



ERIE
COLORADO

ELEVATE ERIE

Planning Our Future Together





Discussion on Comp Plan & Related Items

- **Intent of Discussion**
 - Inform
 - Understand policy differences
- **Direction Requested from Council**
 - Policy changes to evaluate, from which staff will plan a path forward for updates



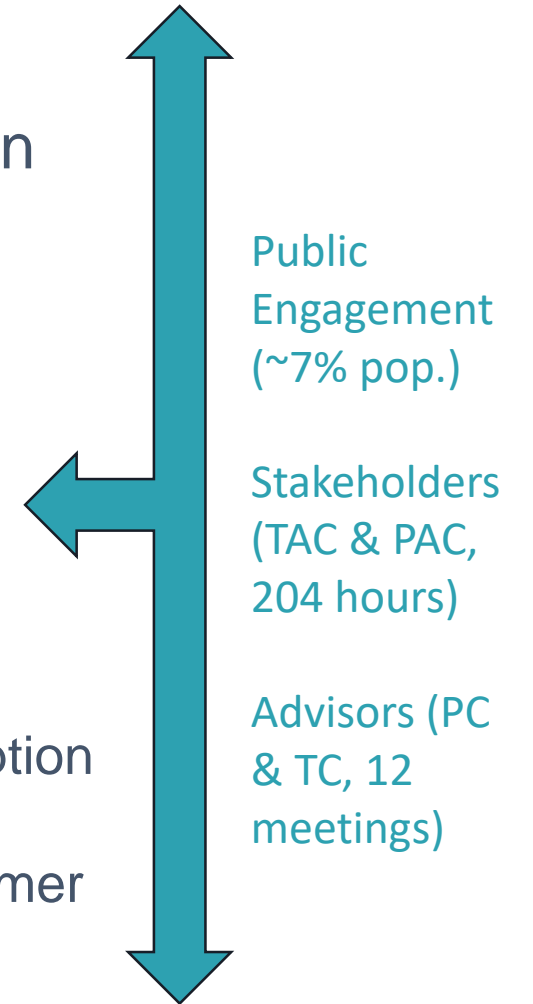
Agenda

- **Comprehensive Plan Purpose & Relationship**
- **Areas of Interest**
 - Engagement
 - Land Use & Density
 - Transportation Mobility Plan
 - Affordable Housing
 - Annexation & Planning Boundary



Background

- Project launch on October 11, 2022
- Analysis, Existing Conditions, Issue Identification
- Visioning
- Land Use Scenario development
 - Preferred scenario selection
- Policy framework
- Plan draft
 - Planning Commission unanimously recommend adoption September 18, 2024
 - Town Council adoption October 8, 2024 (4-2, with former Council member Harrison speaking in favor)





Comprehensive Planning Purpose & Relationship





Purpose

- Provides a **vision for the future** of the community through vetted goals, policies, and action steps.
- Serves as a **tool for reviewing land use** cases and future developments.
- Directs the Town to conduct **additional Strategic Plans** that can provide more detailed guidance.
- Provide **guidance** for Town work plans and budget.

Vision & Values

Updated Vision

Erie is a sustainable, livable, and connected community that creates positive, memorable, and lasting impressions for its residents and visitors. The Town is committed to collaboratively managing our diverse natural, cultural, fiscal, social, and capital resources.



Key Principle

Embracing and celebrating our differences, the Town recognizes the power of open dialogue in addressing challenging topics and making informed decisions that create an equitable community. Erie is committed to cultivating an inclusive environment where every community member feels valued and heard.



Core Values



SUSTAINABILITY

Erie is resilient and versatile



LIVABILITY

Erie is tailored to the community's needs.

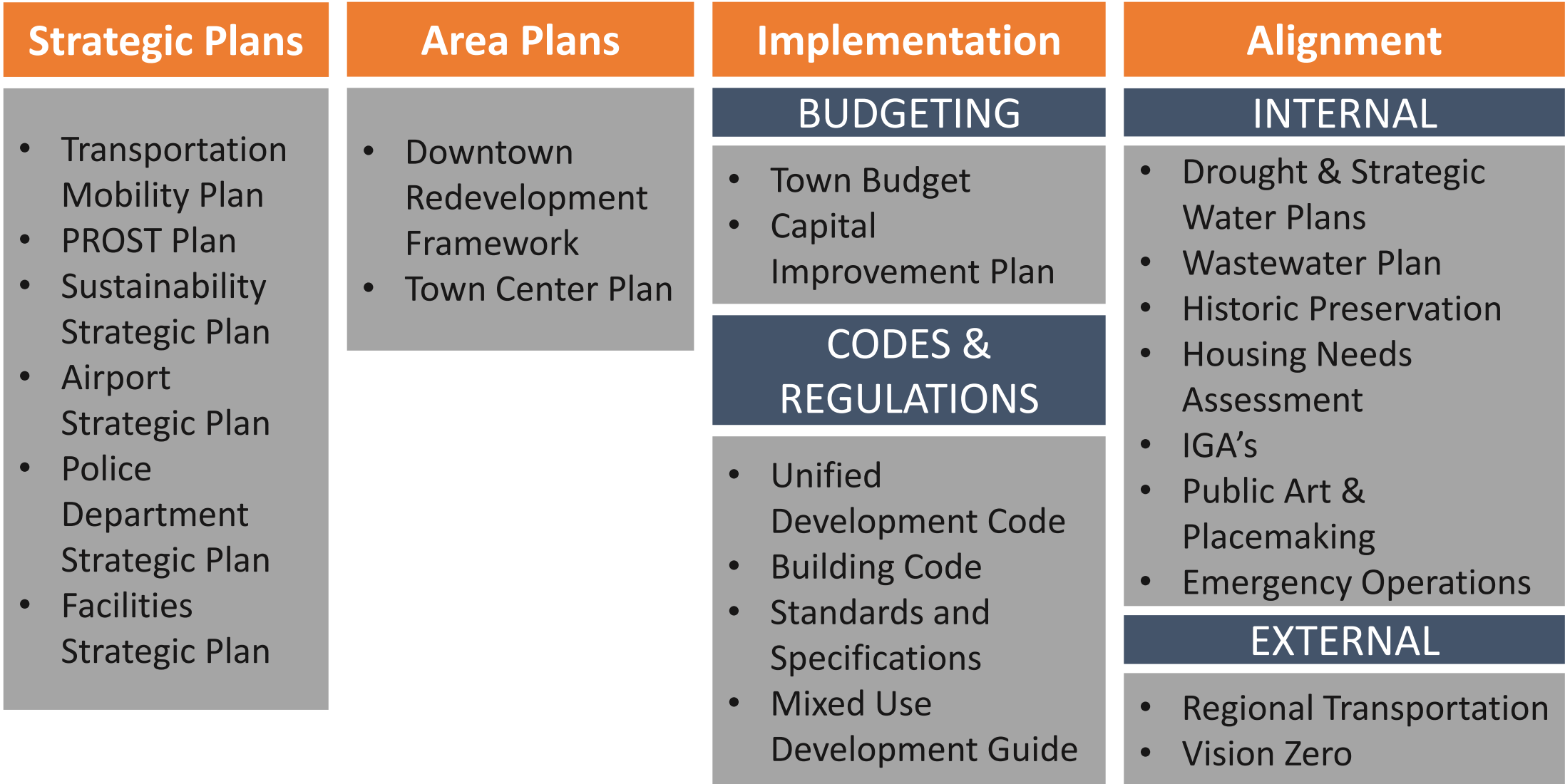


CONNECTIVITY

Erie is connected with each other.



