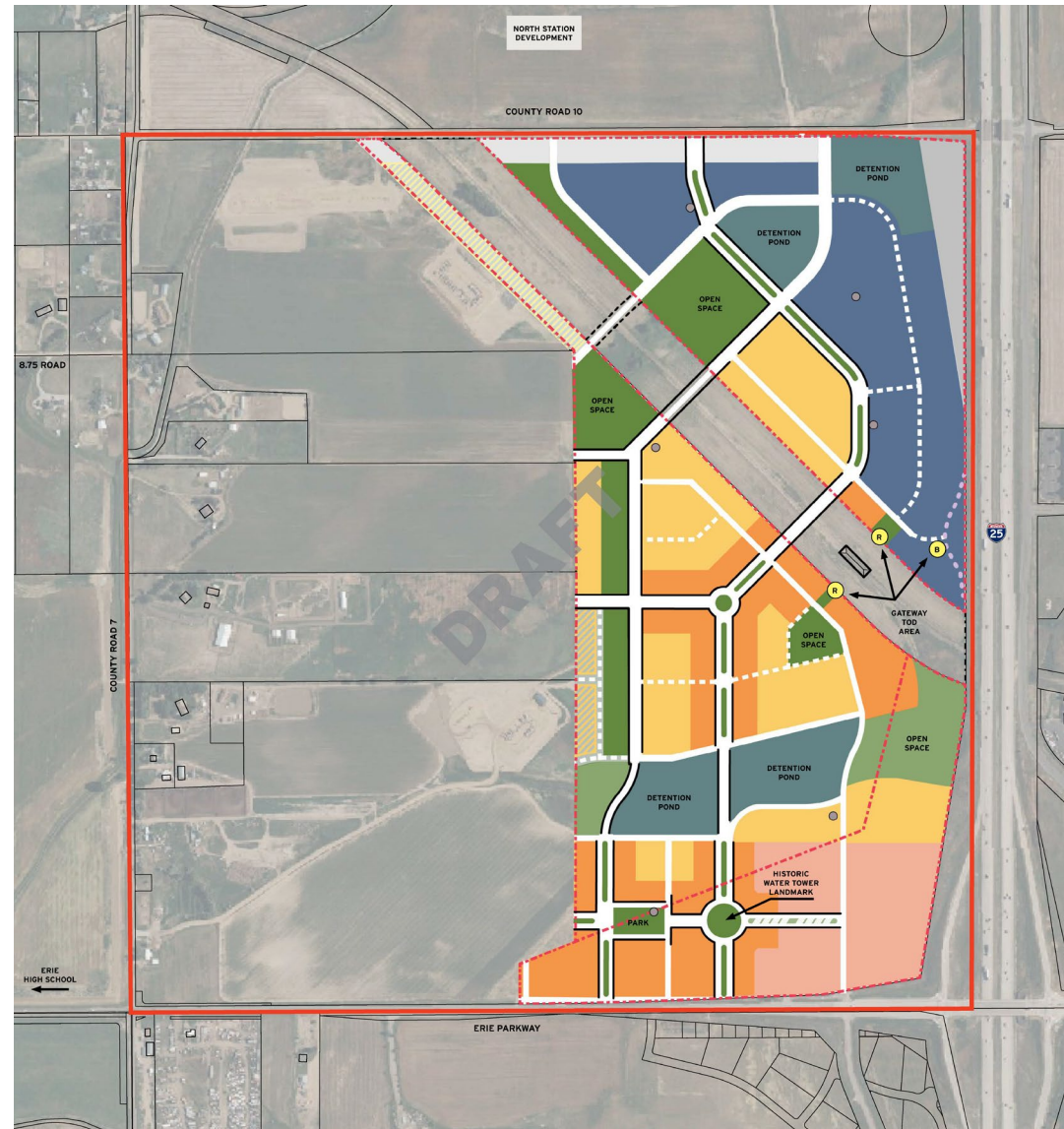
PD = Zoning  
Land use, Design,  
parks/open space,  
& streets

