



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes

Town Council

Tuesday, March 26, 2024

6:45 PM

Council Chambers

6:45 p.m. or immediately following Urban Renewal Authority Meeting
Link to Watch or Comment Virtually: <https://bit.ly/TownCouncil4thTuesday2024>

I. Call Meeting to Order and Pledge of Allegiance

Mayor Brooks called the meeting to order at 6:38 p.m.

II. Roll Call

Present: 5 - Mayor Brooks, Council Member Bell, Council Member Harrison, Council Member Hoback, and Council Member Sawusch
Excused: 1 - Council Member Baer
Absent: 1 - Mayor Pro Tem Loflin

III. Approval of the Agenda

Council Member Bell made a motion to approve the agenda. Council Member Harrison seconded the motion. The motion passed at 6:38 p.m.

Ayes 5 - Mayor Brooks
Council Member Bell
Council Member Harrison
Council Member Hoback
Council Member Sawusch
Excused 1 - Council Member Baer
Absent 1 - Mayor Pro Tem Loflin

IV. Consent Agenda

Approval of the March 12, 2024, Town Council Meeting Minutes

Attachments: [03-12-2024 Council Minutes](#)

Proclamation on Child Abuse Prevention Month and Crime Victims' Rights Week April 21-27, 2024

Attachments: [2024 Child Abuse and Victim Rights](#)

2024 Earth Week Proclamation

Attachments: [2024 Earth Week Proclamation](#)
[Arbor/Earth Day Flyer 2024](#)

Arbor Day Proclamation

Attachments: [Arbor Day Proclamation](#)

A Resolution of the Town Council of the Town of Erie Approving an Amendment to the Lease Agreement with Vector Air Management, LLC

Attachments: [Resolution](#)
[Amendment - Lease Extension](#)
[12/12/2023 Lease Agreement](#)

A Resolution of the Town Council of the Town of Erie Approving a License Agreement with the Regional Transportation District

Attachments: [Resolution 24-048](#)
[RTD License Agreement](#)

A Resolution of the Town Council of the Town of Erie Authorizing the Mayor to Execute Petitions for Inclusion of Town Right-of-Way into the Regional Transportation District

Attachments: [Resolution 24-046](#)
[RTD Petition for Annexation](#)
[Legal Description of properties and ROW.pdf](#)

A Resolution of the Town Council of the Town of Erie Approving the Tenth Amendment to the Disposition and Development Agreement with the Town of Erie Urban Renewal Authority and Evergreen-287 & Arapahoe, LLC

Attachments: [Resolution 24-049](#)
[Agreement](#)

A Resolution of the Town Council of the Town of Erie Approving a Development Agreement and Accepting Dedications as Shown on the Final Plat for Erie Village Filing No. 5 - Replat B

Attachments: [Resolution 24-050](#)
[Erie Village 5th Filing-Replat B Final Plat](#)
[Development Agreement](#)

An Ordinance of the Town Council of the Town of Erie Annexing to the Town Certain Land in Unincorporated Boulder County, Owned by the Town, and Known as the Blair Property

Attachments: [Ordinance No. 010-2024](#)

[Blair Property – Recorded deed, legal description, and map](#)

An Ordinance of the Town Council of the Town of Erie Repealing and Reenacting Chapter 5 of Title 1 of the Erie Municipal Code, to Establish Consistency with the Home Rule Charter

Attachments: [Ordinance 012-2024](#)

A Proclamation Proclaiming March 2024 as the 22nd Annual March for Meals Month

Attachments: [Meals on Wheels Proclamation](#)

Letter of Support for the East Boulder Creek Site Management Plan for Prairie Run Open Space

Attachments: [20240326 EBC Support Letter Final](#)

A Resolution of the Town Council of the Town of Erie Authorizing the Mayor to Execute a Petition for Inclusion of 765 Cheesman Street into the Regional Transportation District

Attachments: [Resolution 24-047](#)

[765 Cheesman Title Commitment](#)

[Petition for Annexation - 765 Cheesman Street](#)

United Power 85th Anniversary Proclamation

Attachments: [United Power 85TH Anniversary Proclamation](#)

Council Member Harrison made a motion to approve Consent Agenda. Council Member Bell seconded the motion. The motion passed by the following vote at 6:39 p.m.

- Ayes** 5 - Mayor Brooks
 Council Member Bell
 Council Member Harrison
 Council Member Hoback
 Council Member Sawusch

Excused 1 - Council Member Baer

Absent 1 - Mayor Pro Tem Loflin

V. Public Comment On Non-Agenda and Consent Items only.

Mayor Brooks read the Public Comment Rules and opened Public Comment at 6:39 p.m. With no speakers in person or online virtually,

Mayor Brooks closed the Public Comment at 6:39 p.m.

VI. General Business

Presentation of Rebate Check from United Power

Mayor Brooks introduced Bill Meier from United Power to make a presentation to the Town of Erie with a rebate check for \$2,599.00 at 6:39 p.m.

Update on Police Facility Expansion Evaluation

Attachments: [Presentation](#)

Mayor Brooks introduced the following presenters to speak on the Police Facility Expansion Evaluation Update at 6:42 p.m.

Lee Mathis, Chief of Police
Aimee LeLone, Wold Architects and Engineers
Chad Alexander, Facilities Manager
Sara Hancock, Finance Director

PUBLIC HEARING ON: (1) A Resolution of the Town Council of the Town of Erie Making Certain Findings of Fact Regarding the Proposed Annexation to the Town of the Real Property Known as 111th and Arapahoe, (2) An Ordinance of the Town Council of the Town of Erie Annexing to the Town the Real Property Known as 111th and Arapahoe, (3) A Resolution of the Town Council of the Town of Erie Approving the Annexation Agreement and Pre-Development Agreement for the Real Property Known as 111th and Arapahoe, and (4) An Ordinance of the Town Council of the Town of Erie Zoning the Real Property Known as 111th and Arapahoe.

Attachments: [Staff report](#)

[Staff Presentation](#)
[Resolution 24-028 \(Findings of Fact\)](#)
[Ordinance No. 004-2024 \(Annexation\)](#)
[Resolution No. 24-029 \(Agreements\)](#)
[Ordinance 005-2024 \(Zoning\)](#)
[Pre-Development Agreement](#)
[Annexation Agreement](#)
[Annexation Map](#)
[Initial Zoning Map](#)
[Notifications](#)
[Public Comments](#)

Mayor Brooks opened the public hearing at 7:33 p.m. Kelly Driscoll, Planning Manager, presented the item at 7:34 p.m.

Kelly Driscoll introduced the applicants, Jessica Tuttle and Russell Leigh, from Thompson Thrift. They presented Council with a packet which will be included with the minutes.

The residents spoke in opposition to the agenda item:

Michael Barrow of Lafayette

Beth Meyer, Erie

Clifford Zwart, Erie

Tim Scherr, Erie

Courtney Rella, Lafayette

Rhonda Grassi, Erie

Mike Stone, Erie

Sheena Brown, Lafayette

The following resident(s) are not opposed to annexation but have concerns about issues of flooding, opposition to Comp Plan, traffic, quality of life and overall density:

Andrew Moore, Erie

Scott Griffith, Erie

Fred Walsh, Erie

Janice Moore for Jennifer Carroll, Erie

John Mortelaru, Erie

Alex Schatz, Erie

The following residents spoke in support of the agenda item:

Deborah Gonzales, Lafayette

Dave Pasic, Town Engineer, answered questions on utility lines, flooding, remediation and draining analysis.

Gerard Grant, Civil Engineer for the applicant, answered further questions on road improvements.

Austin Pierce Flannagan, Town Attorney, answered question regarding the Comprehensive Plan, zoning and the annexation approval process.

Kelly Driscoll, Planning Manager, answered questions about affordable housing availability and review by the City of Lafayette, the future studies for the property at the preliminary plat stage and the packet that was presented on February 13, 2024.

Miguel Aguilar, Senior Transportation Planner, responded to questions about public transportation.