Elevate Erie Comprehensive Plan





Area of Interest: Engagement



Engagement Goals

1. Develop a solid understanding of the **community's needs and interests** and build on outreach and engagement efforts currently underway.
2. Engage **ALL affected stakeholders** and create an **inclusive** approach to incorporate community voices.
3. Gather **community input** and utilize it to **shape the final plan**.

Community Engagement Advisor





Plan Committees/Stakeholders

Plan Advisory Committee (PAC) Technical Advisory Committee (TAC)

- Town Council
- Planning Commission
- Sustainability Advisory Board
- Historic Preservation
- Open Space & Trails Advisory Board
- Diversity, Equity & Inclusion Task Force
- Tree Board
- Communications
- Public Works & Transportation
- Environmental Services
- Finance
- Parks & Recreation
- Economic Development
- Police
- Utilities & Operations
- Planning & Housing



Engagement Windows

Phase	Phase 1: Setting the Stage <i>Dec. 2022 – Apr. 2023</i>	Phase 2: Defining the Direction <i>May – Dec. 2023</i>	Phase 3: Scenario Planning <i>Jan. – June 2024</i>	Phase 4: Policy Framework & Realizing the Plan <i>July – Oct. 2024</i>
Goal	Building a common understanding of the current situation and common values in Erie	Co-creating the vision for the future of Erie and Elevate Erie	Choosing the best land use scenario for Erie	Prioritizing policies & adopting the Comprehensive Plan
2,500+ Community Touchpoints	<ul style="list-style-type: none"> • Online survey • 7 in-person engagements 	<ul style="list-style-type: none"> • Online survey • 5 in-person engagements 	<ul style="list-style-type: none"> • Online survey • Mailed postcard • 7 in-person engagements 	<ul style="list-style-type: none"> • Online survey • 12 in-person engagements • 2 open houses during public review
20+ Advisory Meetings	<ul style="list-style-type: none"> • 3x TAC • 2x PAC • 1x Board of Trustees + Planning Commission 	<ul style="list-style-type: none"> • 2x TAC • 2x PAC • 2x Planning Commission • 1x Board of Trustees 	<ul style="list-style-type: none"> • 2x TAC • 2x PAC • 2x Planning Commission • 1x Town Council + Planning Commission 	<ul style="list-style-type: none"> • TAC Plan Review • PAC Plan Review • 3x Planning Commission • 2x Town Council



Area of Interest: Land Use and Density



Land Use Map & Classifications

- Community's vision; not prediction
- Guides future land use patterns (type, intensity, and location)
- **Advisory**, not regulatory
- Classifications provide direction on types of uses that would be appropriate; the **mapping** of these classifications reflects the Town's vision

COMP PLAN: Policies that demonstrate how a property could develop

ZONING: Regulations that dictate how a piece of land can be used

Why update land use classifications?



*Colliers Hill
Erie
6 units/acre*



*Westerly Duplexes
Erie
9 units/acre*



*Cottages at Erie Commons
Erie
12 units/acre*



*Blue Sky at Vista Ridge
Erie
18 units/acre*



*Aura Apartments
Erie
25 units/acre*



*Nine Mile Apartments
Erie
25 units/acre*



Residential - Changes

Existing Comp Plan Uses	Existing Use Guidance	Existing Density Guidance		New Comp Plan Uses	New Use Guidance	New Density Guidance
Rural Residential	Large-lot, very low-density single family	0-2 units/acre	→	Residential – Rural	Large-lot, very low-density single family	0-2 units/acre
Low Density Residential	Single-family detached and attached homes, townhomes	2-6 units/acre	→	Residential – Low	Single-family detached and attached	2-8 units/acre
Medium Density Residential	Small lot single-family, duplexes, townhomes, fourplexes	6-12 units/acre	→	Residential – Medium	Small lot single-family, duplexes, townhomes	8-18 units/acre
High Density Residential	Townhomes, condominiums, apartments	12-20 units/acre	→	Residential – High	Townhomes, condominiums, apartments	18-30 units/acre