## From a Vision . . .



PD = Zoning  
Land use, Design,  
parks/open space,  
& streets

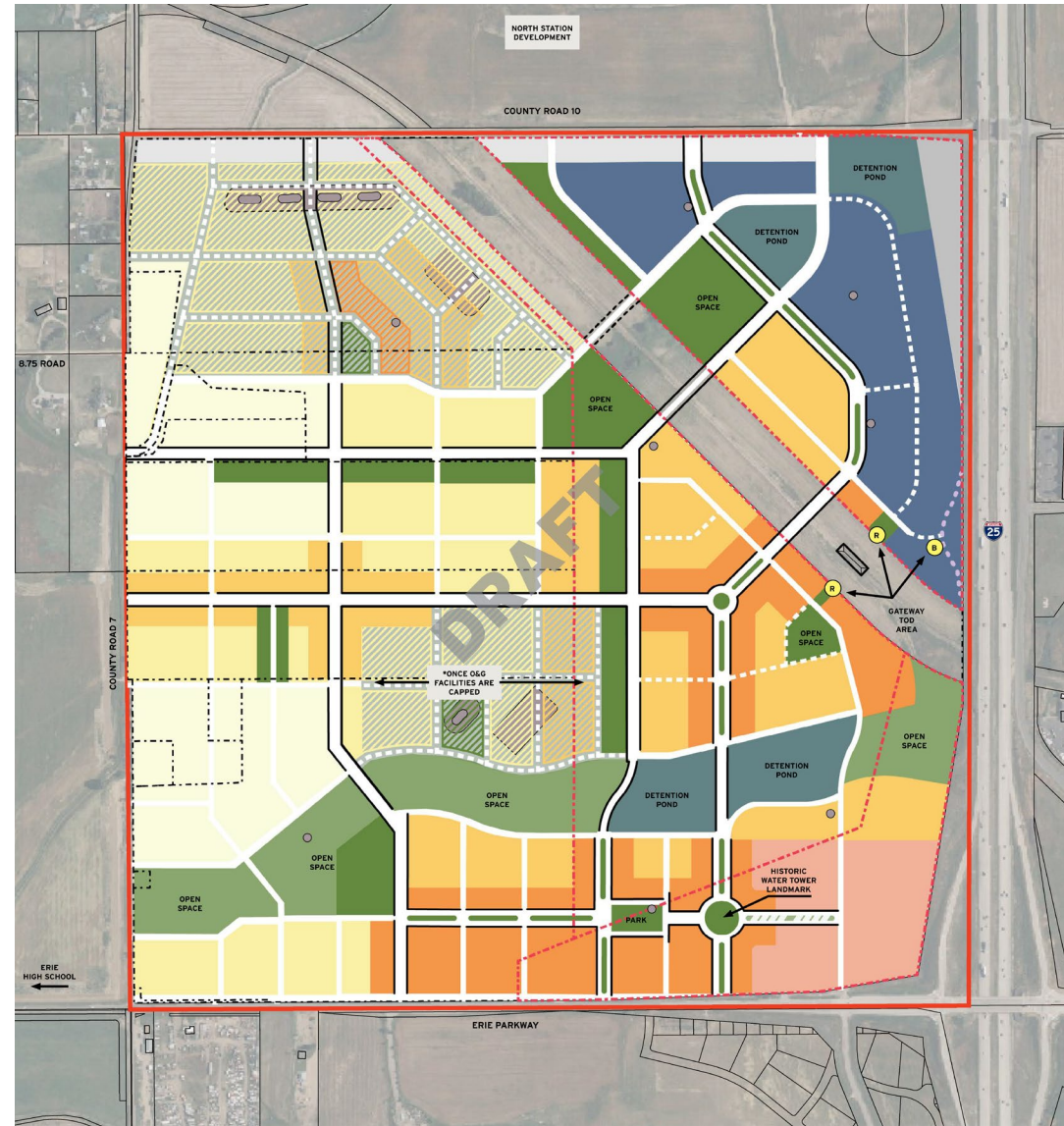
## To a Draft Plan



| Land Use |                                         |
|----------|-----------------------------------------|
| CC       | Commercial Center                       |
| NC       | Neighborhood Center                     |
| GN       | General Neighborhood                    |
| RN       | Residential Neighborhood                |
| PN       | Pastoral Neighborhood                   |
| SD-E     | Special District - Employment           |
| OS-PR    | Open Space - Parks, Plazas & Recreation |
| OS-TC    | Open Space - Trails & Corridors         |
| PF-SM    | Public Facility - Stormwater Management |
| PF-UE    | Public Facility - Utility Easement      |
| Key      |                                         |
| (B)      | Bus Rapid Transit (BRT) Station         |
| (R)      | Light-Rail Station                      |
| ---      | Potential Future Street                 |
| ...      | BRT Route                               |
| ---      | Property Line                           |
| ---      | Property Line (Town of Erie owned)      |
| ---      | South PD District Boundary              |
| ○        | Plugged Well                            |

PD = Zoning  
Land use, Design,  
parks/open space,  
& streets

# To a Draft Plan – Broader Planning Area



| Land Use |                                         |
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PD = Zoning

# DRAFT Land Use Classifications

|                                                                                    |                                                                                     |                                                                                     |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |
| <b>PN</b>                                                                          | <b>RN</b>                                                                           | <b>GN</b>                                                                           |
| <b>Pastoral<br/>Neighborhood<br/>Zone</b>                                          | <b>Residential<br/>Neighborhood<br/>Zone</b>                                        | <b>General<br/>Neighborhood<br/>Zone</b>                                            |
| Commercial Density<br>1.0 max<br>Residential Density<br>7 du/ac                    | Commercial Density<br>1.0 max<br>Residential Density<br>10 du/ac                    | Commercial Density<br>2.0 max<br>Residential Density<br>20 du/ac                    |

PD = Zoning

# DRAFT Land Use Classifications

|                                                                                    |                                                                                     |                                                                                     |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |
| <b>NC</b>                                                                          | <b>CC</b>                                                                           | <b>SD-E</b>                                                                         |
| <b>Neighborhood<br/>Center<br/>Zone</b>                                            | <b>Commercial<br/>Center<br/>Zone</b>                                               | <b>Special District<br/>Employment</b>                                              |
| Commercial Density<br>5.0 max<br>Residential Density<br>30 du/ac                   | Commercial Density<br>.25 min<br>Residential Density<br>60 du/ac                    | Commercial Density<br>1.75 max<br>Residential Density<br>60 du/ac                   |

