

Planning & Development Monthly Report



May 2023

Planning | Building | Housing | Transportation

Planning & Development Staff Updates:

- Andy Ulmer, Deputy Chief Building Official, passed the first of three exam modules necessary to secure certification as an ICC Chief Building Official.
- Matt Jensen, Building Inspector II, completed the necessary course and passed the required exam to secure certification as a drone operator/pilot.
- MJ Adams started as the new Affordable Housing Manager on April 10th.

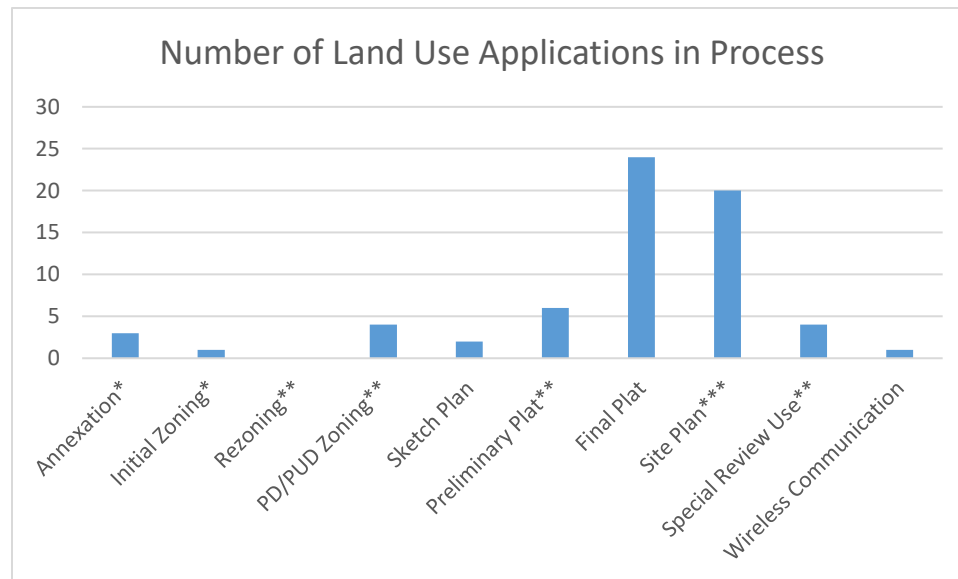
Planning Division

Development Review

Land Use Applications

- Planning had a total of 65 land use applications in process in April; 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.

<https://www.erieco.gov/329/Development-Review>



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

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

Pre-Application Meetings

In addition to the land use applications listed above, 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 April 2023, the Planning staff held six Pre-application meetings for the following projects/properties:

1. **Old Town – 826 Kattell Ct:** Architectural Review, Single-Family Home
2. **GAP Housing – Hwy 287:** Site Plan, Affordable Housing Site
3. **3792 N 119th St:** Site Plan Amendment, Single Family Homes
4. **Westerly:** Minor Plat Amendment, Minor Subdivision
5. **1445 N 11th St:** Annexation, Site Plan, Apartment Homes
6. **12420 Arapahoe Rd:** Site Plan, Compliance

Elevate Erie Team

- Community Pop-Up Engagement since Early April included engagement at Fox Dog Coffee on April 7; Erie Social Club on April 12; and The Erie Community Center on April 20. These events were held to build awareness around the project, and direct folks to the project website to stay informed and engaged as the project moves forward over the coming year.
- Elevate Erie outreach was held at the Arbor Day/Earth Day event and the Strider Bike Derby on April 29, with input collected from the community on what people loved most about Erie, what could be improved, how and where they move around Erie, and what transportation options were missing.
- Elevate Erie also had a table at the Town Fair on May 13, to continue building project awareness, and to gather additional input from the community - focused on key themes from the engagement so far.
- A Transportation ideas presentation was held with the BoT/PC for May 16.
- A joint Planning Commission & BoT work session is scheduled for July 18 around concepts for visioning and guiding principles for the plans, based upon the community input, Town priorities, and existing conditions analysis.

Projects in Support of Other Departments

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 April 2023.

