

REQUEST FOR QUALIFICATIONS

Town of Erie
Development Partner for the I-25 Erie Gateway Site
NW Corner of I-25 and Erie Parkway

RFQ # ED-21-02



Town of Erie
645 Holbrook Street
P.O. Box 750
Erie, Colorado 80516

Issued: November 19, 2021

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Invitation

The Town of Erie, Colorado (the "Town") is seeking statements of qualifications from interested developers (or development teams) with the appropriate expertise and experience to participate with the Town in the new development of the I-25 Erie Gateway site (the "Site"), generally consisting of approximately 1,100 total developable acres, positioned at the northwest quadrant of I-25 and Erie Parkway, in the Town of Erie, Weld County, Colorado.

The I-25 Erie Gateway will serve as the community portal for Erie residents, work commuters and daytime visitors, intended to be developed as a vibrant, sustainable, urban, mixed-use, and transit-oriented development ("TOD").

Of the 1,100 total acres:

- 250 acres is owned by the Town of Erie at the immediate northwest corner of I-25 and Erie Parkway;
- 600 acres is owned by Community Development Group ("CDG"), immediately north of the Town's property, north of WCR-10; and,
- 13 privately-owned parcels along County Road 7 represent an additional 250 acres on the western boundary of the Site. These parcels are located inside the overall project Site but have not been involved in any discussions regarding new development or redevelopment opportunities at this location.

Collectively, these groups represent the "Owners" of property in this RFQ. The Town may consider responses for the development of the entire Site, or just those portions owned by the Town and/or CDG. Respondents may consider including other privately-owned property in surrounding areas, outside of the immediate Site boundary. The Site is shown in greater detail in the enclosed **I-25 Erie Gateway Site** map.

This Request for Qualifications (RFQ) process provides an opportunity for interested developers to demonstrate their interest, experience, capacity, and vision for the development of the site, and reflects a desired competitive bidding process for potential disposition of Town-owned property in compliance with C.R.S. §31-15-713.

Specifically, the Town is seeking responses from experienced developers (and development teams) willing to enter a public-private partnership in furtherance with the principles and in accordance with the procedures outlined in this RFQ. Prospective development partners (referred to herein as "Developers") may submit information regarding their development expertise, experience, capacity, and vision for this important redevelopment project.

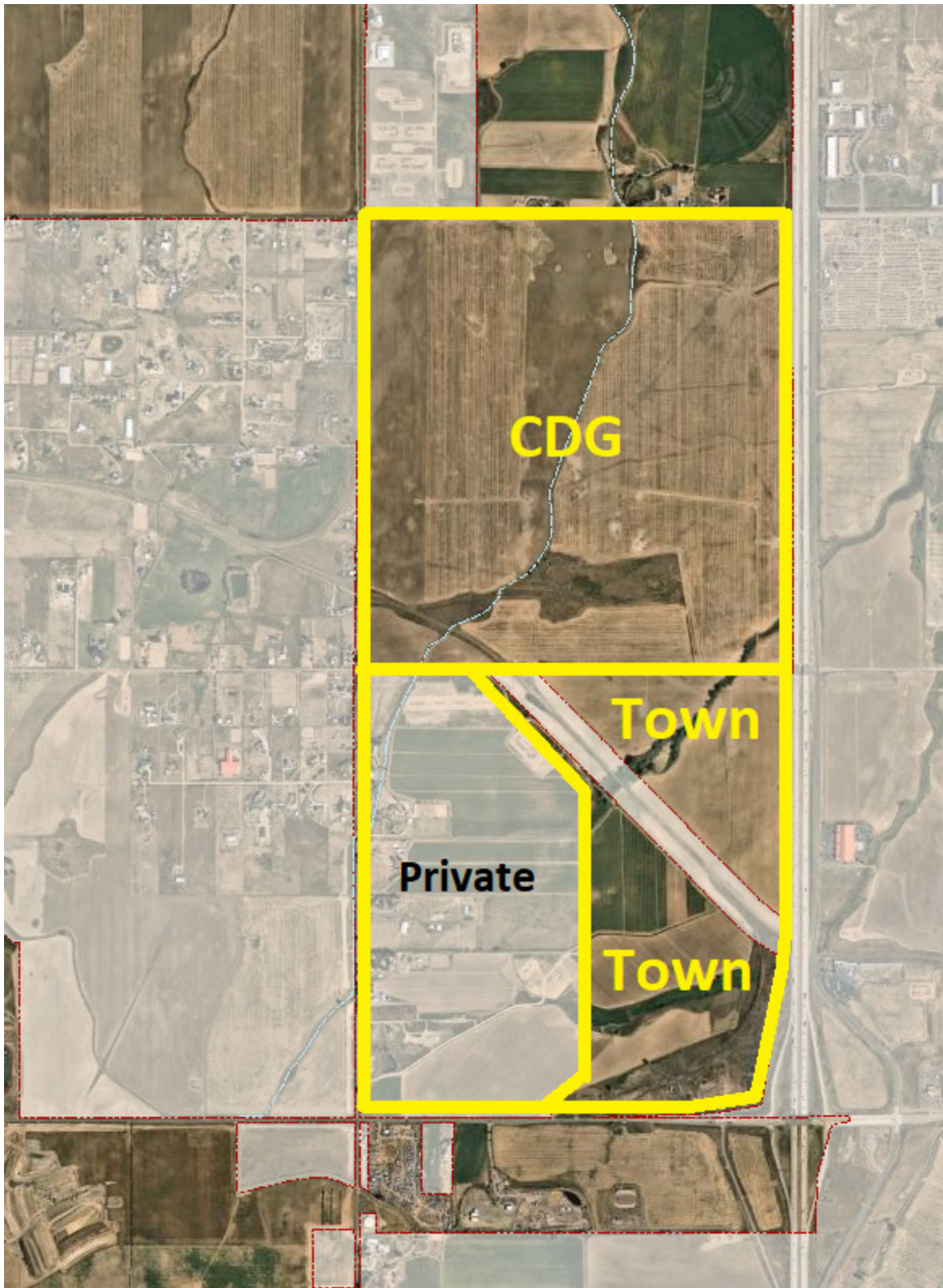
This invitation comprises the entire RFQ.

RFQ responses are due by 3:00 pm, on December 30, 2021.

