

Appendix (Documents & Presentation previously presented to Weld County)

- a. Planning Map 1
- b. Planning Map 2
- c. Planning Map Tif Sub Areas – 11.13.2018
- d. I-25 URA Weld County Presentation August 2018
- e. I-25 URA Weld County Presentation November 2018

County Road 7 Urban Renewal Project Area



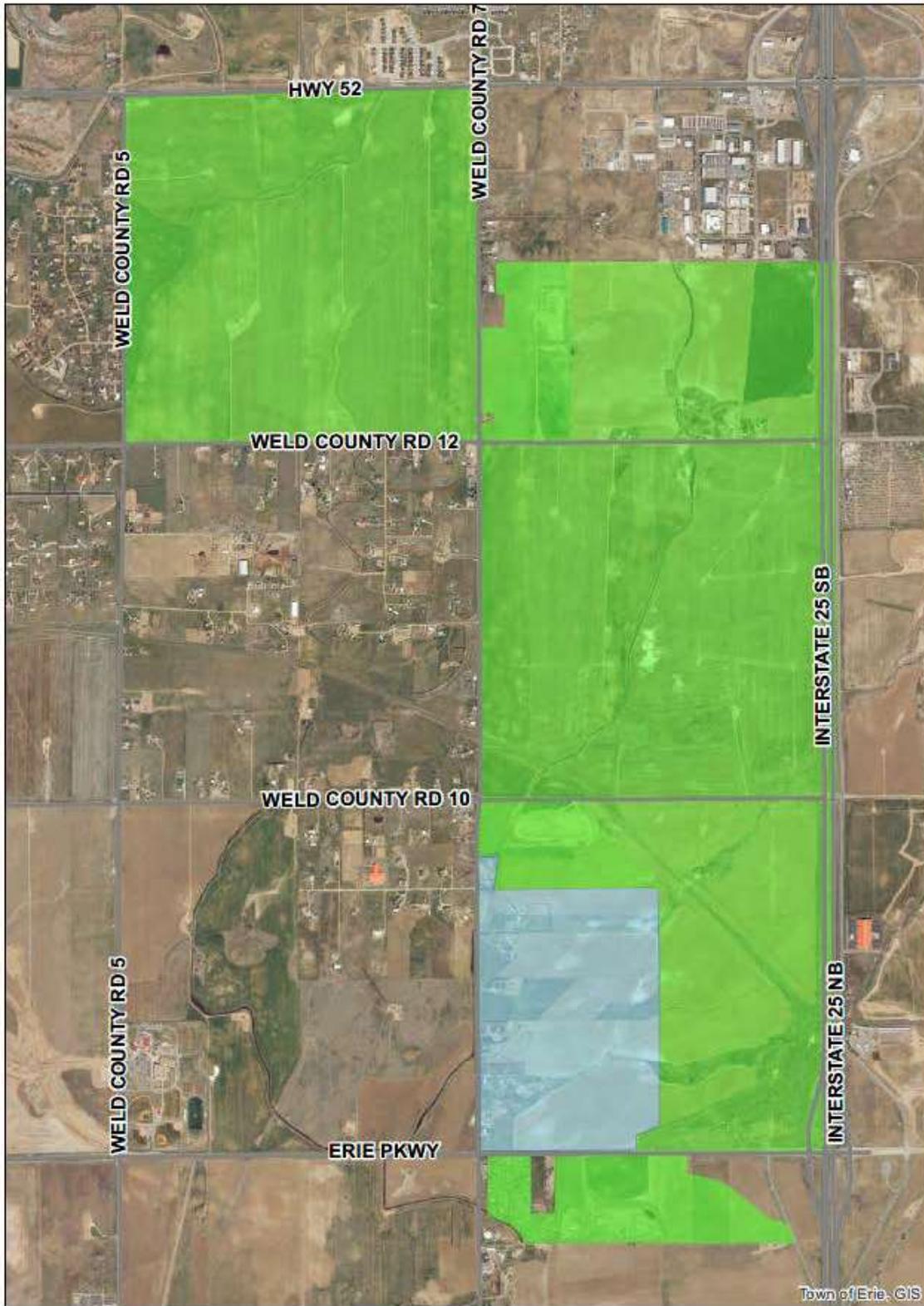
TIF Area



Included in the renewal project area

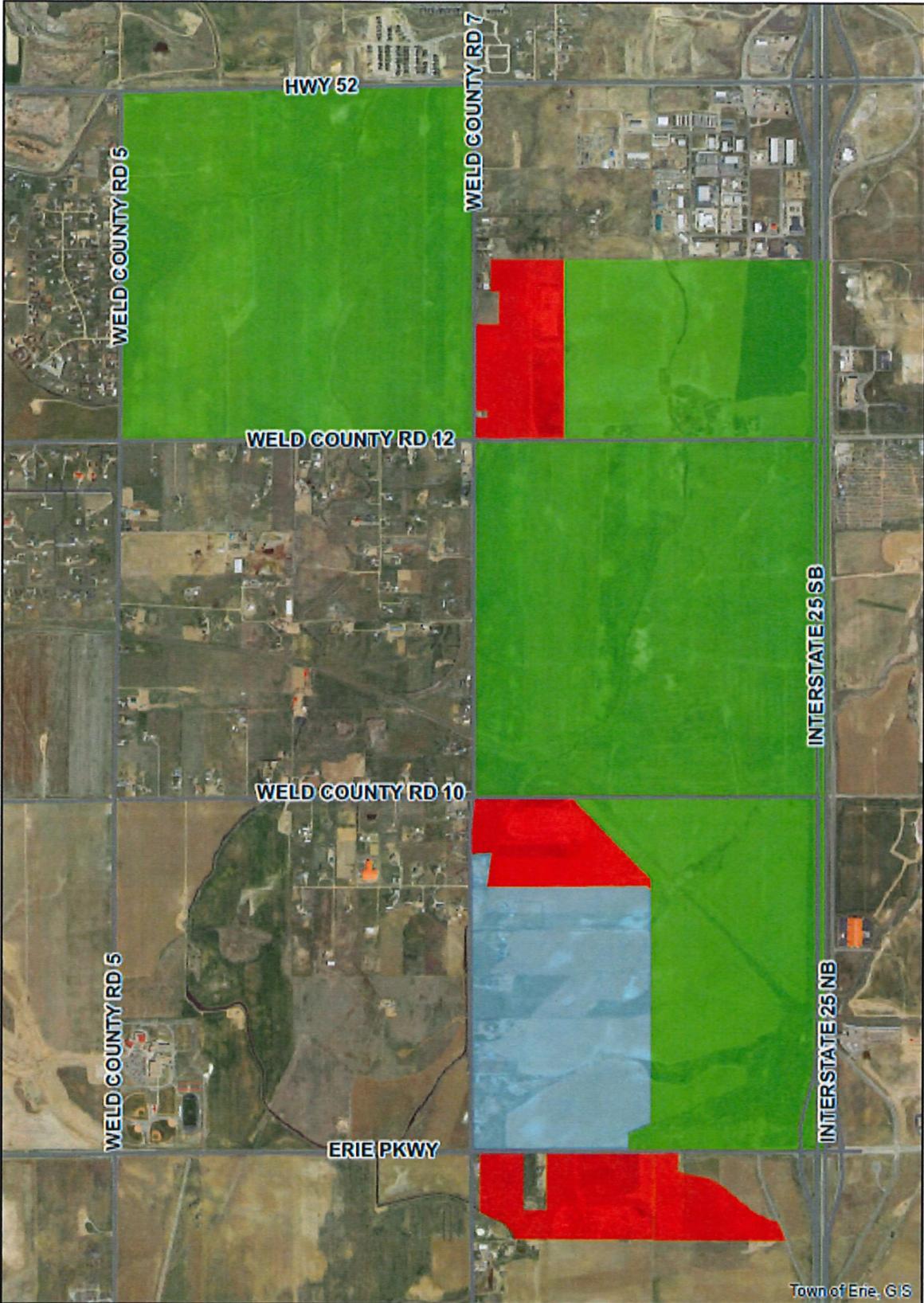


