

Planning & Development Monthly Report



August 2022

Planning | Building | Housing | Transportation

Department Highlights as of 9/8/22

- A record number of building inspections were performed as well as the number of Certificates of Occupancy (CO) issued.
- Deputy Chief Building Official Andy Ulmer and Building Inspector II James Jaramillo completed a rigorous drone training and certification program in August. They are FAA certified and ready to implement our drone roof inspection program.
- The Board of Trustees authorized the purchase of 765 Cheesman Street for Affordable Housing.
- The Neighborhood Speed Mitigation Program (NSMP), initiated by the Transportation Division, began gathering opinions from staff members across the Town of Erie to kick-start this program.
- New Staff:
 - Carlos Hernandez, Principal Transportation Planner
 - Brienne Clifton, Building Permit Technician
 - Andrew Collins, Long-Range Planner
 - Erin Fosdick, Principal Long-Range Planner
- Erin Fosdick will be the lead on the Comprehensive Plan update and work in close collaboration with Carlos Hernandez who will be the staff lead for the Transportation Mobility Plan. This joint project is scheduled to begin in late fall.
- The Planning Division is currently hiring for a Senior Planner Position



Carlos Hernandez



Brienne Clifton



Andrew Collins



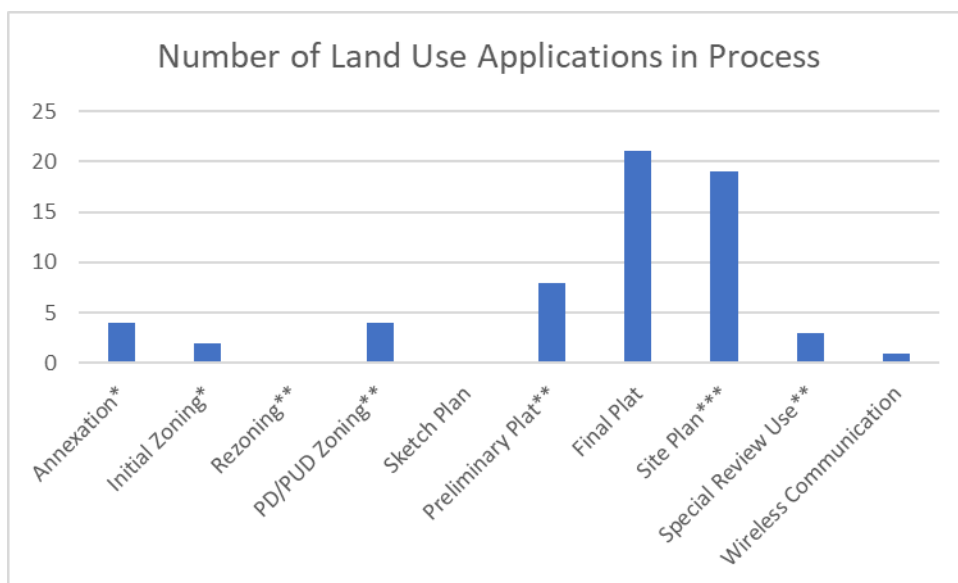
Erin Fosdick

Planning Division

Development Review:

Land Use Applications:

- Planning had a total of 62 Land Use Applications in process, in August, that included 6 new applications. 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.