The Opportunity

Project Summary

Property/Location	Northwest corner of I-25 and Erie Parkway in the Town of Erie.
Site Area	Approximately 1,100 acres of total area.
Site Condition	The Town/CDG-owned portion of the Site (900 acres) is vacant, with agricultural fields and relatively flat topography with limited slopes. The remaining 200 acres has single-family residences and a dairy farm. There is some undermining (two vertical shafts, one air shaft) with some oil and gas wells. There is also a non-used RTD-owned rail line bisecting the Town-owned parcels, planned for a future RTD commuter rail line connecting from Thornton north to Longmont and eventually Fort Collins.
Intended Land Use	The I-25 Erie Gateway Developer Book recommends that development in this area should include a combination of mixed-use retail, entertainment, employment, high-density housing, hospitality, sports, and recreation.
Zoning/Allowed Land Use	<p>The Town/CDG-owned portion of the Site (900 acres) is currently zoned PD – Planned Development and AG-OS – Agriculture/Open Space. The remaining 200 acres has not been annexed and is still unincorporated. It is anticipated that zoning will be updated to reflect a final approved plan.</p> <p>The Town of Erie Comprehensive Plan (2015 update) and the I-25 Erie Gateway Developer Book both contemplate mixed-use at the Site/location. If the development partner proposes significant modifications that are not consistent with the Town's Comprehensive Plan, significant outreach and involvement of the Erie Planning Commission may be necessary. Similar efforts were successfully completed for the Erie Town Center Planned Development in 2019/2020.</p>
Infrastructure	<p>The final approved plan shall plan for utility services (water and sanitary sewer) to be served by the Town and shall incorporate the Town's Water Master Plan and Wastewater Master Plan. Storm drainage will also need to be considered for the final approved plan and shall incorporate the Town's Outfall Systems Plan. As part of the site planning, a complete access and circulation plan will be prepared in conjunction with the selected development team and ultimately submitted to CDOT and the Town of Erie Board of Trustees for approval. Input should be obtained from neighboring and impacted residents and entities including but not limited to CDOT, Weld County, the Town of Frederick, and the City and County of Broomfield. The complete access and circulation plan shall incorporate the Town's Transportation Master Plan, the Erie Parkway Corridor Study, and the Town's Standards and Specifications for Design and Construction of Public Improvements.</p>



Project Vision and Principles

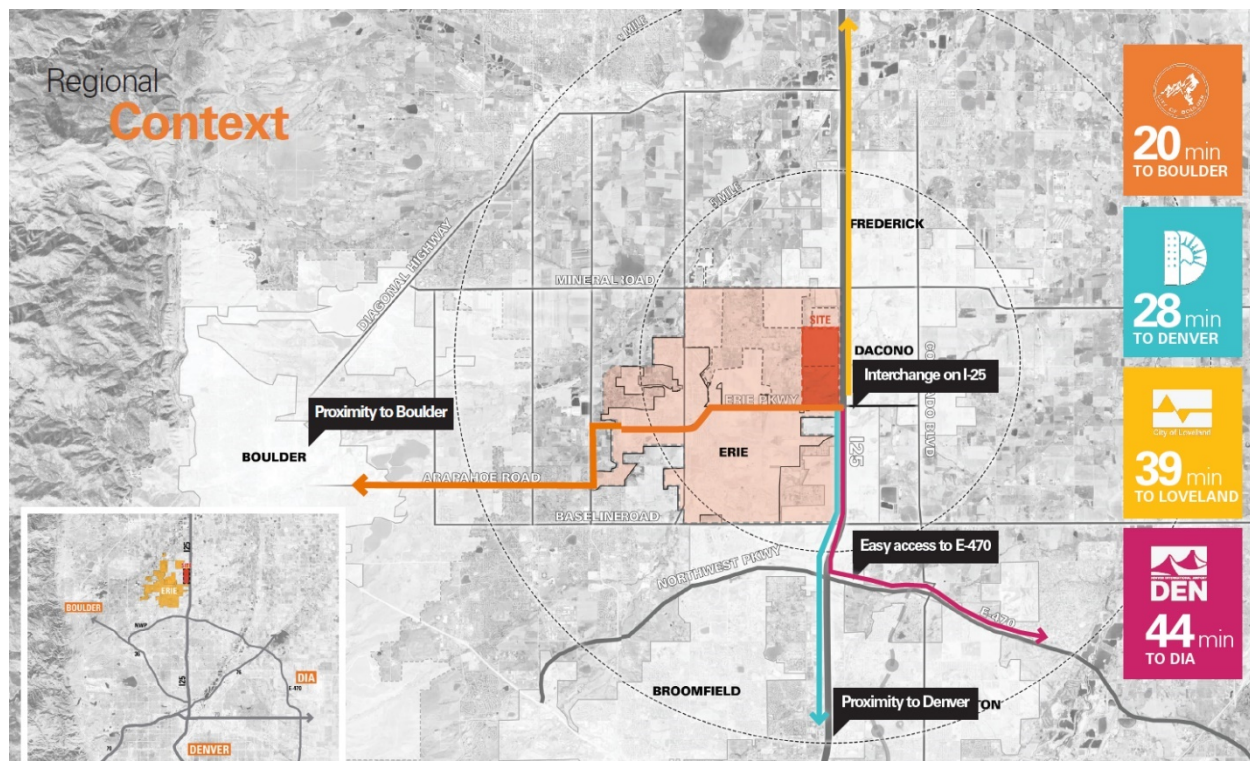
Erie Background

The Town of Erie is a full-service community located in Boulder and Weld Counties just west of I-25. Erie's incorporated area is 20 square miles, and our planning area spans 48 square miles extending from the north side of State Highway 52 south to State Highway 7, and between US 287 on the west and I-25 to the east. Erie is a growing community currently comprised of approximately 10,125 residential units and a 2020 population of more than 30,000, triple the population 15 years prior. The Erie Town Center Master Plan Market Analysis, completed in 2019, projected that Erie's population will grow to 64,000 by 2030. The Town has seen commercial growth in Historic Old Town Erie, the Erie Commons neighborhood, Vista Ridge master-planned community, Coal Creek Center, the new Erie Town Center district and the new Nine Mile Corner retail development.