Todd Fessenden, Public Works Director, answered questions regarding flooding and remediation and water pressure.

Patrick Hammer, Deputy Town Manager, spoke to the landscape along

north side of Arapahoe Road.

Becka Bailey, from Thompson Thrift, confirmed a traffic study was done but not in the packet, as it is not required at this time.

MJ Adams, Affordable Housing Manager, spoke to the threshold for affordable housing.

Mayor Brooks closed the public hearing at 9:34 p.m. and opened discussion for the Council.

Council Member Hoback made a motion to continue Ordinance No. 005-2024 (Zoning) to the May 28, 2024 Council Meeting. Council asked for conditions of future approval asking for a traffic summary, surrounding HOA notice of four public meetings with mailings to all affected HOAs within a quarter mile of the project, and summary of water and infrastructure issues by the applicant and reviewed by staff. Council Member Sawusch seconded the motion at 10:15 p.m.

Ayes 5 - Mayor Brooks
 Council Member Bell
 Council Member Harrison
 Council Member Hoback
 Council Member Sawusch

Excused 1 - Council Member Baer

Absent 1 - Mayor Pro Tem Loflin

Council Member Sawusch made a motion to pass Resolution 24-028 (Finding of Fact), Ordinance 004-2024 (Annexation), and Resolution 24-029 (Agreements). Council Member Bell seconded the motion. The motion passed by the following vote at 10:16 p.m.

Ayes 5 - Mayor Brooks
 Council Member Bell
 Council Member Harrison
 Council Member Hoback
 Council Member Sawusch

Excused 1 - Council Member Baer

Absent 1 - Mayor Pro Tem Loflin

Discussion of Proposed Legislation: Construction Defects Bills & HB 1304
 Minimum Parking Requirements

Attachments: [SB24-106](#)
[HB24-1230](#)
[HB24-1304](#)

Mayor Brooks Introduced Sarah Nurmela, Planning and Development Director, who presented information on the proposed state legislation

potentially affecting the Town of Erie at 10:17 p.m.

VII. Staff Reports

Planning & Development Monthly Report - February 2024

Attachments: [Planning & Development Monthly Report - February 2024\(v1\)](#)

Public Works Monthly Report

Attachments: [Monthly Report](#)

Environmental Services Monthly Report - February 2024

Attachments: [Environmental Services Monthly Report - February 2024](#)

ADU Legislation Staff Report

VIII. Council Member Reports and Announcements

Councilors wished residents a happy Easter and Passover, recommended everyone be aware of students out on spring break and be cautious when driving, reminded residents to be aware that our leash laws protect everyone and Mayor Brooks spoke of his attendance at the National League of Cities National Conference in Washington D.C.

IX. Executive Session

EXECUTIVE SESSION: To determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e), and to hold a conference with the Town Attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), all concerning the Erie Municipal Airport

Mayor Brooks announced the Executive Session at 10:53 p.m.

Council Member Bell made a motion to move to Executive Session. Council Member Sawusch seconded the motion. The motion passed by the following vote at 10:54 p.m.

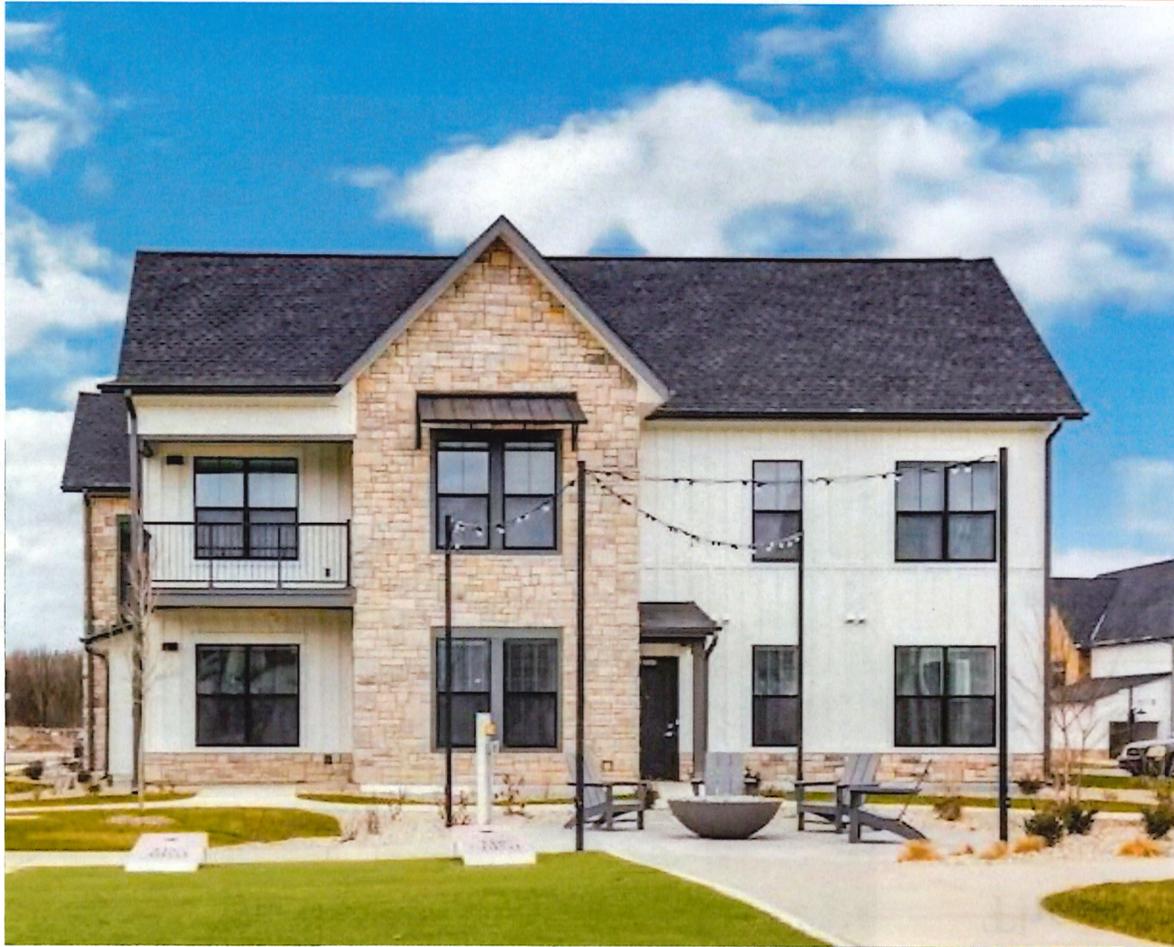
Mayor Brooks said the meeting would adjourn after the Executive Session.

Ayes 5 - Mayor Brooks
 Council Member Bell
 Council Member Harrison
 Council Member Hoback
 Council Member Sawusch

Excused 1 - Council Member Baer

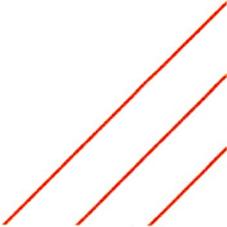
Absent 1 - Mayor Pro Tem Loflin

X. Adjournment



THOMPSON THRIFT

Multifamily Development





Thompson Thrift Overview



RESIDENTIAL

COMMERCIAL

CONSTRUCTION

1986 THOMPSON THRIFT

Thompson Thrift was established in 1986 by John Thompson and Paul Thrift as a locally-focused real estate development company.