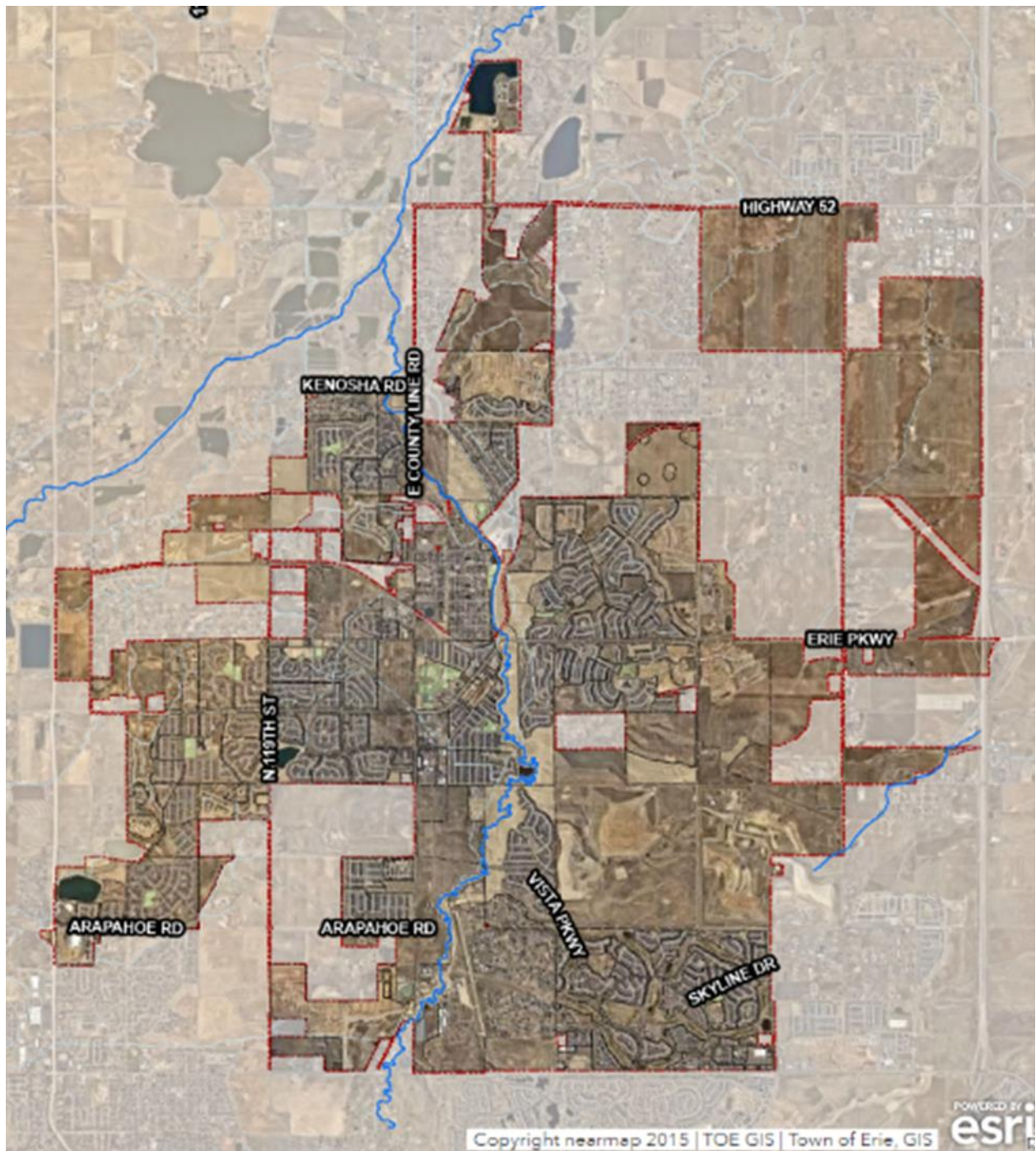
*BOT review ** PC & BOT review *** PC review – Projects 25,000 sqft or greater

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

Pre-Application Meetings:

- In addition to land use applications, 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 August 2022, the Planning staff held 3 Pre-Application meetings for the following sites:
 - Vista Ridge – Colorado National Golf Course: Residential Development
 - Old Town – 656 Kattel Street: Child Care Center
 - Old Town – 445 Briggs: Conversion of Single-Family Home to Commercial/Office



Special Updates:

Town Website:

- The Planning Division pages on the Town website can be found [here](#). The Planning website provides a variety of accessible resources to the public and our development community. The August updates to the Planning Division webpage include:
 - [Planning's interactive Development Activity Map](#) that is regularly updated with new and revised land use applications that are in process. Click on a project shape on the map to pull up information and the land use application materials that have been submitted by the applicant. Projects that have recently been approved and started construction are left on the page until they are completed.
 - Updated guide for [Planned Development](#).

