

Planning & Development Monthly Report



April 2023

Planning | Building | Housing | Transportation

- **Planning & Development Staff Updates:**

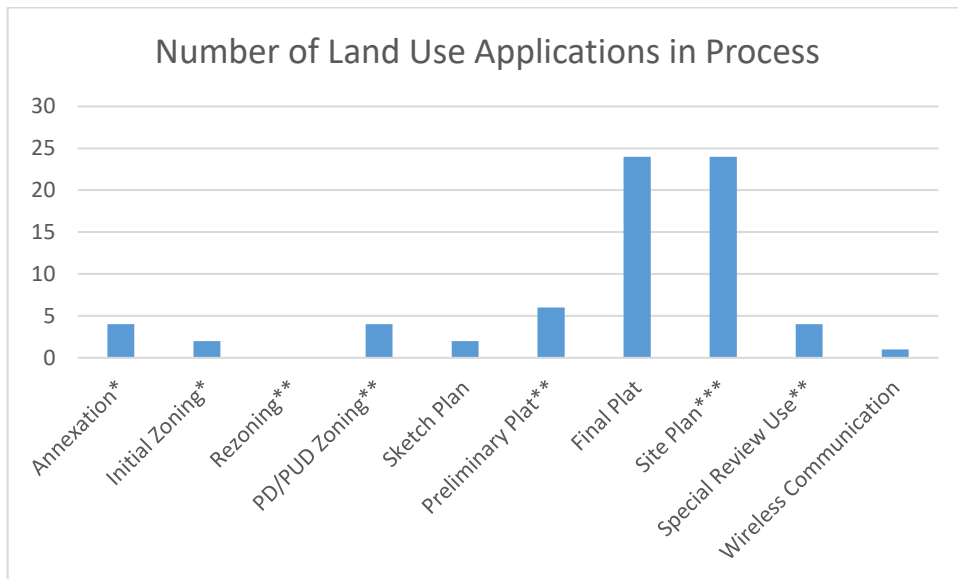
- Principal Planner Erin Fosdick accepted a position as President/CEO of the Longmont Economic Development Corporation. Her last day was April 14.
- Deborah Bachelder has been promoted from Planning Manager/Deputy Director to Deputy Director of Planning and Development.
- Chris LaRue has been promoted from Senior Planner to Principal Planner. Chris's duties will include supervising the Senior Planners in Current Planning.
- We are thrilled to have MJ Adams dive in as the Town's new Affordable Housing Manager as of April 10.
- Two positions are currently posted and interviews are wrapping up for the department: Planning Manager and Housing Management Analyst.
- The Permit Coordinator position held by Weslyn Korecky was recently re-classified to include managerial duties of supervising and overseeing the daily functions and operations of the Senior Permit Technician and Permit Technician positions.

Planning Division

Development Review

Land Use Applications

- Planning had a total of 71 land use applications in process in March; the graph illustrates the breakdown of applications by type. The land use application project type details can be found in the [Development Application List](#) on the Town website.



*BOT review ** PC & BOT review *** PC review – Projects 25,000 square feet or greater

Note: Land use applications for Sketch Plan, Site Plan (under 25,000 square feet) and Final Plat are approved administratively. Projects within a PD zone district also have an administrative approval depending on their specific land use requirements.

Pre-Application Meetings

In addition to the land use applications listed above, Planning staff also meets with potential developers in pre-application meetings to discuss a concept or idea for development. Planning provides guidance on Code requirements and what formal land use applications apply. In March 2023, the Planning staff held four Pre-application meetings for the following projects/properties:

- Vista Ridge Filing 6, 3rd Amendment:** Lot Readjustment Minor Subdivision
- Candlelight Estates – 2431 Shortridge Place:** Architectural Review, Single-Family Home
- Erie Town Hall Expansion:** Site Plan
- Vista Ridge – 3010 Village Vista Dr – Active Adult Community:** Site Plan

Elevate Erie:

- The Elevate Erie Team continues to conduct online engagement via emailed Google Forms questionnaire to hear from stakeholder groups, including educators and school districts, utility providers, businesses and economic development interests, developers, Homeowners Associations, and interested residents.
- The project team conducted one-on-one listening sessions upon request as follow-ups to the stakeholder outreach. Town staff also met with residents of Arapahoe Ride neighborhood and met with members of the Downtown Erie Business Association (DEBA) about their need for wayfinding downtown and other interests.
- Town staff continues to update the project's Engage Erie webpage with relevant information and activities, such as an Ideas Wall and a Comment Map to gather input from the public. Information about the project is continually being shared through Town publications and social media channels.
- Pop-up Engagement activities were held throughout the month of April around Erie for informal conversations with community members at locations such as local coffee shops and the Erie Community Center.
- Elevate Erie outreach was also held at the Earth Day/Arbor Day activities on April 29, and will the Town Fair on May 13.
- A Technical Advisory Committee (TAC) meeting was held on April 14, and a Plan Advisory Committee (PAC) meeting was held on April 17. The consultant teams reported on factors shaping the plan and their existing conditions analysis – to inform the visioning phase in May and June.
- Town staff and the consulting team will present to the Planning Commission on May 10 to provide a status update on the engagement strategy and discuss next steps.

Projects in Support of Other Departments

Other Town departments and other jurisdictions rely on the participation of Planning staff in their projects. Below is a list of the projects Planning has been involved with in March 2023.

- **Economic Development**
 - Downtown Improvements
 - I-25 Gateway South – Town Property
 - Town Center – Town Property
- **Finance**
 - Budget
- **Interdepartmental**
 - Affordable Housing
 - Metro District Policy
 - Central Square software implementations

- **Public Works**
 - Capital Improvement Projects

Building Division

What's going on:

- The 2021 International Code (I-Code) adoption grace period was extended for six months to allow adequate time for builders and developers to review and adjust, as well as for Town staff to interpret, implement and enforce the updated codes, specifically the adopted residential fire sprinkler system provisions and energy code efficiency “strengthening” amendments.

What's going up:

- The Nine Mile King Soopers project was issued a building permit March 15.
- The Aura multi-family project in Colliers Hill is finalizing framing progress on all Phase 1, 2 and 3 multi-family buildings.
- A mixed-use, multi-tenant core/shell building at 680 Mitchell is finalizing construction and tenant improvement permits are issued for Starbucks, a chiropractic office, barber shop, lash salon and an Asian restaurant.
- Several business and food service tenant improvement projects are under construction in the Nine Mile development.

Summary of this month's Permit and Inspection Activity:

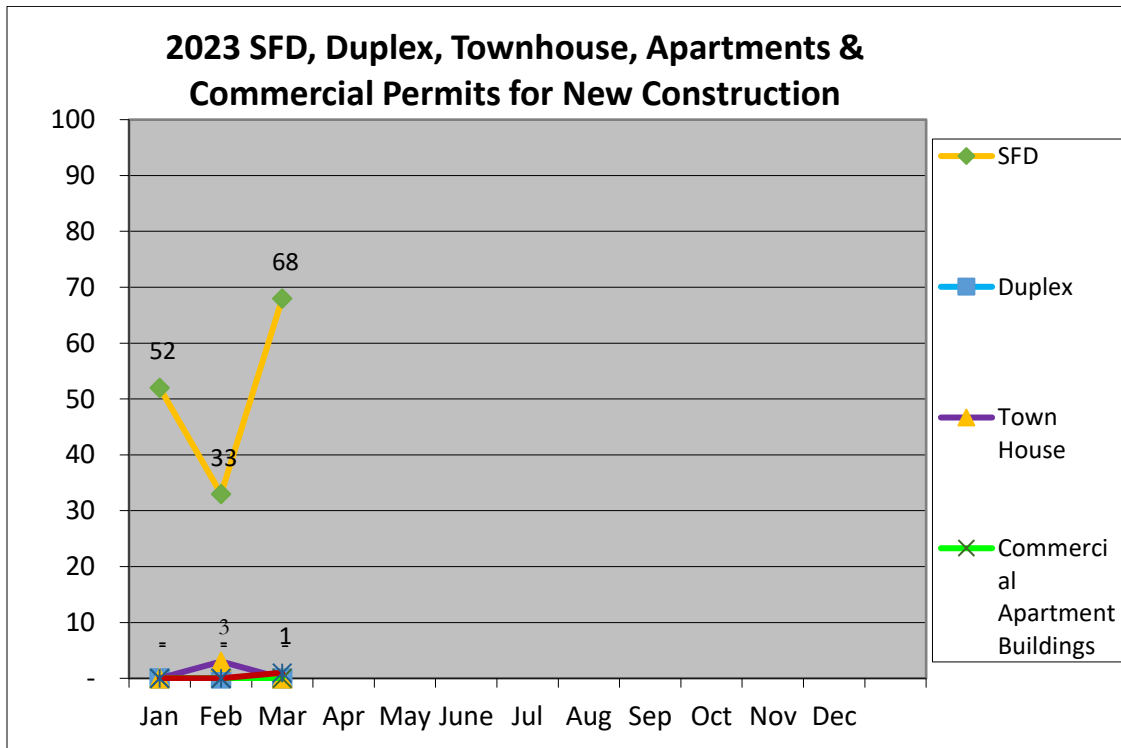
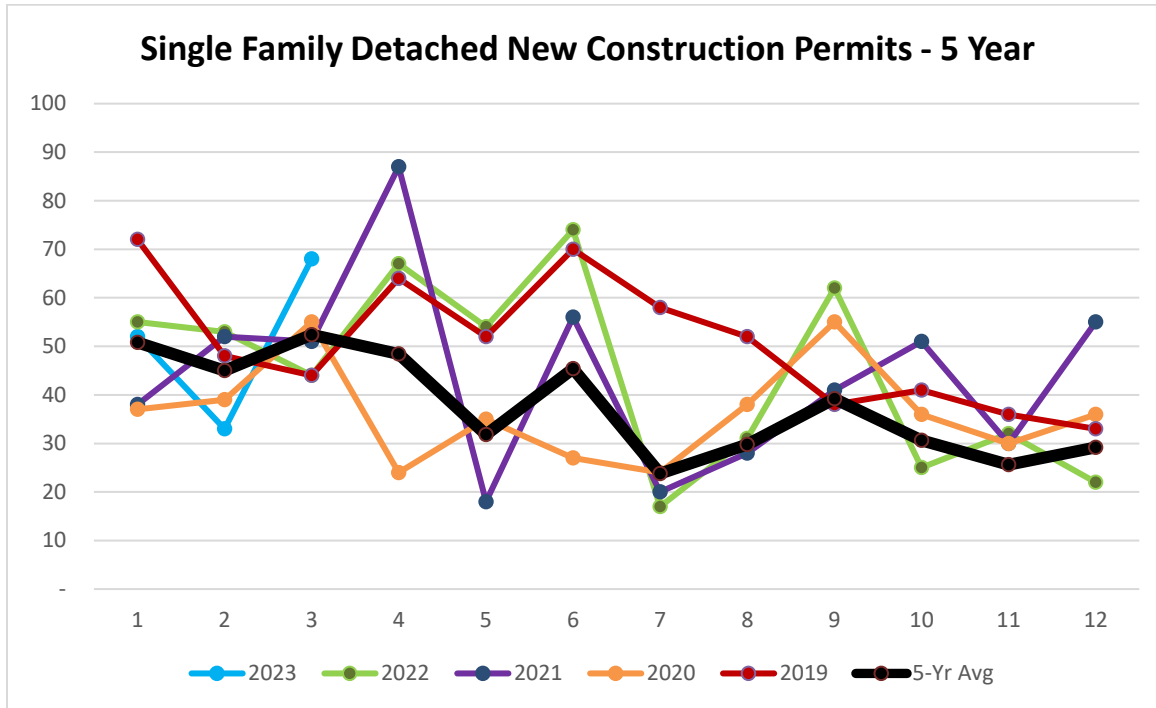
- **268 Total Building Permits** issued (559 YTD) – of which 63 are single-family dwellings (detached, attached, and townhomes - 156 YTD).
- **2589 inspections** performed (113 per business day/28 per inspector –4).
- **54 Certificates of Occupancy** issued - 49 Residential and 5 Commercial.