- **Economic Development:**
 - Downtown Improvements
 - I-25 Gateway South – Town Property
 - Town Center – Town Property
- **Finance:**
 - Budget
- **Interdepartmental:**
 - Affordable Housing
 - Metro District Policy
 - Central Square software implementations
- **Public Works:**
 - Capital Improvement Projects

Building Division

What's going on:

- During the extended grace period to comply with adopted 2021 International Codes (I-Codes), Building Division staff continues review and re-evaluation of the 2021 International Energy Conservation Code (IECC) “strengthening amendments” drafted by energy code cohort consultants for clarification and/or determination of achievability, affordability and consistency in the interpretation, implementation, and enforcement of such amendments.

What's going up:

- The Nine Mile King Soopers project is under construction.
- The Aura multi-family project in Colliers Hill will be opening the Leasing Office soon.
- A mixed-use, multi-tenant core/shell building at 680 Mitchell is finalizing construction and tenant improvement permits are issued for Starbucks, a chiropractic office, barber shop, lash salon, and an Asian restaurant.
- New business and food service tenants continue to open in the Nine Mile development.

Summary of this month's Permit and Inspection Activity:

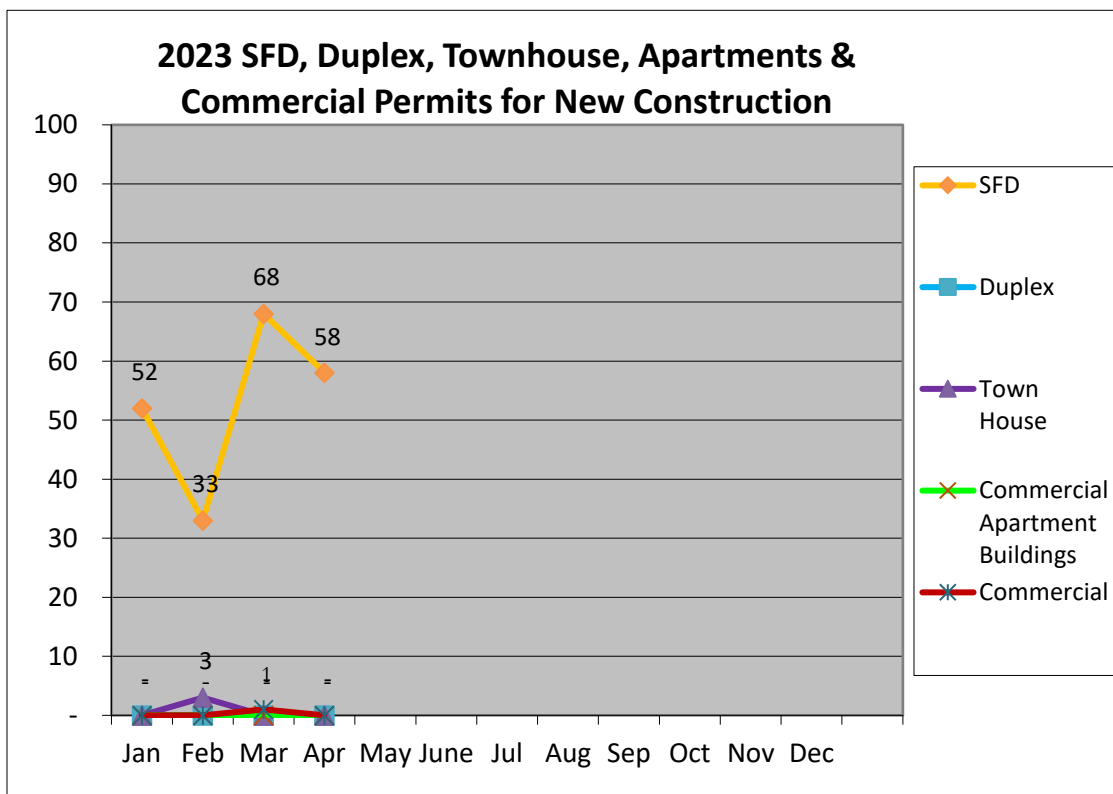
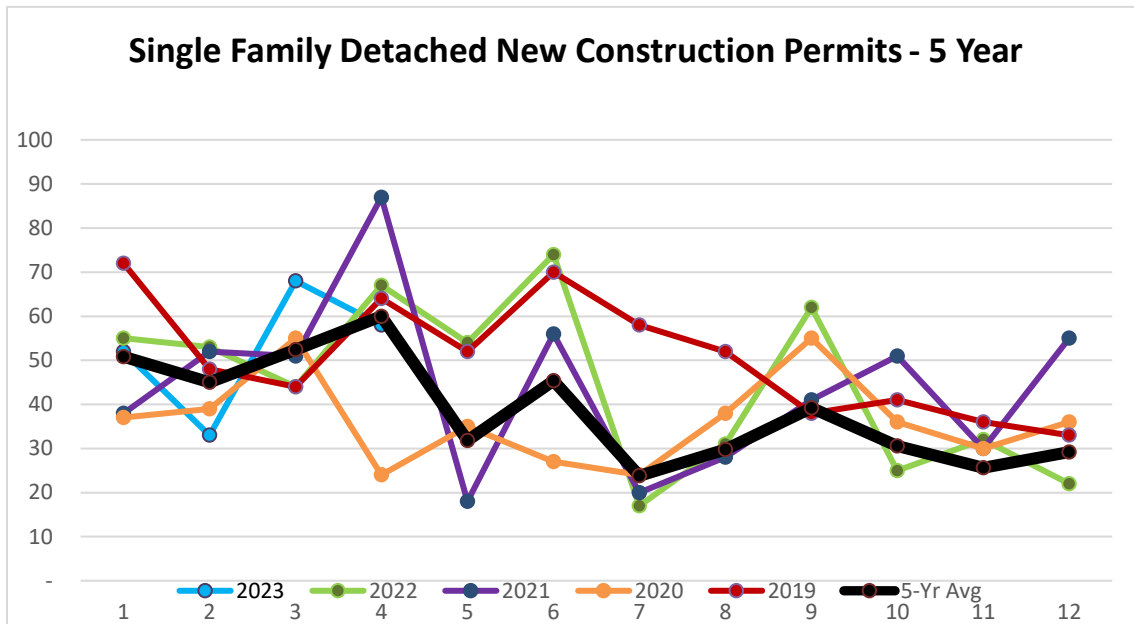
- 217 Total Building Permits issued (776 YTD) – of which 58 are single-family dwellings (detached, attached & townhomes - 214 YTD).
- 1,985 inspections performed (99 per business day / 25 per inspector – 4).
- 45 Certificates of Occupancy issued - 41 Residential and 4 Commercial.