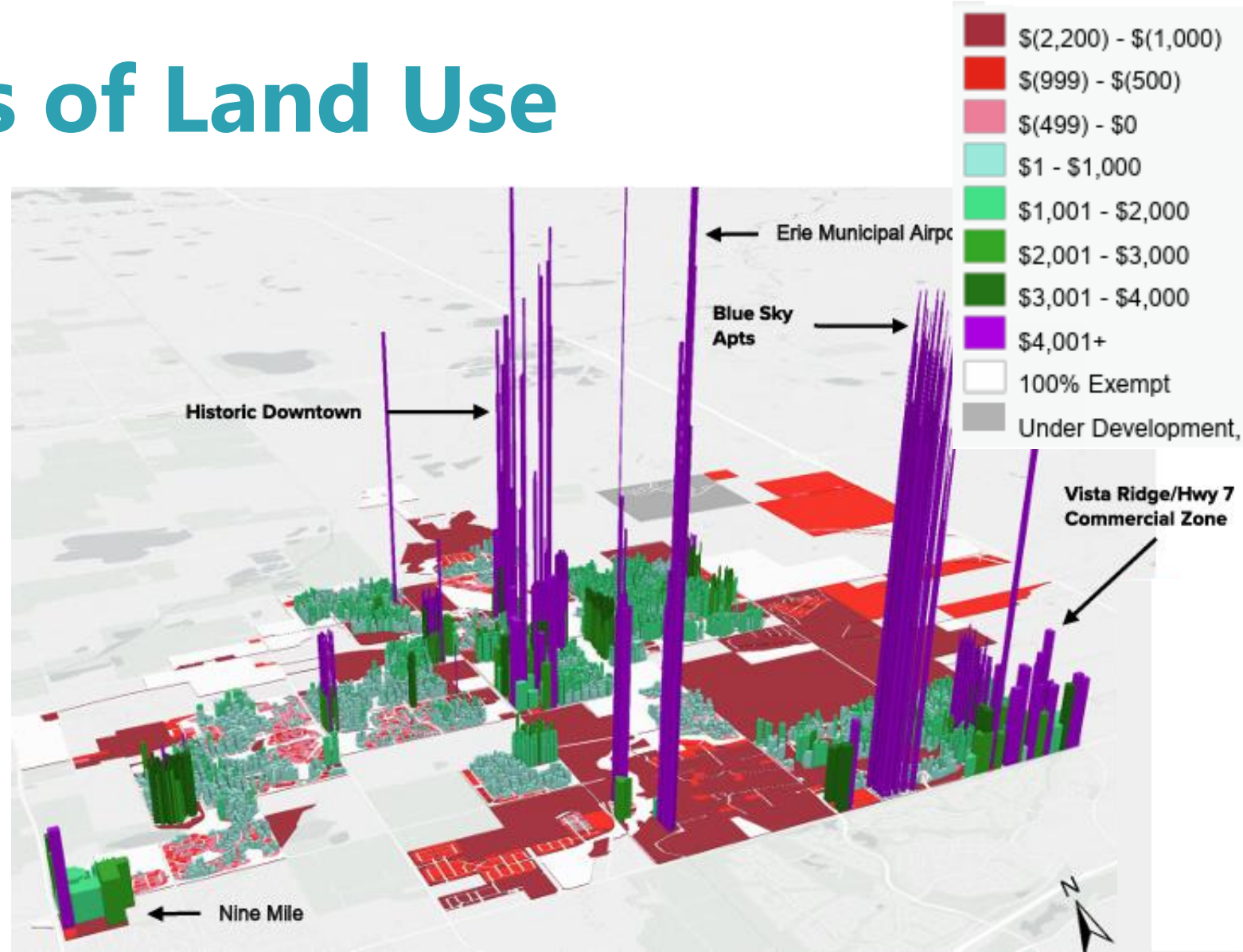


Mixed Use - Changes

Existing Comp Plan Uses	Existing Use Guidance	Existing Density Guidance		New Comp Plan Uses	New Use Guidance	New Density Guidance
Mixed Use	Mix of retail, office and residential uses	N/A	→	Mixed Use Neighborhood	Shopping, residences, entertainment, and services within a walkable block system. Residential can range from single-family detached to duplexes, townhomes, rowhomes, and condominiums.	6-12 units/acre
Downtown District	Compact, pedestrian-friendly mix of civic, office, retail and service uses	N/A	→	Mixed Use Village	Primarily vertical mix of residential, commercial, retail, and office uses in a compact, pedestrian-oriented environment	12-30 units/acre

Economics of Land Use

- Our Land Use Map has a price
- Maintenance per/acre
- Revenue per/acre



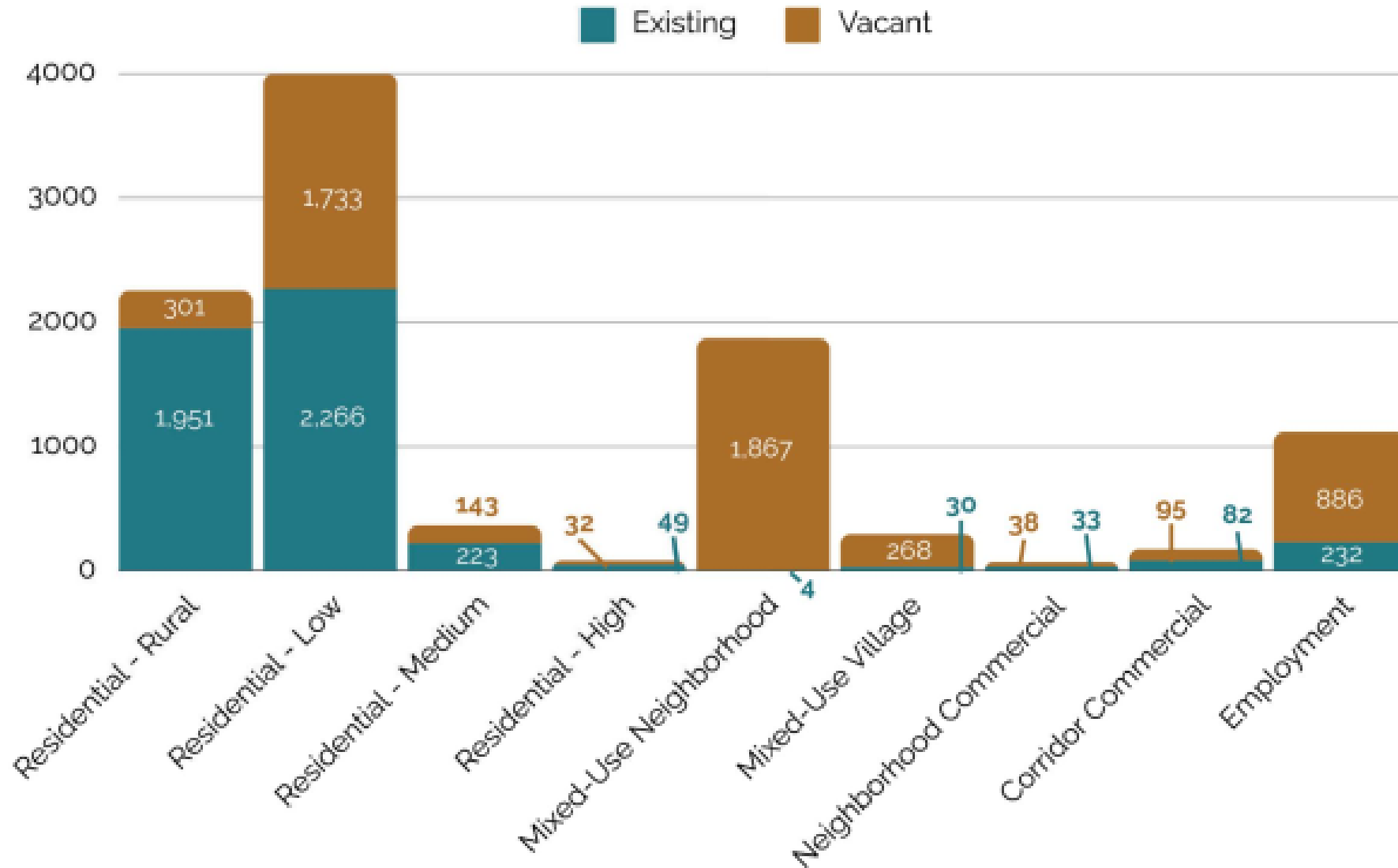
Source: Verdunity Fiscal Analysis



Buildout & Opportunity Sites

	EXISTING (2023)	ENTITLED	PLANNED	OPPORTUNITY SITES 2050-2055 ESTIMATE	TOWN OF ERIE BUILDOUT 2050-2055 ESTIMATE
<i>Description</i>	<i>Already built</i>	<i>Approved development</i>	<i>In development review process; not approved</i>	<i>Potential development in vacant¹ and underutilized² parcels in the Planning Area</i>	
Housing Units	12,000 units	5,000 units	10,000 units	0 - 3,000 units	27,000 - 30,000 units
Population	36,000 residents	13,000 residents	24,000 residents	0 - 7,000 residents	73,000 - 80,000 residents
Commercial & Industrial Square Footage	1,700,000 sq. ft.	400,000 sq. ft.	3,400,000 sq. ft.	0 - 6,100,000 sq. ft.	5,500,000 - 11,600,000 sq. ft.
Employment	5,000 jobs	1,000 jobs	7,000 jobs	0 - 12,000 jobs	13,000 - 25,000 jobs
Jobs to Housing Ratio	0.42	0.2	0.8	4	0.48 - 0.83