To learn more about the Town's demographic information and commercial development activity, please visit:

<http://www.erieco.gov/Community-Profile>

<http://www.erieco.gov/606/Economic-Development>



Vision and Concept

This Request for Qualifications is specifically focused on seeking a partnership with the right developer (or development team), who understands and exhibits a shared vision for the development future of the I-25 Erie Gateway Site; a vision that maximizes the site's revenue generating potential while employing sound land use and high-quality design principles. A key requirement for the project will be the establishment of a truly unique place; one that will provide for the integration of land uses, multiple modes of transportation, incorporation of unique architectural elements, and the efficient use of both public and private spaces.

As one of the most rapidly growing communities in Colorado, the Town of Erie boasts a demographic that is young, well educated, affluent, and demanding of high quality, local shopping, recreation, and dining opportunities (2019 retail gap of \$485M, including \$75M in food and beverage). The Town's intent is to create a regionally scaled retail and employment center servicing the Northern Colorado marketplace that is recognized as a true destination where businesses and people flourish. As such, plans should address a mixed-use employment center comprised of upscale retail, specialty shops, restaurants, and entertainment complexes, office campus with high/low-density employment uses, strategically located concentrations of hotels, residential apartments, condominiums, and single-family residences.

A key strategy will be the use of the concepts and design outlined in the **I-25 Erie Gateway Developer Book** (October 2018 – linked below), including land uses, transit-oriented focus, sustainability, pedestrian access, open space, and regional connectivity. The 2018 Developer Book was commissioned by the Town of Erie but has not been codified or adopted as part of Town zoning. As such, the Town encourages development teams to utilize this document as a guide but welcomes groups to explore other creative concepts and layouts that are appropriate for the Site's size, location, and benefits. The site layout and design elements are provided in this Request for your consideration but are not intended to be restrictive or exclusive in the development of this Site.

<https://www.erieco.gov/I-25-Erie-Gateway>

The developer (or development team) ultimately selected by the Town will demonstrate a commitment to a collaborative approach by providing examples from their history of accomplishing what's described above. At this time, the Town would prefer that RFQ responses not include a specific site plan for the use of the site and/or any other conceptual or otherwise plan, drawing, or sketch depicting construction or improvements. Proposals which offer a price for the outright purchase of the site will not be considered. Rather, the Town seeks to engage in a thoughtful planning process in which the establishment of land uses, mix of users, incorporation of public and open spaces, site valuation, and overall site design occur in a collaborative and transparent process.

The overall design concept shall emphasize modern technologies, pedestrian orientation, environmental and sustainability applications, and a connection to the community.

Transportation & Infrastructure

The Site includes 2 miles of frontage and highway visibility along Interstate 25, with an annual average of 137,000 vehicles/day at the I-25 and Erie Parkway intersection (CDOT, 2020). I-25 connects the I-25 Erie Gateway Site, and the Town of Erie, to the Denver Metropolitan Area, Longmont, Loveland, Boulder and Fort Collins. At this elevation and location along I-25, the Site provides expansive views of the Rocky Mountains.

The I-25 Erie Gateway Developer Book identifies a proposed new highway interchange at the intersection of I-25 and County Road 10 (CR-10), in between Erie Parkway and CO Highway 52. The Colorado Department of Transportation (CDOT) requires a minimum distance between interchanges, and the proposed location of this new interchange does meet the requirements set forth by CDOT. A new proposed overpass is also shown at I-25 and County Road 12 (CR-12), just north of the proposed interchange at CR-10, allowing east-west traffic to cross I-25 at this location. Both improvements are shown for conceptual purposes only, and neither have been approved or funded by CDOT.

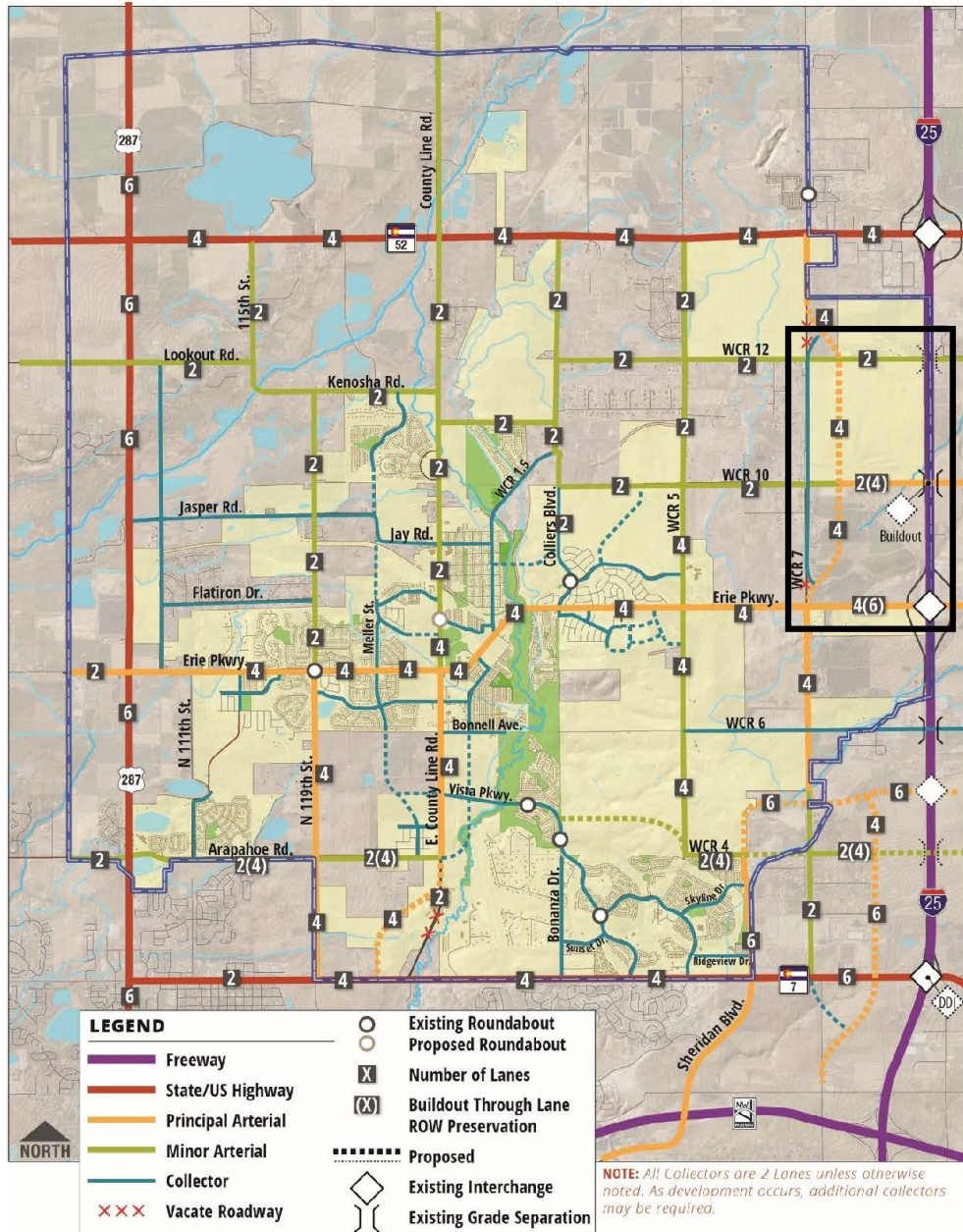
The North I-25 Environmental Impact Statement (EIS) completed by CDOT in 2011 also identified a new RTD commuter rail line, connecting Thornton to Boulder and Fort Collins, with a planned RTD stop at I-25 and Erie Parkway, in the center of the Town-owned property. In fact, RTD owns an existing 1.2-mile corridor of real property, with an unused rail bed, which bisects the Town-owned property, which would then be used for the new commuter rail line. This planned RTD line, and commuter rail stop, enabled the Town's purchase of this property in 2019, helping to develop this site as a future mass transit hub for Northern Colorado. This public improvement has been identified as a long-range improvement project for CDOT but has not yet been funded or scheduled for construction.