Projects/Work/Participation in Support of Other Departments & Jurisdictions:

- 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 August 2022.
 - Economic Development:
 - Downtown Improvements
 - I-25 Gateway South – Town Property
 - Town Center – Town Property
 - Finance:
 - Budget
 - Interdepartmental:
 - Affordable Housing
 - Metro District Policy Reviews & Implementation Process
 - Public Works:
 - Capital Improvement Projects

Building Division

What's going up:

- The Outlook at Nine Mile multi-family project is nearing completion with 3 apartment buildings still under construction.
 - A Certificate of Occupancy (CO) was issued for 51 Unit Bldg. #6, the Pool & Amenities area, and Garage Bldg. #7.
 - 3 multi-family and garage buildings remain under construction.
- The Aura multi-family project in Colliers Hill began construction on several apartment and amenity buildings.
- 680 Mitchell, a multiple commercial core shell building, is progressing towards final inspection.

Summary of August Permit Activity:

- 256 Total Building Permits issued (2,056 YTD) – of which 37 are single family dwellings (detached, attached & townhomes - 762 YTD).
- 3,359 inspections performed (146 per business day / 36.5 per inspector – 4)
- 91 Certificates of Occupancy issued - 84 Residential and 7 Commercial

Commercial Project Permit Applications in Review Queue:

- 2900 Arapahoe Road – King Soopers
- 2930 Arapahoe Road, #100 – Sapporo Sushi Restaurant tenant improvement
- 2934 Arapahoe Road, #100 – 5 Guys Burgers tenant improvement
- 2934 Arapahoe Road, #120 – Nail Salon tenant improvement
- 380 Baron Court – Private Aircraft Hangar
- 4047 County Line Road – County Line Lumber Storage Shed
- 61 Erie Parkway – Dental Office Interior Renovation
- 101 Erie Parkway – Outpatient Eye Clinic tenant improvement
- 615 Flora View Drive – Clubhouse Pool
- 575 Kattel Street – Town Parks & Rec Storage Building
- 2620 Sawyer Lane – Parkdale Clubhouse & Pool

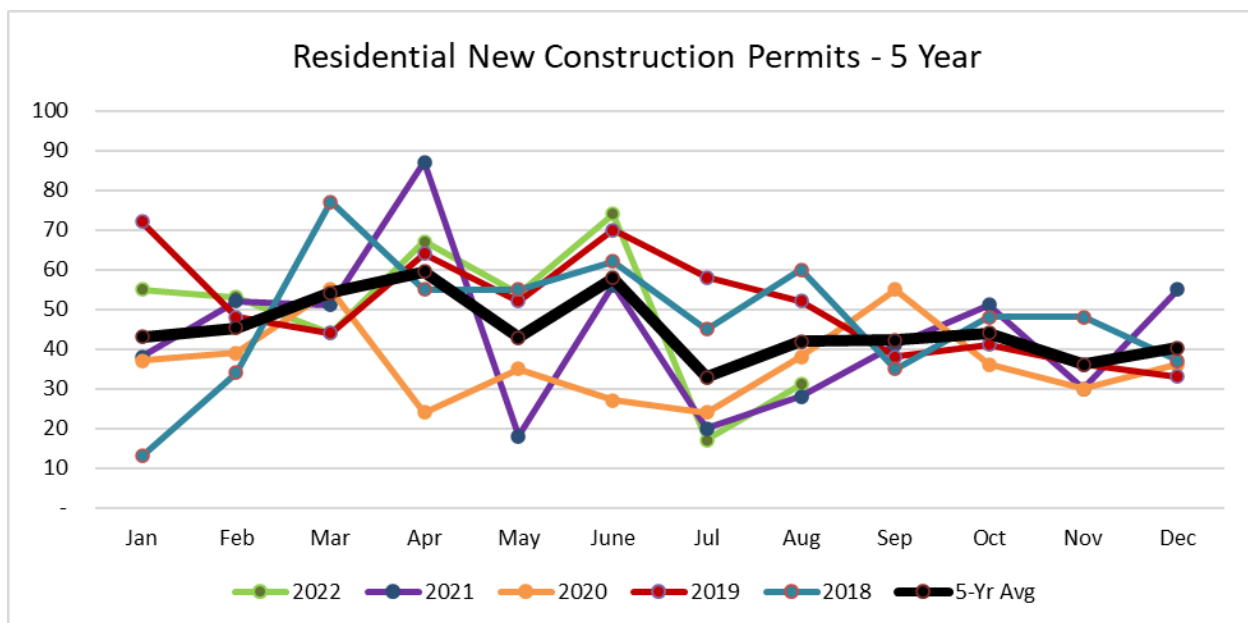
Projects in Support of other Town Departments:

- The Building Division provides permit application assistance, plan review and inspection services for Town construction projects requiring a building permit.

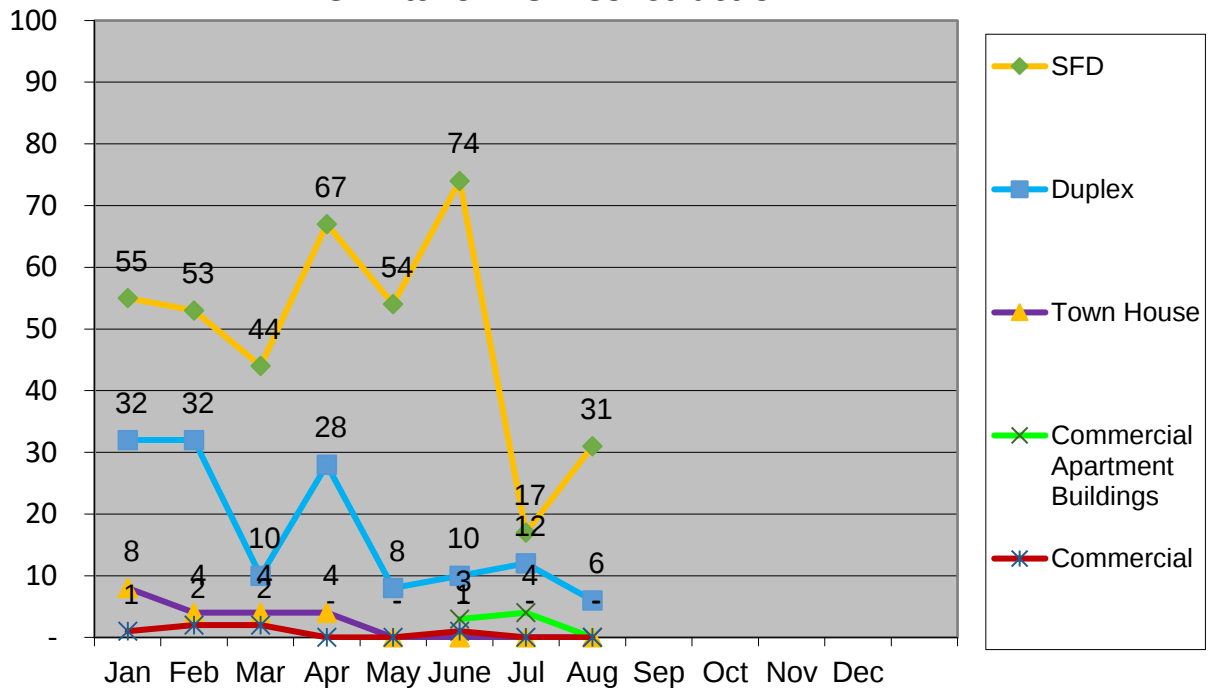
Building Division Staff:

- Brienne Clifton joined the Building Division team on August 29th filling the open Permit Technician position. She comes to the Town from DR Horton (home builder) as a Permit Coordinator. We are excited to have her on the team.

