



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Meeting Agenda Board of Trustees

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Wednesday, September 21, 2022

5:30 PM

Board Room

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### Joint Study Session with City of Lafayette

#### I. Opening of Joint Study Session

5:30 p.m.

**22-376** Agenda Packet

Attachments: 0-21-2022 Agenda Pkt LafayetteErie

#### II. Introductions from Lafayette City Council, Erie Board of Trustees and Staff

5:35-5:40 p.m.

#### III. Discussion Items

##### **Nine Mile and Tebo Parcel - Hwy 287 & Arapahoe**

5:40-6:20 p.m.

*Presenters: Julian Jacquin, Town of Erie Director of Economic Development  
Jeff Arthur, City of Lafayette Public Works Director  
Michelle Melanakis, City of Lafayette Transportation Engineer  
Carlos Hernandez, Town of Erie Principal Transportation Planner*

##### **Transportation Issues**

6:20-7:00 p.m.

*Presenters: Carlos Hernandez, Town of Erie Principal Transportation Planner  
Michelle Melanakis, City of Lafayette Transportation Engineer*

##### **Affordable Housing**

7:00-7:30 p.m.

*Presenters: Ariel Tolefree, Town of Erie Affordable Housing Manager  
Sarah Nurmela, Town of Erie Director of Planning and Development  
Jeff Brasel, City of Lafayette Planning and Building Director*

#### IV. Lafayette City Council/Erie Board of Trustees Discussion of Future Meeting and Topics

7:30-7:40 p.m.

#### V. Adjournment

7:40 p.m.





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## Board of Trustees

**Board Meeting Date: 9/21/2022**

**File #: 22-376, Version: 1**



City of Lafayette / Town of Erie  
Joint Study Session Agenda  
Wednesday, September 21, 2022  
Lafayette Council Chambers 1290 S. Public Road  
5:30pm  
*Dinner available at 5:00pm*

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3. Discussion Items

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7:30-7:40pm

5. Adjourn

**OPTIONS FOR ACCESSING THE MEETING**

- Attend the meeting in person. City Hall Council Chambers, 1290 S. Public Road.
- Tune to Comcast Channel 8 or HD Channel 881.
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**City of Lafayette / Town of Erie  
Joint Study Session**

**Agenda**

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**1290 S. Public Road**

**5:30pm**

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# City of Lafayette and Town of Erie Joint Meeting

*September 21, 2022*



# Agenda

- I. Introductions (10 min)
- II. TEBO/Nine Mile Update (30 min)
- III. Transportation Updates (30 min)
- IV. Affordable Housing Efforts (30 min)
- V. Future Meeting Topics (15 min)



[www.davidbesnette.com](http://www.davidbesnette.com)

# Introductions



# Tebo/Nine Mile Updates

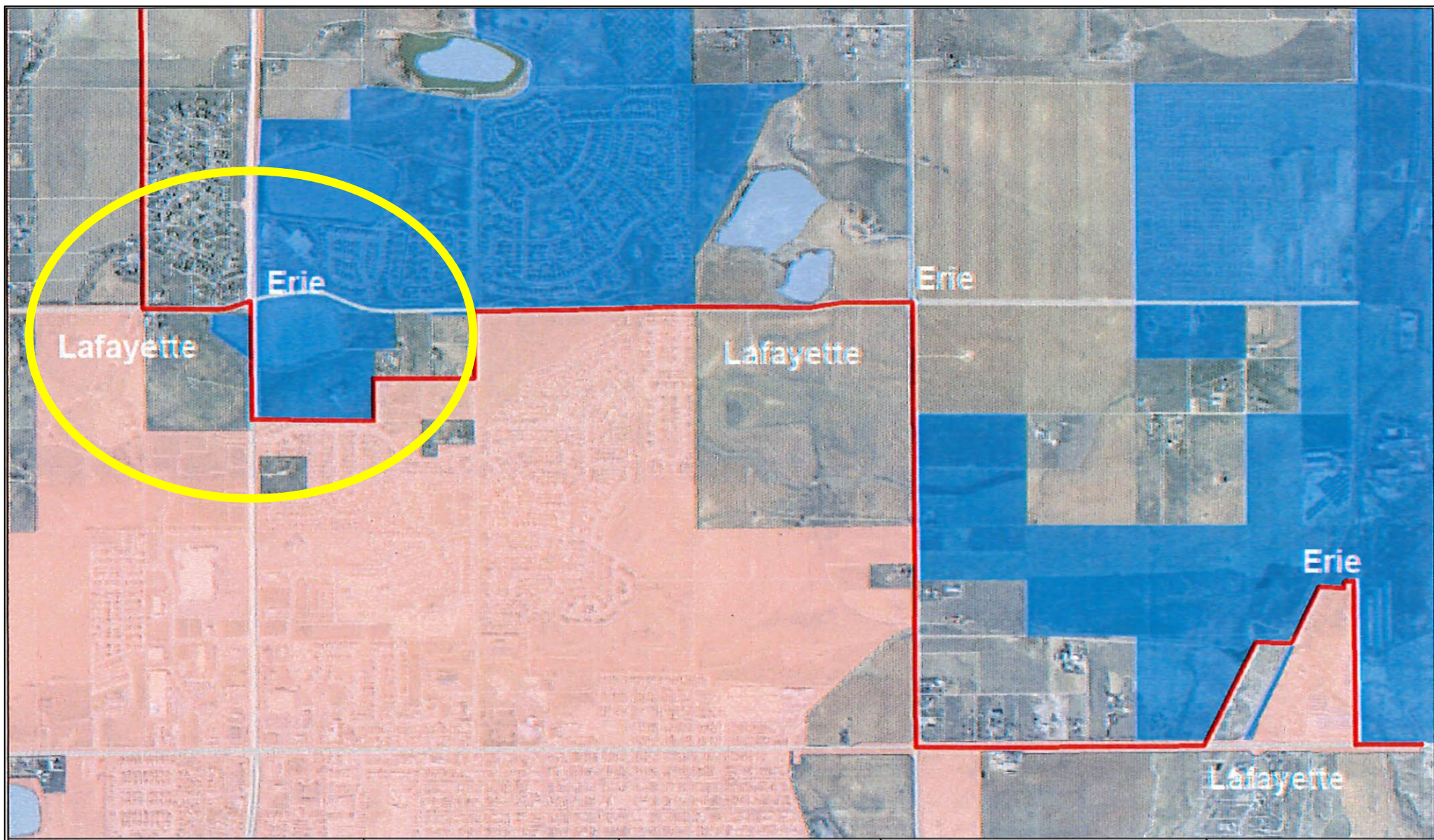
Nine-Mile and Lafayette Development Parcel Updates



# Nine Mile Corner & Tebo Parcel

1. “Global Settlement IGA” (2019)
2. Revenue Sharing Agreement (2022) – Erie Development Parcel
3. Nine Mile Corner – Evergreen Devco
4. Tebo Land Swap for Erie Water Tank
5. Status of Tebo Parcel in Lafayette





From Global Settlement IGA (2019)