-  I25 Planning Area and Tax Increment Area
-  Future Inclusion Area



TIF sub area map

- I25 Planning Area
- Future Inclusion Area
- TIF sub area

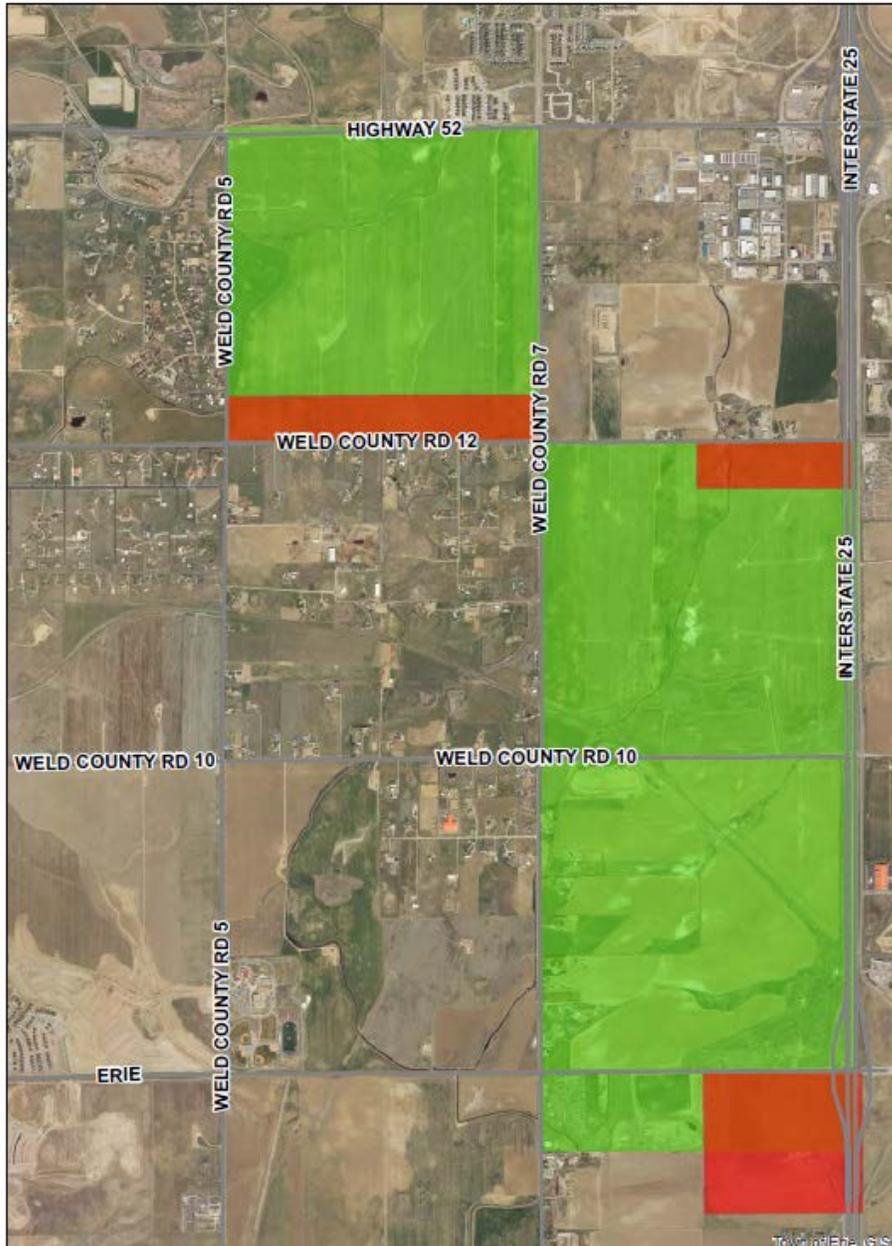


I-25 Urban Renewal Plan

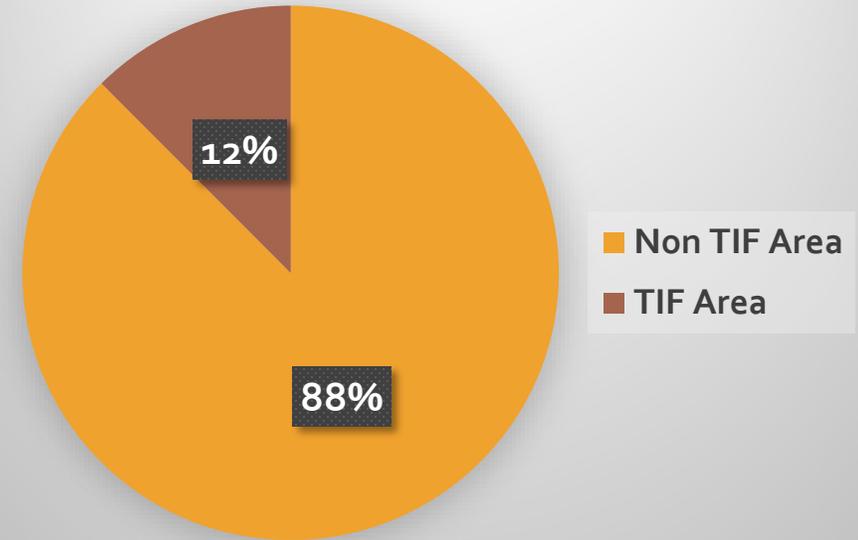
Background Information

County Road 7 Urban Renewal Project Area

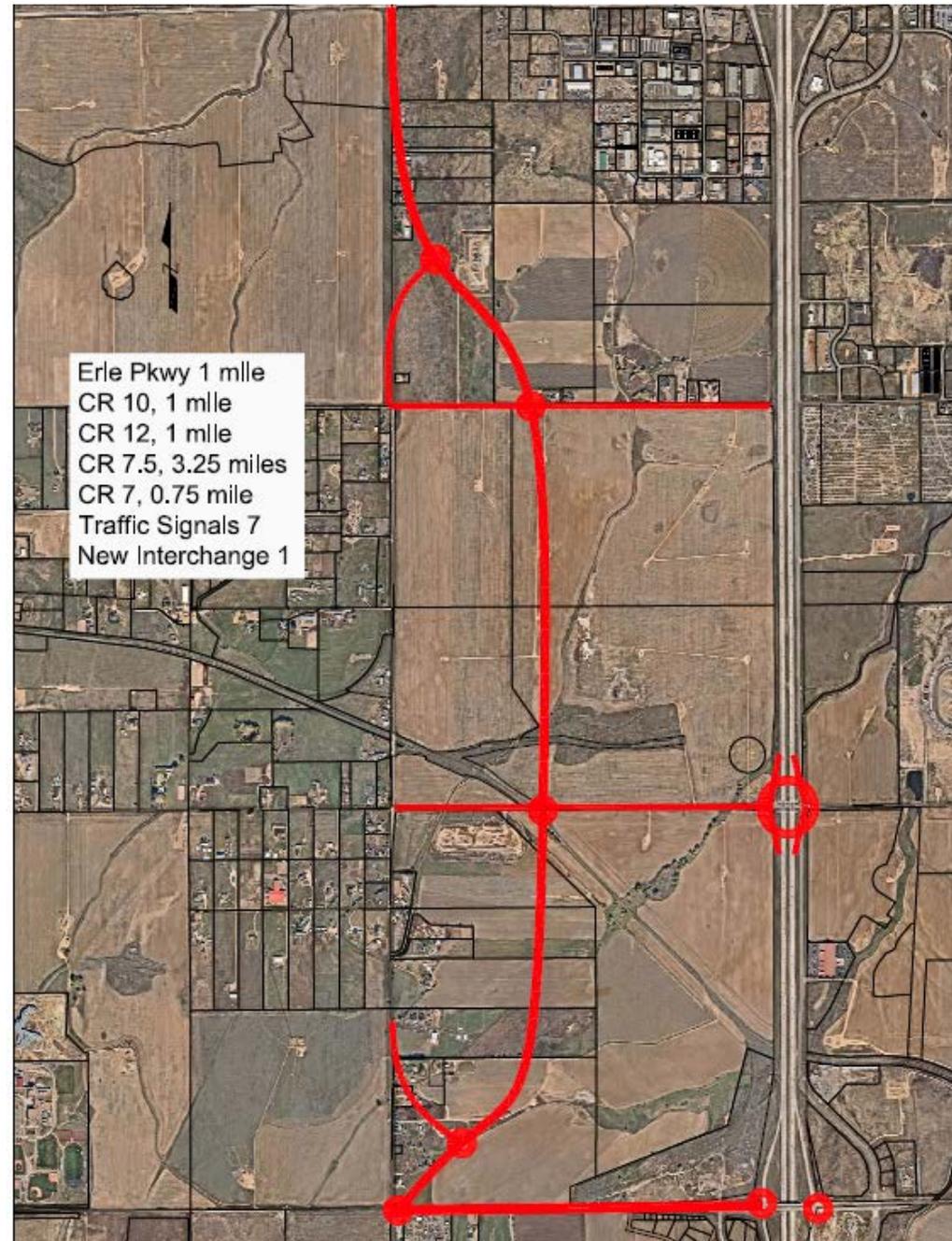
- TIF
- I25 Planning Area



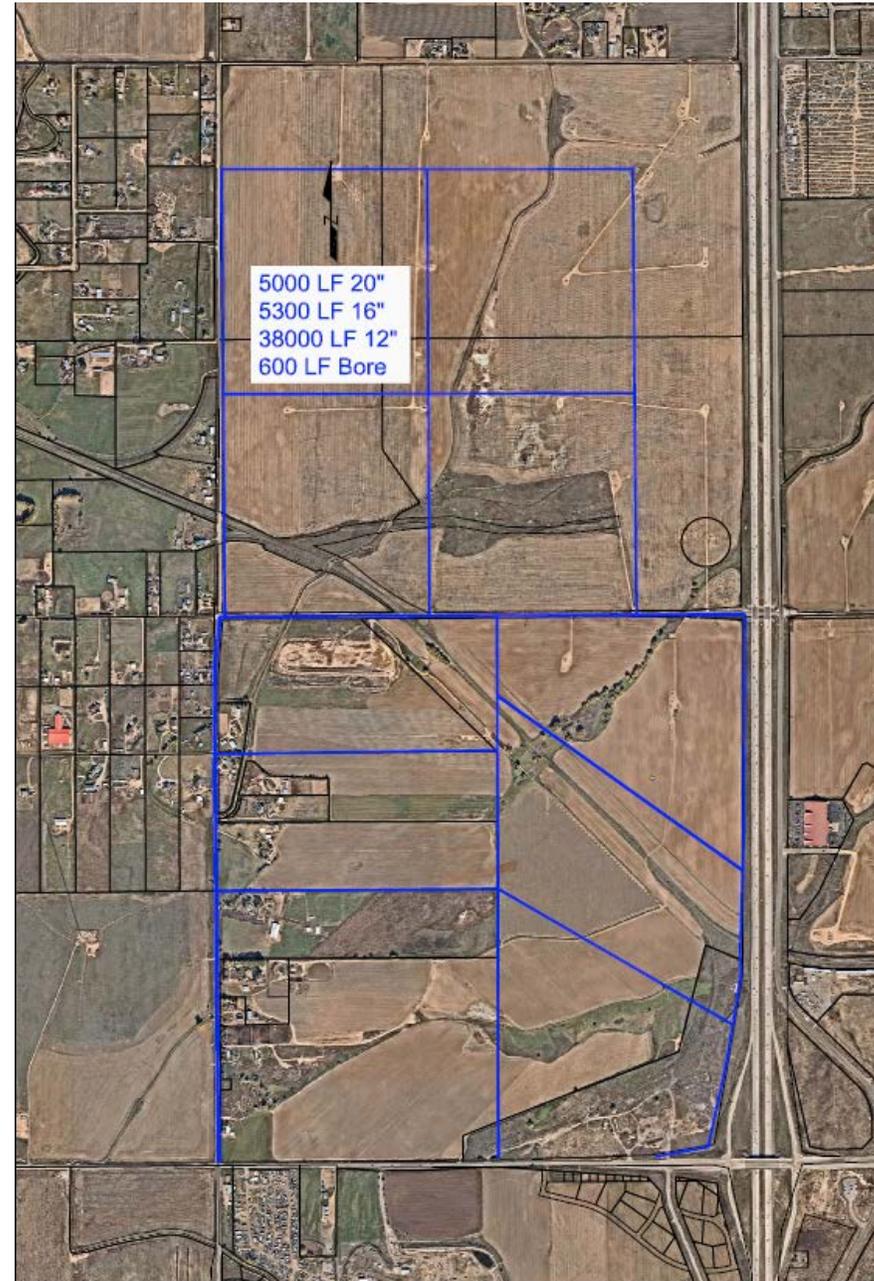
I-25 URA Planning Area