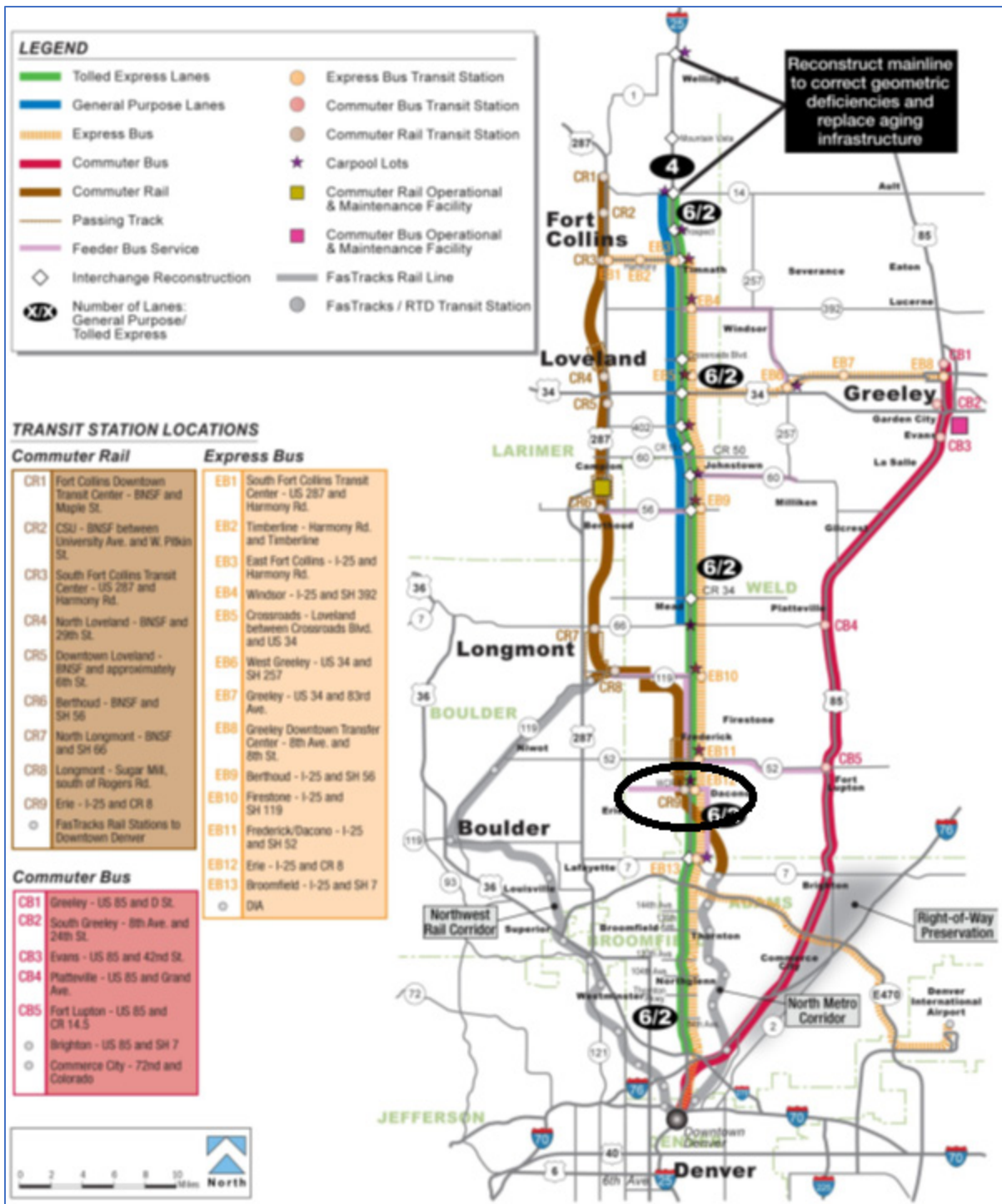
In January 2018, the Town completed a new Erie Transportation Plan with Felsburg Holt & Ullevig. Included was a new Roadway Plan, with a well-planned system of streets to serve the Town's current and future multimodal travel needs. This Roadway Plan identifies new proposed collector streets to meet the 2040 travel demands. Interested development teams should utilize this to plan for future roadway needs as part of the I-25 Erie Gateway site. See **Figure 15 – Roadway Plan** for additional information.

The final plan shall be developed in conformance with the Town's Standards and Specifications for Design and Construction of Public Improvements and take into considerations the Town's Water Master Plan, Wastewater Master Plan, Transportation Master Plan, Erie Parkway Corridor Study, Outfall Systems Plan, and any other applicable criteria as determined through the process.