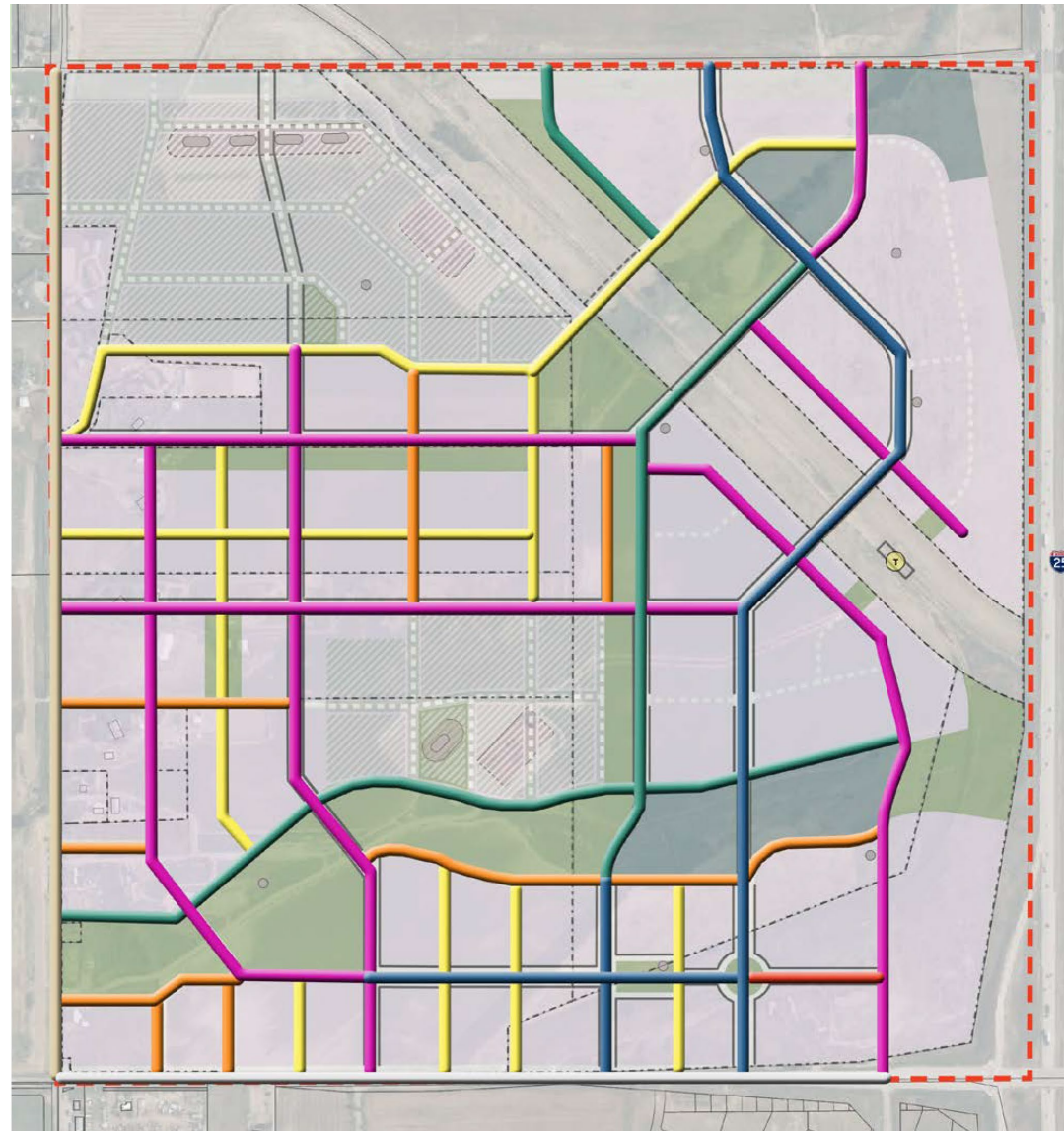
PD = Parks/  
Open Space

# DRAFT Land Use Classifications

|                                                                                    |                                                                                     |                                                                                     |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |
| <b>OS-PR</b>                                                                       | <b>OS-TC</b>                                                                        | <b>PF-SM</b>                                                                        |
| <b>Open Space<br/>Parks, Plazas &amp;<br/>Recreation</b>                           | <b>Open Space<br/>Trails &amp; Corridors</b>                                        | <b>Public Facility<br/>Stormwater<br/>Management</b>                                |

PD = Streets

# Draft Street Network

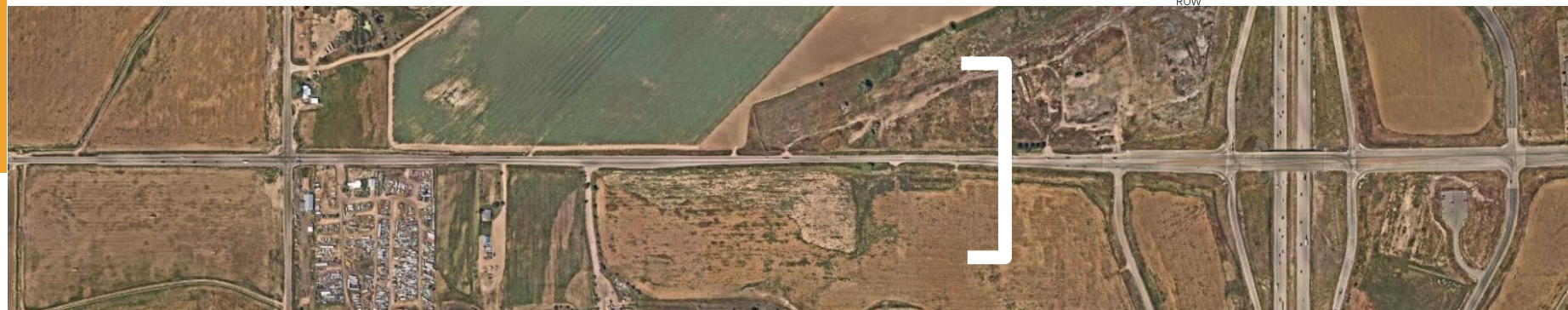
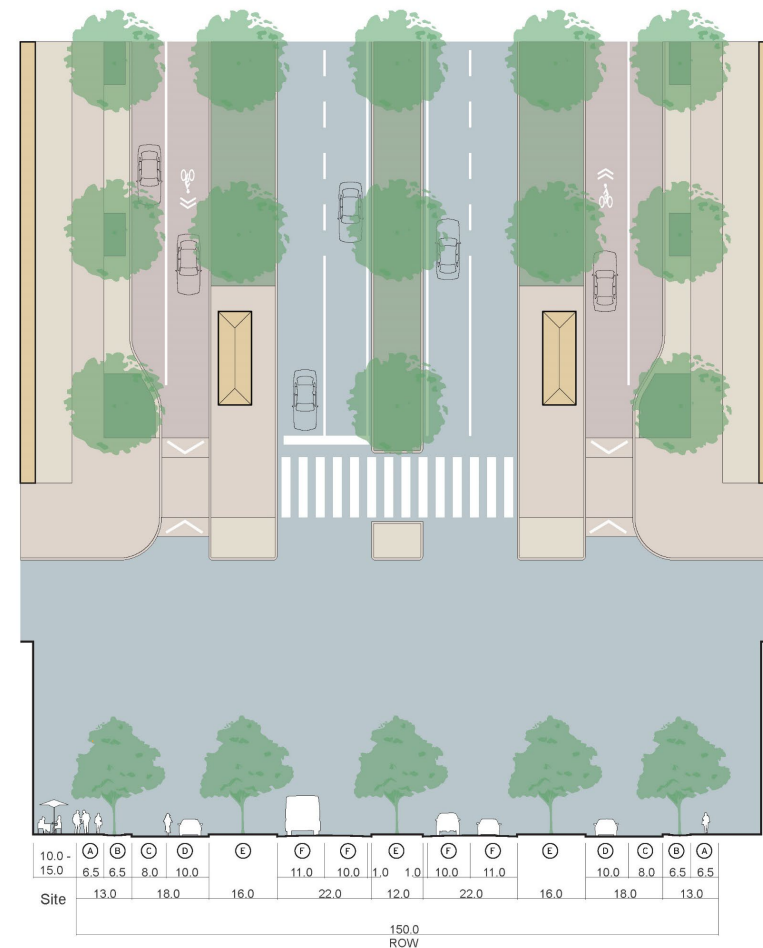