Commercial Project Permit Applications in Plan Review Queue:

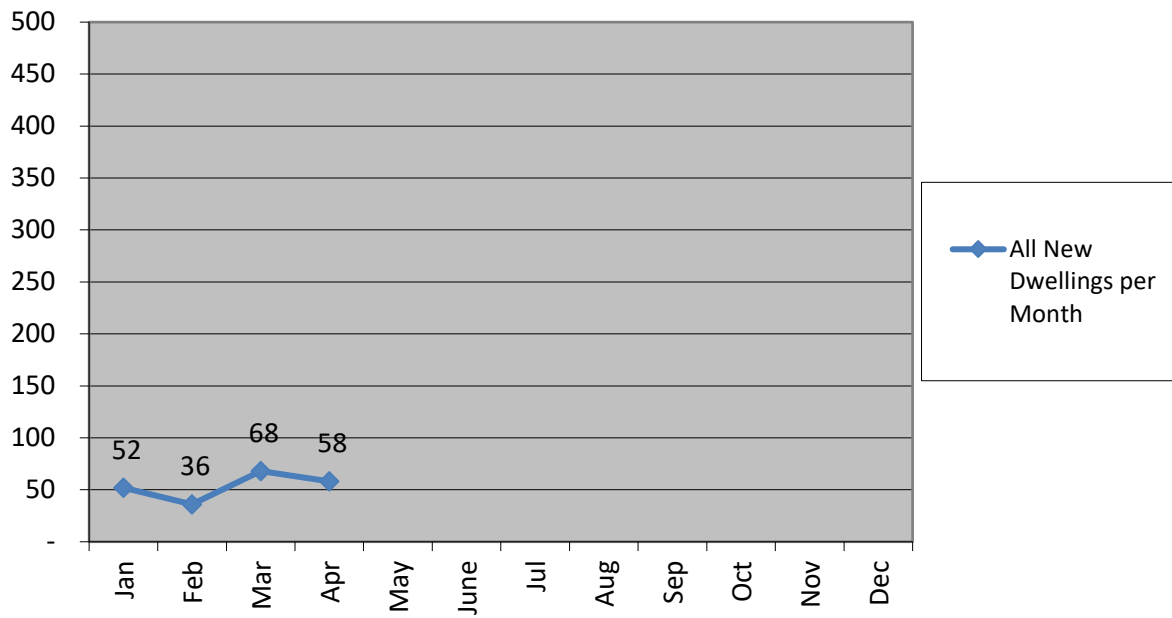
- **2980 Arapahoe Rd.** – King Soopers Fuel Kiosk & Canopy
- **554 Briggs St.** – Lucile's addition
- **680 Mitchell Way, Unit 140** – Barber Shop tenant improvement
- **550 Pinnacle Blvd.** – Antelo 6 Bldg./206 Unit Multi-Family Complex
- **2620 Swayer Lane** – Parkdale Clubhouse & Pool
- **86 Westerly Blvd.** – Amenity Center

Project Support of other Town Departments:

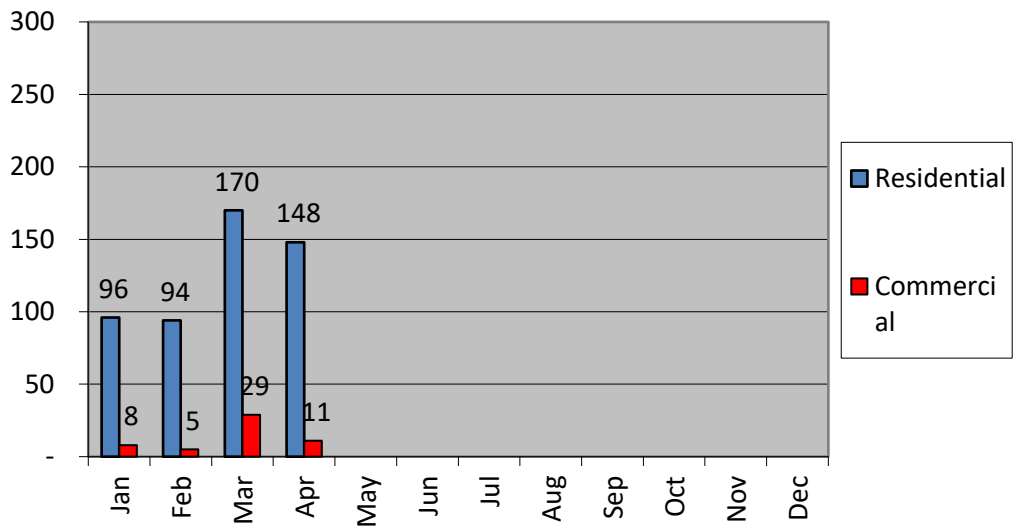
- ☐ Dale Ulmer and Weslyn Korecky work closely with Shumaila Hafeez, Local Business Administrator in Economic Development in the coordination of a project's certificate of occupancy and their business license.