<https://www.erieco.gov/DocumentCenter/View/293/Transportation-Master-Plan-2018>

Figure 15. Roadway Plan





ATTACHMENT A

Selection Process

Interested developers (or development teams) are invited to submit their statements of qualifications by responding to this RFQ before 3:00 pm on December 30, 2021. All submittals will be reviewed and evaluated by the Town staff for completeness and responsiveness, which will then be presented to the Town/CDG for consideration. The Town will make a recommendation for which responses best reflect the Town's vision for the Site. This selection process may include site visits to existing or under-construction developments, reference checks, and any combination to any or all of the above. The top respondents addressing each point of this RFQ will be invited for an interview and presentation with the Town Board of Trustees. The Town Board of Trustees will have sole determination of which response, if any, is in the Town's best interest. Pending the outcome of the interviews and presentations, the Town/CDG may desire to execute a Letter of Intent (LOI) with the selected developer(s).

Also, please note that Town:

- May accept such responses as they deem to be in the public interest and furtherance of its plans and policies or may proceed with additional selection processes.
- Reserve the right to reject any and all RFQ respondents at any time, to waive minor irregularities and to terminate any negotiations implied in this RFQ or initiated subsequent to it without any liability.
- Reserve the right to request clarification of information submitted, and to request additional information from any respondent.
- Reserve the right to revise this RFQ and the RFQ evaluation process, provided, however, that such revisions will be announced in writing to all RFQ respondents depending upon the timing of the change.
- May determine from the information submitted in the responses, the most qualified respondent or team to meet the stated duties as evaluated under the criteria set forth herein.

Further:

- The issuance of the RFQ and the receipt and evaluation of submissions do not obligate the Town to select a developer or enter into any agreement.
- Any submission does not constitute business terms under any eventual agreement.
- The Town will not be responsible for any costs incurred in responding to this RFQ.

Following is the anticipated schedule of events for the RFQ process:

Request for Qualifications Available	November 19, 2021
Site Tour (optional)	Appointment only
Last Day for Questions	December 20, 2021, by 12:00 PM
Responses Due	December 30, 2021, by 3:00 PM
Interviews & Presentations	TBD
Selections and Negotiations Complete	TBD

ATTACHMENT B

Submittal Requirements

Submittal Document

The following information must be included in the submittal response, at a minimum:

1. A letter of introduction signed by the principal(s) of development team(s).
2. Statement of understanding, vision and design concept: discuss the significance of the Site, the team's willingness to negotiate a private-public partnership with the Owners; respondent's view of the responsibility of the public-private partnership; and an understanding of the role of design in establishing a unique sense of place.

In addition, the respondent shall provide a written statement of project concept(s) to constitute no more than one page of written text. In no way is this statement of project concept binding on any party; rather, it is intended to demonstrate the respondent's initial ideas about the site's development opportunities/challenges.

3. Team information: Name, addresses, and phone numbers of development teams responding (include contact information for each team member if the acquisition and development team includes other firms); Location of principal offices of the developer and each member firm of the consultant team; Description of form of organization (corporation, partnership, etc.); Statement of years the firm has been in business under current name and a list of other names under which the firm has operated.
4. Résumés of firm(s) principals and officers and consultant principals to be involved, including a description of relevant experience of the purchaser, developer and design team, including description of key team members. Descriptions or résumés should address individual experience and qualifications.
5. Project Examples: List and briefly describe relevant, successfully completed projects that demonstrate quality of design, attention to detail, integration into existing community fabric, and public-private partnerships. Project examples may be from individual experience of the team principals or from firm projects. At a minimum, include examples of projects from the development and design teams.
6. References: For each firm, submit a minimum of three (3) references from public agencies, private companies, or individuals with whom respondent has had relevant involvement. Include contact names, addresses, emails, and telephone numbers.
7. Signed Acknowledgment of Developer (See **Attachment C**).

It is the responsibility solely of the respondent to see that its qualifications are received by the date and time stated in this RFQ. **An original and five (5) copies of the response must be submitted.** No oral submittals will be considered. Materials must be received by the date and time specified in this RFQ. All responses and accompanying documentation will become the property of the Town of Erie at the time they are opened. All original documents and copies will be retained by the Town and not returned to the Respondents.

Sealed submittals in response to this RFQ shall be clearly marked as follows:

I-25 Erie Gateway RFQ

Sealed submittals will be received until 3:00 pm on December 30, 2021 at:

Julian M.D. Jacquin
Director of Economic Development
Town of Erie
645 Holbrook Street
P.O. Box 750
Erie, Colorado 80516

Responses will also be accepted electronically via BidNet (www.bidnetdirect.com). Responses received after the date and time specified will be returned unopened. Responses which are not prepared and filed in accordance with the terms and conditions of this Request for Qualifications will not be considered for evaluation or award. Responses to this RFQ may be withdrawn at any time up to the due date and time.

Inquiries regarding all aspects of this RFQ should be directed to:

Julian M.D. Jacquin
Director of Economic Development
Town of Erie
645 Holbrook Street
P.O. Box 750
Erie, Colorado 80516
Phone: (303) 926-2769
Email: jjacquin@erieco.gov

Questions

Questions from qualified Developers, in relation to this RFQ, must be delivered in writing (mail or email) to the above contact, by no later than December 20, 2021 at 12:00 pm. Responses to questions by an interested firm will be shared publicly with all respondents.

ATTACHMENT C

Developer's Acknowledgment

In submitting this proposal, I hereby acknowledge and agree that:

1. The Town is not obligated or committed to enter into any agreement.
2. The Town is not obligated to pay any costs incurred in preparation and submission of proposals.
3. The Town will not pay a finder's or Broker's fee in connection with this RFQ. All expenses and liabilities incurred by a Developer in connection with this RFQ are at the sole risk of the Developer, and the Town shall not have any liability to any Developer or other party in connection with such expenses or liabilities. I hereby disclaim any right to be paid for such costs.
4. The Town, in its sole and absolute discretion, reserves the right to reject any or all submittals or to withdraw the RFQ, including, without limitation, the right to modify or revise the RFQ, or to withdraw it at any time, or to suspend or terminate the process at any time.