Lafayette Development  
Parcel

Erie Development  
Parcel





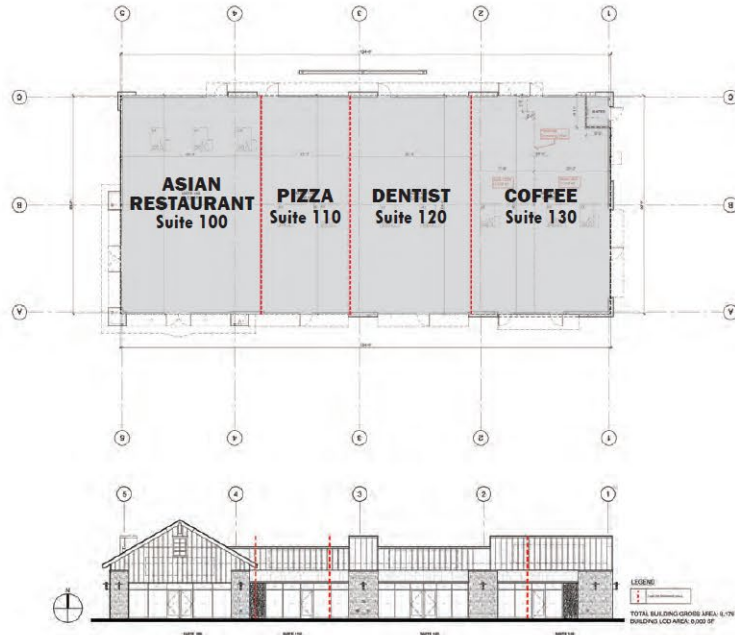


# NINE MILE CORNER - Erie, Colorado - Retail Space For Lease

- Hard Corner Of Highway 287 and Arapahoe Road
- End Cap Restaurant Opportunities With Large Patios
- High Traffic & High Visibility



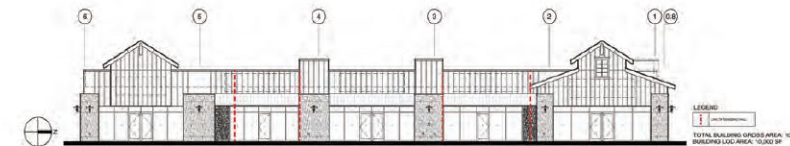
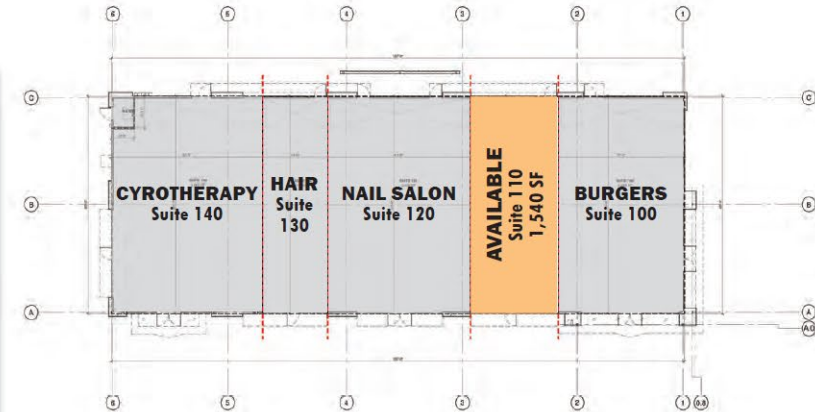
## BUILDING PLAN A - 8,033 SF



SHOP SPACES FOR LEASE	
BUILDING A - 8,033 SF	
SUITE 100	ASIAN RESTAURANT
SUITE 110	PIZZA
SUITE 120	DENTIST
SUITE 130	COFFEE
BUILDING B - 10,014 SF	
SUITE 100	BURGERS
SUITE 110	1,540 SF
SUITE 120	NAIL SALON
SUITE 130	HAIR
SUITE 140	CYROTHERAPY