Cost estimate
for **ROADS**
based on these
assumptions

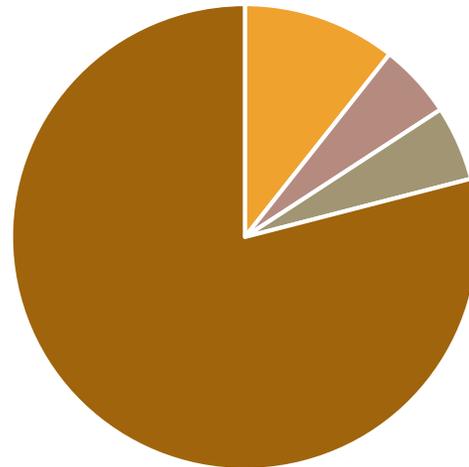


Cost estimates
on **WATER**
infrastructure
based on these
assumptions



These are estimates of the infrastructure improvement costs for the URA Planning Area.

Infrastructure



- Sewer
- Water
- Non-Potable
- Roads

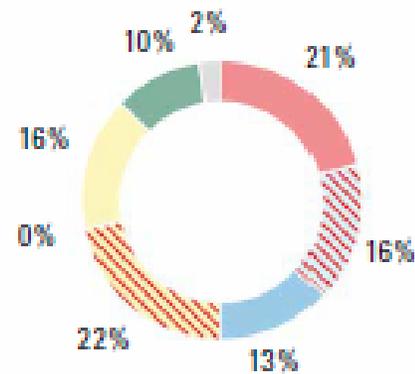
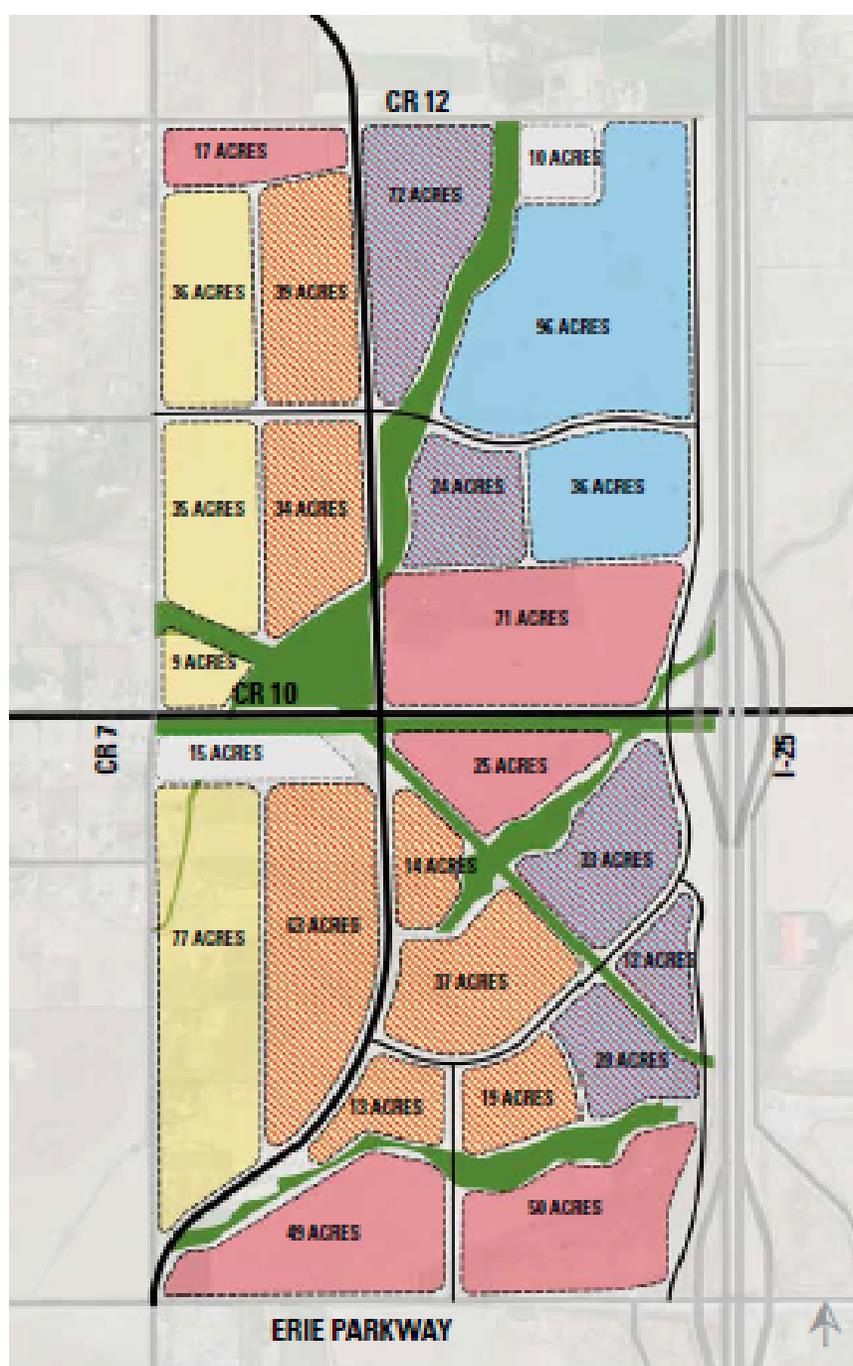
Summary of Costs for I-25 Corridor