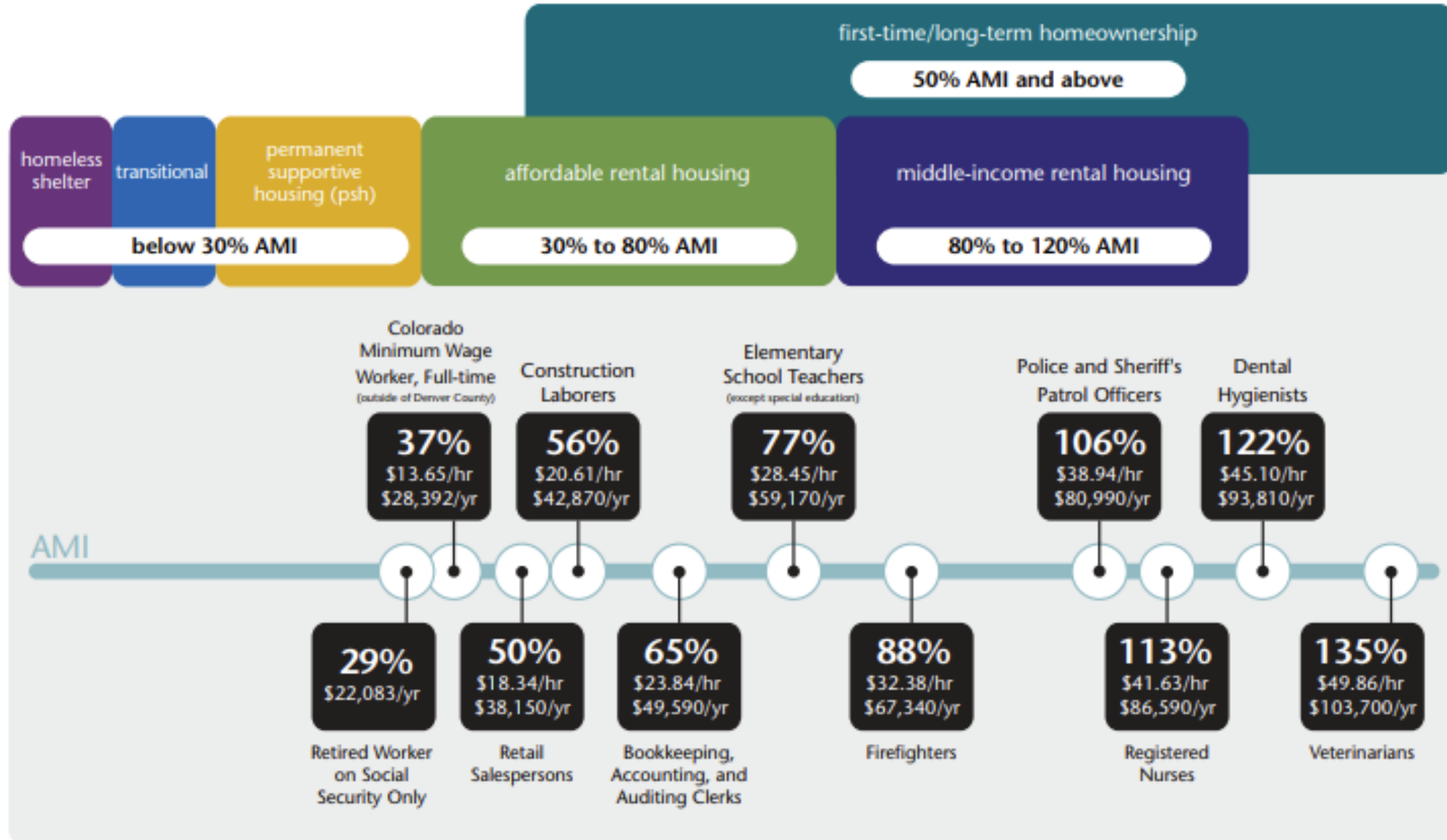
Buildout & Opportunity Sites





Area of Interest: Housing Affordability

What is housing affordability?



Source: 2022, Occupational Employment and Wage Statistics (OEWS) Survey, Bureau of Labor Statistics, <https://www.bls.gov/oes/>.
 2023 Social Security Administration, <https://www.ssa.gov/cgi-bin/currentpay.cgi>



Why is affordable housing important?

- Essential foundation to a stable, productive life
- Critical to the wellbeing and growth & development of children
- **Single largest expenditure within a household's budget**
- **Diversity of housing** promotes:
 - ❖ Community – Vibrancy – Sustainability
- **Proximity to work** impacts:
 - ❖ Commute times and vehicle miles traveled
 - ❖ Ability of local employers to find and retain employees

Efforts to support housing affordability

2005 & 2015 – Comprehensive Plan policies

2020 – Committed to regional 12% affordability goal

2022 – First Moves on Policy & Action

- Special District Policy incentivizing housing diversity & affordability
- Cheesman Residences
Affordable Homeownership





Efforts to support housing affordability

2023 – Housing Needs Assessment & Strategy

- Proposition 123 commitment
- Adopted expedited permitting for affordable housing
- ARPA funds for Village at Coal Creek