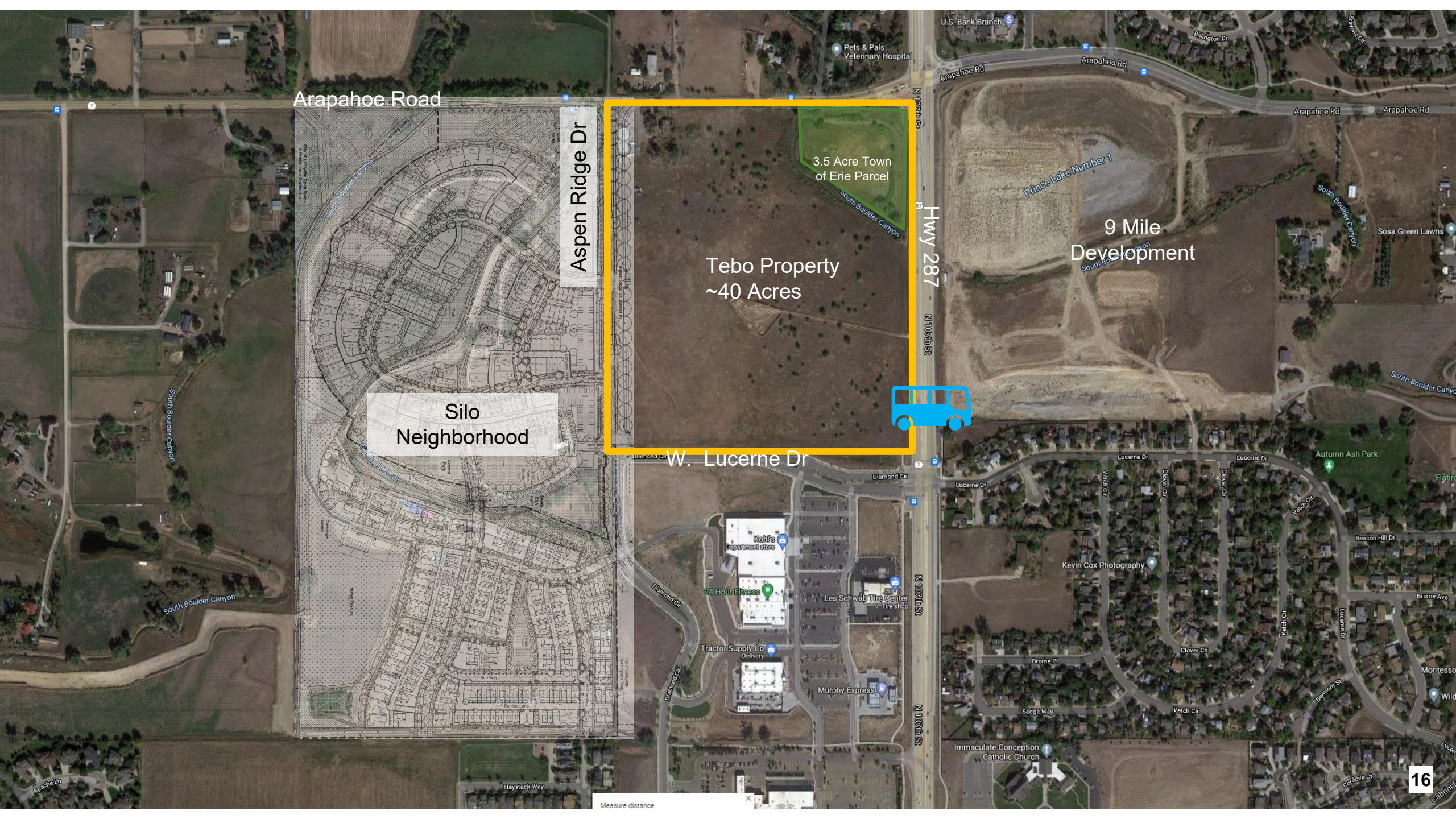
- AVAILABLE

## BUILDING PLAN B - 10,014 SF



# Nine Mile Financial Forecast

NINE MILE REVENUE PROJECTIONS									
	All Phases				3.50%	50.00%	50.00%		
	Sales Tax				Use Tax			Total Revenues	
	Total Projected Sales Tax Revenues	District's Pledge Revenue	Lafayette Share	Town of Erie Share	Total Projected Use Tax Revenues	Lafayette Share	Town of Erie Share	Total Lafayette	Total Town of Erie
2021	-	-	-	-	1,062,171	444,083	618,088	444,083	618,088
2022	657,198	328,599	164,300	164,300	360,480	154,491	205,988	318,791	370,288
2023	2,283,050	554,172	780,531	948,346	-	-	-	780,531	948,346
2024	4,074,555	755,770	1,476,320	1,842,465	-	-	-	1,476,320	1,842,465
2025	4,173,117	792,066	1,505,598	1,875,453	-	-	-	1,505,598	1,875,453
2026	4,214,964	799,987	1,520,703	1,894,273	-	-	-	1,520,703	1,894,273
2027	4,256,969	807,987	1,535,848	1,913,133	-	-	-	1,535,848	1,913,133
2028	4,299,133	816,067	1,551,033	1,932,033	-	-	-	1,551,033	1,932,033
2029	4,342,440	824,227	1,566,679	1,951,534	-	-	-	1,566,679	1,951,534
2030	4,385,944	832,470	1,582,380	1,971,095	-	-	-	1,582,380	1,971,095
2031	4,429,579	840,794	1,598,107	1,990,677	-	-	-	1,598,107	1,990,677
2032	4,473,414	849,202	1,613,891	2,010,321	-	-	-	1,613,891	2,010,321
2033	4,518,398	857,694	1,630,137	2,030,567	-	-	-	1,630,137	2,030,567
2034	4,563,552	866,271	1,646,426	2,050,856	-	-	-	1,646,426	2,050,856
2035	4,608,878	874,934	1,662,757	2,071,187	-	-	-	1,662,757	2,071,187
2036	4,655,356	883,683	1,679,552	2,092,122	-	-	-	1,679,552	2,092,122
2037	4,702,045	892,520	1,696,405	2,113,120	-	-	-	1,696,405	2,113,120
2038	4,748,875	901,445	1,713,288	2,134,143	-	-	-	1,713,288	2,134,143
2039	4,795,919	910,460	1,730,230	2,155,230	-	-	-	1,730,230	2,155,230
2040	4,844,124	919,564	1,747,637	2,176,922	-	-	-	1,747,637	2,176,922
Total	79,027,511	15,307,913	28,401,822	35,317,777	1,422,650	598,574	824,077	29,000,395	36,141,853



Arapahoe Road

Aspen Ridge Dr

Silo  
Neighborhood

Tebo Property  
~40 Acres

3.5 Acre Town  
of Erie Parcel

9 Mile  
Development



W. Lucerne Dr

HWY 287

N 107th St

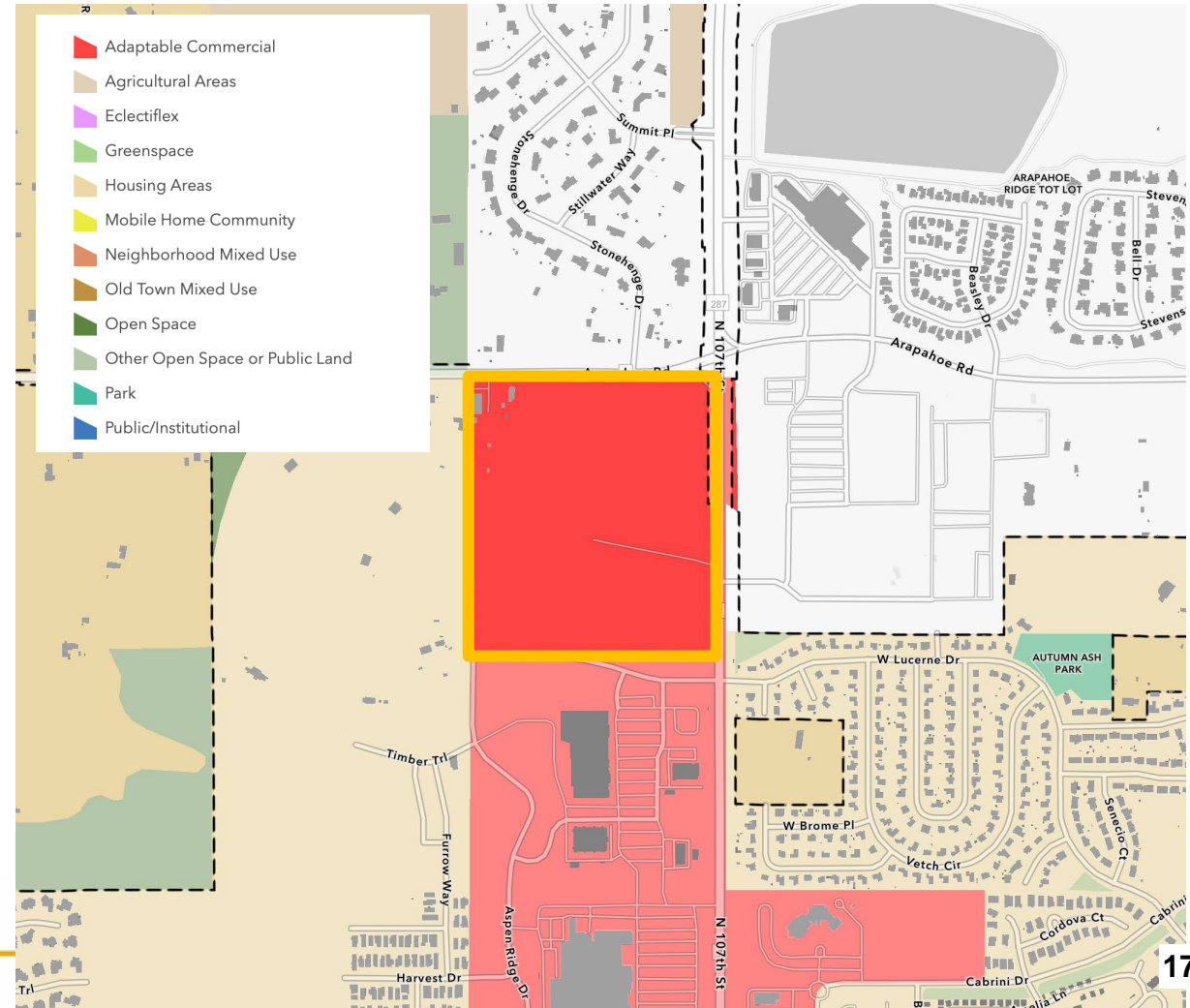
N 107th St

N 107th St

# Comprehensive Plan – Land Use

# Adaptable Commercial

- Transformation of existing commercial centers or development of new commercial centers into highly walkable, transit forward, mixed-use neighborhoods
- Streets and Public Spaces as organizing elements (as opposed to parking lots)



# Adaptable Commercial

LAFAYETTE COMPREHENSIVE PLAN  
ADAPTABLE COMMERCIAL | EXISTING PROJECT



Credit: RICK Planning + Design

This graphic represents the layout of a typical suburban shopping center, before evolution into an Adaptable Commercial area