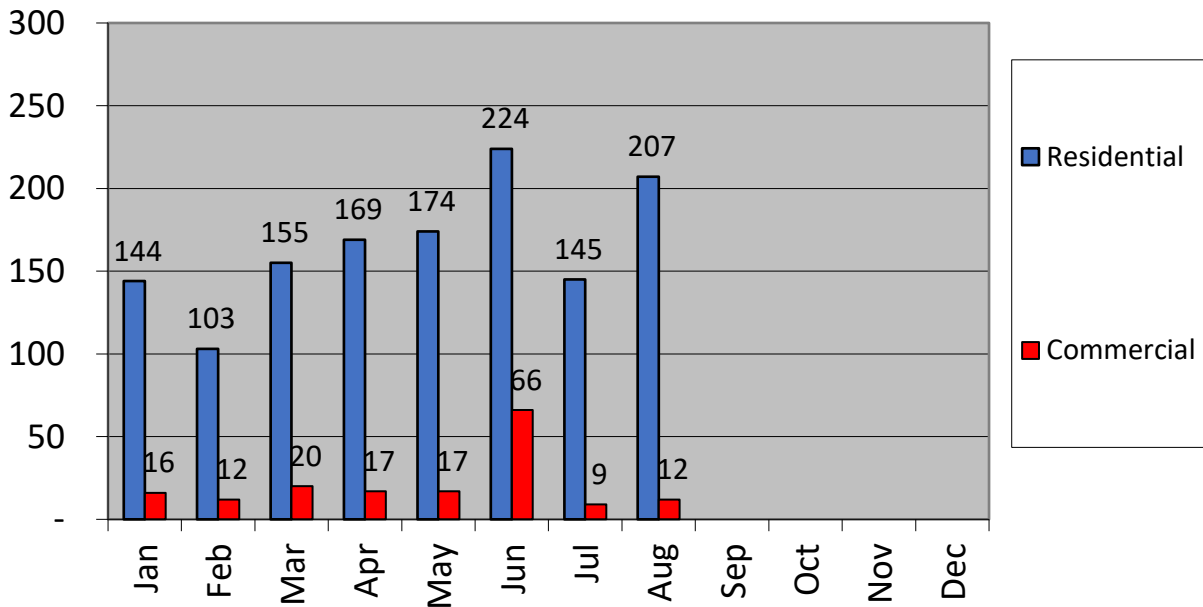
Building Division by the Numbers:



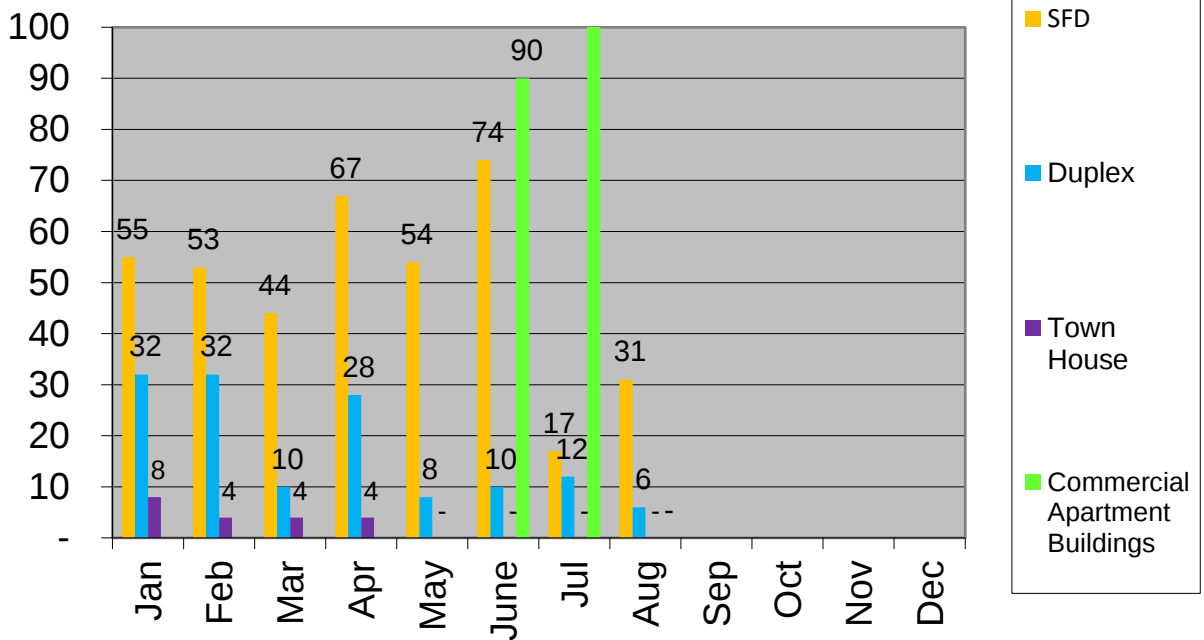
2022 SFD, Duplex, Townhouse, Apartments & Commercial Permits for New Construction