Date: November 27, 2017

Description	Cost
Total Sanitary Sewer Line Cost	\$ 18,836,727
Waterlines for I-25 Commercial Area	\$ 9,516,660
Total Non-Potable Line Cost	\$ 9,200,439
Road Improvements for I-25 Commercial Area	\$ 140,200,677
Total Costs	\$ 177,754,503

Summerfield Obligations

Description	Cost
Summary of Costs for Sanitary Sewer	\$ 1,269,516
Summary of Costs for Non-Potable Line	\$ 1,994,718
Total Costs	\$ 3,264,234



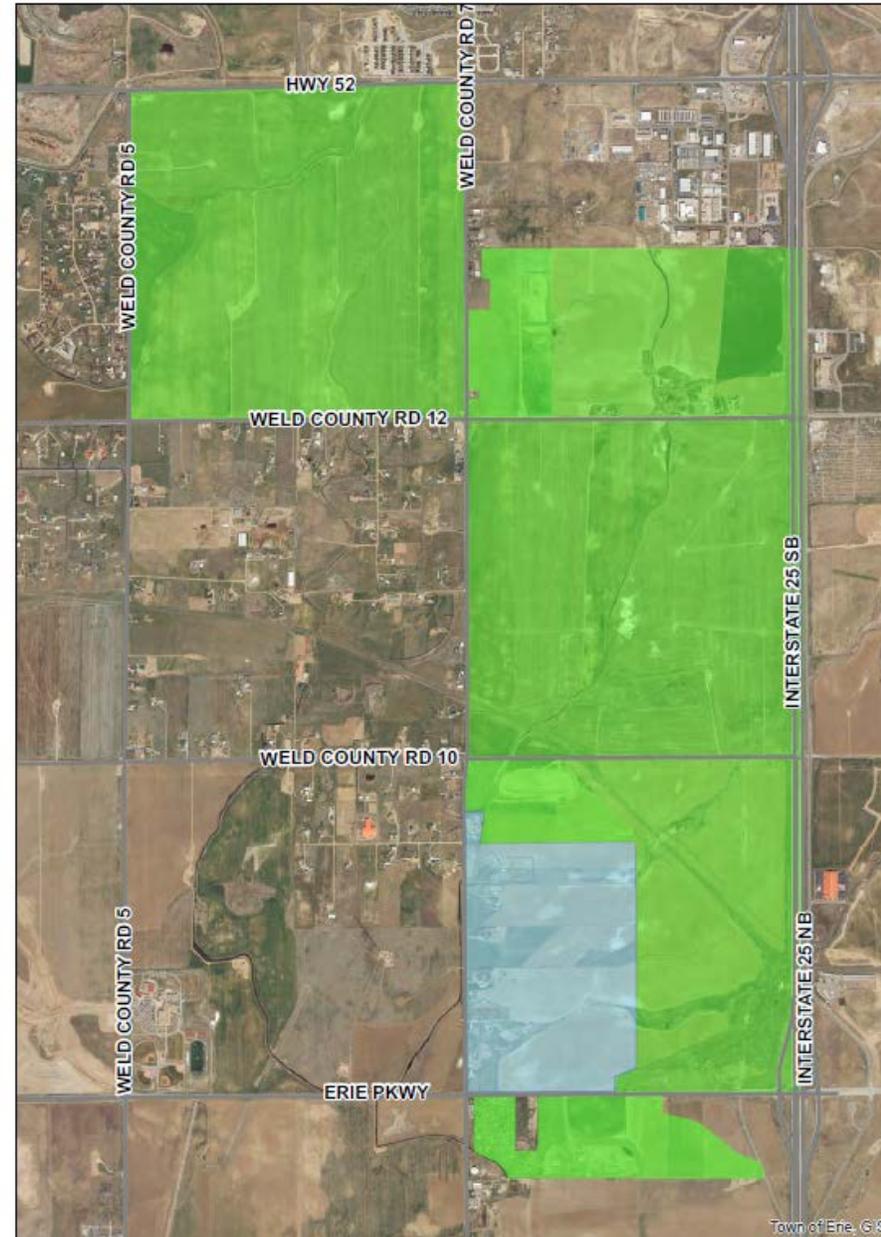
	MIXED USE / RETAIL	212 ACRES
	MIXED USE / EMPLOYMENT	161 ACRES
	MIXED USE / LIGHT INDUSTRIAL	132 ACRES
	MIXED USE / RESIDENTIAL	219 ACRES
	MEDIUM TO HIGH DENSITY RESIDENTIAL	0 ACRES
	LOW TO MEDIUM DENSITY RESIDENTIAL	157 ACRES
	OPEN SPACE	101 ACRES
	CONSOLIDATED OIL & GAS FACILITIES	25 ACRES

I-25 Urban Renewal Plan

Weld County Board of Commissioners Work Session

Planning Area and TIF Map

- I25 Planning Area
- Future Inclusion Area



Planning Area
Recap

How we have changed

What we heard:	How we have changed:
Heavy reliance on oil & gas & inconsistent with past URA structures	<ul style="list-style-type: none">• Changed to 50% of total planning area vs 100% of oil & gas sites
More alignment with regional goals	<ul style="list-style-type: none">• Transit Oriented Development Focus on Section 15 and identify ways to enhance 52
What is the Town of Erie's Commitment	<ul style="list-style-type: none">• Acquisition of 255 acres within the URA Planning Area• Completion of 1200 acre land use master plan consistent with Weld County's LTP• 100 % of TIF Sub Areas
What is everyone else contributing	(See slide 16)

Long Term Transportation Focus

LEGEND

Tolled Express Lanes	Express Bus Transit Station
General Purpose Lanes	Commuter Bus Transit Station
Express Bus	Commuter Rail Transit Station
Commuter Bus	Carpool Lots
Commuter Rail	Commuter Rail Operational & Maintenance Facility
Passing Track	Commuter Bus Operational & Maintenance Facility
Feeder Bus Service	FasTracks Rail Line
Interchange Reconstruction	FasTracks / RTD Transit Station
Number of Lanes: General Purpose/Tolled Express	