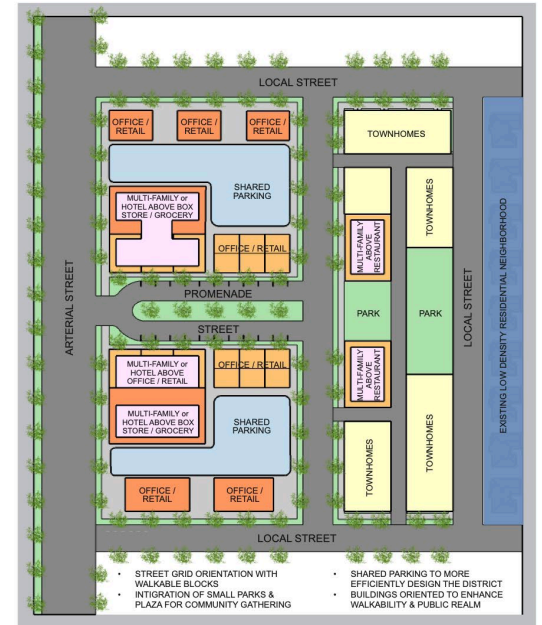
LAFAYETTE COMPREHENSIVE PLAN  
ADAPTABLE COMMERCIAL | EVOLUTION 1 PROJECT



LAFAYETTE COMPREHENSIVE PLAN  
ADAPTABLE COMMERCIAL | EVOLUTION 2 PROJECT



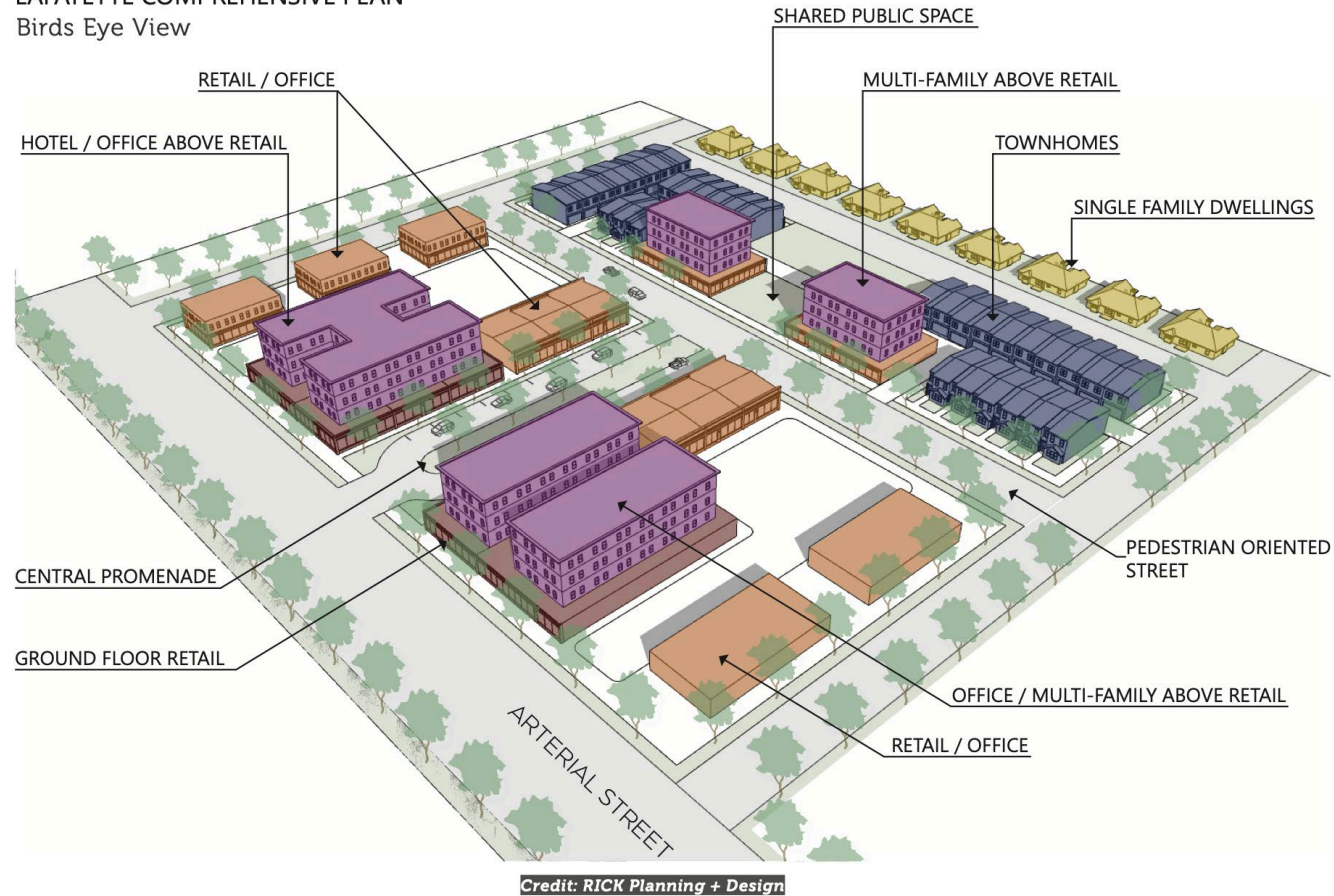
LAFAYETTE COMPREHENSIVE PLAN  
ADAPTABLE COMMERCIAL | ULTIMATE PROJECT



These diagrams show how an Adaptable Commercial project may develop or evolve over time.

# Adaptable Commercial

ADAPTABLE COMMERCIAL  
LAFAYETTE COMPREHENSIVE PLAN  
Birds Eye View



Credit: RICK Planning + Design

# Questions?



1874

# Transportation Updates

# Transportation Topics



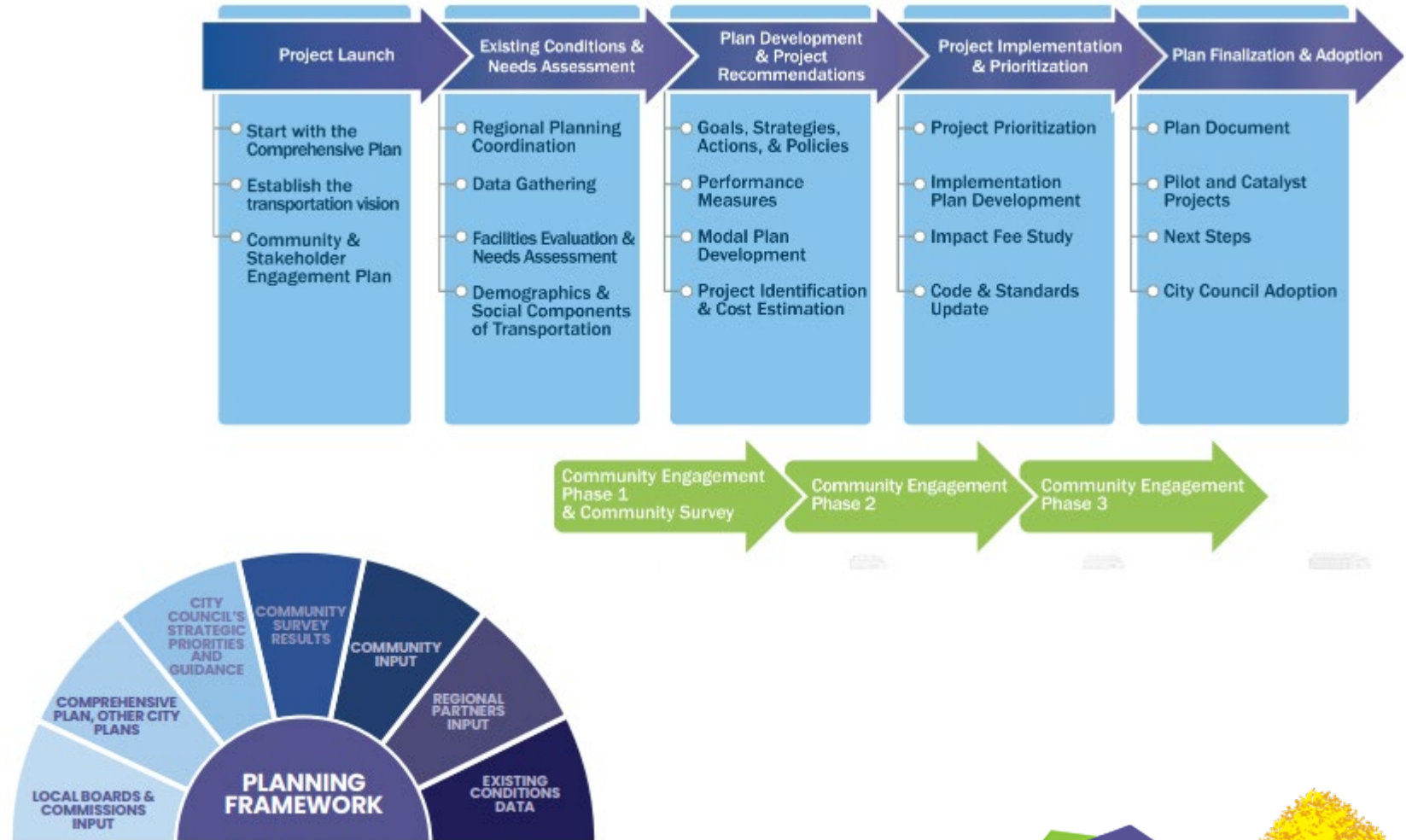
1. Lafayette Multimodal TMP
2. Erie Transportation Planning
3. CO 7 BRT Overview
4. CO 7 and 119 Intersection
5. Partnership goals for 2023



