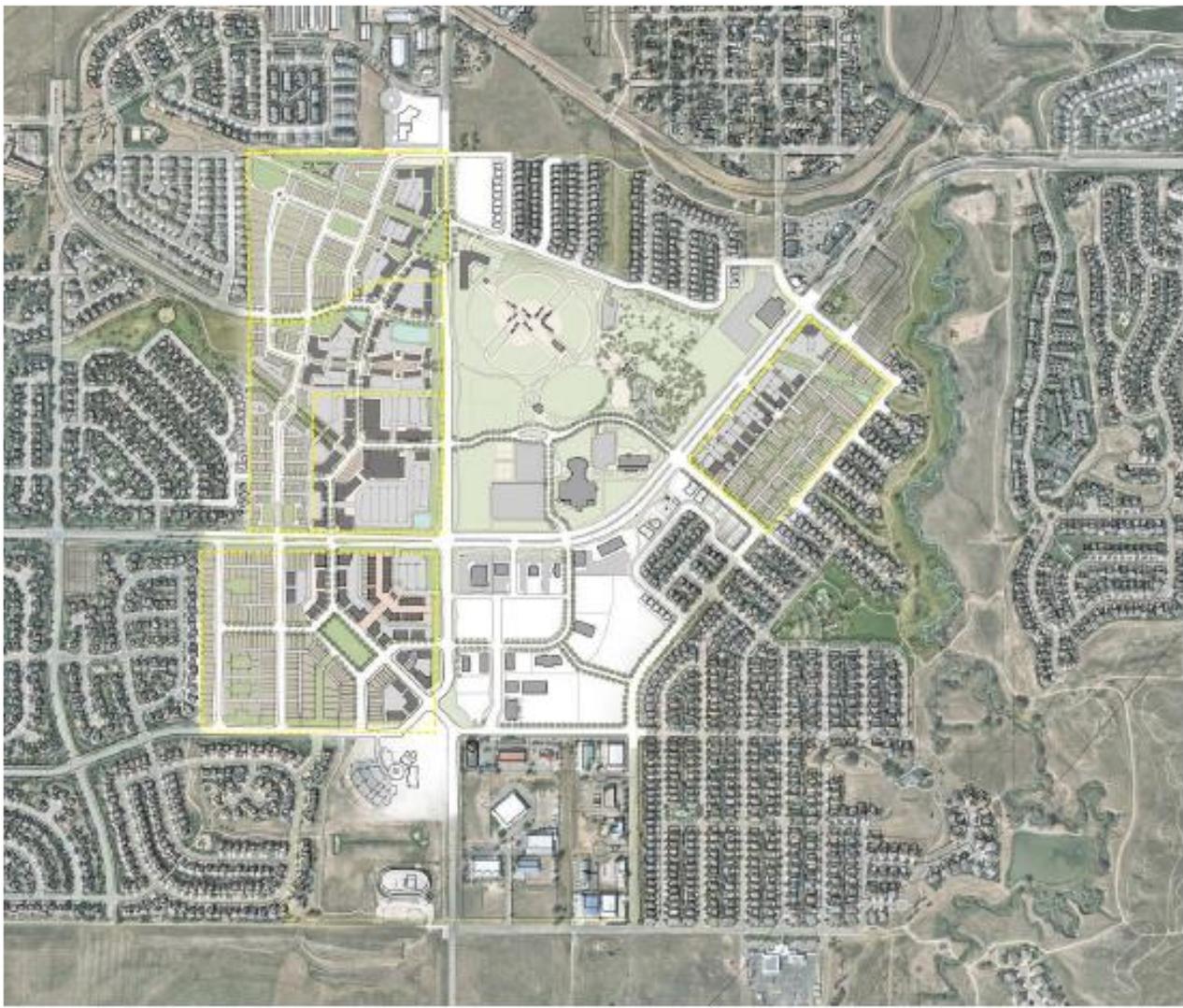


# Town Center & Old Town Update

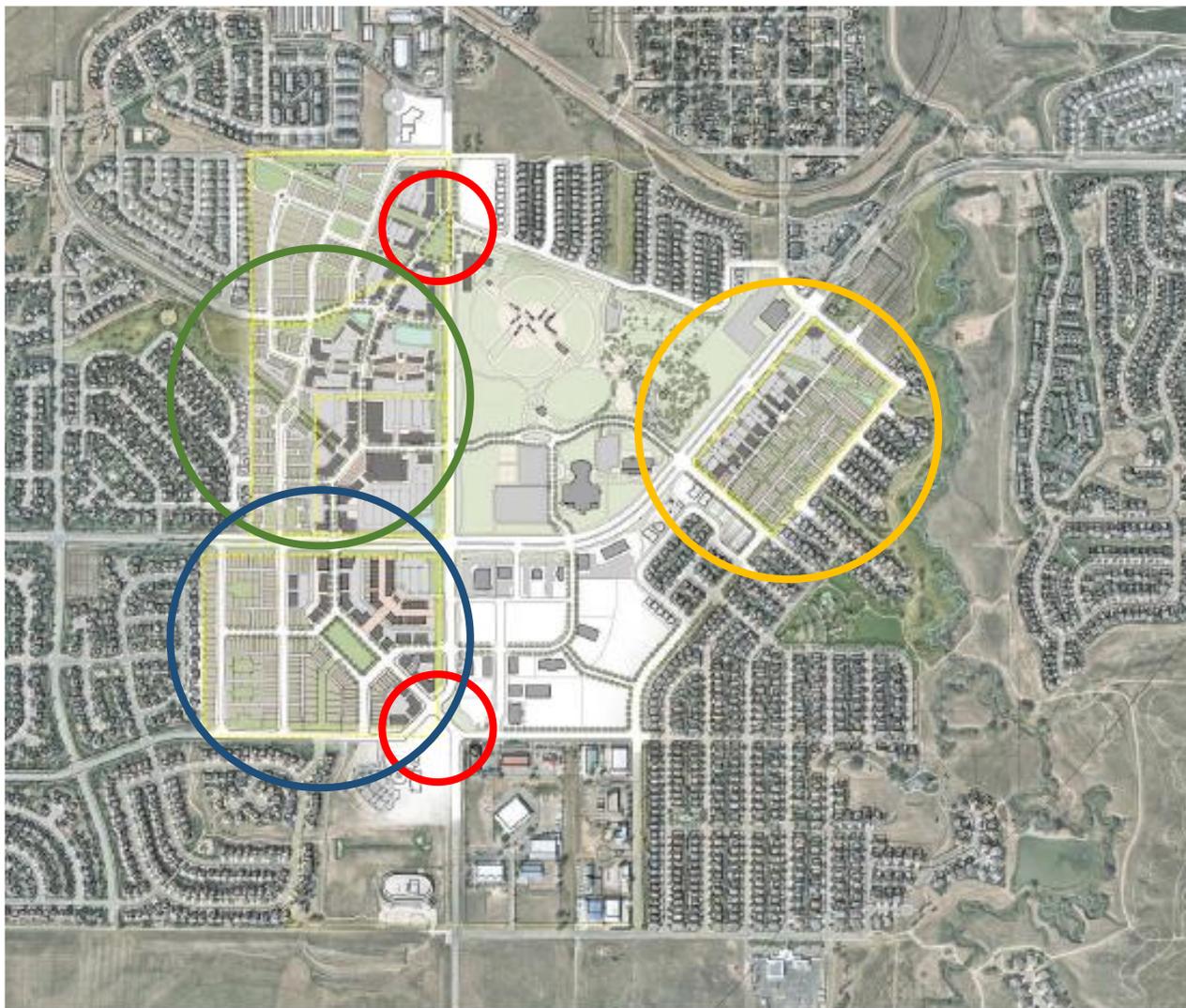
## August 2020



Historical Downtown Study Area Parcels  
Historical District Boundary

# Town Center Master Plan Implementation