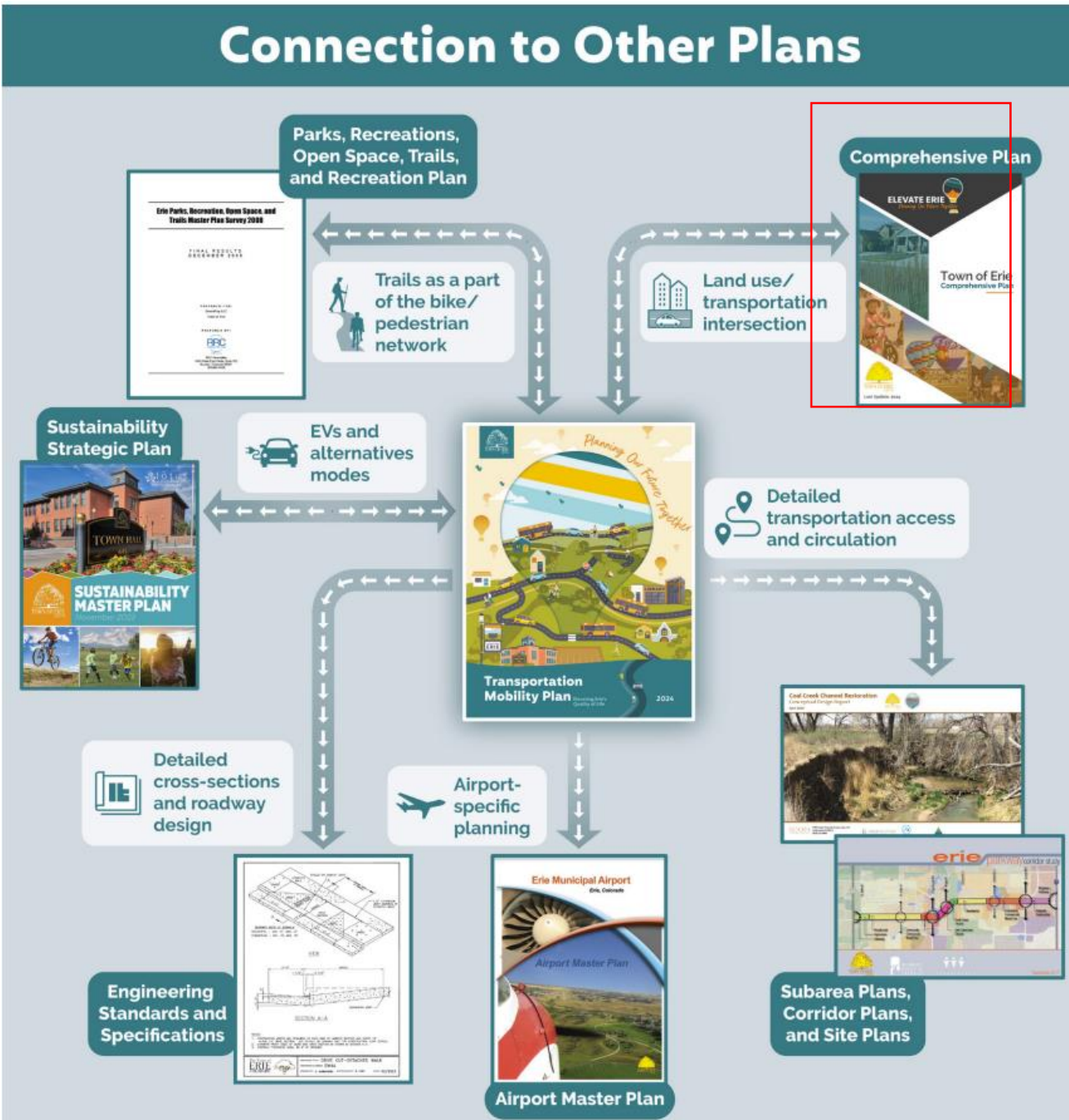
2024 – Adopted Affordable Housing Policies

- Received grant to support Home Repair Program
- Exploring Additional Tools & Incentives

Area of Interest: Transportation & Mobility Plan (TMP)



TMP & Other Planning Documents

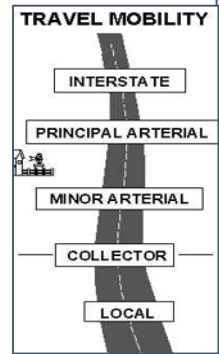
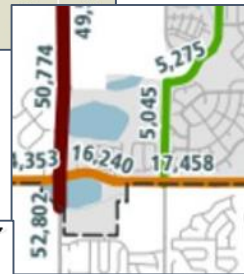




Land-Use & Transportation



LAND USE	Trips in 2019 (millions)		ITE Overestimate
	ITE Board Estimate	MTS Board Estimate	
RESIDENTIAL			
Single Family Detached	253,884	170,778	49%
Other Owner Occupied	30,855	21,948	37%
Other Rental	64,176	30,903	108%
All Residential	348,815	223,629	56%
COMMERCIAL			
Education	41,024	13,748	198%
Food	60,822	42,243	44%
Medical	16,024	18,427	-13%
Office	42,047	33,134	27%
Religion	21,113		
Retail	214,303		
Other	61,766		



Land Uses
Census Data / Comp Plan / Economic Growth

Trip Gen. Rates

Traffic Volumes

Road Classifications

Street Grids / Access Mngmt.

Transportation Network



Land-Use & Transportation



For People Walking/Rolling

A tiered approach to completing sidewalks gaps, upgrading deficient sidewalks, and improving pedestrian crossings that considers locations that provide access to key destinations, have a history of pedestrian-involved crashes, and are in high-density, mixed-use zones.



For People Biking

A comprehensive network of low-stress bicycle facilities for all ages and abilities that complement the trail network and provide access to key destinations and recreation opportunities.



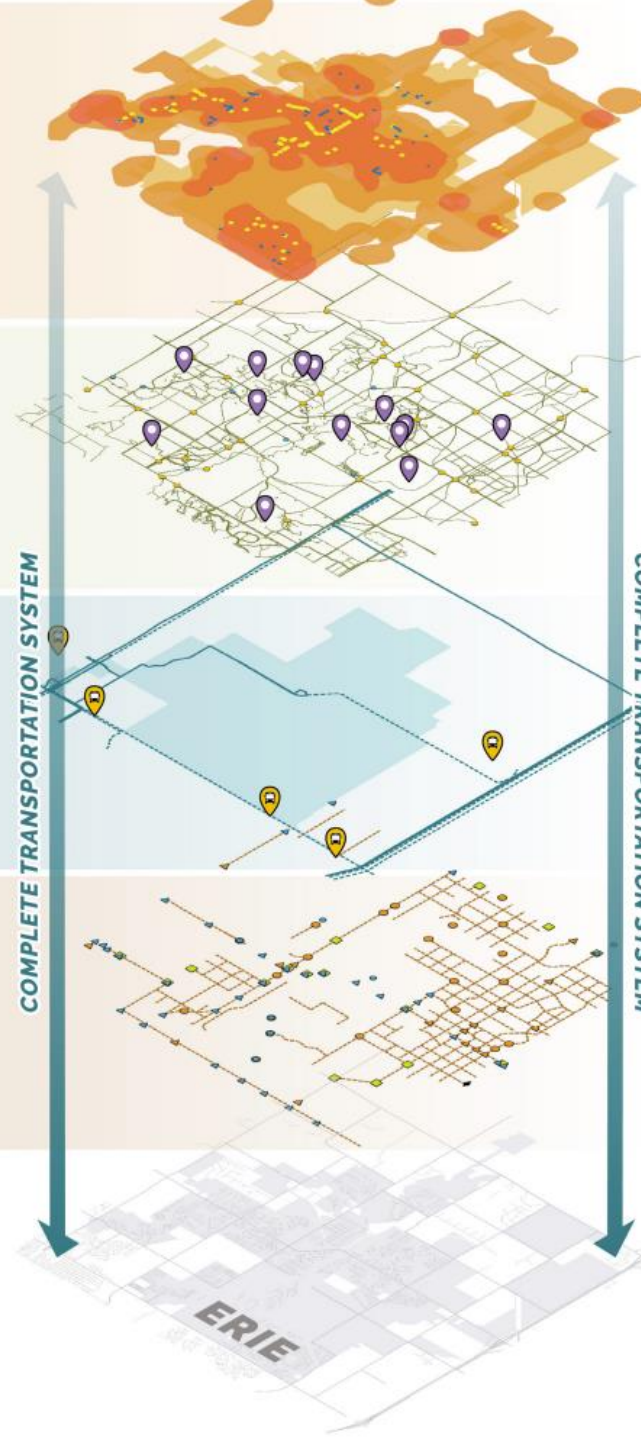
For People Taking Transit

Investment in the regional transit system in combination with local on-demand transit and bus stop upgrades that allows for reliable and convenient transit both within Erie and across the region.