2008 THOMPSON THRIFT RESIDENTIAL

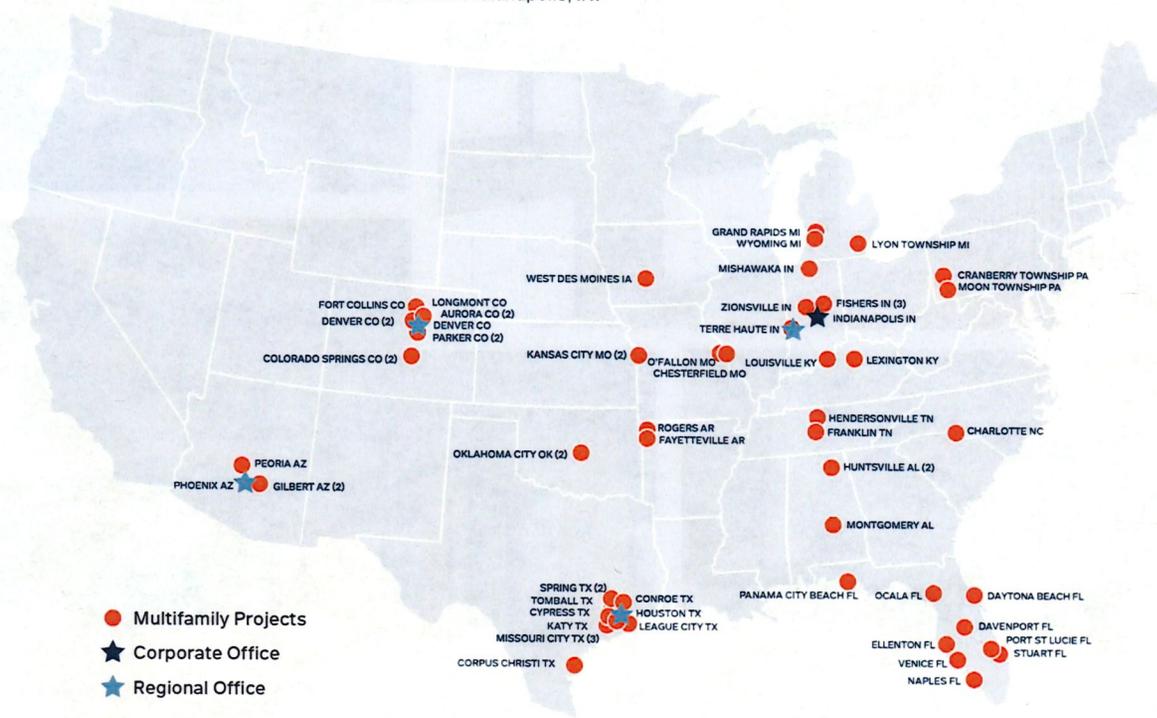
In 2008, John and Paul assembled the resources necessary to build the premier multifamily business unit known today as Thompson Thrift Residential.

5 Offices

INDIANAPOLIS, IN
TERRE HAUTE, IN
PHOENIX, AZ
HOUSTON, TX
DENVER, CO

THOMPSON THRIFT RESIDENTIAL
Multifamily Locations

Thompson Thrift Residential focuses on constructing and operating Class A multifamily developments in affluent suburban locations in the Midwest, Southeast, and Southwest. Since breaking ground on our first development in 2010, Thompson Thrift Residential has developed over 60 projects totaling over \$3 Billion and 17,000 units throughout the Midwestern, Southeastern, and Western United States. Thompson Thrift's corporate office is in Indianapolis, IN.





Fundamental Site Criteria

Thompson Thrift seeks properties in locations that have seen job growth, have not seen supply outpace demand, and where comparable properties have seen stable or growing rents or increasing occupancy where rents are comparable.



CLOSE PROXIMITY TO A HIGH TRAFFIC THOROUGHFARE

Exposure to major traffic counts increases walk-through traffic in a property and helps maximize lease-up.



CLOSE PROXIMITY TO JOBS

Convenience to his or her workplace is a significant factor in a resident's decision to lease at a given location.



CLOSE PROXIMITY TO HIGH-END HOUSING AND GOOD SCHOOLS

Residents want to live in an area that is considered exclusive based on the presence of well-kept, high-end homes in low-crime areas with good schools.



CLOSE PROXIMITY TO HIGH-END RETAIL

Beyond adding convenience for residents, this factor represents an easily recognizable indicator of growth in a submarket. Thompson Thrift confirms the submarket's growth through its analysis.



COMPELLING STORY

Thompson Thrift seeks to develop sites in markets with a compelling story; high administrative or geographic barriers to entry that limit the amount of new competition, or a favorable supply and demand story.

111TH + ARAPAHOE

PROJECT TEAM



HKS
CIVIL ENGINEERING



RIPLEY DESIGN INC
LANDSCAPE ARCHITECT



THOMPSON THRIFT
OWNER



OTTEN JOHNSON
LEGAL



NORRIS DESIGN
ENTITLEMENTS

REQUIREMENTS FOR ANNEXATION APPROVAL

- 1. Resolution No. 24- 028 (Annexation Eligibility Resolution)**
- 2. Ordinance No. 004-2024 (Annexation Ordinance)**
- 3. Resolution No. 24-029 (Resolution Approving Annexation Agreement and Pre-Development Agreement)**
- 4. Ordinance No. 005-2024 (Zoning Ordinance)**

TOWN OF ERIE HOUSING NEEDS

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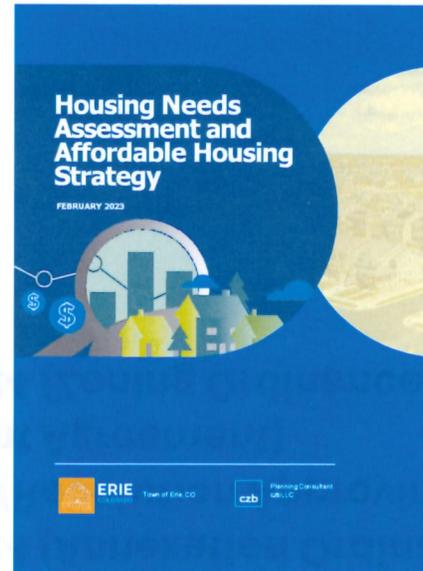
CHAPTER 5: GROWTH MANAGEMENT

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**TOWN OF ERIE
COMPREHENSIVE PLAN
2015 UPDATE**



**HOUSING NEEDS ASSESSMENT
AND AFFORDABLE HOUSING
STRATEGY FEBRUARY 2023**



**ELEVATE ERIE
COMPREHENSIVE PLAN -
EXISTING CONDITIONS
REPORT
DECEMBER 1, 2023**

ANNEXATION & ZONING

EXISTING CONDITIONS REPORT | DECEMBER 2023

- Identified as a “Planned Opportunity” for the Town’s Existing Conditions Report as a part of Elevate Erie.
- Thompson Thrift working with Town Staff to bring inclusionary and luxury apartment housing to this site.
- More than half of people who rent in Erie are burdened by housing costs. (pg. 71)
- In general, housing within Erie is unreachable for those making less than \$150,000 a year. (pg. 71)



TOWN OF ERIE HOUSING NEEDS

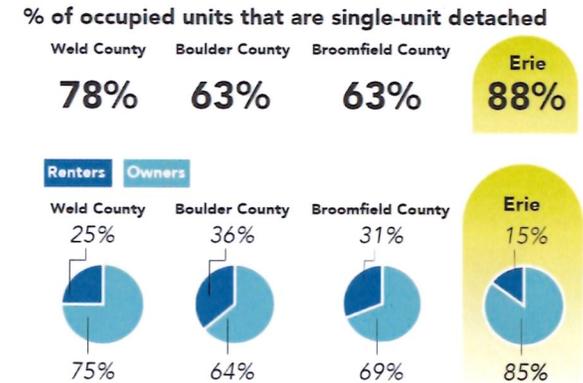
HOUSING NEEDS ASSESSMENT AND AFFORDABLE HOUSING STRATEGY FEB. 2023

- Housing Needs Assessment (Feb. 2023) more diverse new housing types equals more inclusionary housing.
- In 2023, Erie approved Ordinance No. 017-2023 to allow for reduced cost of housing and make housing projects less cost prohibitive in the town.
- The report states “Erie needs more areas where explicitly allowed densities can reach or exceed 20DU/AC”
- The report shows the need for affordable housing in Erie. The annexation agreement requires 12% of the units to be affordable.