# 1. Lafayette Multimodal TMP

*Where are we in the process?*

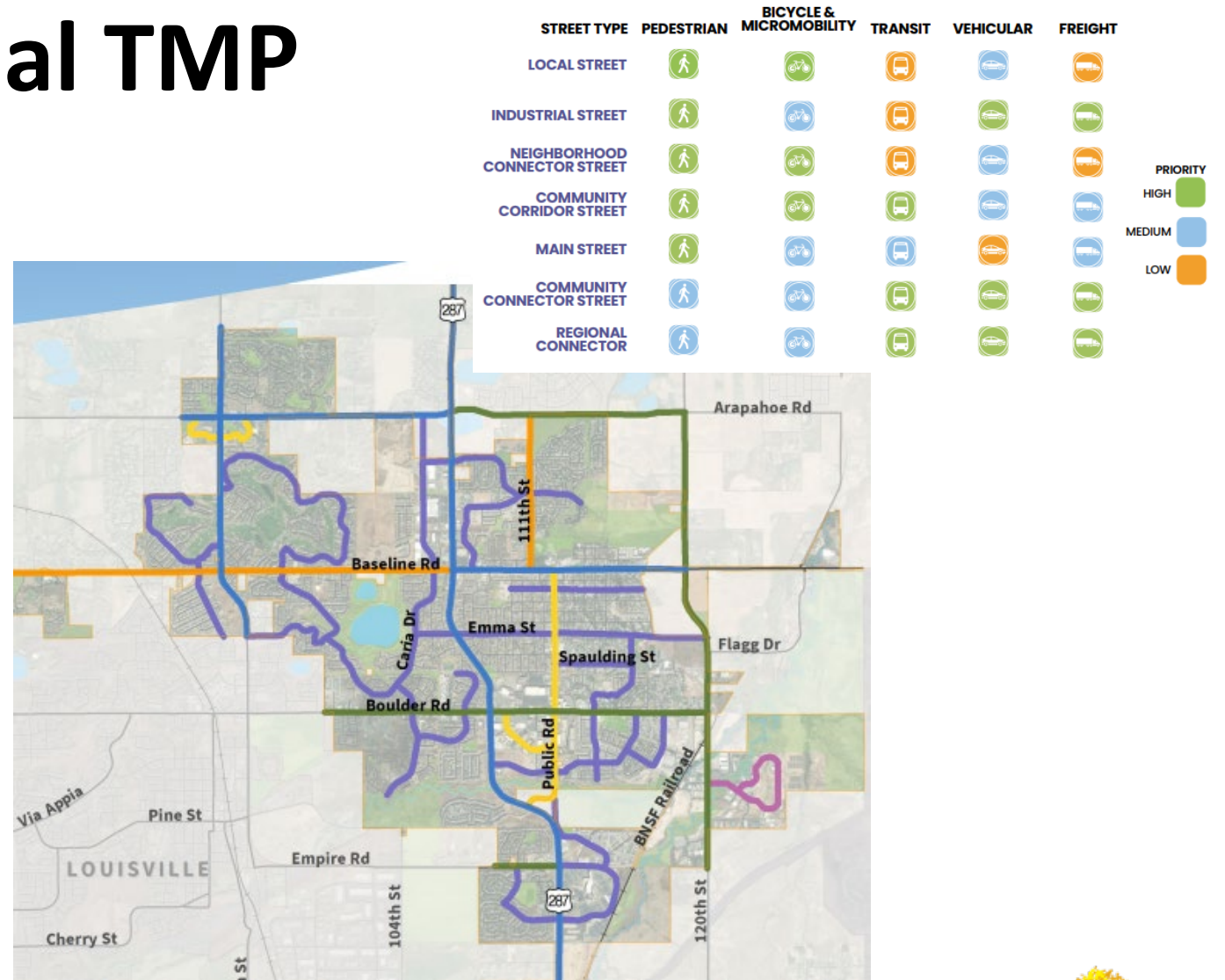
- Draft vision statement, goals and strategies
- Complete streets approach
- Draft maps



# Lafayette Multimodal TMP

*Where can we collaborate?*

- Planning and design for share corridors
- Transit planning
- Safety and education campaigns
- Local walk and bike connections
- Regional coordination on BRT



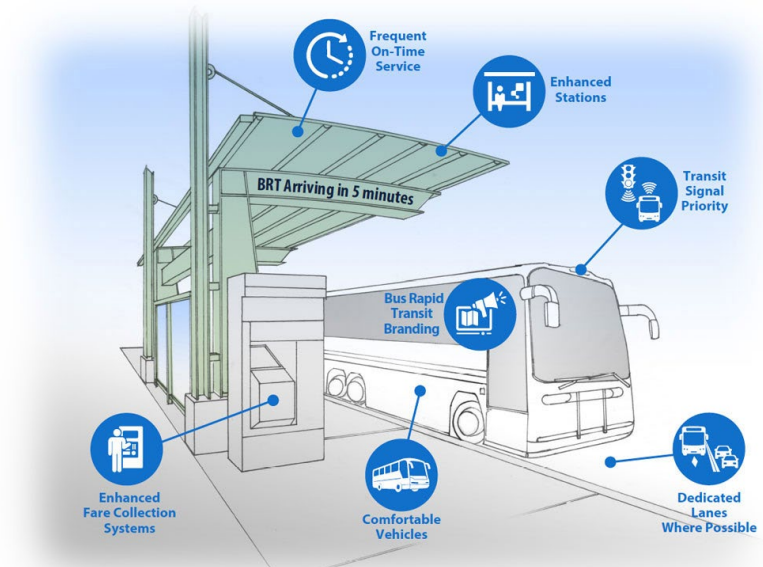
# Erie Transportation Planning

- Transportation Master Plan Update
- BRT First and Final Mile Study
- Neighborhood Speed Management Program