Company Name:

(Print)

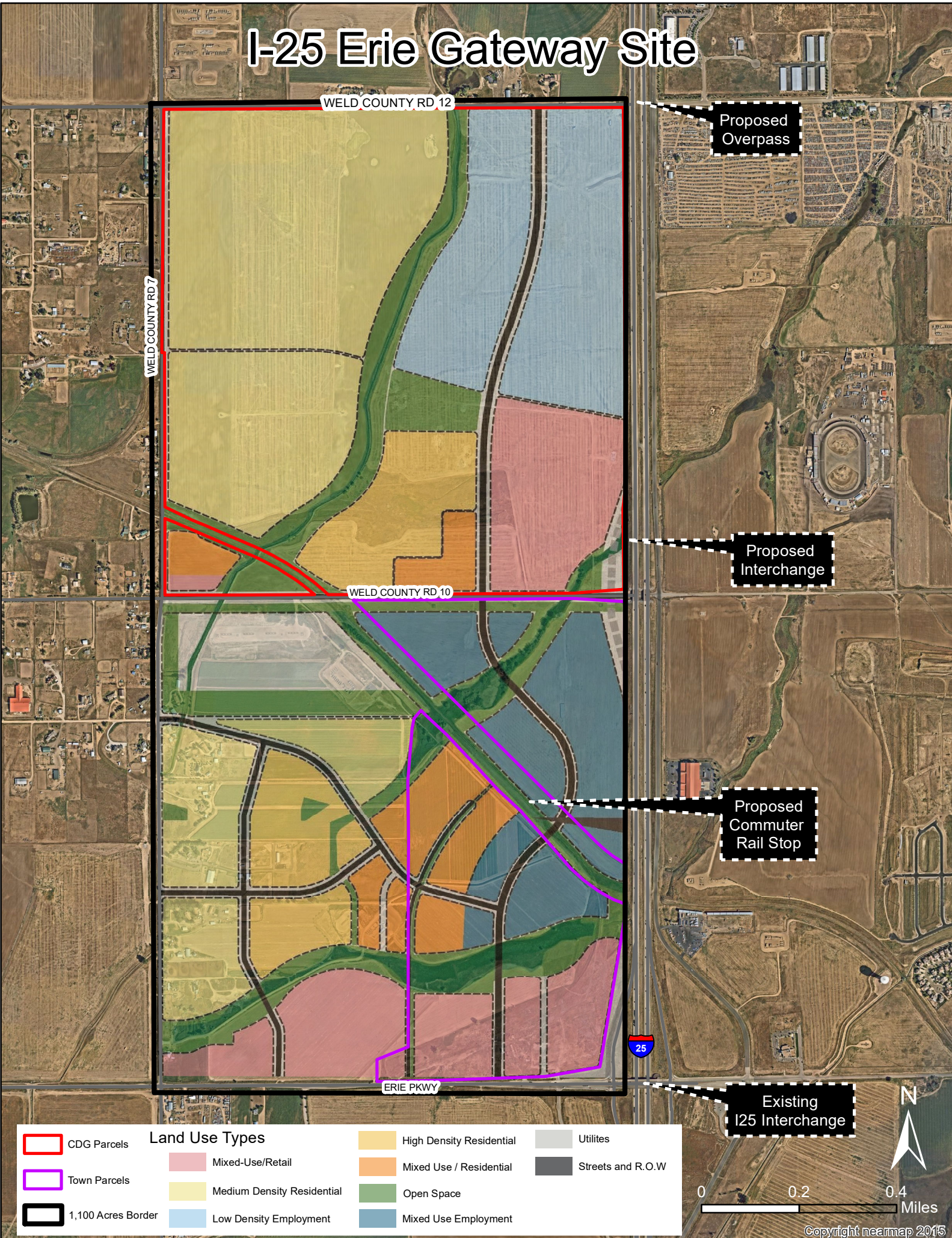
By:

Name, Title (Print)

Signature

Date:

I-25 Erie Gateway Site



WELD COUNTY RD 12

WELD COUNTY RD 7

Proposed Overpass

Proposed Interchange





WELD COUNTY RD 10

Proposed Commuter Rail Stop

ERIE PKWY

25

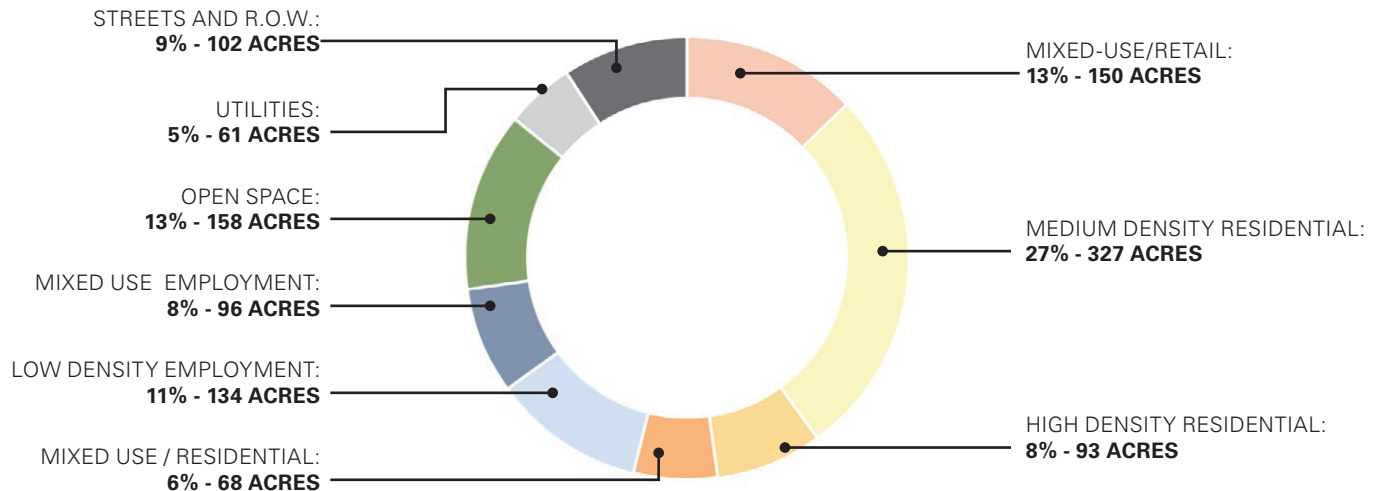
Existing I25 Interchange

	CDG Parcels	Land Use Types					Utilities
	Town Parcels		Mixed-Use/Retail		High Density Residential		Streets and R.O.W
	1,100 Acres Border		Medium Density Residential		Mixed Use / Residential		Open Space
			Low Density Employment		Mixed Use Employment		

0 0.2 0.4 Miles

Copyright nearmap 2015

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

Welcome TO ERIE

Town of Erie

2021 COMMUNITY PROFILE

Situated in the heart of Colorado's major economic and population centers and in close proximity to worldclass research and academic institutions, Erie is a full-service community that provides state-of-the-art infrastructure and support to our corporate and retail business partners.