Update

## August 2020



### Countyline Rd – Peel Intersections

#### Ranchwood

- Development Submittal

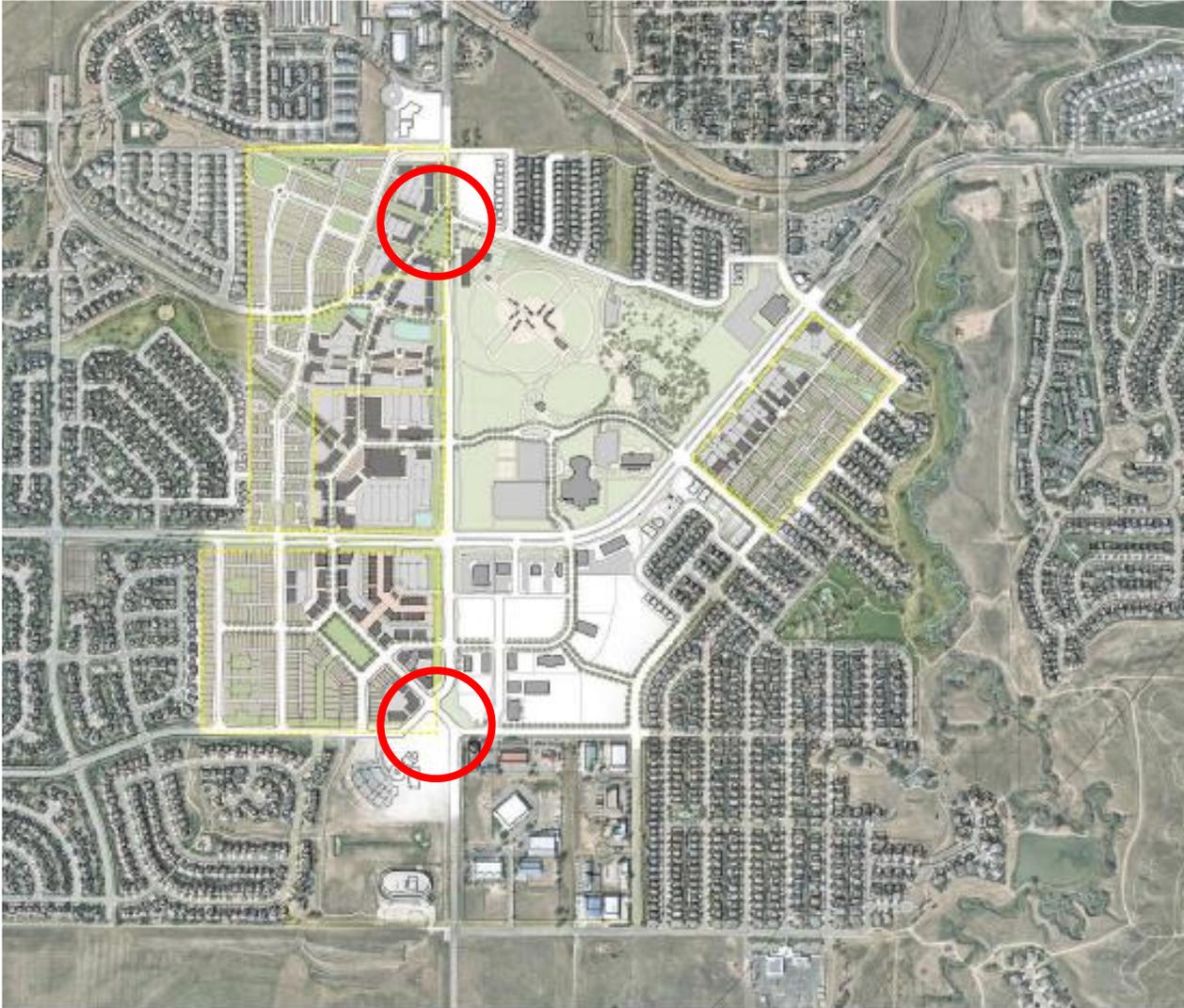
#### Four Corners

- Metro District and Business Improvement District Service Plan Amendments