FIG. 1
Examples of Affordable Housing Costs by Annual Gross Household Income

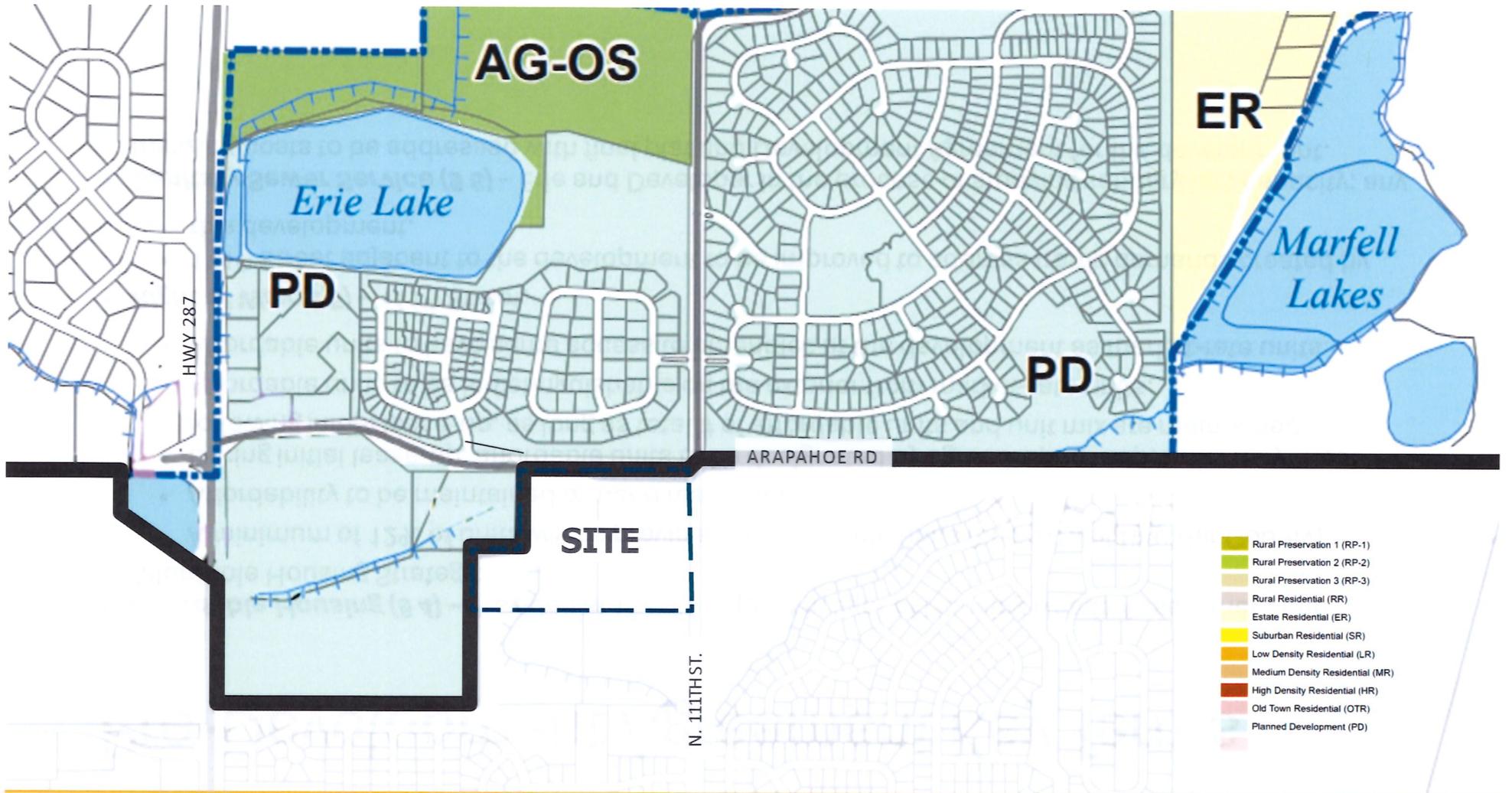
| | \$50,000 | \$75,000 | \$100,000 | \$150,000 |
|---------------------------------------|----------------|----------------|----------------|----------------|
| Can afford up to this much each month | Up to \$1,250 | Up to \$1,875 | Up to \$2,500 | Up to \$3,750 |
| Can afford up to this much each year | Up to \$15,000 | Up to \$22,500 | Up to \$30,000 | Up to \$45,000 |

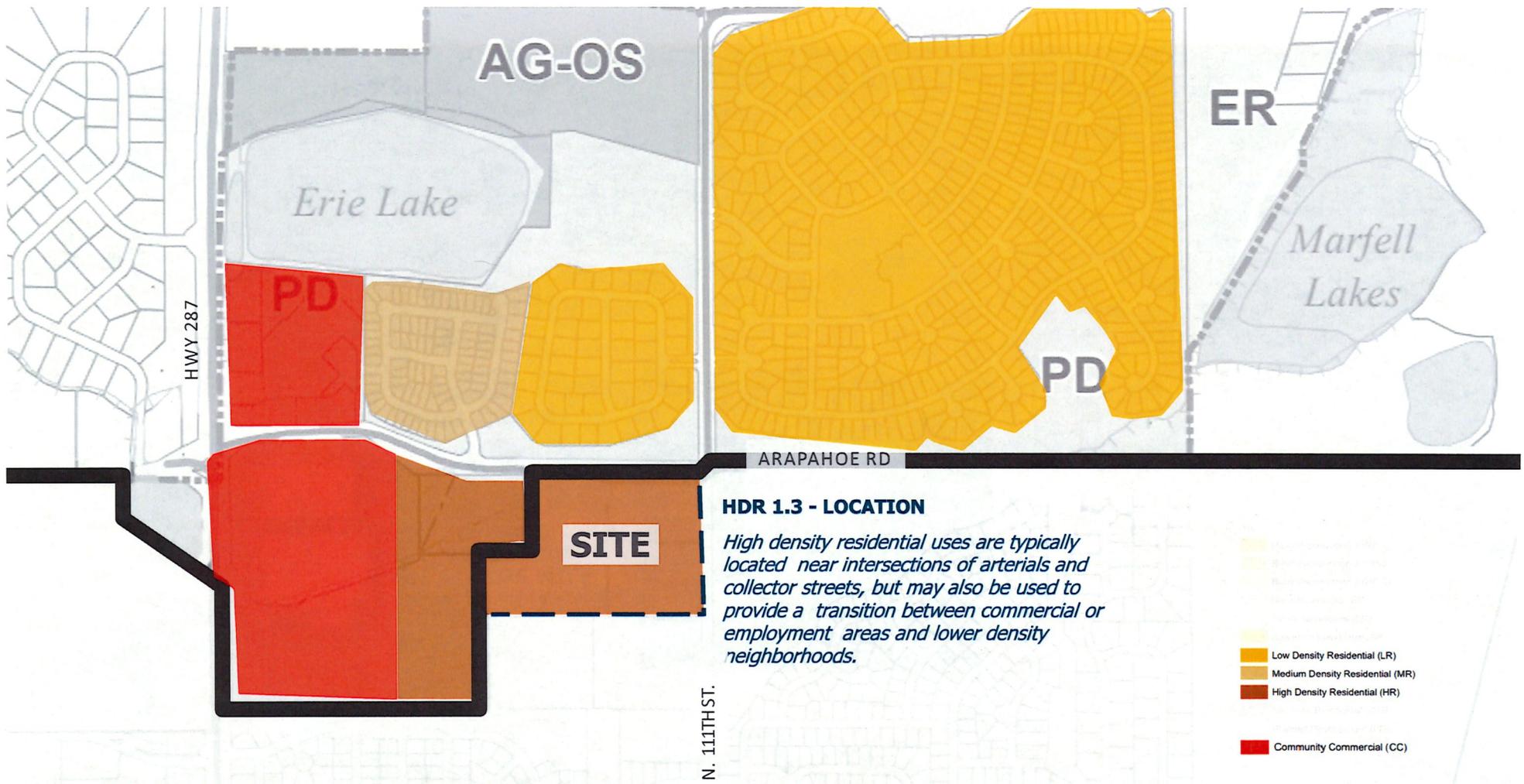
FIG. 2
Tenure and Single-Unit Detached Housing, 2020



Pre-Development Agreement Key Terms

- **Affordable Housing (§ 4)** – Provided at Town’s request in light of Housing Needs Assessment and Affordable Housing Strategy:
 - A minimum of 12% of units will be provided as affordable units (80% AMI of Boulder County).
 - Affordability to be maintained by deed restriction.
 - During initial lease-up, affordable units to be designated by agreed-upon map; units may “float” following initial lease-up, as long as total # of affordable units and unit mix are maintained.
 - Affordable units to be indistinguishable on the exterior from market-rate units.
 - Affordable units to have same access to amenities at the development as market-rate units.
- **Right of Way (§ 5)** – 111th Street.
 - 111th Street adjacent to the development to be improved to address traffic demands created by this development.
- **Sanitary Sewer Service (§ 6)** – Erie and Developer in the process of studying sanitary line capacity; any upsizing/costs to be addressed with final plat and Development Agreement for the development.