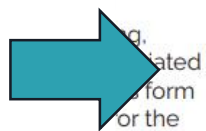


For People Driving

Expansion of the roadway network, through the widening of roadways, new roadways, and intersection enhancements that will accommodate anticipated growth locally and regionally.



Land Use Trip Generation Rates, Census Data, etc.



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Figure 25. 2050 Traffic Volumes

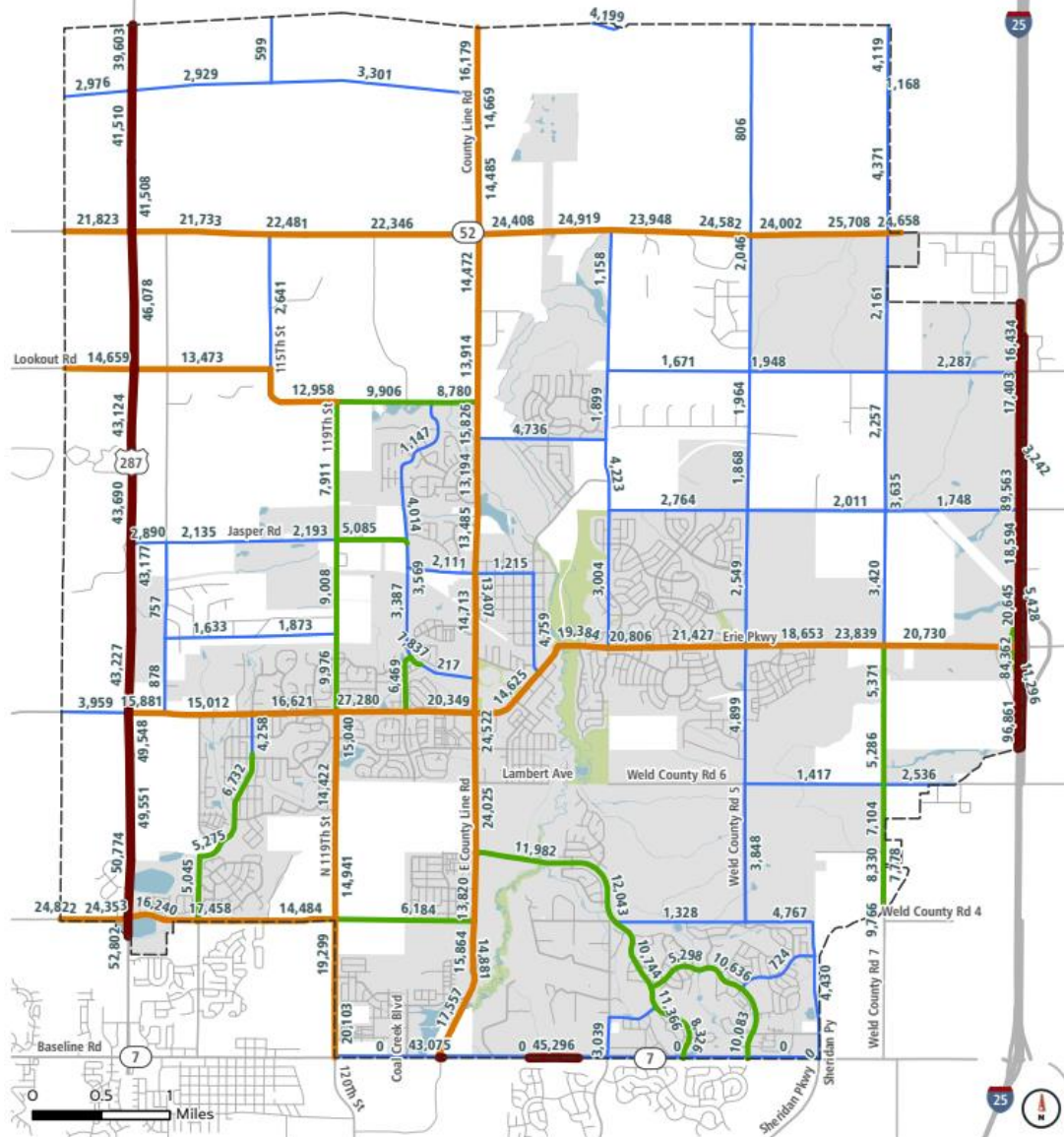
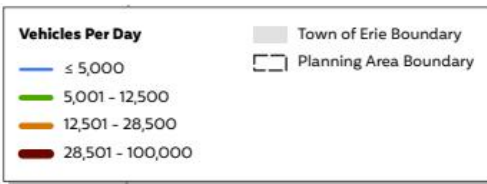