#### Erie Commons

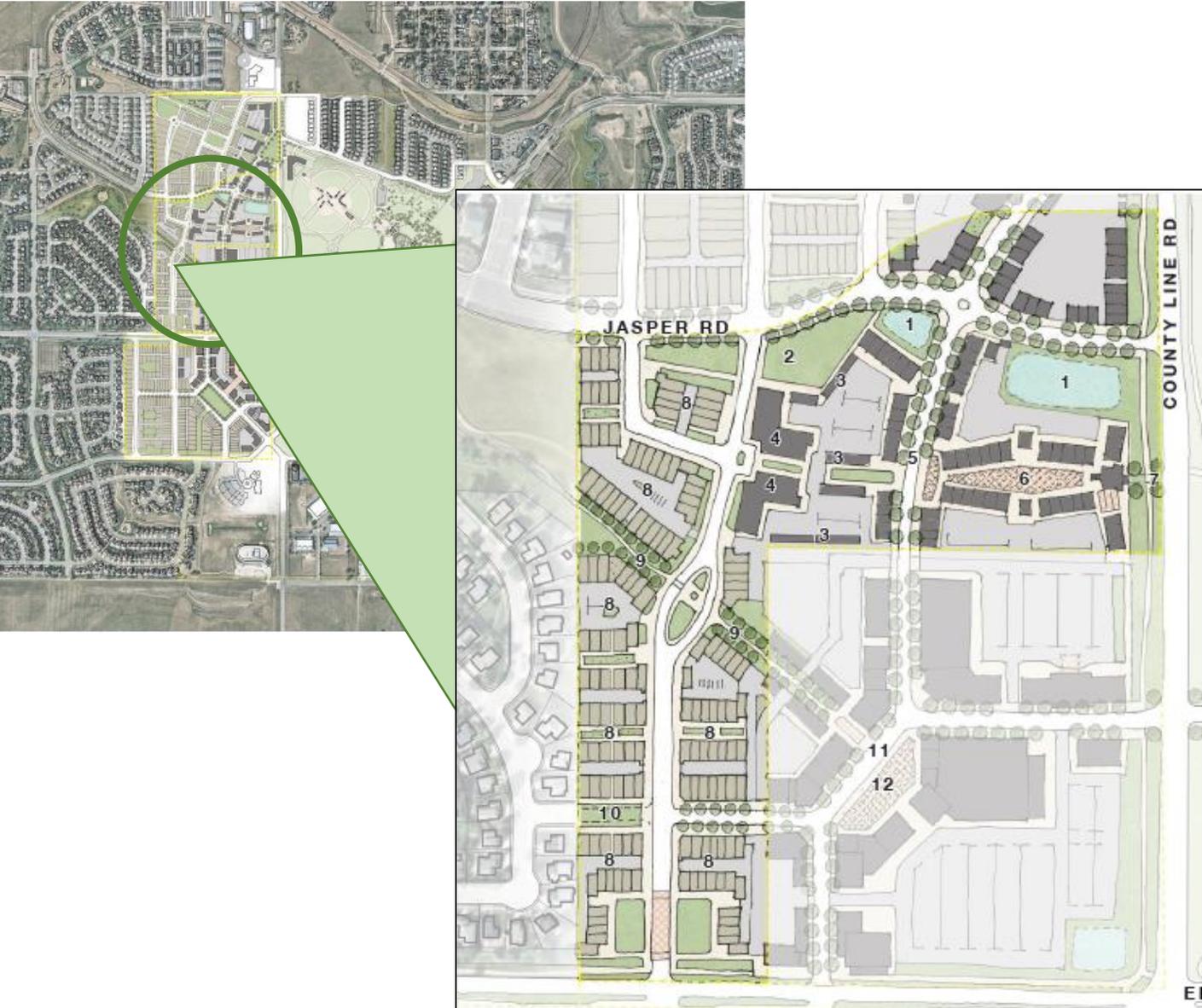
- Boulder Creek WeCottages
- Circle K
- Credit Union

# Countyline Rd – Peel Intersections



- Baseline Engineering Hired in May 2020
- Provided multiple concepts for North and South Intersections
- Presented concepts to Developers
- Developers Unanimously agreed on preferred concepts for both the North and The South intersections.
- Final designs and cost estimates anticipated completion by August 24<sup>th</sup>