Commercial Project Permit Applications in Plan Review Queue:

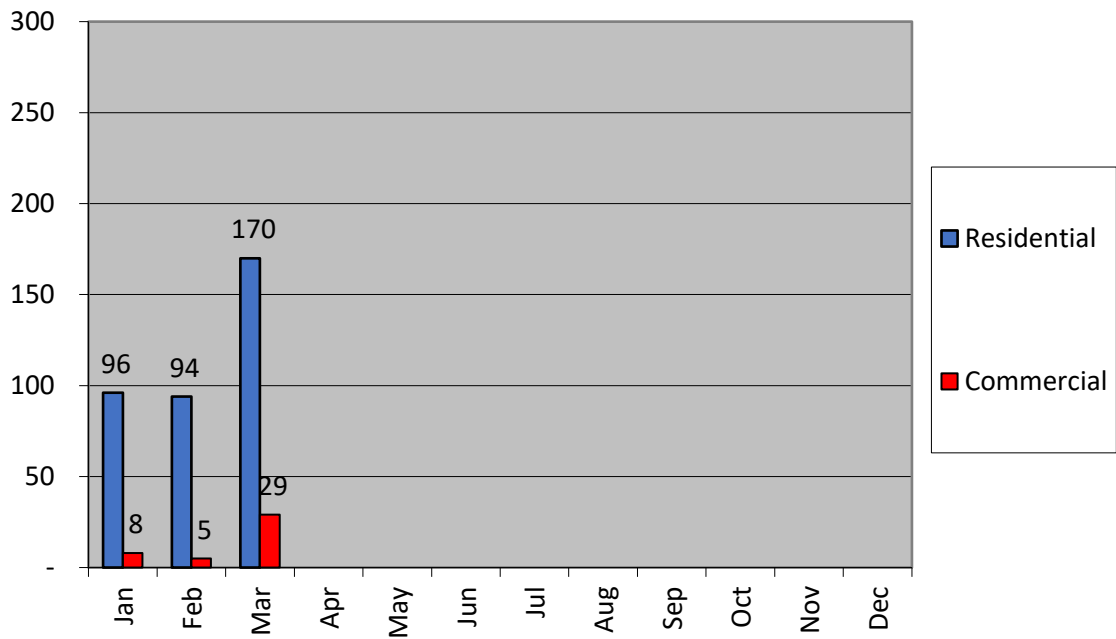
- **2930 Arapahoe Rd., #110** – Papa John's tenant improvement
- **2980 Arapahoe Rd.** – King Soopers Fuel Kiosk & Canopy
- **3330 Arapahoe Rd.** – Car Wash
- **554 Briggs St.** – Lucile's addition
- **2620 Sawyer Lane** – Parkdale Clubhouse & Pool
- **680 Mitchell Way, Unit 160** – Barber Shop tenant improvement
- **2885 Mountain View Blvd.** = Ophthalmology Office
- **86 Westerly Blvd.** – Amenity Center

Projects in Support of other Town Departments:

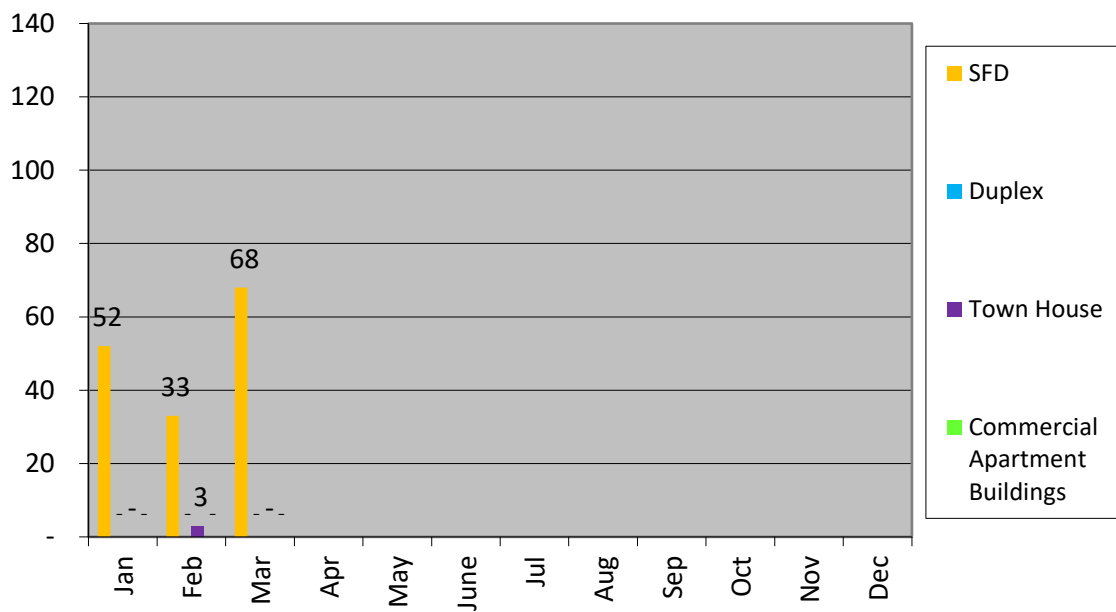
- Dale Ulmer and Weslyn Korecky are working closely with Shumaila Hafeez, Local Business Administrator in Economic Development to assist with development and coordination of the certificate of occupancy and business license review and approval process.