# CO 7 Bus Rapid Transit (BRT)

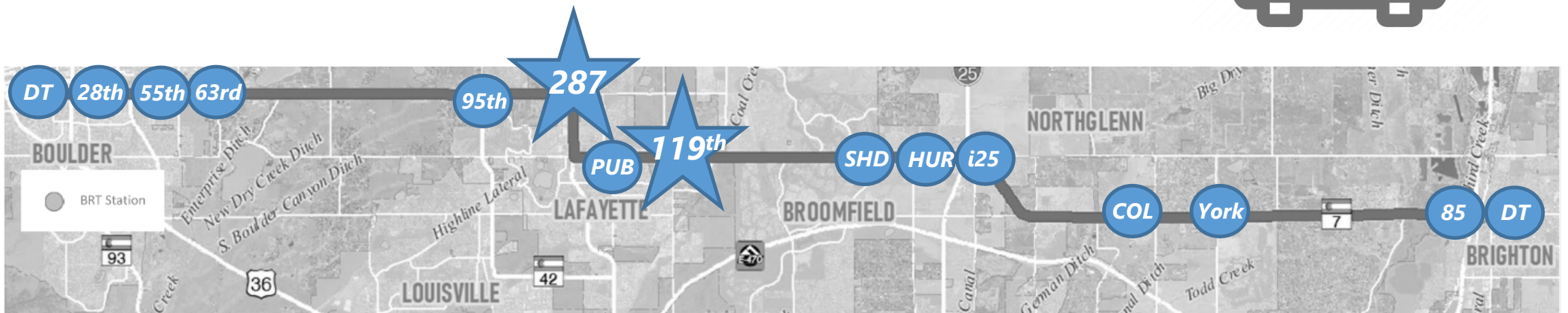
*What is BRT?*



# CO 7 Bus Rapid Transit (BRT)

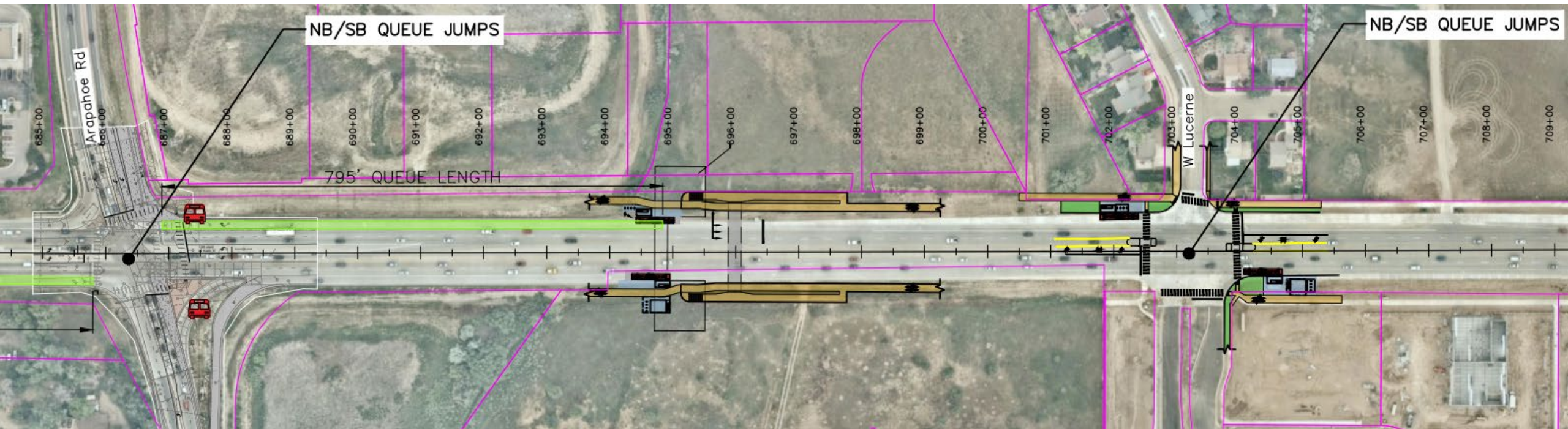
*How would it work?*

- Service between Brighton and Boulder
- Approximately 15 stations over 30 miles
- 7.5-minute peak and 15-minute off peak service
- 55 to 76 minutes compared to an 80-minute drive
- 8,500 - 9,800 riders by 2040



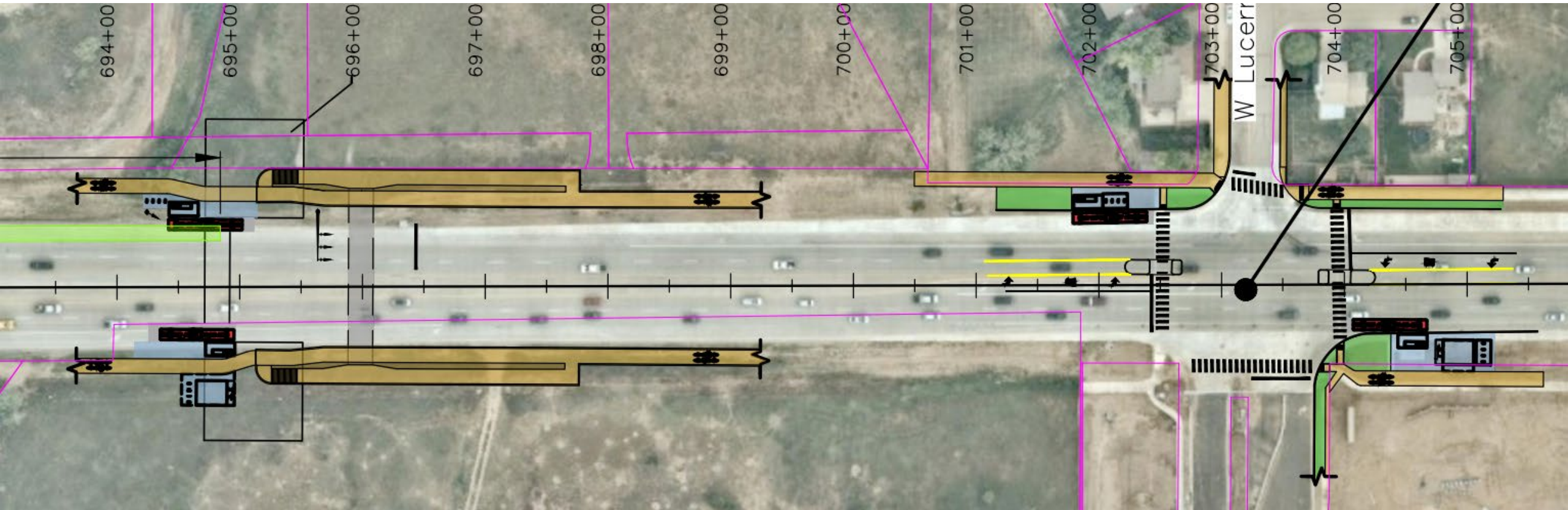
# CO 7 Bus Rapid Transit (BRT)