INITIAL ZONING APPROVAL CRITERIA

TOWN OF ERIE 2015 COMP PLAN | HDR 1.3 - LOCATION

- High density residential uses are typically located near intersections of arterials and collector streets, but may also be used to provide a transition between commercial or employment areas and lower density neighborhoods.

PROMOTING MULTI-MODAL LIVING

- Immediately adjacent to 3 (three) bus stops on N. 111th St. & Arapahoe Rd. (see red dots)
- New bike land proposed on 111th
- Access to Lafayette open space

ACCESS TO COMMERCIAL AND EMPLOYMENT AREAS

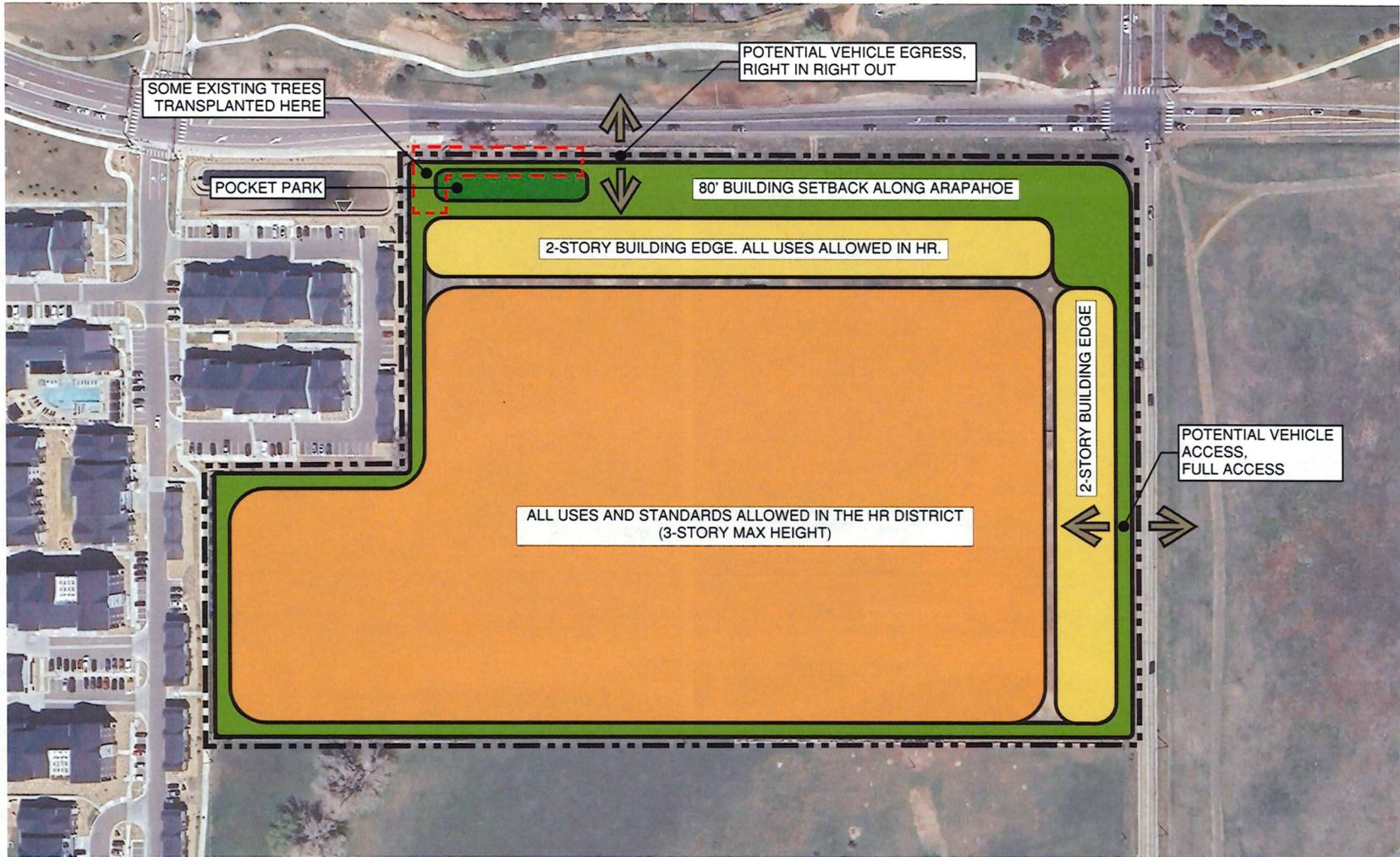
- Nine Mile commercial district
- Safeway
- Walmart
- KingSoopers



THE SITE MEETS THE TOWN'S INITIAL ZONING APPROVAL CRITERIA

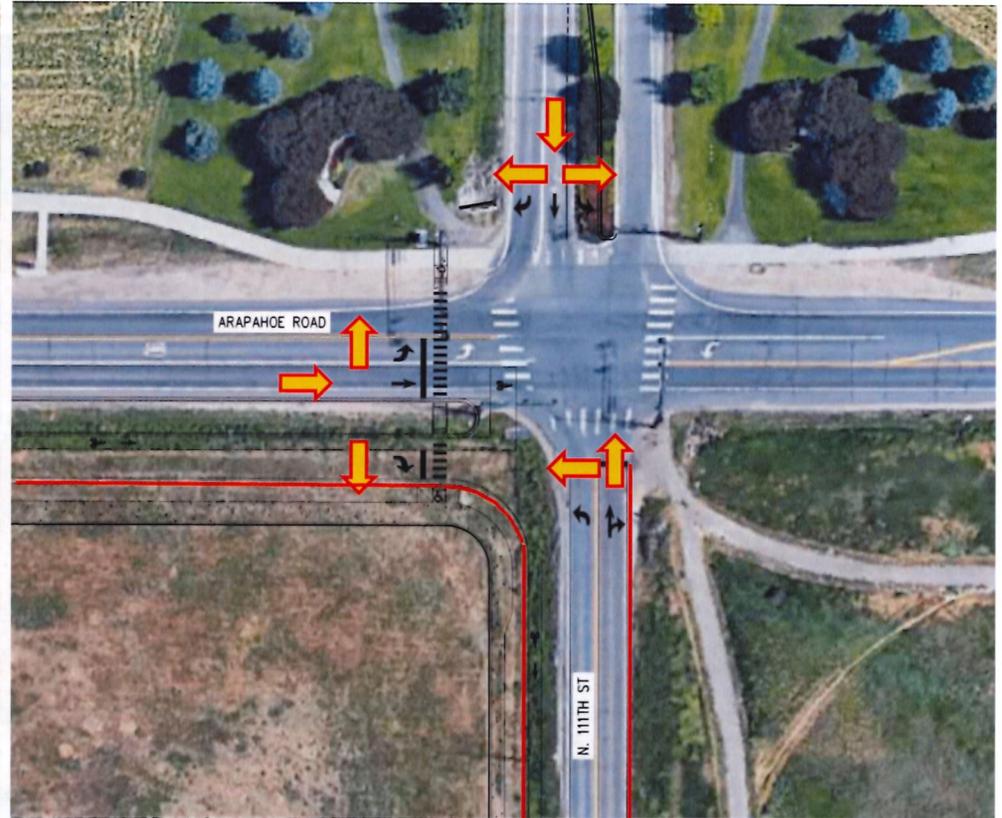
- A. The initial zoning will promote the public health, safety, and general welfare;
- B. The initial zoning is generally consistent with the town's comprehensive plan and the purposes of this UDC;
- C. The initial zoning is generally consistent with the stated purpose of the proposed zoning district;
- D. Adequate facilities and services (including streets and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
- E. The initial zoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- F. The initial zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;
- G. Future uses on the subject tract will be compatible in scale with uses on the other properties in the vicinity of the subject property; and
- H. The initial zoning is generally consistent with the town's economic development goals and objectives in bring positive growth and sustainable revenues to the town.