## Legend

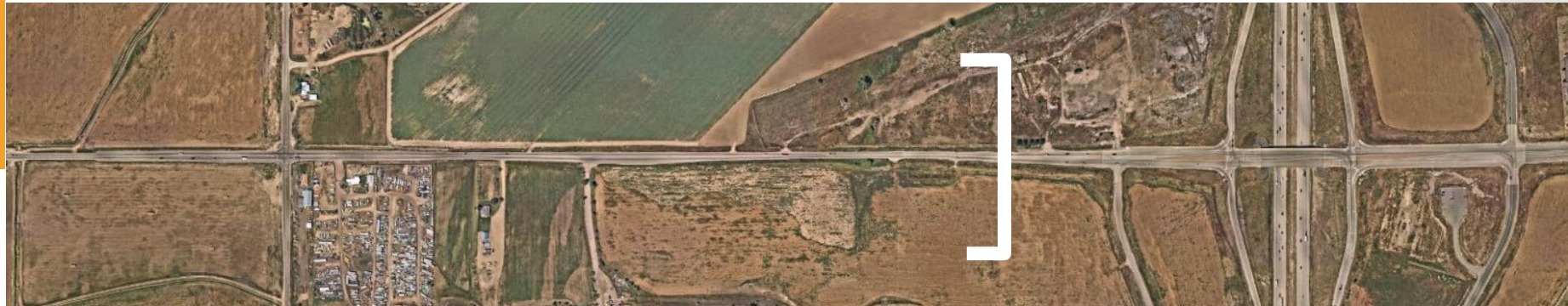
-  **Erie Parkway Boulevard** 150' ROW
-  **County Road 7** 104' ROW
-  **Greenway Boulevard** 104' ROW
-  **Main Street** 104' ROW
-  **Parkside Street** 80' ROW
-  **Primary Street** 76' ROW
-  **Typical Street** 67' ROW
-  **Residential Street** 48' ROW