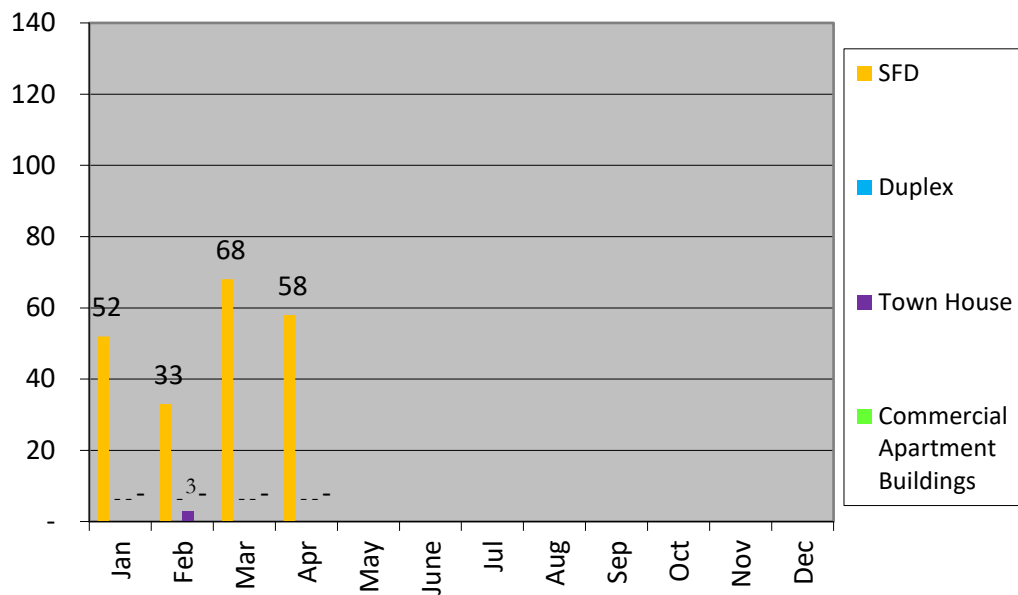
2023 Total New Dwelling Units



2023 Total All Other Permits



2023 Total New Dwelling Units



New Construction - Month by Month

2023	SFD	Duplex	Town House	Commercial Apartment Buildings	Quantity of Apartment dwelling units	Commercial
Jan	52	-	-	-	-	-
Feb	33	-	3	-	-	-
Mar	68	-	-	-	-	1
Apr	58	-	-	-	-	-
May						
June						
Jul						
Aug						
Sep						
Oct						
Nov						
Dec						

Total	211	-	3	-	-	1
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Other Permits *			Total	Total Dwellings
2023	Residential	Commercial	All Permit Types	All New Dwellings per Month
Jan	96	8	156	52
Feb	94	5	135	36
Mar	170	29	268	68
Apr	148	11	217	58
May				
Jun				
Jul				
Aug				
Sep				
Oct				
Nov				
Dec				
TOTAL	508	53	776	214

** Includes: Mechanical, Electrical, Plumbing, Roofing, Decks, and Fence permits.*

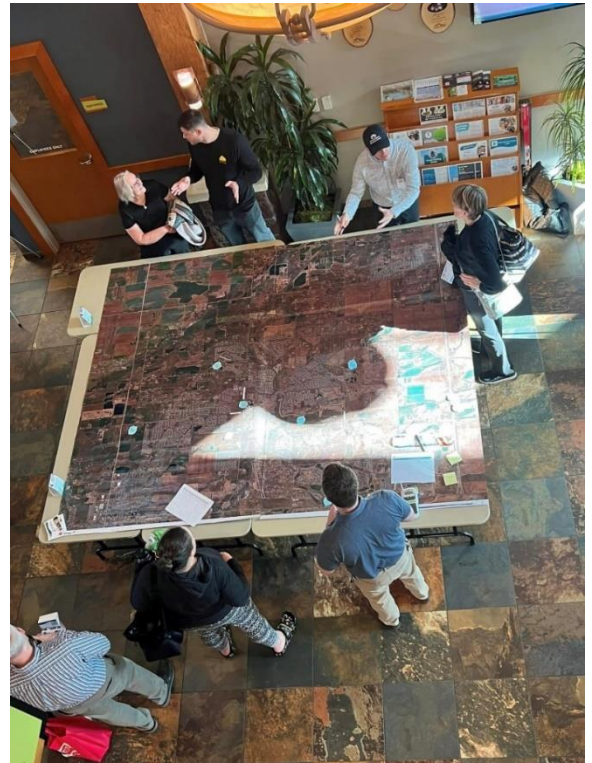
Town of Erie								
Detached Single Family New Construction Building Permit Trends							2023 Month to Avg	Cum Yr. to Avg
	2019	2020	2021	2022	2023	5-Yr. Avg		
Jan	72	37	38	55	52	51	4	4
Feb	48	39	52	53	33	45	8	12
Mar	44	55	51	44	68	52	-8	4
Apr	64	24	87	67	58	60	7	11
May	52	35	18	54	-	32		
Jun	70	27	56	74	-	45		
Jul	58	24	20	17	-	24		
Aug	52	38	28	31	-	30		
Sep	38	55	41	62	-	39		
Oct	41	36	51	25	-	31		
Nov	36	30	30	32	-	26		
Dec	33	36	55	22	-	29		
TOTAL	608	436	527	536	211	464	4	84