Figure 26. 2050 Volume to Capacity Ratios

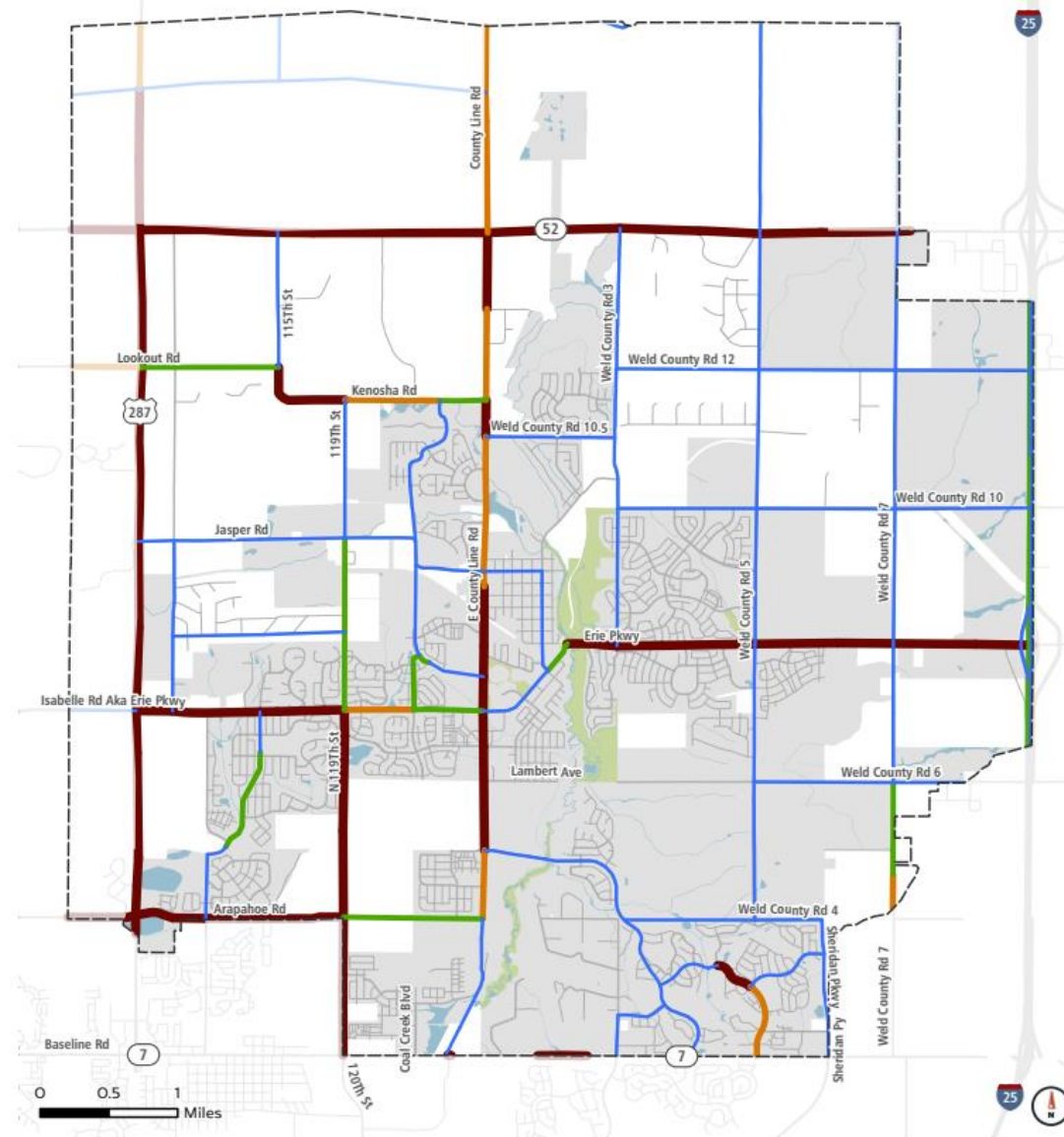




Figure 27. Roadway Projects

	Proposed Roundabout Improvements		Roadway Improvements Proposed After Prioritization		Existing Roundabout
	Proposed Intersection Improvements		Proposed Roadway Improvements		Existing Traffic Signal
	Roundabout Proposed After Prioritization		Proposed New Roadway		Town of Erie Boundary
	Proposed Roundabout				Planning Area Boundary
	Proposed Traffic Signal				

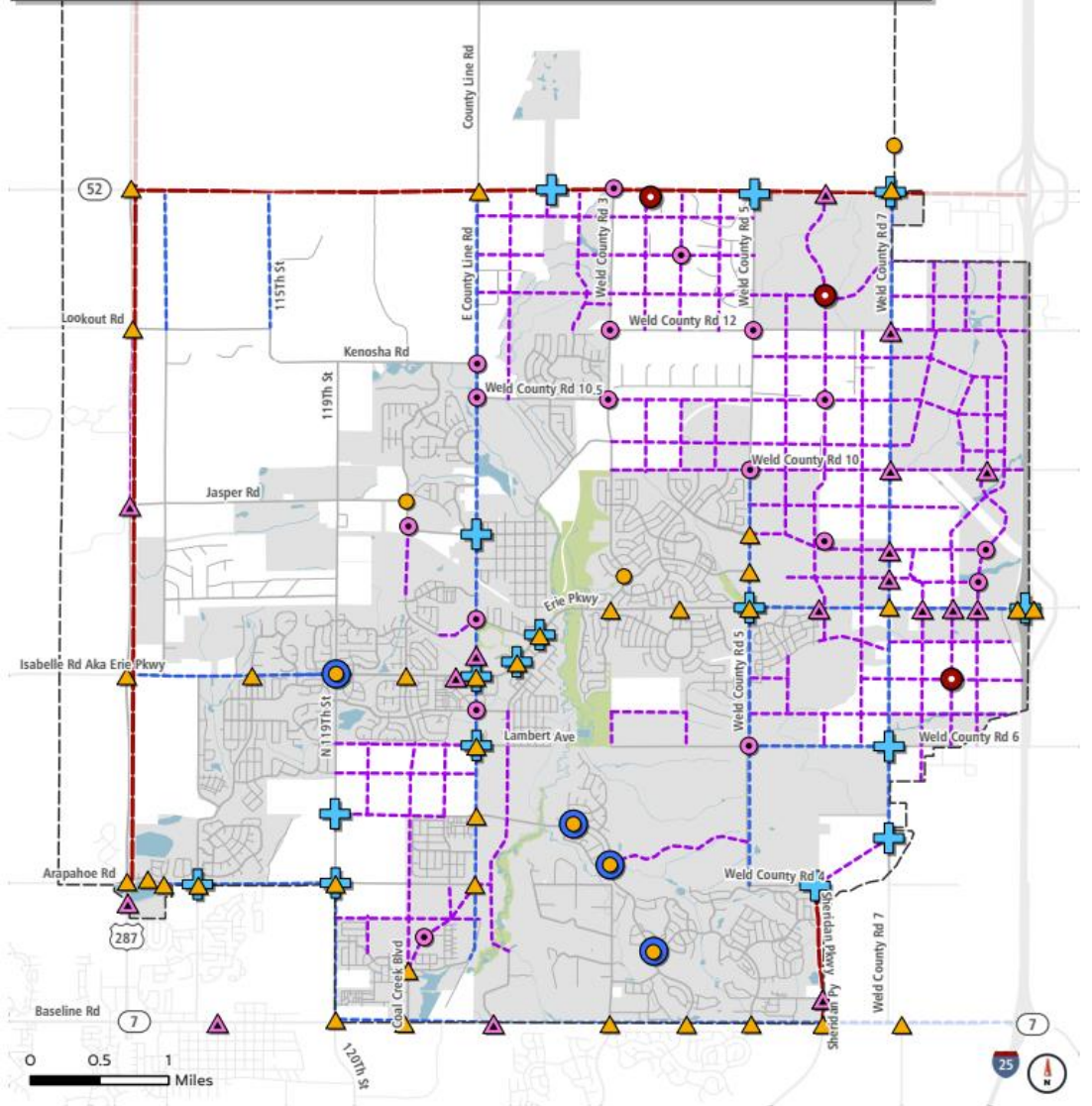
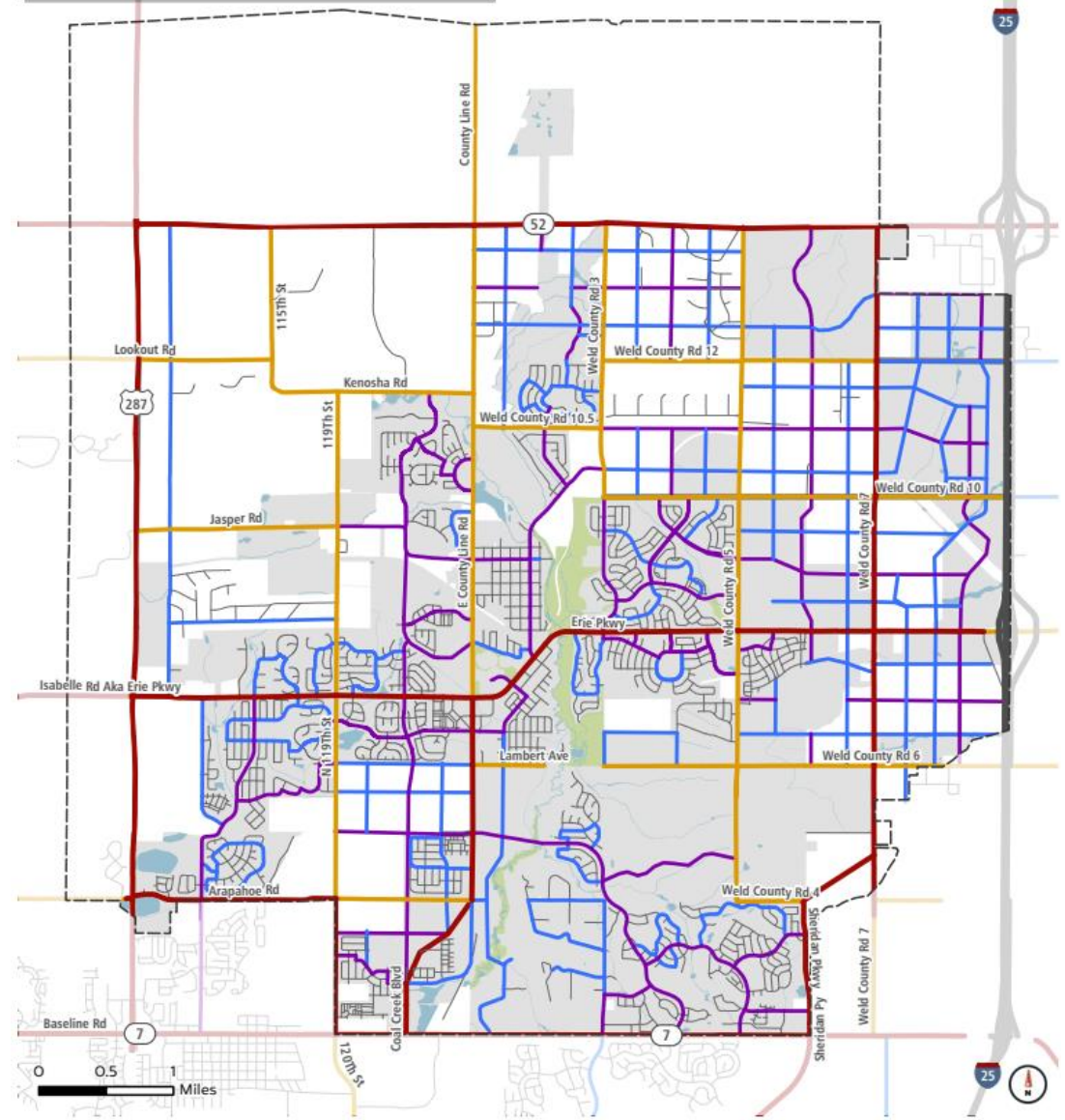