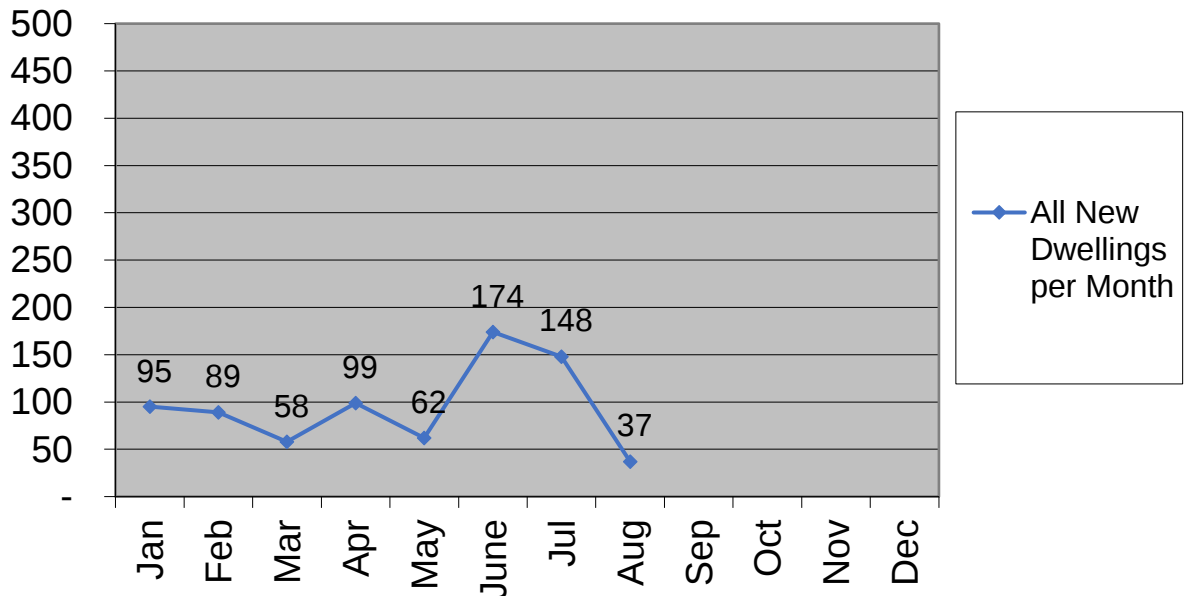
2022 Total All Permits



2022 Total New Dwelling Units



2022 Total New Dwelling Units



2022 Construction Activity

New Construction (Month by Month)						
2022	SFD	Duplex	Town House	Commercial Apartment Buildings	Quantity of Apartment Dwelling Units	Commercial
Jan	55	32	8	-	-	1
Feb	53	32	4	-	-	2
Mar	44	10	4	-	-	2
Apr	67	28	4	-	-	-
May	54	8	-	-	-	-
Jun	74	10	-	3	90	1
Jul	17	12	-	4	119	-
Aug	31	6	-	-	-	-
Sep						
Oct						
Nov						
Dec						
TOTAL	395	138	20			6