TRANSIT STATION LOCATIONS

Commuter Rail	Express Bus
CR1 Fort Collins Downtown Transit Center - BNSF and Maple St.	EB1 South Fort Collins Transit Center - US 287 and Harmony Rd.
CR2 CSU - BNSF between University Ave. and W. Pitkin St.	EB2 Timberline - Harmony Rd. and Timberline
CR3 South Fort Collins Transit Center - US 287 and Harmony Rd.	EB3 East Fort Collins - I-25 and Harmony Rd.
CR4 North Loveland - BNSF and 29th St.	EB4 Windsor - I-25 and SH 392
CR5 Downtown Loveland - BNSF and approximately 6th St.	EB5 Crossroads - Loveland between Crossroads Blvd. and US 34
CR6 Berthoud - BNSF and SH 56	EB6 West Greeley - US 34 and SH 257
CR7 North Longmont - BNSF and SH 66	EB7 Greeley - US 34 and 83rd Ave.
CR8 Longmont - Sugar Mill, south of Rogers Rd.	EB8 Greeley Downtown Transfer Center - 8th Ave. and 8th St.
CR9 Erie - I-25 and CR 8	EB9 Berthoud - I-25 and SH 56
FasTracks Rail Stations to Downtown Denver	EB10 Firestone - I-25 and SH 119
	EB11 Frederick/Dacono - I-25 and SH 52
	EB12 Erie - I-25 and CR 8
	EB13 Broomfield - I-25 and SH 7
	DIA

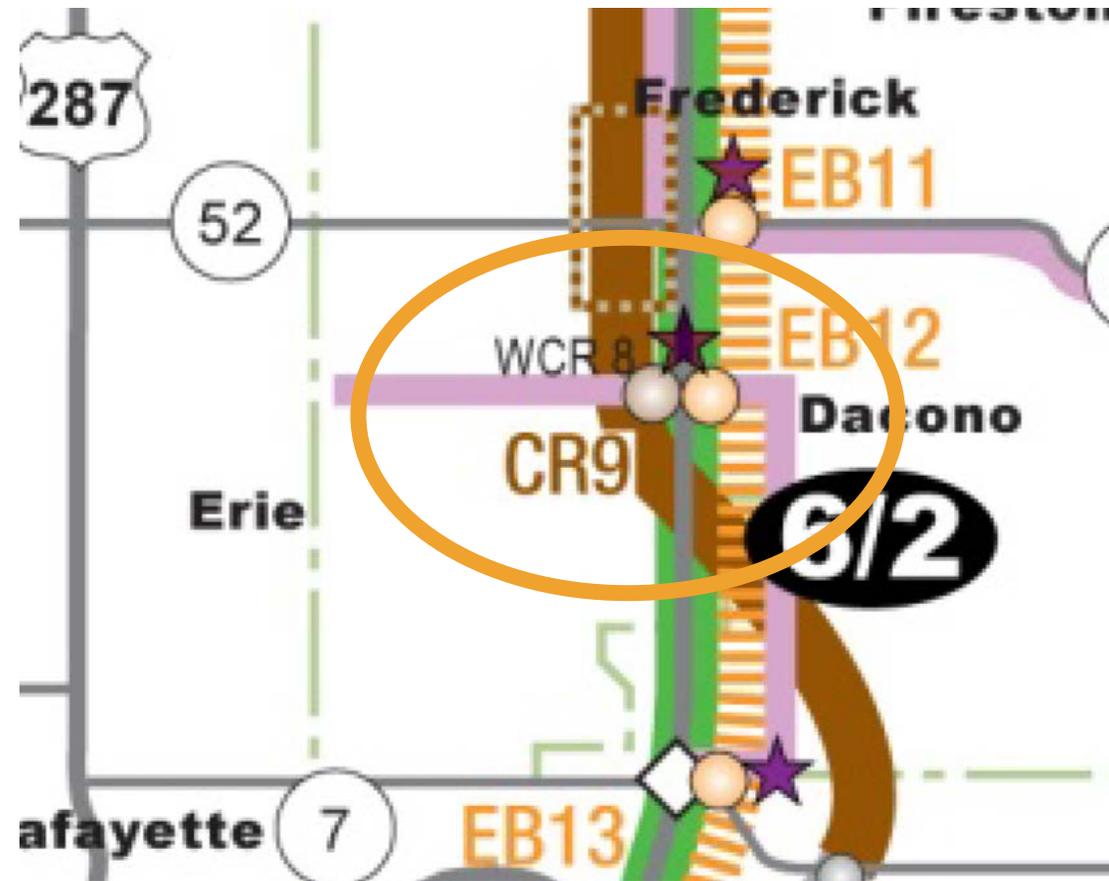
Commuter Bus

CB1 Greeley - US 85 and D St.
CB2 South Greeley - 8th Ave. and 24th St.
CB3 Evans - US 85 and 42nd St.
CB4 Platteville - US 85 and Grand Ave.
CB5 Fort Lupton - US 85 and CR 14.5
Brighton - US 85 and SH 7
Commerce City - 72nd and Colorado



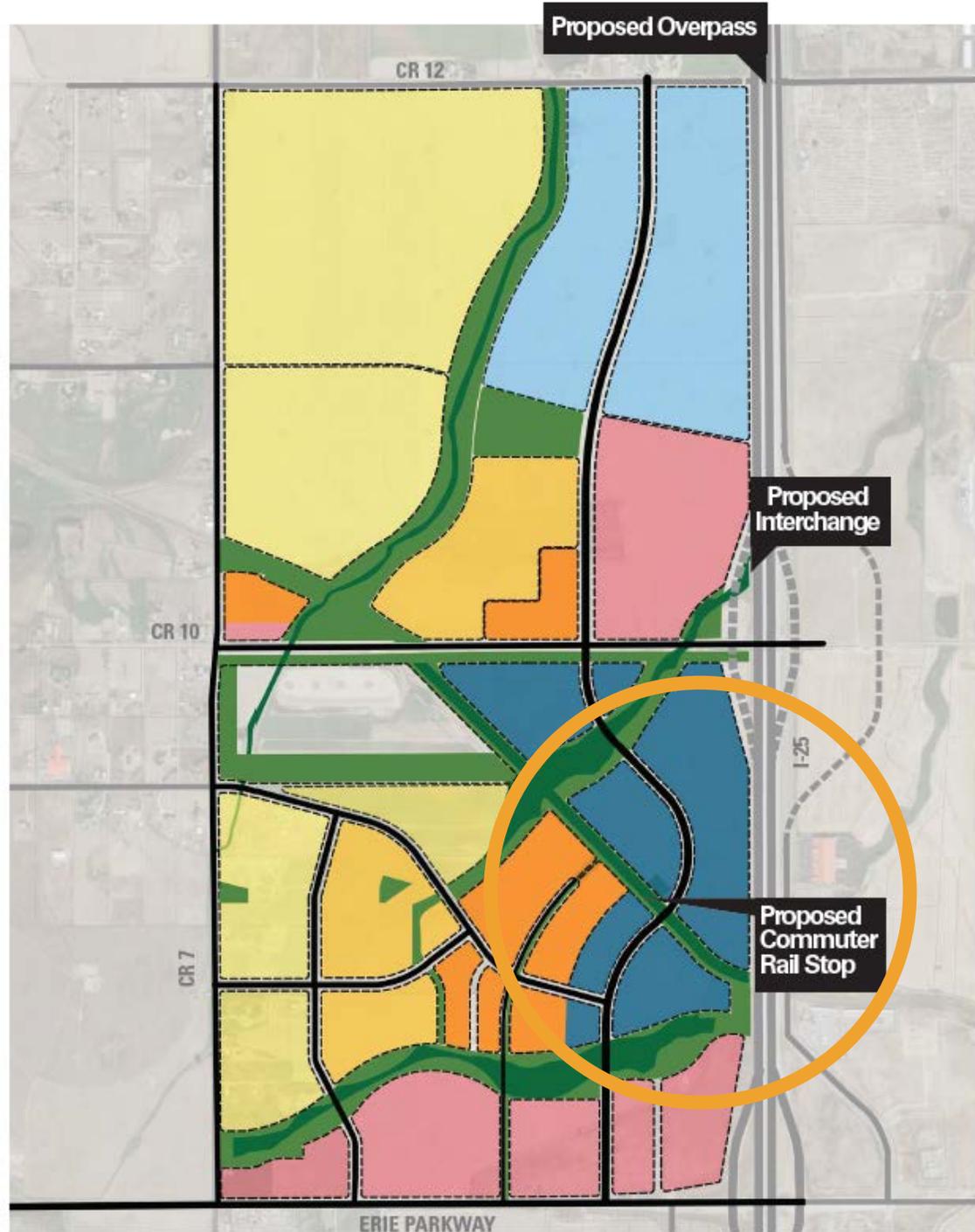
Reconstruct mainline to correct geometric deficiencies and replace aging infrastructure