ERIE AT A GLANCE

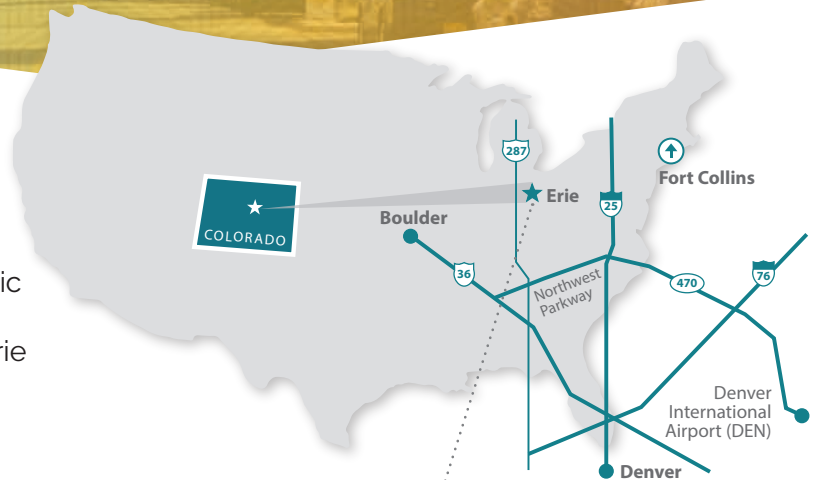
Population - 2021	30,038
Median Age	37
Median Household Income	\$120,101
Planning Area Square Miles	48
Incorporated Square Miles	20.55
Acres of Parks & Open Space	1,500
Budget - 2021	\$98,228,400
Population Estimate - 2025	34,717
Number of Households	10,125

2021 Town of Erie Mill Levies:

General Operating Funds	7.288
Trails & Natural Areas Acquisition	4.000
Erie Community Center Construction Bond	2.479
Public Safety Building Construction Bond	0.42
Total	14.187

Services

Police, Water, Sewer, Street, Storm Drainage, Airport, Parks, Recreation, Open Space



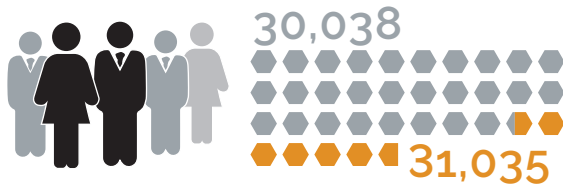
The Town of Erie is located in Boulder and Weld counties, just west of I-25 for easy access to I-70, Denver International Airport (DEN), and Colorado's entire Front Range. Erie's planning area spans 48 square miles extending from the north side of State Highway 52 south to State Highway 7, and between US 287 on the west and Interstate 25 to the east.



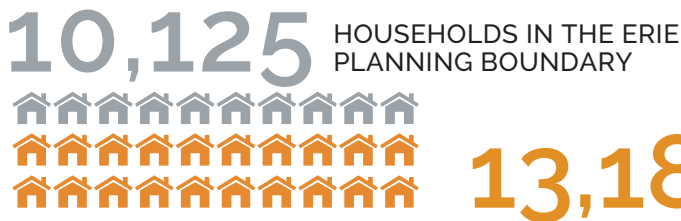
- 35 Minutes to DEN Airport
- 25 Minutes to Denver
- 20 Minutes to Boulder

Market Study

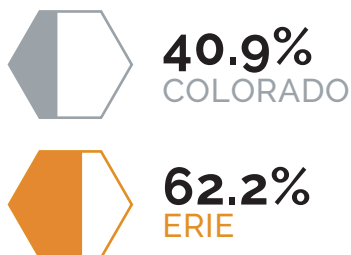
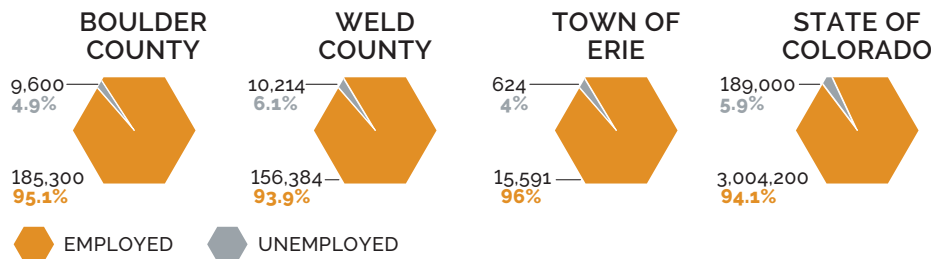
POPULATION & GROWTH



4.6%
PROJECTED
ANNUAL GROWTH
BY 2025



LABOR FORCE



RESIDENTS WITH A
BACHELORS DEGREE
OR HIGHER

COMMUNITY

37
MEDIAN AGE
TOWN OF ERIE

2.86
AVERAGE
HOUSEHOLD SIZE
WITHIN ERIE

MEDIAN HOUSEHOLD
INCOME 2021



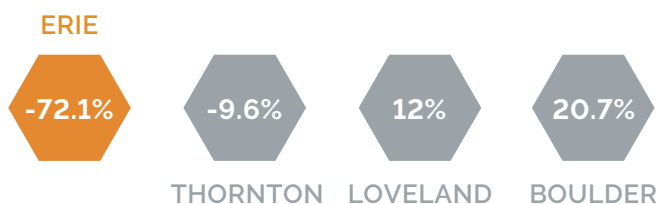
\$72,311
DENVER METRO

+66%



\$120,101
ERIE, CO

RETAIL LEAKAGE/SURPLUS



NOTABLE GAPS FOR ERIE

GAP	SALES POTENTIAL
\$407M	\$485M

FOOD & BEVERAGE RETAILERS	\$82M
FOOD & BEVERAGE RESTAURANTS	\$70M
GENERAL MERCHANDISE RETAILERS	\$51M

Development

INFRASTRUCTURE

Utilities

Electrical service: Xcel Energy

Natural gas service: Xcel Energy and Black Hills Energy

Water service: Town of Erie

Treatment Capacity

State-of-the-art microfiltration Water Treatment Facility: 16.5 MGD*

Reclamation Capacity

Water Reclamation Facility: 1.95 MGD

Irrigation

1M gallon reuse water storage reservoir provides irrigation for Town parks, golf course, and future areas.