# Ranchwood



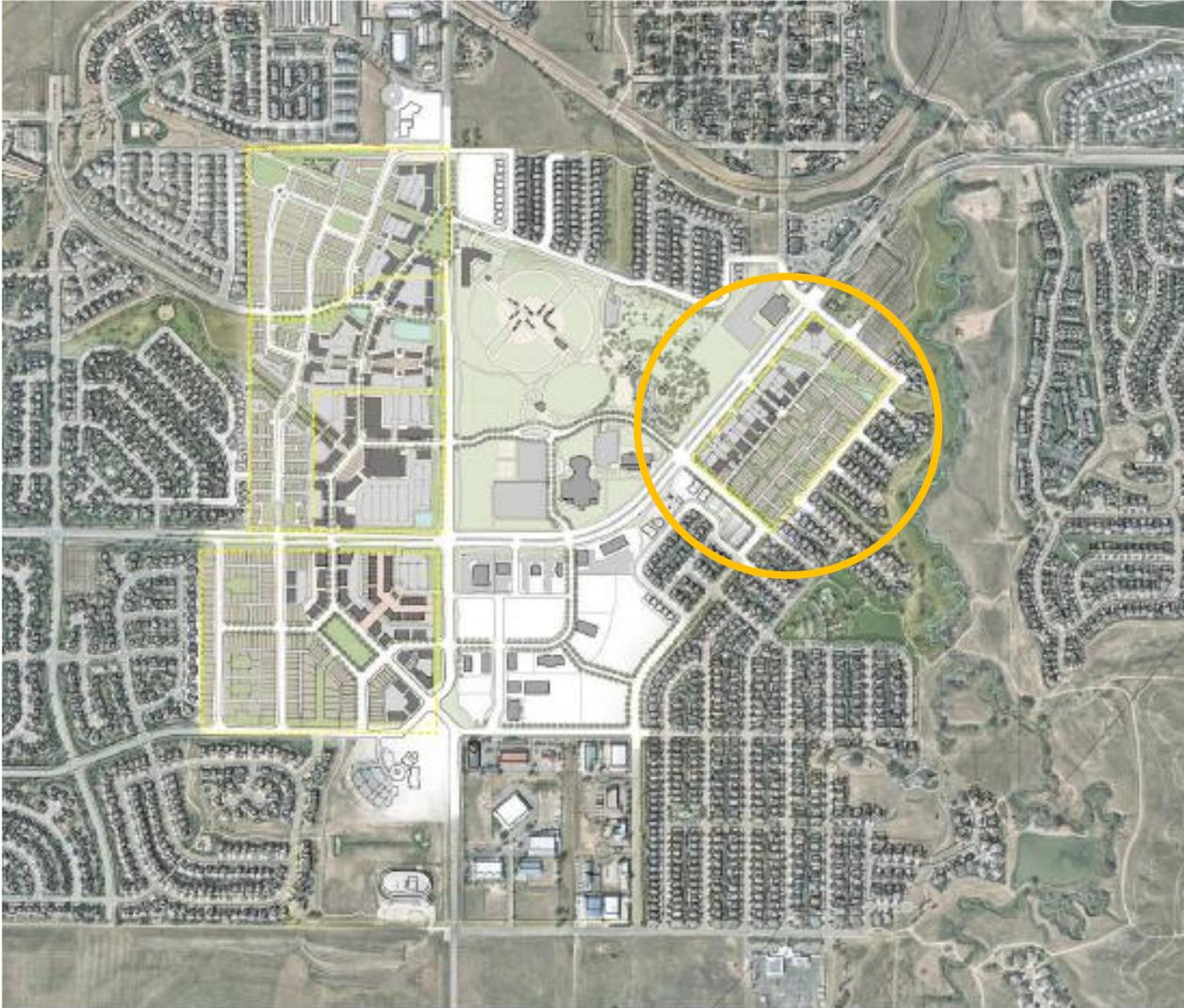
- Several pre-application meetings with Ranchwood since PD Adoption in March.
- Actively working with Regency to confirm PEEL location and impact on Three Party Private Agreement between Regency, TEBO and Ranchwood.
- Ranchwood formal submittal is imminent.

# Four Corners



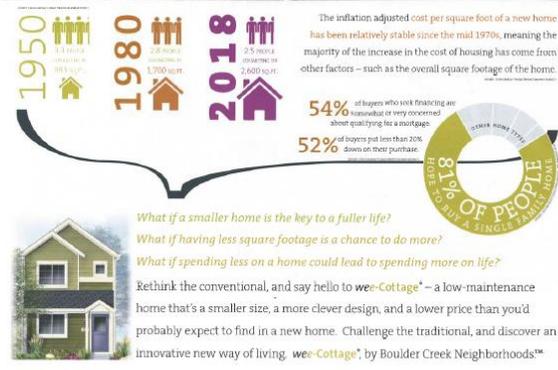
- Four Corners LLC is working on making changes to their Metro District and Business Improvement District service plans (As they were designed to support their original concept, and need to be updated to reflect and support Town Center Plan)
- The South Peel Intersection will have a direct impact on their site, finalization of these intersection is critical for Four Corners to move forward.

# Erie Commons



- Boulder Creek WeCottage: Anticipated Submittal August 2020
  - Evaluating tap fees/impact fees with respect to a small format housing product
- Credit Union (West Commercial Corner) in review
- Circle K (Eastern Commercial Corner) in review

**wee-Cottage®**  
smaller homes creating greater life balance



# Historic Old Town URA



■ Historical Downtown Study Area Parcels  
 Historical District Boundary

# Old Town Infrastructure Improvements

- This project is effectively on “Hold” until Boulder Creek closes on the property in Erie Commons
- Upon closing we will be able to introduce financing for proposed infrastructure improvements
- Comprehensive Community Outreach Plan for Old Town Infrastructure Improvement Engagement Complete