*What is the latest with the 287 Super Station?*

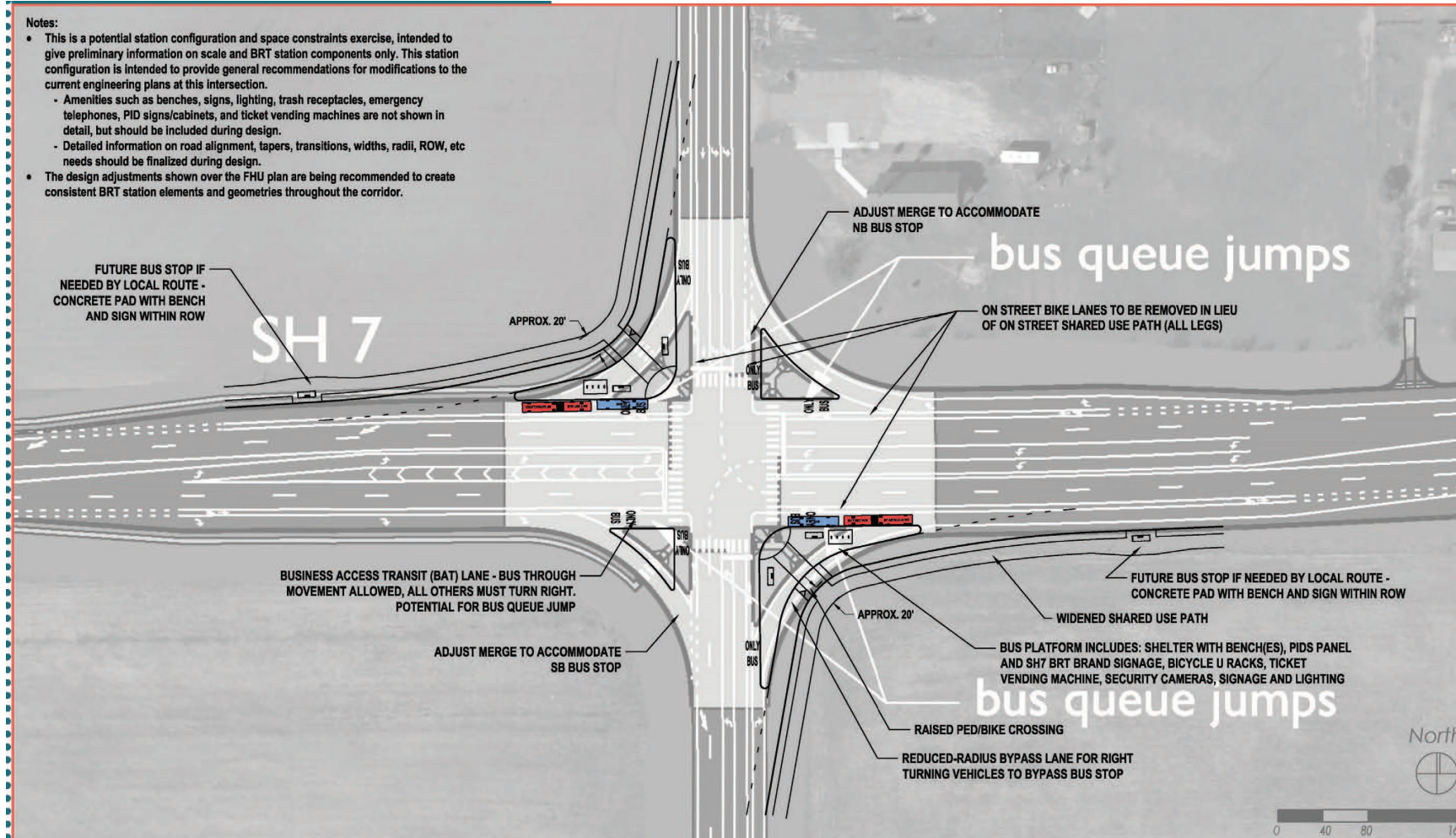


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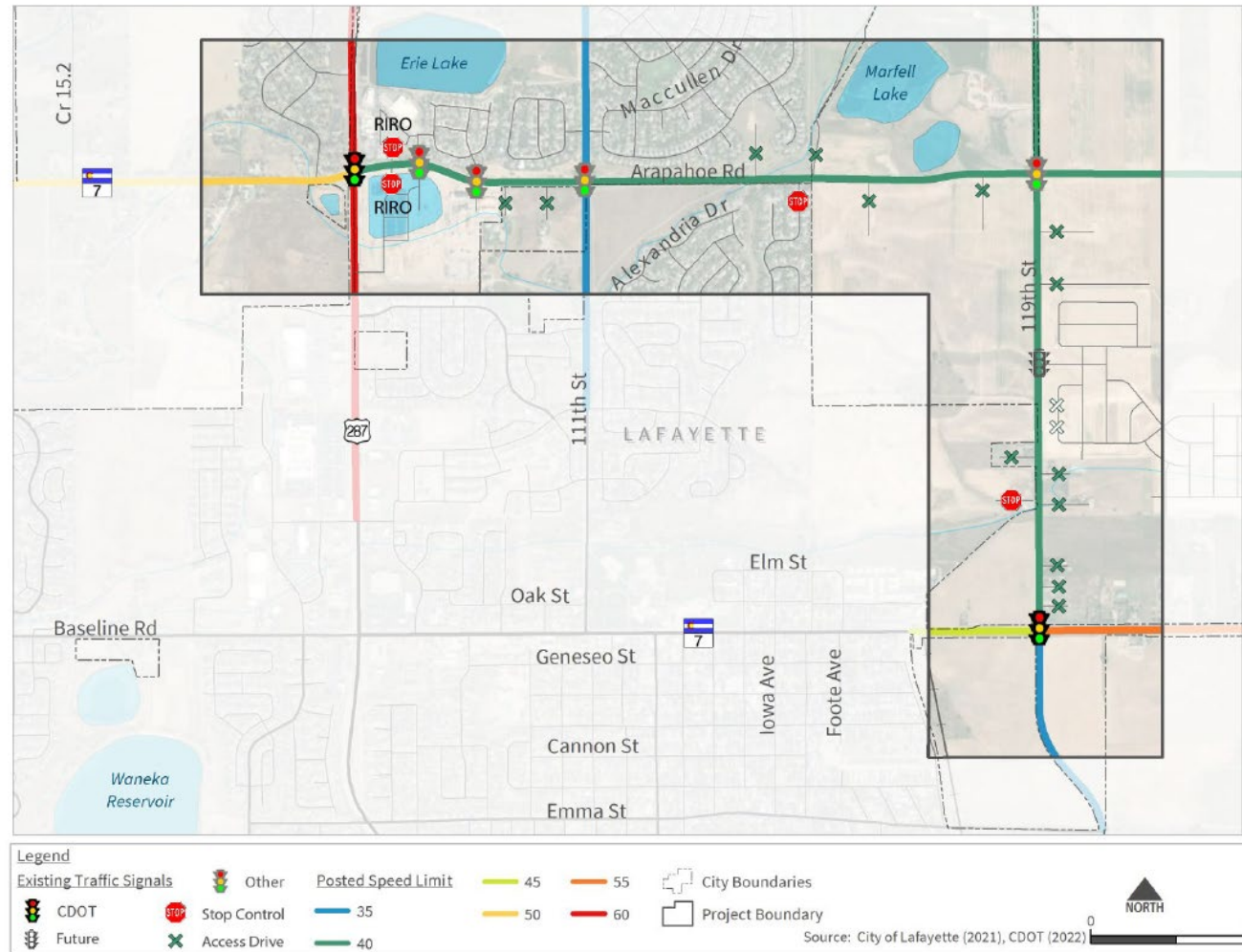
*What is the latest with the 287 Super Station?*



# CO 7 and 119<sup>th</sup> Intersection



# Study in Utility C



# Partnership goals for 2023

- Planning and engineering staff meet once a month on key projects
- Shared messaging for CDOT and RTD on BRT funding and design
- Identify joint funding opportunities for flexible transit services
- Integrate Transportation Master Plans at community edges



# Questions?

# Affordable Housing Efforts

# Lafayette Economic Development and Housing Strategic Plan



# Key Questions

Where are we today?



