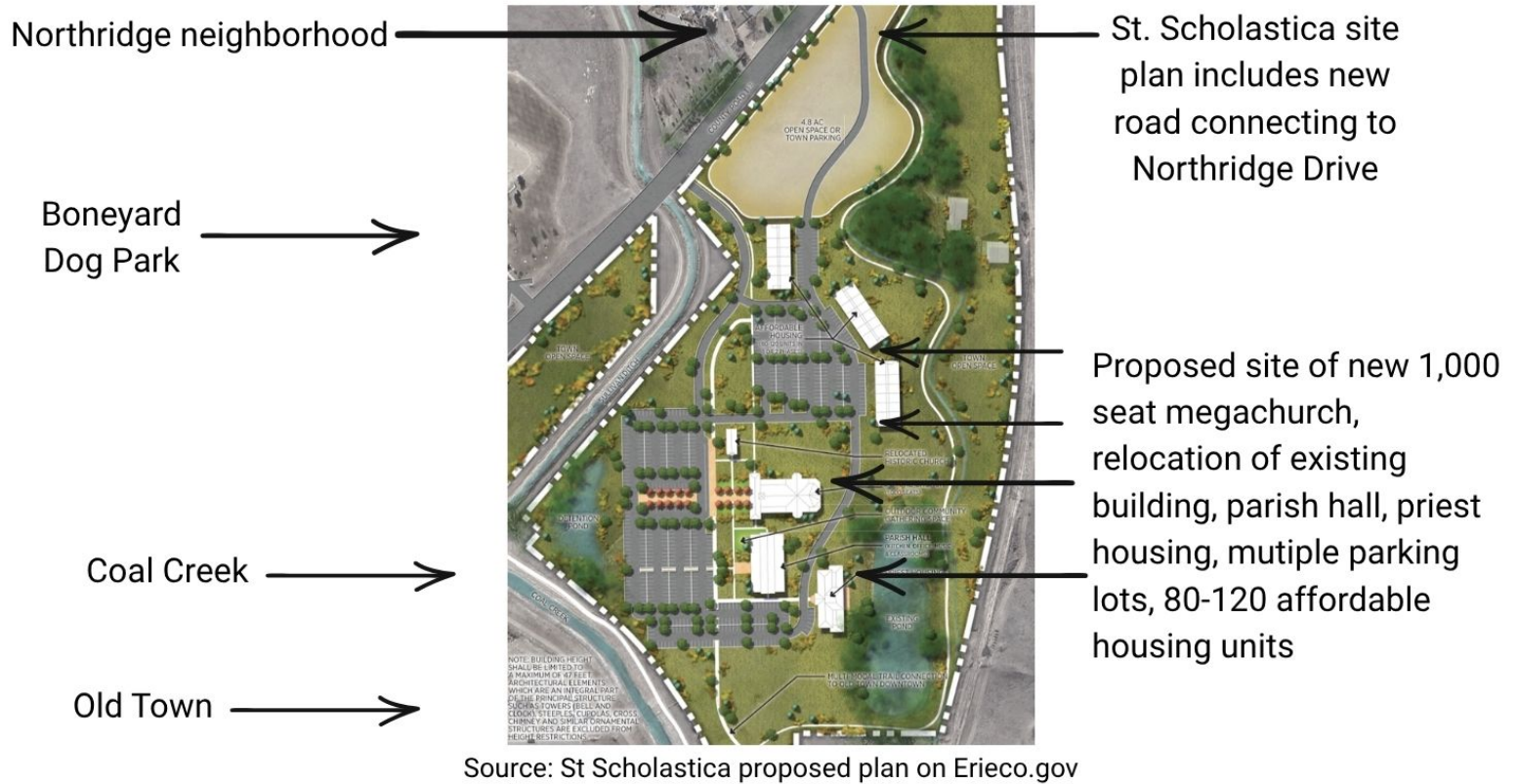


Protect the Page Property from a Megachurch

May 12 Council Meeting Decides Future of Page Property



WHAT IS THE PAGE PROPERTY?

The Page property is a 46-acre mostly undeveloped lot located directly south of Northridge (and across from the dog park) extending along County Road 1 1/2 to Old Town. The site was purchased by the Town of Erie in 2023 using [American Rescue Plan Act \(ARPA\)](#) federal funds and Erie's Trails, Natural Areas and Community Character funds (TNACC) with the intent to provide open space and develop mixed-use and affordable housing.

Erie Mayor Andrew Moore is now proposing to allow St. Scholastica Catholic Church to build:

- A 1,000-seat megachurch with a bell and clock tower, steeple and other structural elements
- Parish hall (kitchen, office, classrooms)
- Priest housing facility
- Two large parking lots
- Outdoor church gathering area
- Administrative offices
- 80-120 units of affordable housing.
- A new entrance road that connects to Northridge Drive



Source: Boulder Daily Camera

St. Scholastica's proposed site plan (shown above) allows buildings up to 47 feet high with no height restriction on the bell and clock tower, steeples, cupolas, cross, chimney and other structural elements)

St. Scholastica already owns property on Highway 52 where they had planned to build.

WHAT YOU CAN DO:

- **Email council@erieco.gov to provide your input by May 12.** This email reaches all council members.
- **Attend the May 12 Council Meeting and sign up to speak at the public hearing.** Speak at the public hearing on the future of the Page Property at the **May 12** Town Council meeting. You can also speak at any council meeting during the public comment period leading up to that date.
- **Spread the Word.** Tell your friends and neighbors. Share the flyer and web site ErieDeservesOpenSpace.com.

WHY THIS IS BAD FOR ERIE (use in your emails and public hearing comments):

- **No Economic Benefit to the Town:** Churches are private, tax exempt institutions that don't contribute to our tax base.
- **Erie Residents Should Get to Decide How to Spend Town Funds:** Allowing this development sets a precedent that large-scale institutional developments can bypass the spirit of zoning, community planning and public interest.
- **Misuse of Public Funding for Private Entity:** The funds used to purchase the property are Federal and TNACC funds supported by an **Erie voter-approved** mill levy to acquire open space, develop trails, and protect natural areas. A church is a private institution. The alternative "land swap" needs to be put up for a public vote in the November election as this is town (thereby Erie-resident)-owned property.
- **Erie's Open Space Board said NO:** Erie's Open Space and Trails Advisory Board (OSTAB) unanimously recommended to **REJECT** the St.Scholastic pre-application plan citing *"the St. Scholastica development would destroy the attributes of the property for which it was purchased to preserve. The plan does not accommodate open space, natural areas, irrigated agriculture, a healthy riparian area, wildlife and bird habitat, floodplain buffering, viewshed protection, or a tranquil outdoor experience."*
- **Traffic and Safety Impacts:** A 1,000 seat church adds a significant amount of traffic to a two-lane county road that is used by local residents, dog park visitors, bikers, pedestrians and children who walk and ride to school. The plan connects to Northridge Drive, which has no sidewalks and further exacerbates existing safety concerns from excessive speeders.
- **Erie Needs More Open Space:** The Page property runs up to the Coal Creek corridor, which is vital to Erie, serving as a historic foundation, a key natural corridor for wildlife, and a central focus for recreation, flood control, and environmental planning. A major development of this size, height and traffic would significantly disrupt Erie's important natural connecting ecosystem. We need to protect it