Affordable Housing Division

- The Housing Division is participating in outreach efforts for the Comprehensive Plan.
- Housing Strategy Implementation efforts are underway, including the following:
 - UDC Housing Review amendment that establishes an expedited process for developments with more than 12% affordable units is in draft form.
 - Inclusionary Housing Ordinance for new development is in process and gearing up for stakeholder outreach and community input this summer.
- Multiple Affordable Housing Projects are in process:
 - **Cheesman St** – Staff is negotiating terms with a developer and establishing connections with neighboring development like the Calvary Bible Church
 - **Brothers Redevelopment** – 800 High St – re-initiated discussion with Staff on creating of additional senior and new family units
 - **Discussions with Habitat for Humanity** and other interested affordable housing developments are underway
- Advancing conversations with the Boulder County Regional Housing Partnership.

Transportation Division

- Arapahoe Avenue Repaving: The Town of Erie is working with Boulder County, the City of Lafayette and CDOT to address the pavement conditions on Arapahoe Road from US 287 to 75th Street. Starting Monday May 1, 2023 CDOT will install a maintenance skim coat along Arapahoe. This will improve conditions before the full resurfacing project occurs in 2024. Please be aware of the construction zones next week and expect delays. Please consider alternative routes for east-west travel using Isabel, Valmont or Baseline Road. Community questions about this project and the summer 2024 full resurfacing can be directed to Dan Marcucci, P.E. CDOT Resident Engineer
Daniel.Marcucci@state.co.us
- Transportation planning staff are preparing for a join session next month to showcase innovative transportation policy, visionary multimodal network designs, and funding choices peer communities recently adopted in Comprehensive Plans and TMPs. The team will provide peer examples, interactive polling and facilitated conversation at the May 16 joint session. Peer



community examples and outcomes from Colorado and Western US communities will be presented and discussed.

- Transportation planning staff are conducting pop up meetings with the Elevate Erie team. 5 have occurred over the last month. They provide a chance for the community to interact using a large reusable aerial map.
- Transportation planning staff are coordinating with engineering and Erie PD on traffic evaluations and safety updates at the new Flora View and Weld County Road 5 intersection. Staff conducted field meetings with parents, care givers and staff from Soaring Heights K8. Updated signage, striping and additional speed feedback signs have been ordered for the area.



- Transportation planning staff attended the RTD Boulder County Service Council meeting. RTD will restore most if the pre-pandemic transit services around Boulder County in January 2024. RTD staff agreed to keep working with the Town of Erie and SVVSD to extend the JUMP to Erie High School in January 2024. RTD has 19% fewer drivers than required, so they are phasing in service next year. JUMP drivers are not an issue at this time. RTD staff also announced a \$600K competitive grant program for innovative new transit services in Boulder County. The applications are due in July. We will preview ideas with the BoT at the May 9th meeting and submit a grant application at the end of June.
- Senator Hickenlooper is advancing the Town's application for Downtown Erie Pedestrian Safety and ADA Compliance, Colorado SH 52 Crash Reduction and Multimodal Intersection Construction, Colorado State Highway 7 Bus Rapid Transit and Multimodal Safety Preconstruction Design, Erie Municipal Airport (EIK) Terminal Building Replacement projects for consideration by the US DOT and US Housing and Urban Development Appropriations Subcommittee in Washington DC. Town staff requested the Senator to visit downtown Erie and the airport in July.