Other Permits *			Total	Total Dwellings
2022	Residential	Commercial	ALL Permit Types	ALL New Dwellings per Month
Jan	144	16	256	95
Feb	103	12	206	89
Mar	155	20	235	58
Apr	169	17	285	99
May	174	14	253	62
Jun	224	66	378	174
Jul	145	9	187	148
Aug	207	12	256	37
Sep				
Oct				
Nov				
Dec				
TOTAL	1,321	169	2,056	762
*Includes: Mechanical, Electrical, Plumbing, Roofing, Decks, and Fence Permits				

Town of Erie								
Single Family New Construction Building Trends							2022	Cum Yr.
	2018	2019	2020	2021	2022	5-Yr. Avg	Month to Avg	to Avg
Jan	13	72	37	38	55	43	12	12
Feb	34	48	39	52	53	45	8	20
Mar	77	44	55	51	44	54	-10	10
Apr	55	64	24	87	67	59	8	17
May	55	52	35	18	54	43	11	28
Jun	62	70	27	56	74	58	16	45
Jul	45	58	24	20	17	33	-16	29
Aug	60	52	38	28	31	42	-11	18
Sep	35	38	55	41				
Oct	48	41	36	51				
Nov	48	36	30	30				
Dec	37	33	36	55				
TOTAL	569	608	436	527	395	540	-145	-145

Affordable Housing Division

765 Cheesman Street:

- On August 30, 2022, Ariel Tolefree, Affordable Housing Manager, went to the Board to request the ability to purchase 765 Cheesman Street.
 - Staff is negotiating with the property owner and, if the parties reach agreement on terms, will perform due diligence on the site, after which, staff plans to close and initiate a path toward creation of affordable and attainable housing through a Request for Proposals (RFP) for a nonprofit/mission-based developer.
 - The property is zoned Neighborhood Mixed Use (NMU), with duplexes and multi-family as permitted uses.
 - A dense townhome configuration could yield as much as 18-20 du/ac, but the ultimate projects on the site may be lower density, based on surrounding context and plan development.



Collaboration with Developers:

- Ariel Tolefree continues to work with developers in various stages of project development to identify potential workforce and affordable housing opportunities.
 - In addition, Ariel is communicating with developers during their concept meetings to discuss incorporating workforce housing into their projects, from the start. This way, staff can work with developers on the most efficient path to achieve and maintain affordability.

Town of Erie Affordable Housing Outreach:

- Two stakeholder meetings were held at the beginning of the month; the first with a variety of developers of both market rate and affordable housing and the second with community members, affordable housing advocates, and active organizations in the area.
- After the study session with the Board on September 20th on the Housing Needs Assessment update, staff and CZB consultants will attend an Open House on Thursday September 22nd at Erie Library between 5PM-7PM.
 - The meeting will include a short presentation and an opportunity for residents to understand the future of affordable and workforce housing in Erie and how this will impact the future and growth of the Town.

Transportation Division

CO 7 Bus Rapid Transit (BRT) Planning:

- Joint funding for the first ten stations, and starter service from year 2025 to 2027, are being finalized with CDOT, RTD, and other agencies.
- The starter service will travel between downtown Boulder and Brighton in both directions with connections to I-25.
- Bustang service will be available at a new mobility hub in year 2025.
- Staff recently obtained funding from the Weld County Sub Regional DRCOG Forum to match the Town's funding contribution for starter service and design in the Weld County segment
 - The Weld County Forum also approved a request that Town staff made to prepare a strategic plan to implement on-demand bus service and multimodal connections to the BRT and Bustang stations in 2026



KEY

 Section of Independent Utility (SIU)

 Intersections

 BRT Stations

 Bridge Replacement

Priority 1 Proposed Actions

 Concept Study

 Preliminary Engineering (Level 1)

 Intersection

 BRT Stations

Neighborhood Speed Mitigation Program (NSMP):

- Internal staff coordination between planning, engineering, street operations and the PD has started.
- Data collection, draft program criteria and community outreach will occur over the next eight weeks.
- Staff will provide a Town board update at the October study session.