Critical Site for
Long Term
Transportation



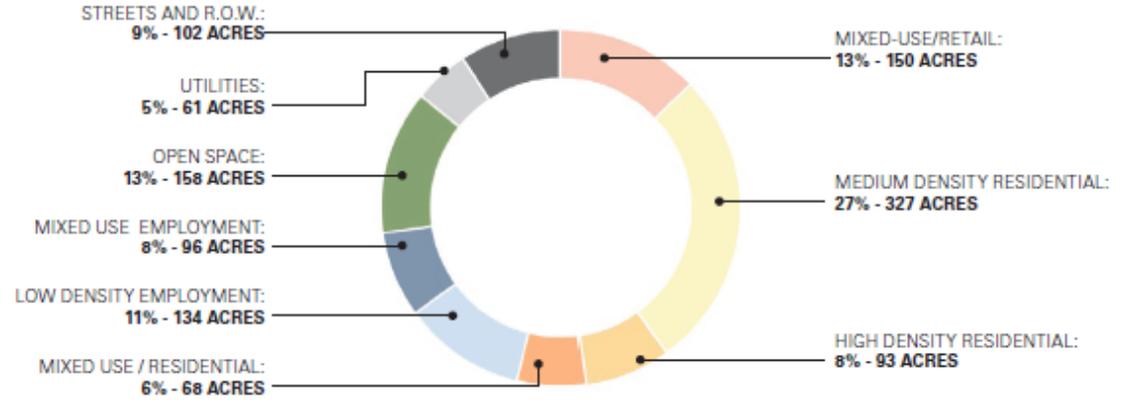
Town of Erie to
Acquire 255
Acres





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

EMBEDDED EMPLOYMENT

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

MIXED USE RETAIL

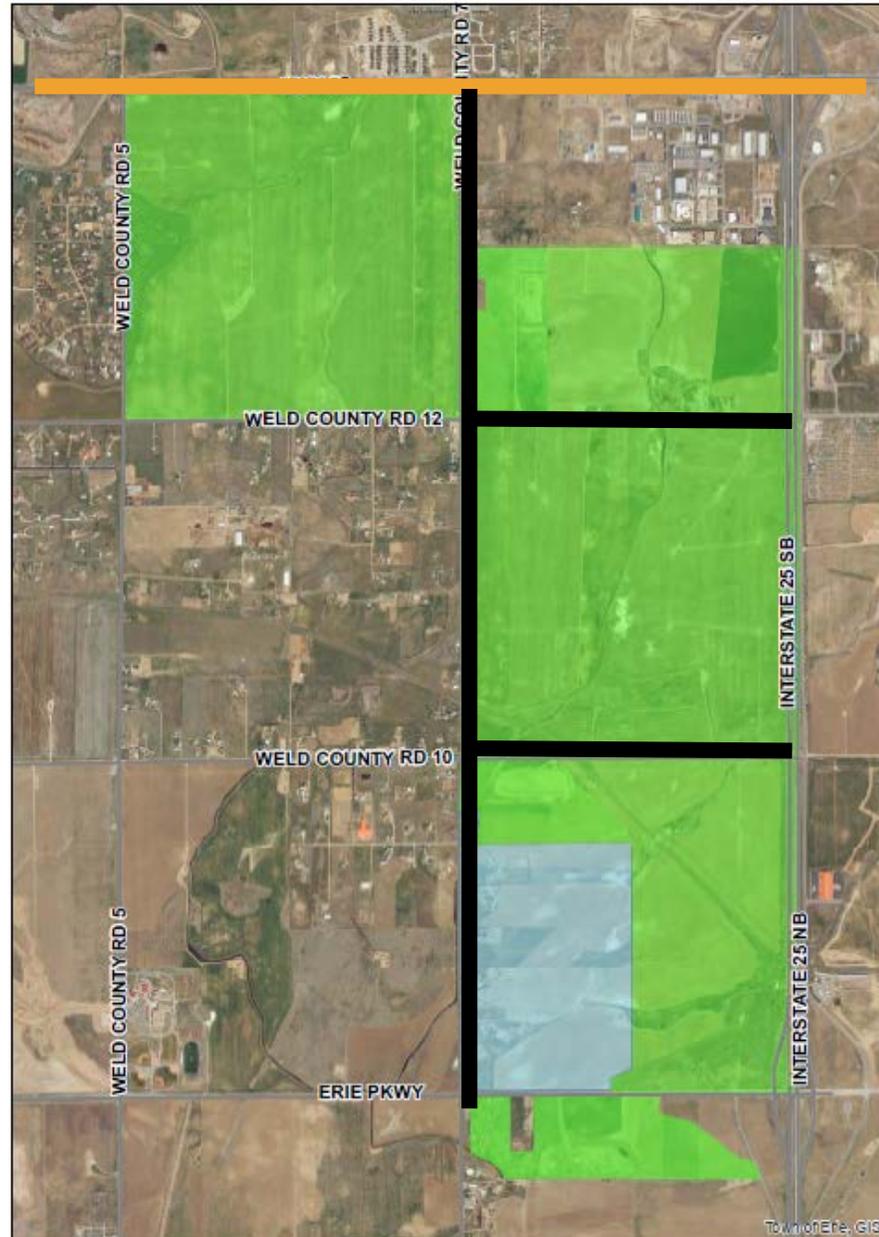
- Promote a safe and walkable environment
- Create retail destinations close to home
- Build resilience for market downturns

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

Planning Area and TIF Map

- I25 Planning Area
- Future Inclusion Area

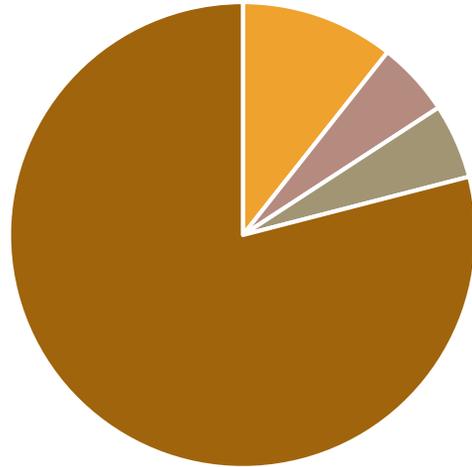


Highway 52 Improvements

Coordinate with Weld County and property owners along SH 52 to implement improvement plan while introducing new infrastructure

These are estimates of the infrastructure improvement costs for the URA Planning Area.