PD = Streets

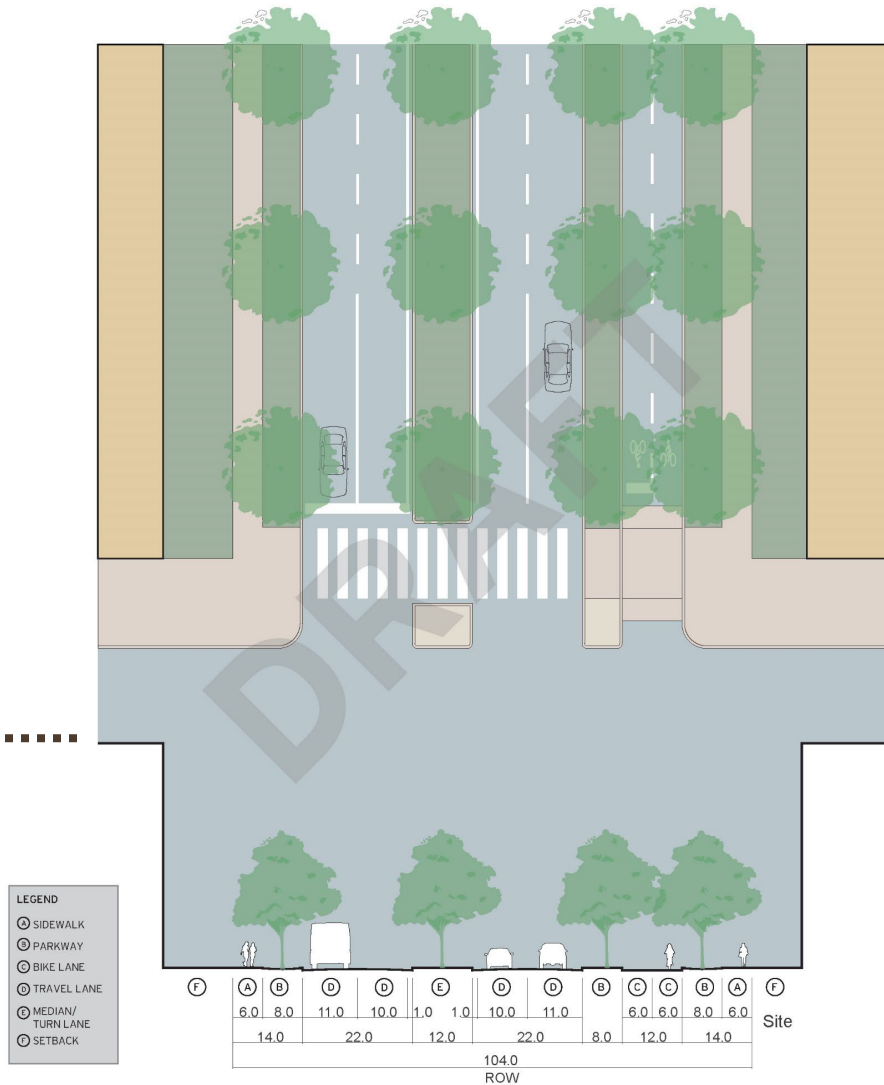
# Erie Parkway Concept



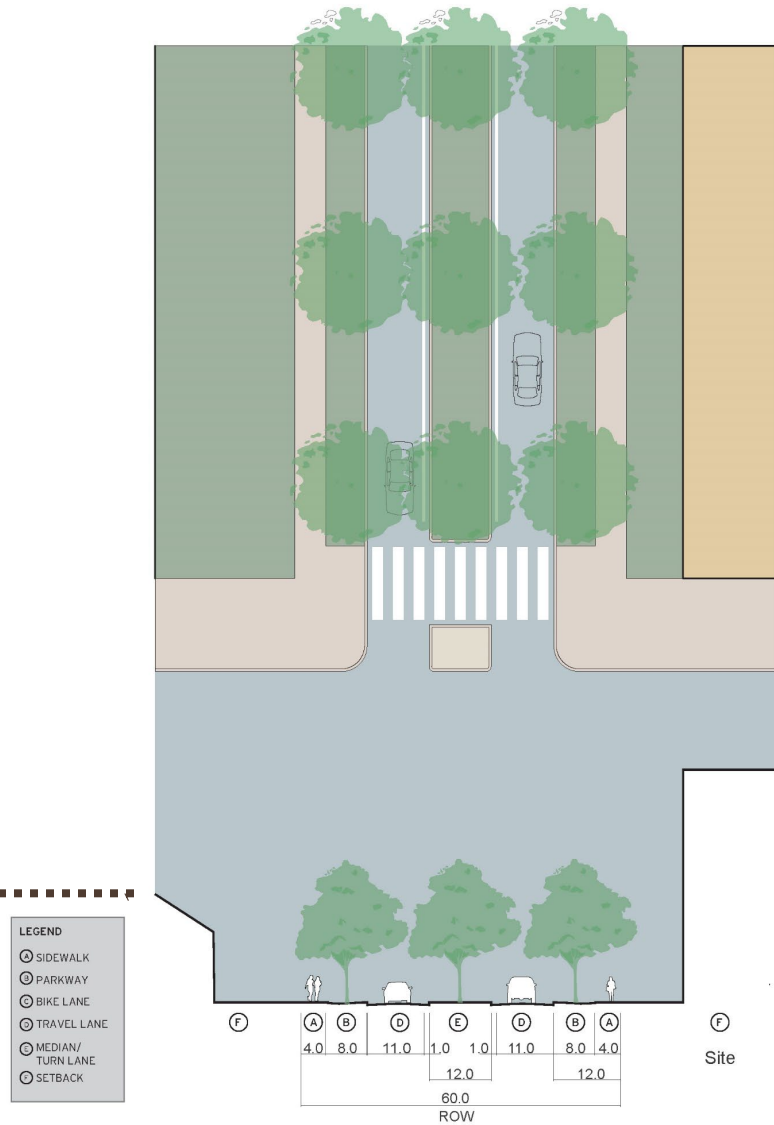
# Erie Parkway Concept



# County Road 7 – South Concept



# County Road 7 – North Concept



PD = Streets

