

I-25 Gateway Center Owner's Association

Traffic Flow Objection Letter

Dear Planning Commission Members:

As the president of the Gateway Owner's Association ("Association"), I am writing to express concerns relative to modifications of the access and traffic circulation plan proposed as a component of the "Buc-ee's" project and Welty Ridge Subdivision. Based on our review of the proposal, we understand that the current traffic plan seeks to eliminate full turn access at the intersection of CR 48 and Gateway Drive. We strongly oppose this modification to Gateway's primary access point, and we believe that such a course of action is detrimental to property values, unnecessarily impacts current development plans and is unwarranted at this time.

Specifically, our membership (over 50 business owners) is very concerned that eliminating full turn movement at the intersection will impair the continued development of the Gateway Center ("Gateway") and will negatively impact its existing businesses. Notably, Johnstown has identified the I-25 and WCR48 intersection as a Gateway and Activity Center within the proposed Comprehensive Plan. Gateway's development is important to creating the initial impression for the Town's visitors and residents. Gateway provides significant commercial tax base and is an ideal area for continued retail and commercial development. After years of struggle, significant development is set to occur in Gateway. Several retail projects are currently being proposed within Gateway, but they will fail if the existing access is prematurely restricted to a Right in Right out only. Accordingly, we urge the Commission to consider the importance of keeping Gateway's development healthy and sustainable. Prematurely restricting access for Gateway seems unreasonable when such a result would greatly benefit Buc-ee's and the Welty Subdivision, at the expense of Gateway.

Importantly, our traffic consultants believe that the existing full turn movement access can be maintained in a safe manner for the foreseeable future. We have attached a copy of their memorandum discussing this issue for your edification. As provided in the letter, the Association respectfully requests that the Commission consider options to maintain the existing full turn movement to prevent detrimental effects to the GOA's property values and development plans. Specifically, we request that Planning Commission recommends requiring a full movement access be analyzed as a part of the Traffic Study for the Welty Ridge subdivision and support maintaining the existing full turn movement access when safe conditions exist, and acceptable service levels are met. Additionally, we specifically request that the Traffic Study for the Welty Ridge Subdivision include an analysis that maintains full movement at Gateway Drive.

Thank you for your consideration of our concerns, and our position that access into Gateway should not be impaired, and that this can be achieved in a safe and effective manner.

Sincerely,

Sean Saffell, President, I-25 Gateway Owners Association