EXISTING CONDITIONS



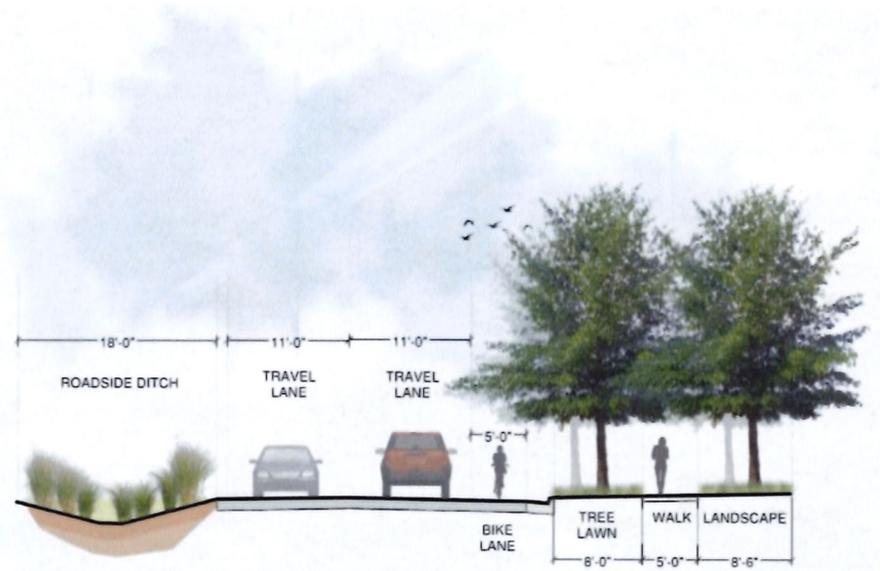
PROPOSED IMPROVEMENTS WITH DEVELOPMENT
ADDED LEFT TURN LANES ON 111TH
ADDED EAST BOUND RIGHT TURN LANE ON ARAPAHOE



111TH & ARAPAHOE | LOOKING WEST



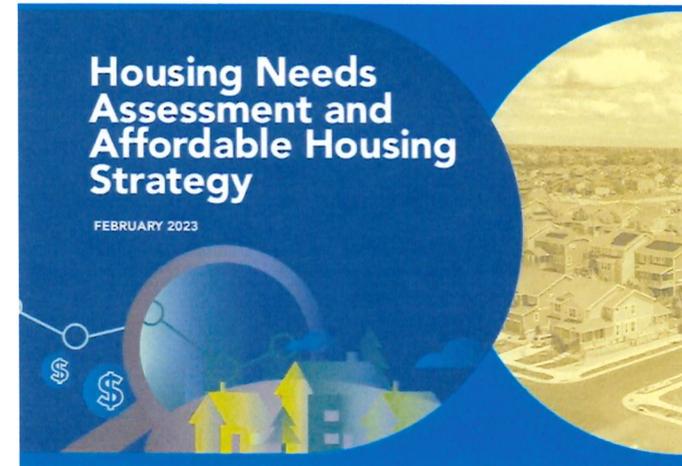
EXISTING CONDITIONS | N. 111TH STREET, LOOKING SOUTH

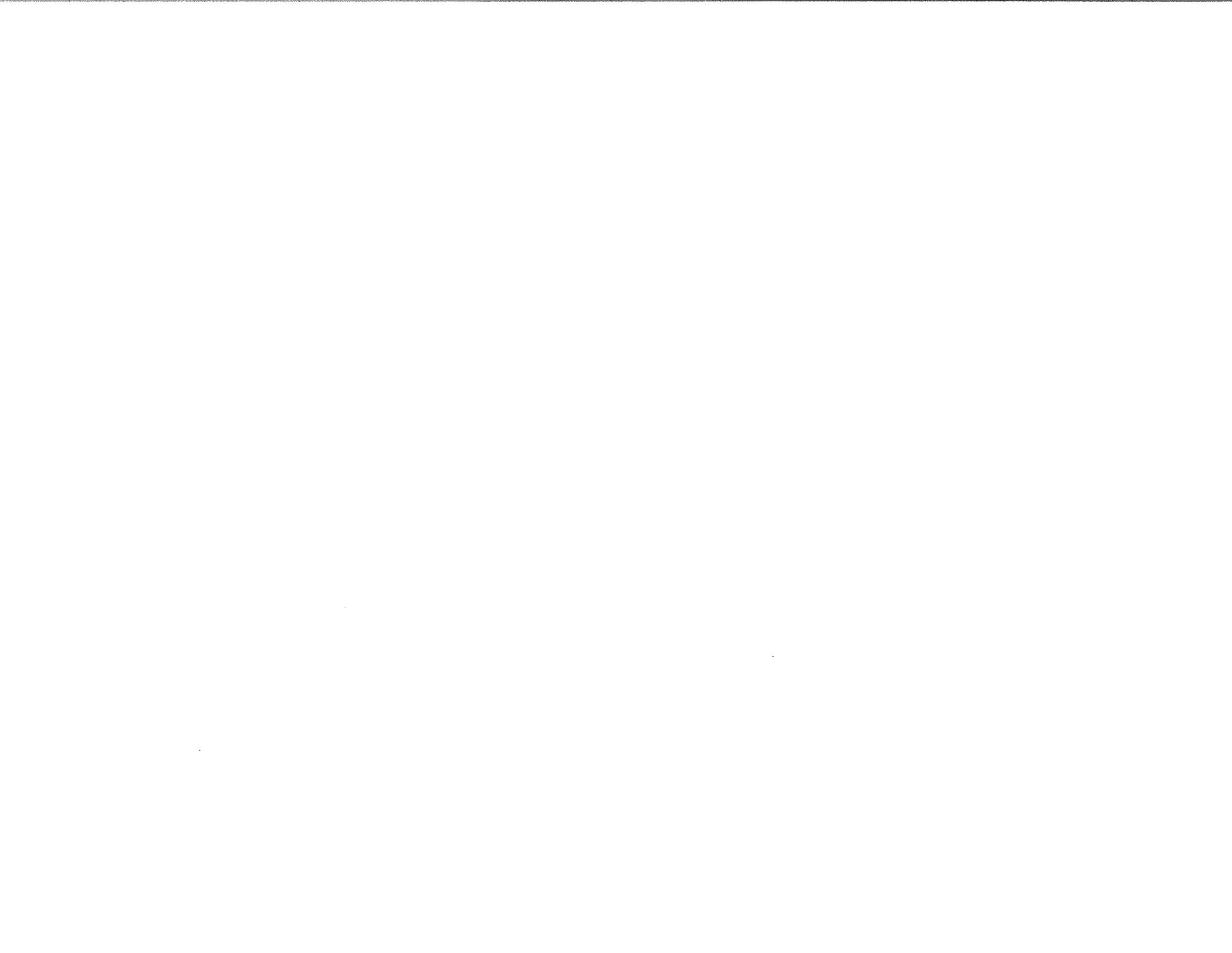


POTENTIAL STREETScape IMPROVEMENTS | N. 111TH STREET

CONCLUSION

- **PER THE STAFF REPORT;**
 - **THE ANNEXATION IS IN COMPLIANCE WITH SECTION 7.3 OF TITLE 10**
 - **THE INITIAL ZONING MEETS THE ZONING CRITERIA FORM SECTION 7.4 OF TITLE 10**
- **ADDITIONALLY**
 - **THE SITE IS WELL PLACED FOR HIGH DENSITY RESIDENTIAL PER THE CURRENT COMPREHENSIVE PLAN GUIDELINES**
 - **THE HIGH-DENSITY ZONE DESIGNATION ALONG WITH THE AFFORDABILITY REQUIREMENTS MEET THE NEEDS LAID OUT IN THE TOWNS HOUSING NEEDS AND AFFORDABLE HOUSING STRATEGY REPORT.**