## Next Steps for Transportation

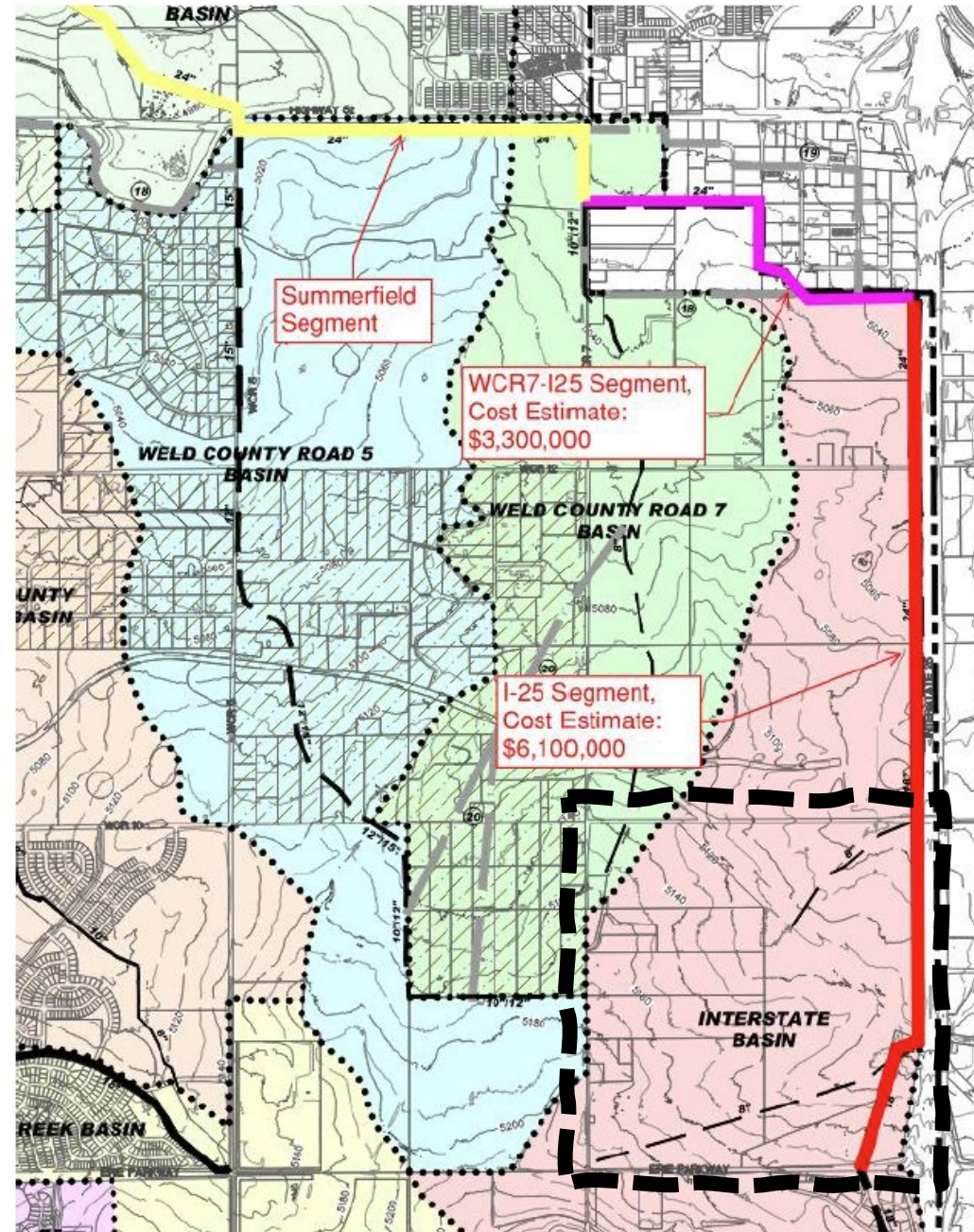
- **Traffic Counts**
  - Erie Parkway
  - County Road 7
  - County Road 10
- **Traffic Study**
  - Traffic Volume Projections