Infrastructure

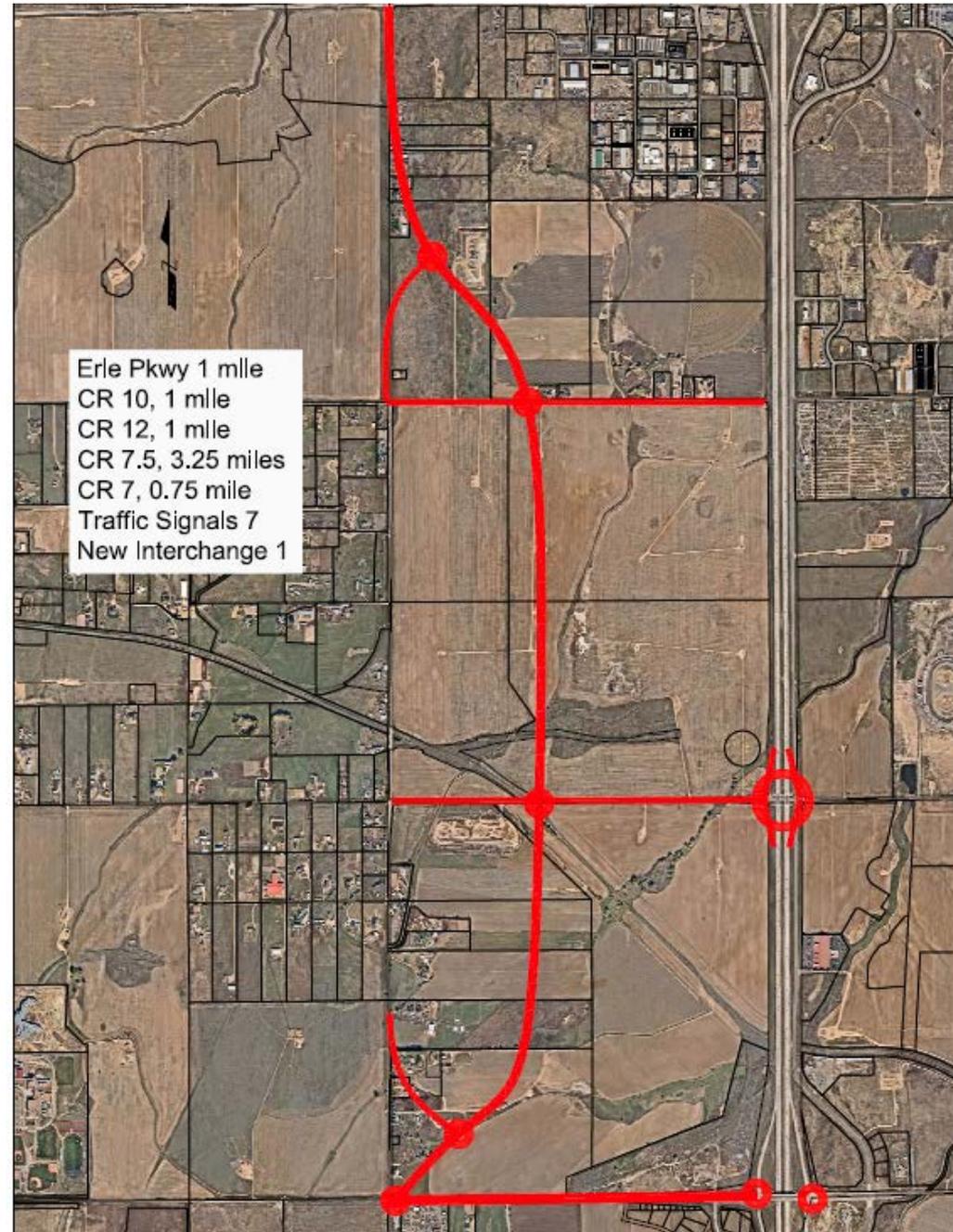


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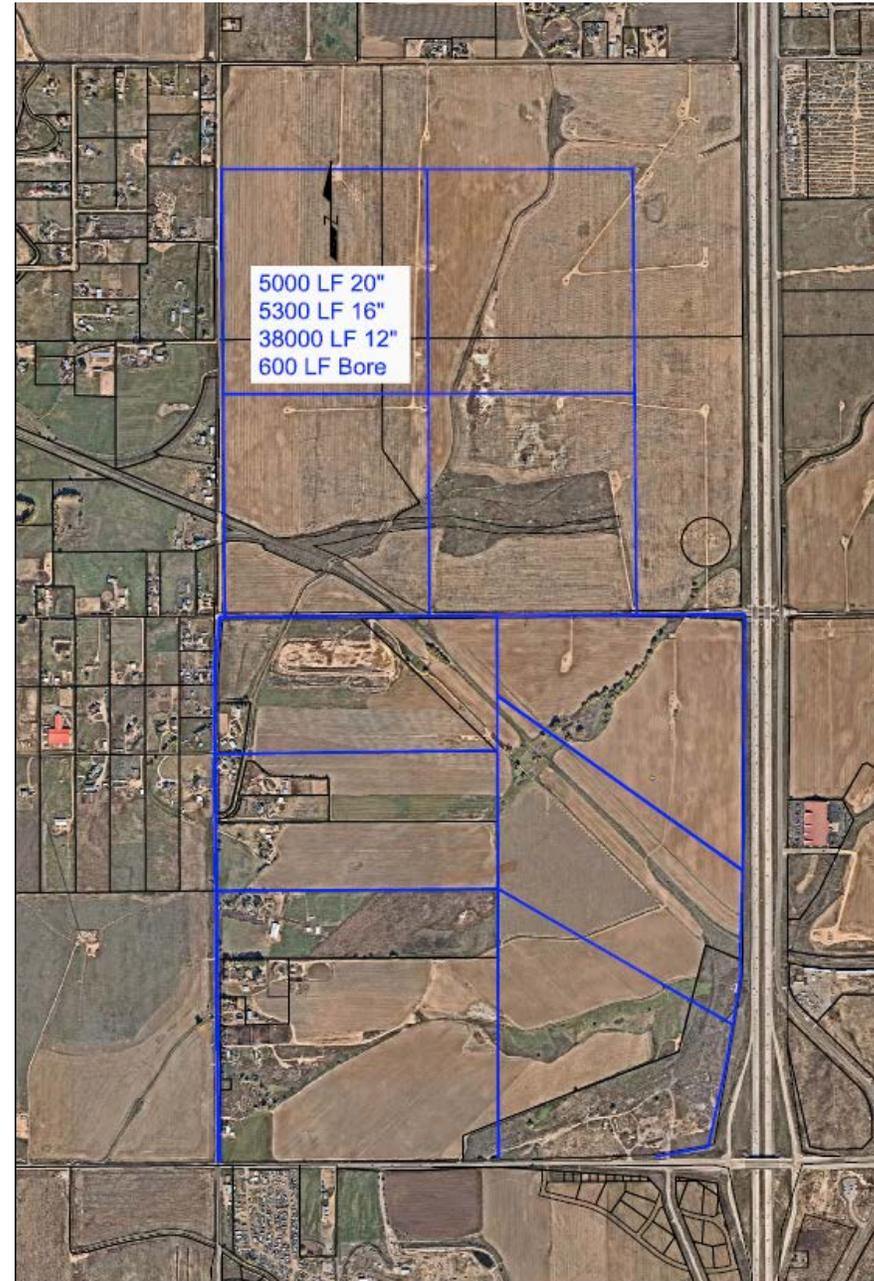
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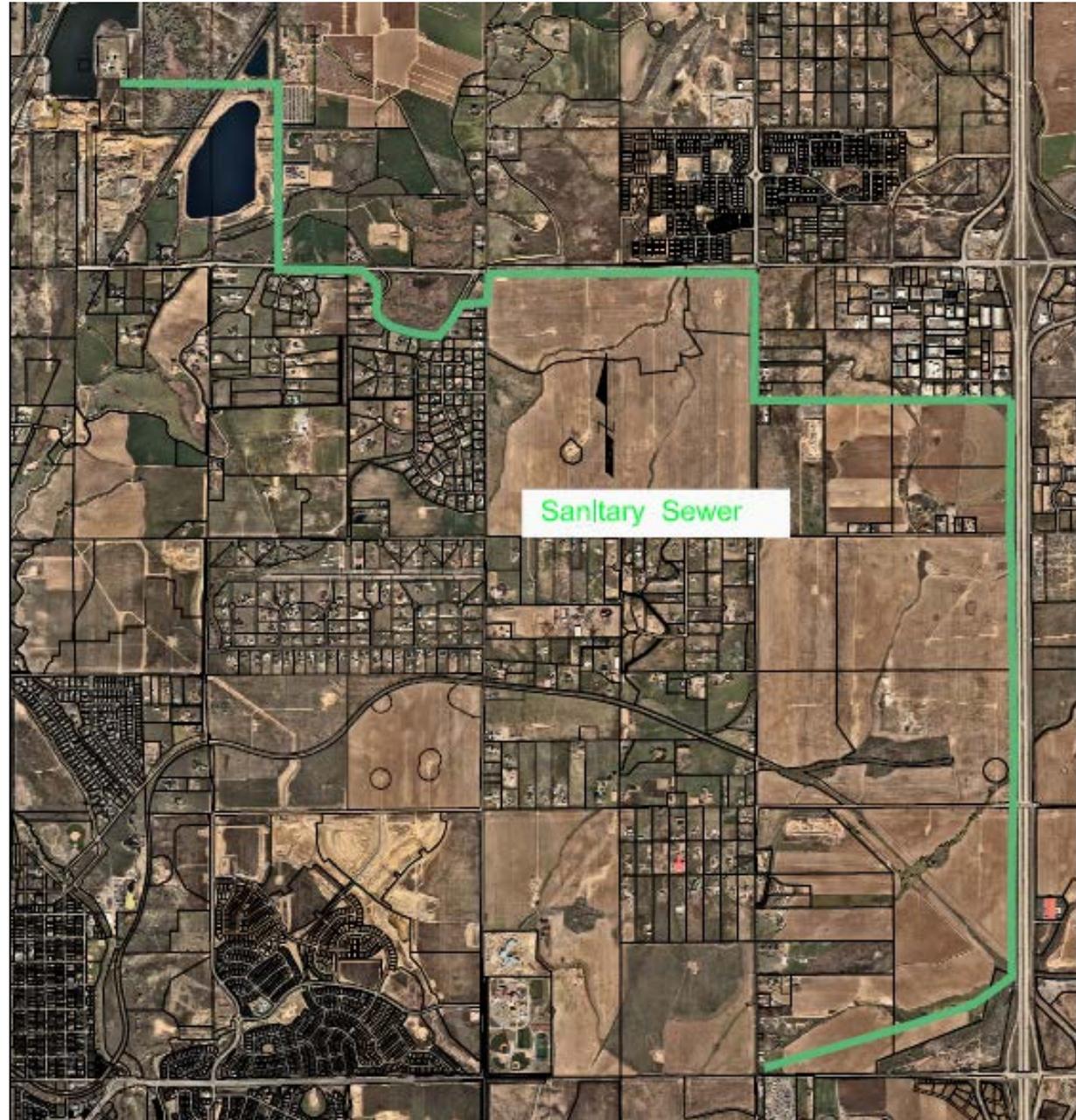
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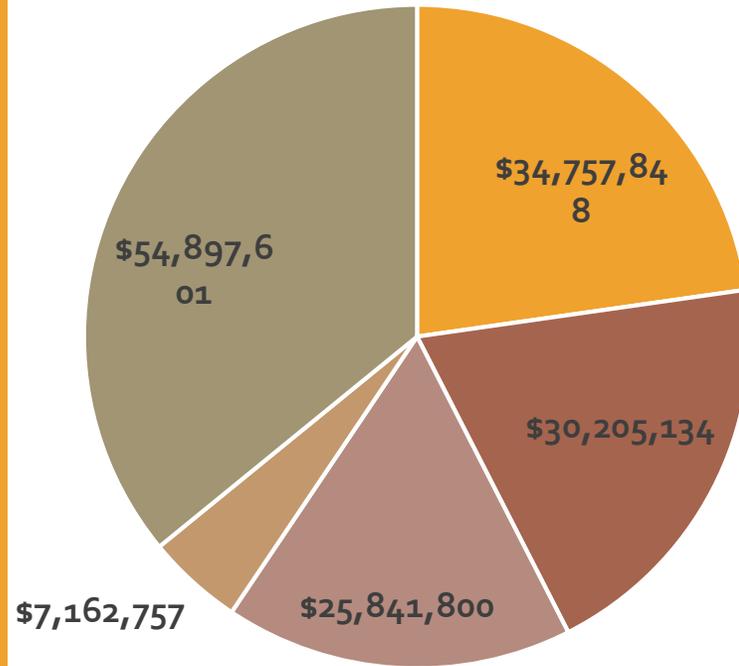
Cost estimates
on **WATER**
infrastructure
based on these
assumptions