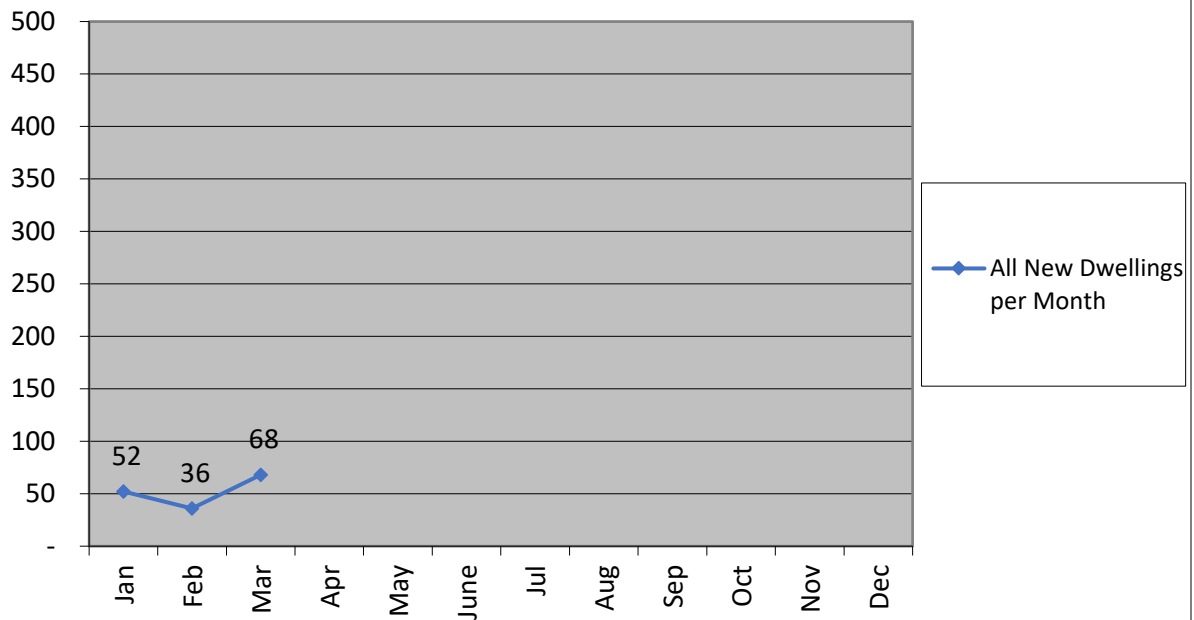
2023 Total All Other Permits



2023 Total New Dwelling Units



2023 Total New Dwelling Units



New Construction (Month by Month)

2023	SFD	Duplex	Town House	Commercial Apartment Buildings	Quantity of Apartment dwelling units	Commercial
Jan	52	-	-	-	-	-
Feb	33	-	3	-	-	-
Mar	68	-	-	-	-	1
Apr						
May						
June						
Jul						
Aug						
Sep						
Oct						
Nov						
Dec						
Total	153	-	3	-	-	1

Other Permits *			Total	Total Dwellings
2023	Residential	Commercial	All Permit Types	All New Dwellings per Month
Jan	96	8	156	52
Feb	94	5	135	36
Mar	170	29	268	68
Apr				
May				
Jun				
Jul				
Aug				
Sep				
Oct				
Nov				
Dec				
TOTAL	360	42	559	156

* Includes: Mechanical, Electrical, Plumbing, Roofing, Decks, and Fence permits.

Town of Erie								
Detached Single Family New Construction Building Permit Trends							2023	Cum Yr.
	2019	2020	2021	2022	2023	5-Yr. Avg	Month to Avg	to Avg
Jan	72	37	38	55	52	51	4	4
Feb	48	39	52	53	33	45	8	12
Mar	44	55	51	44	68	52	-8	4
Apr	64	24	87	67	-	48		
May	52	35	18	54	-	32		
Jun	70	27	56	74	-	45		
Jul	58	24	20	17	-	24		
Aug	52	38	28	31	-	30		
Sep	38	55	41	62	-	39		
Oct	41	36	51	25	-	31		
Nov	36	30	30	32	-	26		
Dec	33	36	55	22	-	29		
TOTAL	608	436	527	536	153	452	4	84

Affordable Housing Division

- Work on multiple code updates is in the works with the arrival of the Town's new Affordable Housing Manager.
- The staff is working to organize a session on Affordable Housing with the Planning Commission, and ideally the Board of Trustees, for May 17.
- Staff reviewed proposals for the 765 Cheesman site and brought recommendations to the Board on April 11.



Transportation Division

- Staff worked with Lafayette, Boulder County, and CDOT staff on multimodal corridor designs options for the 119th and Arapahoe Road corridors in southwestern Erie. The design options include two and four lane configurations with new multimodal and crash reduction features at intersections. Members of the CDOT team presented the concepts and obtained community input at the Earth Day/Arbor Day festival at the ECC on Saturday April 29.
- Staff are working with RTD on the extension of the JUMP down Erie Parkway to Erie High School. Staff organized dates for field tests, identified routing options and new bus stop locations. The field test will be conducted with RTD service planners and Erie High School leadership in April.
- Staff submitted five applications to Senator Hickenlooper, Senator Bennet, and Congressman Neguse's office for Congressional Delegated Spending for fiscal year 2024.
 - \$10 million for a new access road to Erie Airport
 - \$5 million for completion of the ADA and pedestrian safety projects in downtown Erie
 - \$10 million to build an underpass under US 287 to implement the BERT trail.
 - \$15 million to construct WCR 3,5 and 7 projects along CO 52
 - \$5 million to implement CO 7 from County Line to Sheridan
- Senator Bennet and Congressman Neguse's office both selected the CO 7 project as one of the fifteen projects they will advance during the federal appropriations process later this year.