Which direction should we go?



How do we get there?



# Strategic Approaches to Address Housing Gaps

## Fund

Generate resources for affordable housing development, preservation, and services.

## Build

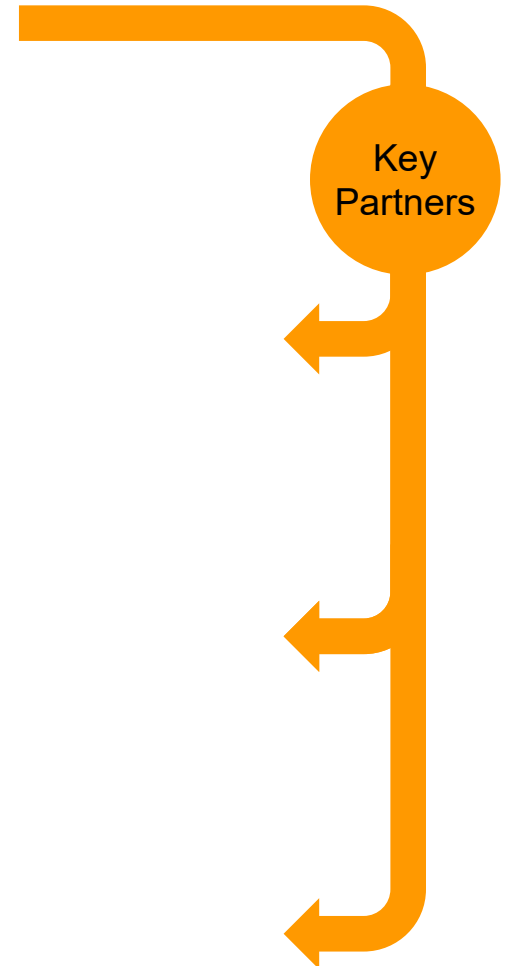
Support development of dedicated affordable housing, naturally occurring affordable housing, and diverse housing types to accommodate a broad spectrum of needs and preferences.

## Preserve

Work to maintain existing dedicated and naturally occurring affordable housing.

## Assist

Increase access to resident housing services and programs through partnerships, funding, and tailored program development.



# Housing Toolkit: *Policies and programs to promote housing diversity, affordability, and stability*

## FUND

- Affordable housing fee update
- Inclusionary zoning fee in lieu
- Other dedicated funding sources

## BUILD

- Inclusionary zoning
- Build alternative
- Annexations
- Land Bank program
- Development incentives
- Growth management exemptions
- Zoning code update

## PRESERVE

- Right of first refusal
- Grant or low-cost loan program
- Funding support for non-profit and/or resident acquisition of mobile home parks

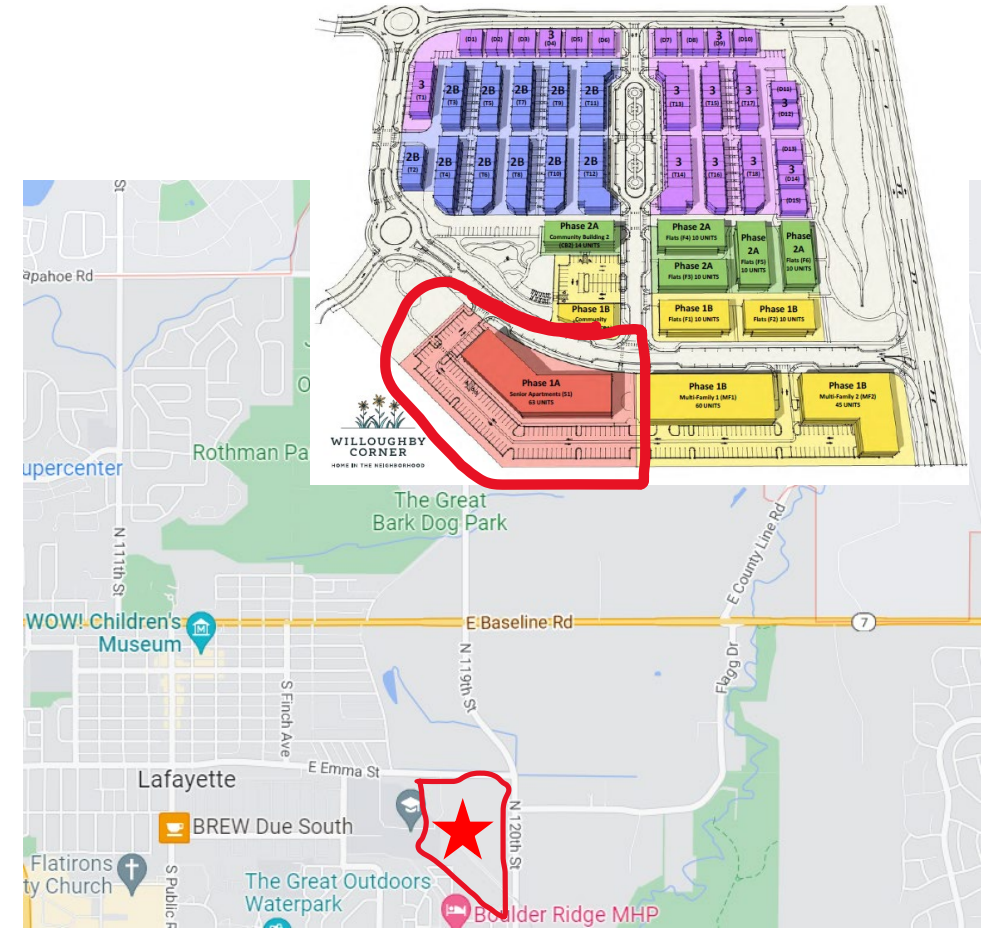
## ASSIST

- Improve access to and awareness of countywide programs
- Support for manufactured housing residents

# Current Project/Partnerships

# Regional Participation 2022 Bond Allocation

- Boulder County Housing Authority requested Lafayette & Erie's 2022 allocation for Willoughby Corner in Lafayette
- The 24-acre site will include 400 permanently affordable homes constructed in multiple phases.
- Willoughby Corner Phase 1A Senior Apartments is a new construction 63-unit apartment building, age-restricted for residents 55 and over, with income at or below 60% AMI.



# Boulder Regional Housing Partnership (BRHP)

*Boulder County Cities Working Together*



- Boulder County communities created the Boulder County Regional Housing Partnership to address regional housing challenges.
- The Town of Erie joined in 2021 and agreed to set a goal of ensuring 12% of the housing inventory will be permanently affordable to low, moderate, and middle-income households by 2035.
- BRHP is drafting an IGA for Boulder County cities to participate and receive assistance with centralized compliance and creating policies and procedures

# Town of Erie Housing Needs Assessment

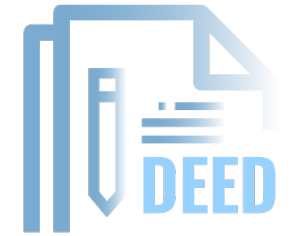
# Town of Erie Housing Needs Assessment

## *Preliminary Takeaways*

- Erie has significant affordability challenges for both owners and renters.
- Erie lacks housing diversity, both in type and tenure. Nearly 90% of all Erie housing units are single-unit detached houses and 85% of all Erie households are homeowners.
- Erie will be evaluating tools to move closer to the Town's affordability goal, including inclusionary housing, incentives, regulatory changes, and others.



Increased density



Deed restrictions



Inclusionary housing program



Down payment assistance program



Support low income homeowners

# Questions?

# Future Agenda Topics