PRISM AT DIAMOND RIDGE · MOON TOWNSHIP, PENNSYLVANIA



Annexation Agreement Key Terms

- **Form of Agreement** – Based on Town’s standard form.
- **Zoning (§ 3)** – Property to be zoned High Density Residential.
- **Existing Uses (§ 4)** – Current uses on the property permitted to continue until the sooner of issuance of the first construction permit for redevelopment or the current use terminates.
- **Water Service (§ 5)** – Property to be included in the Northern Colorado Water Conservancy District and Municipal Subdistrict; Gonzales parcel to continue to be served by Left Hand Waster District until issuance of a building permit and water service by Town of Erie is provided.
- **Water Dedication (§ 6)** – Conveyance of any groundwater rights associated with the annexed property to be completed with final plat.

Compliance with Constitutional and Statutory Annexation Eligibility Criteria

- **Colorado Constitution, Article II, Section 30(b).** *The Town of Erie has received a petition for the annexation signed by persons comprising more than fifty percent of the landowners in the area to be annexed.*
 - The Petitioners comprise 100% of the landowners of the property proposed to be annexed.
- **C.R.S. § 31-12-104(1)(a).** *Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundary of the Town.*
 - 50.01% of the perimeter of the property proposed to be annexed is contiguous with the existing boundary of the Town.
- **C.R.S. § 31-12-104(1)(b).** *A community of interest exists between the area proposed to be annexed and the Town.*
 - A community of interest exists between the area proposed to be annexed and the Town of Erie (adjacent multifamily development to the west – Nine Mile Apartments).
- **C.R.S. § 31-12-104(1)(b).** *The territory proposed to be annexed is urban or will be urbanized in the near future.*
 - The property proposed to be annexed will be urbanized in the near future consistent with the proposed zoning.
- **C.R.S. § 31-12-104(1)(b).** *The territory proposed to be annexed is integrated with or is capable of being integrated with the Town.*
 - The property proposed to be annexed is integrated with the Town through utility, street, bicycle, and pedestrian connections.

Compliance with Constitutional and Statutory Annexation Eligibility Criteria

- **C.R.S. § 31-12-105(1)(a), (1)(b).** *No land held in identical ownership: is divided into separate parts or parcels, without the written consent of the landowner, or comprising 20 acres or more and has a valuation for assessment in excess of \$200,000 for ad valorem tax purposes for the year preceding the annexation, is included within the territory proposed to be annexed without the written consent of the landowners.*
 - The proposed annexation does not result in the division of parcels, and the territory proposed to be annexed has been approved by all landowners.
- **C.R.S. § 31-12-105(1)(c).** *The territory proposed to be annexed is not subject to annexation proceedings to another municipality.*
 - The territory proposed to be annexed is not subject to annexation proceedings to another municipality. Under a 2019 Intergovernmental Agreement between Erie and Lafayette, the property is to be annexed to Erie.
- **C.R.S. § 31-12-105(1)(d).** *The proposed annexation does not result in the detachment of area from any school district.*
 - The proposed annexation does not result in the detachment from a school district; the property is within Boulder Valley School District and will remain in such district.
- **C.R.S. § 31-12-105(1)(e).** *The territory proposed to be annexed by the Town of Erie is not more than three miles from a point of the boundary of the Town as such was established more than one year before this annexation is effective.*
 - The territory proposed to be annexed is within Erie's three mile area.
- **C.R.S. § 31-12-105(1)(f).** *In establishing the boundaries of the area proposed to be annexed, the entire width of any platted street or alley is included within the area annexed.*
 - The proposed annexation parcel brings unannexed ROW areas adjacent to the property into Erie; ROW areas to be platted in the future.

Compliance with Town of Erie Annexation Criteria and Other Procedures

- ***Town of Erie Unified Development Code § 10-7-3(B)***. *The annexation is in compliance with the Municipal Annexation Act.*
 - As demonstrated by the foregoing, the annexation is in compliance with the Municipal Annexation Act.
- ***Annexation Impact Report*** was provided in accordance with **CRS § 31-12-108.5**.
- ***Publications*** made in *Colorado Hometown Weekly* and notices sent to the Boulder County Board of County Commissioners, County Attorney, and to Special Districts and School Districts having territory within the area to be annexed in accordance with **CRS § 31-12-108**.
- ***Substantial Compliance Resolution*** adopted by Town Council on February 13, 2024 (effective February 19, 2024)

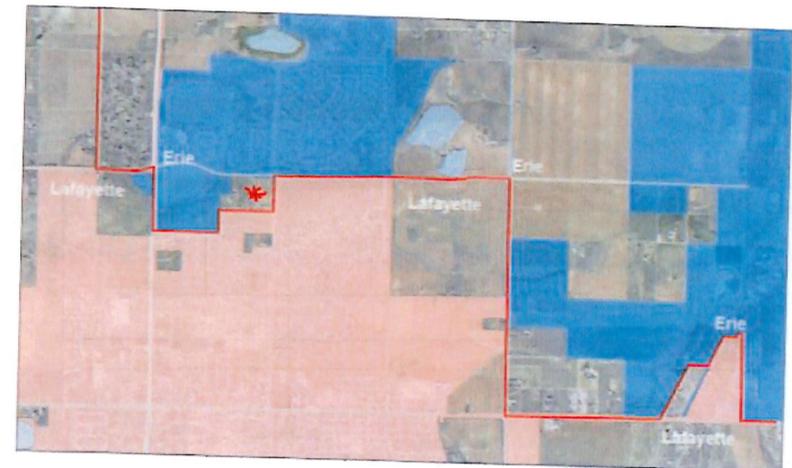
2019 Erie / Lafayette Intergovernmental Agreement

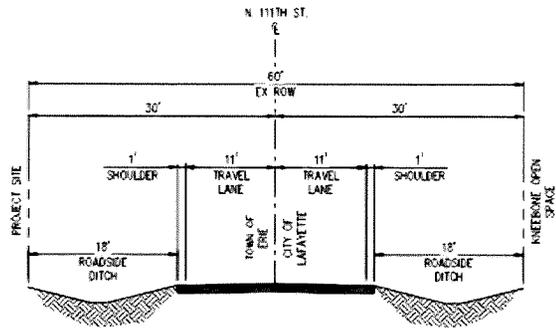
- Establishes a binding comprehensive development plan between the two municipalities
- Identifies this site as within the Town's influence area and annexable to the Town

Exhibit A

2. Erie Influence Area: The map attached hereto as **Exhibit A** also identifies areas currently located within the unincorporated Boulder County that may in the future be annexed to Erie, which are collectively referenced herein as "Erie Influence Area" said Erie Influence Area

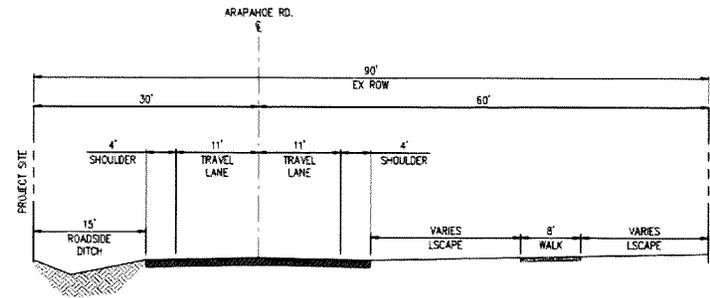
generally being north or east of the yellow line shown on **Exhibit A**. Nothing in this Section is intended to require Erie to annex such area. However, Erie and Lafayette agree that, if such area is to be annexed to or is to be provided water or sewer service by either municipality in the future, such area will be annexed to and will be so served by Erie, not Lafayette. By authorizing the execution of this Agreement, the City Council of the City of Lafayette finds and declares that the community of interest in the area so designated on the map portion of this Agreement is with Erie rather than Lafayette.