- **Evolve Street Section concepts**
- **Transit Coordination**
- **Transit Study & I-25 Study**

# Infrastructure

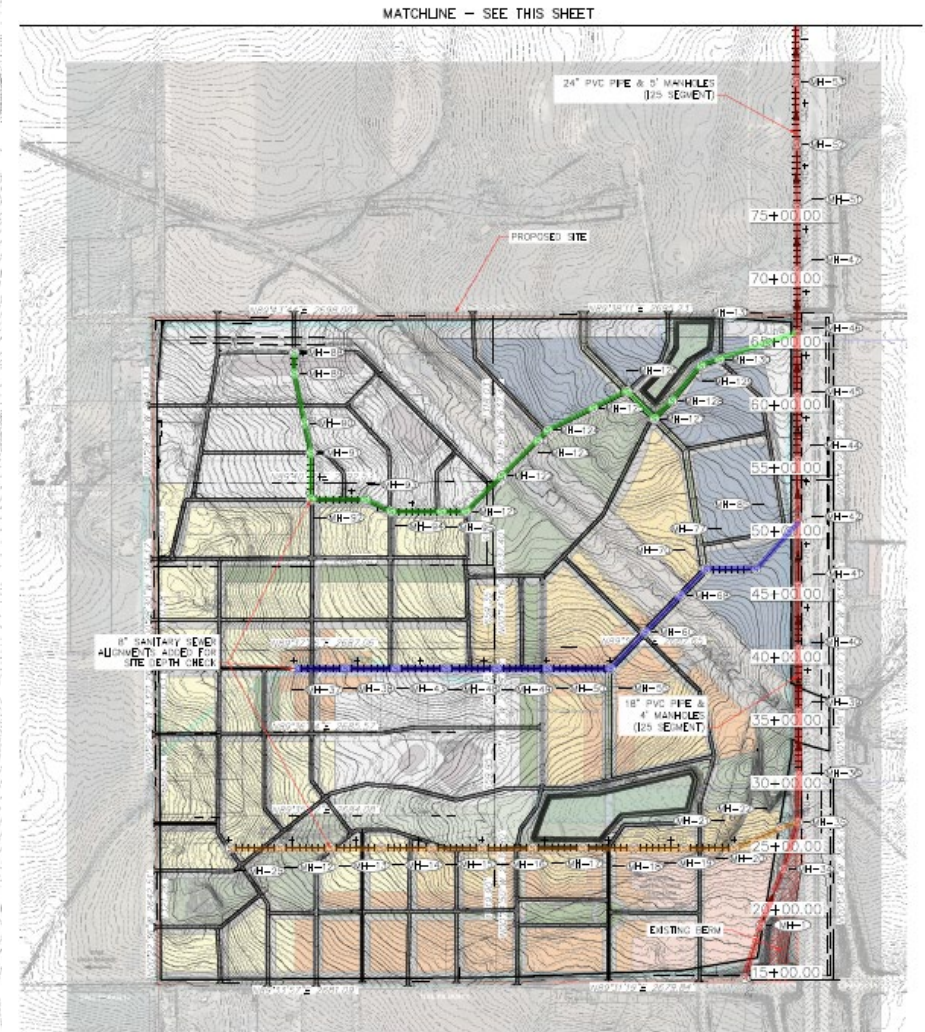
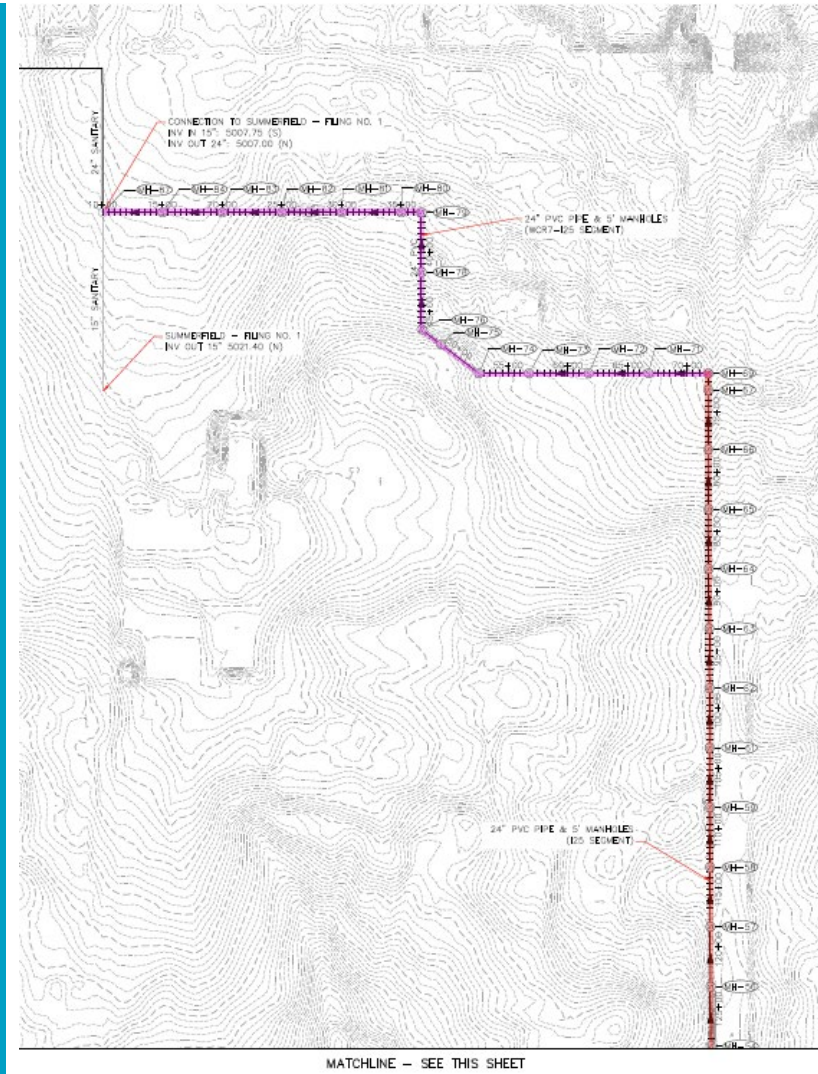
## Key Site Infrastructure