Figure 24. Future Street Classification

	Freeway		Town of Erie Boundary
	Principal Arterial		Planning Area Boundary
	Minor Arterial		
	Major Collector		
	Collector		
	Local		





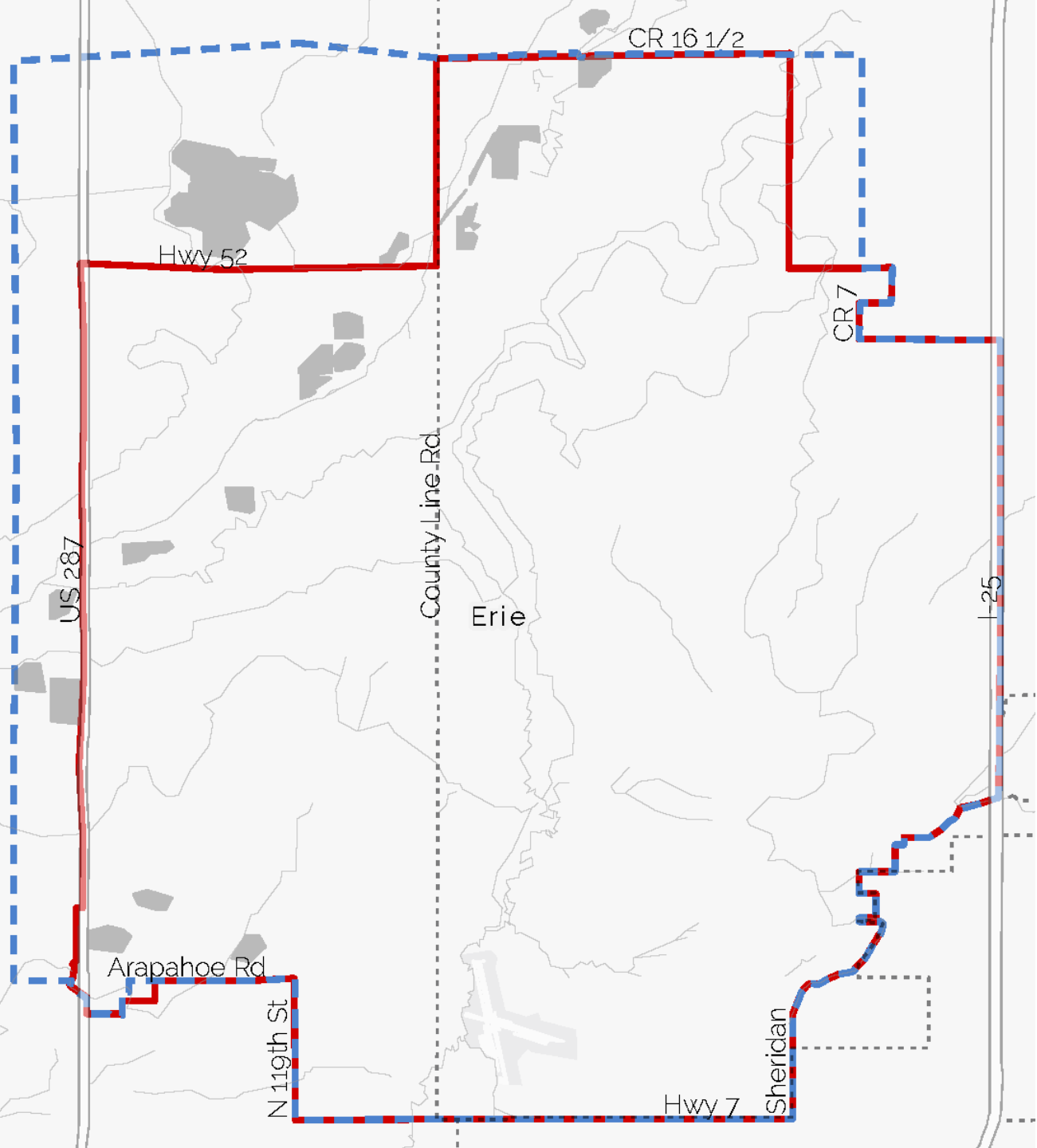
Area of Interest: Annexation & Planning Area Boundary



Planning Area Boundary

Adjustments to Planning Area Boundary reflect

- Ability to feasibly serve
- Sanitary sewer service area boundaries
- IGAs & Areas of Annexation





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POLICY DIRECTION & TRADE OFFS



Policy Direction

- **Areas of Interest**
 - Engagement
 - Land Use & Density
 - Transportation Mobility Plan
 - Affordable Housing
 - Annexation & Planning Boundary