Cost estimates
on **SEWER**
based on these
assumptions



Town & Partners Contributions



- Town of Erie
- Weld County
- Mountain View Fire Rescue District
- High Plains Library District
- St Vrain Valley School District

District	TIF Increment	Revenue to the URA
Town of Erie	100% of TIF Subarea	\$34,757,848
Weld County	50% of TIF Area	\$30,205,134
Mountain View Fire Rescue District	100% TIF Subarea	\$25,841,800
High Plains Library District	100% TIF Subarea	\$7,162,757
St Vrain Valley School District	100% TIF Subarea for Total Program	\$54,897,601
232 Metro District	Pass Through	
Northern Colorado Water District	Pass Through	
	Total:	\$152,660,006

TIF Sub Areas for other Taxing Districts

TIF sub area map

- I25 Planning Area
- Future Inclusion Area
- TIF sub area

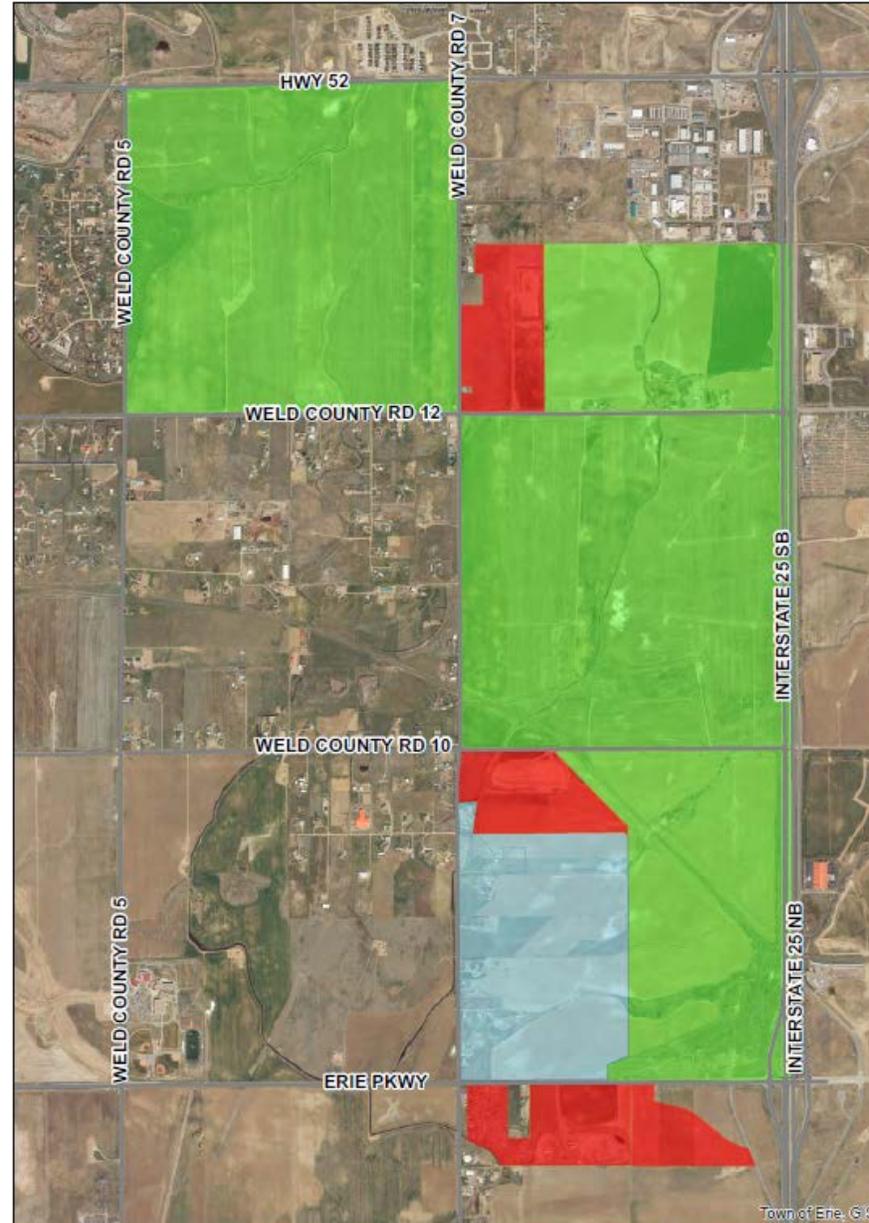


Table 3
I-25 Urban Renewal Area
Weld County Impact Analysis
Development Program (25 years)

New Development:	
Mixed Residential (units)	1,820
Retail (sq ft)	700,000
Employment (sq ft)	900,000
Oil and Gas (wells)	49

	Cumulative Total By:				
	2021	2026	2031	2036	2041
Weld County					
Property Tax Revenues from Existing Base	\$89,526	\$181,217	\$275,310	\$371,677	\$470,570
Property Tax Increment Generated by URA	\$7,212,866	\$20,212,786	\$32,048,299	\$45,861,473	\$60,410,269
Property Tax Increment Retained by URA	\$3,606,433	\$10,106,393	\$16,024,150	\$22,930,736	\$30,205,134

Source: Ricker | Cunningham.

Next Steps (Goals)

- **Town of Erie planning Commission December 5th**
- **Town of Erie Urban Renewal Authority Meeting December 11th**
- **December 11th – TOE Board of Trustee Meeting (Anadarko Annexation)**
- **Town of Erie Board of Trustee Meeting January 8th , 2019**