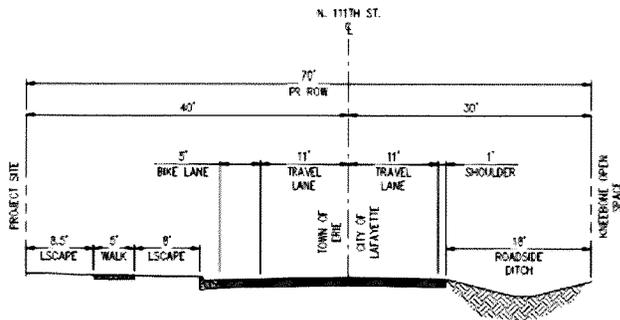
N. 111TH ST. - EXISTING STREET SECTION

SCALE: 1" = 10'



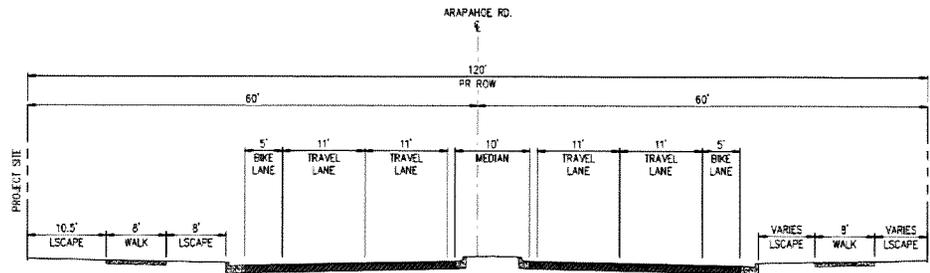
ARAPAHOE RD. - EXISTING STREET SECTION

SCALE: 1" = 10'



N. 111TH ST. - PROPOSED STREET SECTION

SCALE: 1" = 10'



ARAPAHOE RD. - PROPOSED STREET SECTION

SCALE: 1" = 10'

SUMMARY OF RECOMMENDATIONS

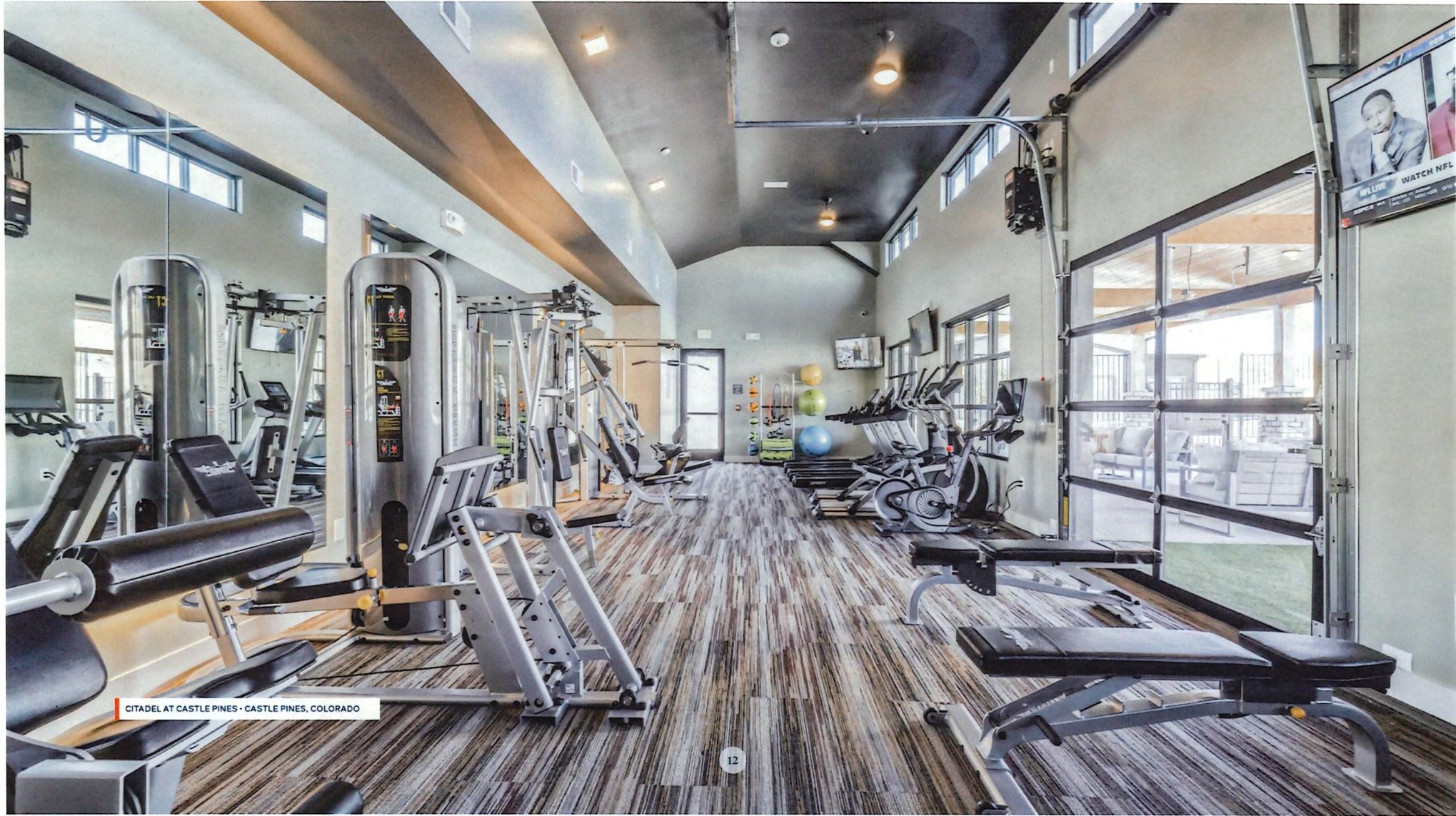
| Roadway | Recommendations | Responsibility | Timing |
|--------------------------|--|--------------------------------------|--|
| SH 287 | SH 287 is anticipated to be expanded to 6-lanes within the study area, providing three through lanes in the northbound and southbound directions at the Arapahoe Rd/SH 287 intersection. | CDOT | By 2040 |
| Arapahoe Rd. | <p>Arapahoe Rd. will be expanded to include two lanes in each direction along the frontage of the proposed 111th & Arapahoe development. This expansion will be completed concurrently with the development.</p> <p>Arapahoe Rd. is anticipated to be expanded to 4-lanes within the entire study area, providing two through lanes in the eastbound and westbound directions at the Arapahoe Rd./N. 111th St. intersection</p> | <p>Developer</p> <p>Town of Erie</p> | <p>Concurrently with Project</p> <p>As Needed/ By 2040</p> |
| N. 111 th St. | No geometric or operational modifications are recommended as a result of the proposed 111th & Arapahoe development. | N/A | N/A |



APEX - COLORADO SPRINGS, COLORADO







CITADEL AT CASTLE PINES · CASTLE PINES, COLORADO



THE SOPHIA • VENICE, FLORIDA



PALM GROVE - ELLENTON, FLORIDA



GRANDSTONE AT SUNRISE • PEORIA, ARIZONA



THE BLVD AT WILSON CROSSINGS • WYOMING, MICHIGAN