*MGD = million gallons per day

TOP EMPLOYERS IN ERIE

	# Employees
1 King Soopers	298
2 Town of Erie	291
3 Southwaste	96
4 Safeway	88
5 Aspen Ridge Preparatory School	72

MAJOR AREA EMPLOYERS

	# Employees
1 JBS USA	6,000
2 CenturyLink	5,800
3 Banner Health.	3,560
4 Vestas	2,710
5 Meditronic Inc.	2,430
6 Boulder Community Health	2,380
7 Ball Aerospace	1,650
8 IBM Corp.	1,460
9 Good Samaritan Medical	1,450
10 Seagate Technology	1,400

RESIDENTIAL DEVELOPMENT & POPULATION FORECASTS

YEAR		HOUSEHOLDS	POPULATION
2021	1 MILE RADIUS	2,329	6,376
2026		2,587	7,127
2021	5 MILE RADIUS	28,919	73,484
2026		34,106	85,165
2021	10 MILE RADIUS	151,772	387,123
2026		167,935	422,191

Measured from the intersection of Erie Parkway and County Line Road.

ERIE TRAFFIC COUNTS

INTERSECTION	AADT
I-25 & Erie Pkwy.	91,000
I-25 & Hwy. 52	102,000
Erie Pkwy. & County Line Rd.	12,700
Hwy. 7 & Sheridan Pkwy.	24,000
Hwy. 7 & Bonanza/Lowell	15,000
Erie Pkwy. & County Rd. 5	17,000
Hwy. 287 & Arapahoe Rd.	36,000

SALES & USE TAX

Tax District	Weld County Inc. prior to 1994	Weld County Inc. since 1994	Boulder County
State of Colorado	2.9%	2.9%	2.9%
County			0.985%
Town of Erie	3.5%	3.5%	3.5%
Regional Transportation District		1%	1%
Cultural District			0.10%
Total	6.4%	7.4%	8.485%

- No head/occupational tax
- Colorado Individual Income Tax and Corporate Income Tax is a flat rate of 4.55%

Community

LOCAL PARKS & RECREATION



Residents that have access to at least one park within one mile of their home.

Neighborhood Parks	13
Community Park	1
Sports Complex	1
Dog Park	1
Skate Park	1
Reservoirs	2
18-Hole Disc Golf Course	1
18-Hole Golf Course	1
Velodrome	1
Miles of Trails	60
Total Acres of Parks & Open Space	1,500

REGIONAL PARKS & RECREATION

Eldora Mountain Resort	36 mi
Red Rocks Park & Amphitheater	37 mi
Rocky Mountain National Park	45 mi
Winter Park	88 mi
Garden of the Gods	95 mi
Copper Mountain	100 mi
Summit Valley Ski Resorts	103 mi
Breckenridge, A-Basin, Keystone	
Vail	119 mi
Steamboat Springs	178 mi
Aspen Valley Ski Resorts	217 mi
Aspen, Snowmass, Highlands, Buttermilk	
Crested Butte Mountain Resort	250 mi

SCHOOLS

Number of schools in our community served by Boulder Valley and Saint Vrain Valley School Districts.



TRANSPORTATION

Airports

Erie Municipal Airport (EIK), located on Highway 7, is three miles west of I-25 and includes a 4,700 foot concrete main runway open for use 365 days a year. FBO services include aircraft and hangar rentals, flight instruction, aircraft repair, fuel sales and tie-downs.

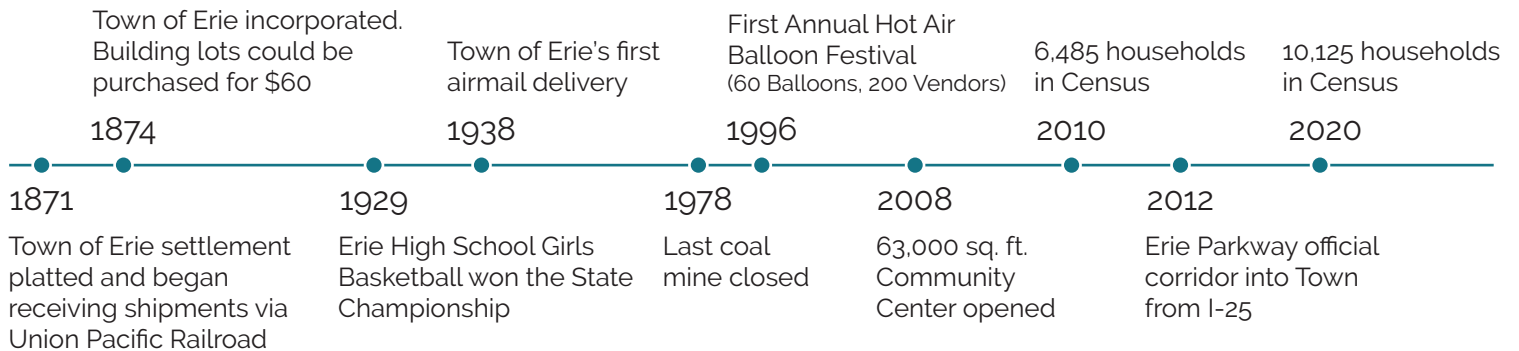
Erie also has convenient access to Denver International Airport (DEN), Rocky Mountain Metropolitan Airport (BJC), and Northern Colorado Regional Airport (FNL).



Best Place...



HISTORY



AWARDS





Contact Us

ERIE TOWN HALL

645 HOLBROOK STREET
PO BOX 750
ERIE, CO 80516

303.926.2700