- **Water Line in CR 7**
  - 90% Design
  - Bid construction early 2024
  - Will establish construction phasing with contractor
- **Drainage**
  - Most drainage flows to the northeast and will be accommodated through open space on-site
- **Sanitary Sewer**

# Infrastructure



# Sanitary Sewer





## Steps to the URA

- URA Planning Documents for Full Area (5/9/23)
- Updated Conditions Survey for smaller phases
- Meet with Taxing Districts re: TIF revenue sharing
- Prepare new Plan and Financial Impact Reports
- Notify impacted Property Owners with new Plan
- Hold Public Hearings and adopt new Plans

## Next Steps

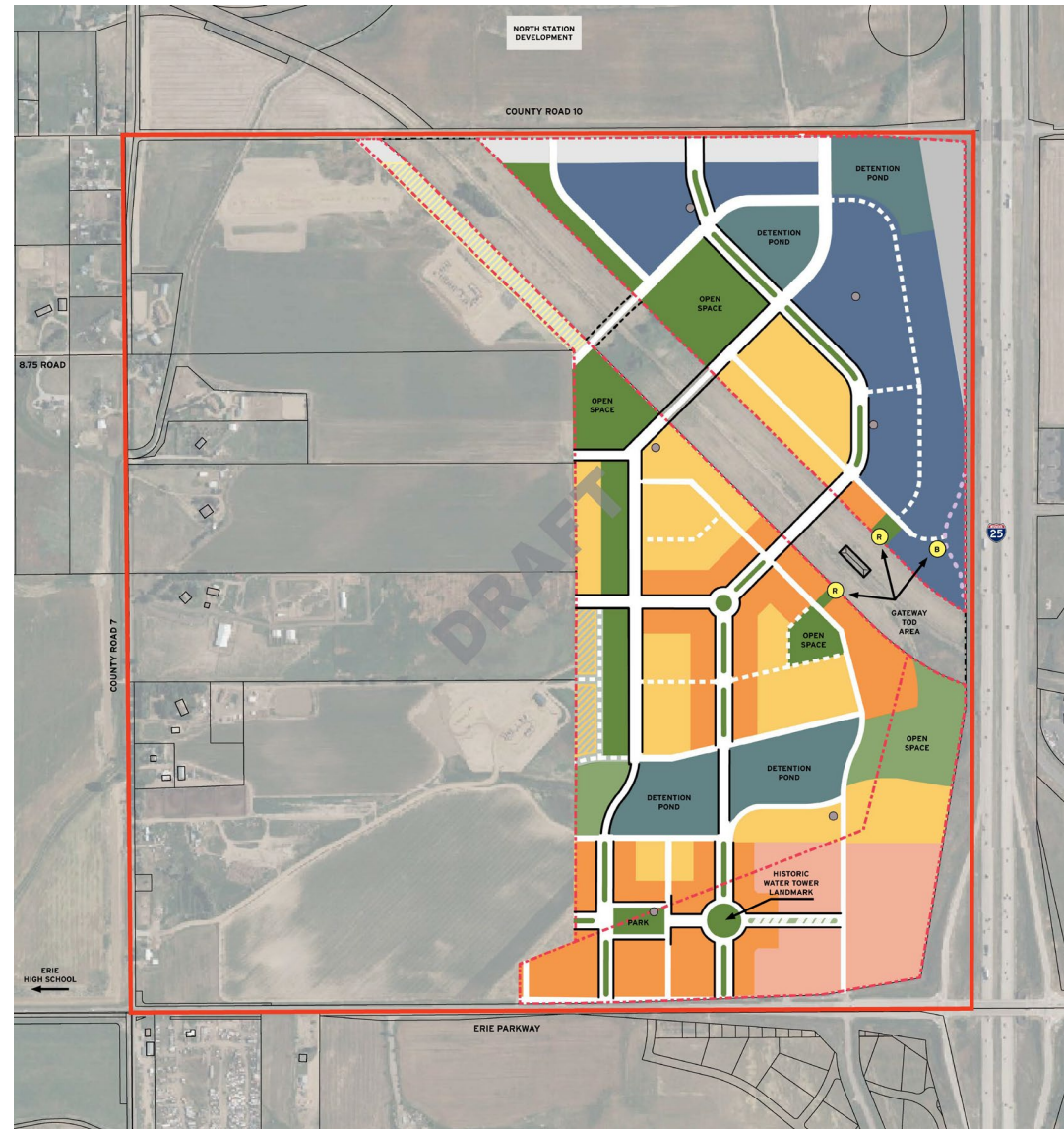
# Things to note for property owners

- No requirement to zone or annex your property
- Can authorize the PD & annexation any time before Spring 2024
- Participate only if desired
- Town will keep you informed

## What to Expect for PD Adoption & Annexation

- **Continue meetings with Property Owners**
- **Draft PD Document Winter 2023/2024**
- **Annexation & Adoption of PD Zoning Spring 2024**
  - (Authorization from property owner would be needed prior to adoption)

# Questions



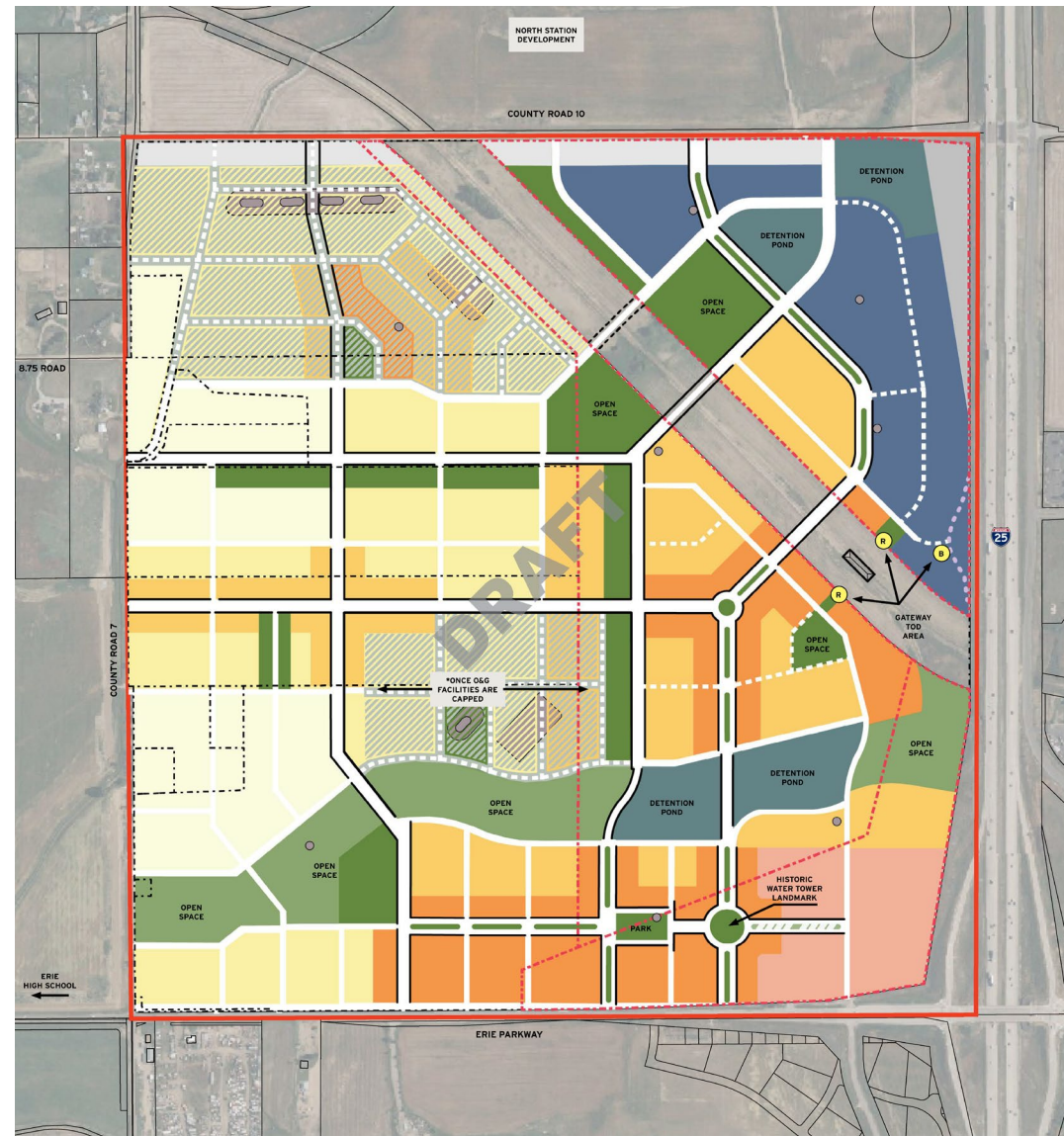
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# Questions



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