



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 3/24/2020

File #: 20-170, Version: 2

SUBJECT: GENERAL BUSINESS

PUBLIC HEARING - An Ordinance of the Board of Trustees of the Town of Erie Approving with Conditions the Erie Town Center Planned Development (PD) Zoning

DEPARTMENT: Planning & Development, Economic Development

PRESENTER: Ben Pratt, Economic Development Director, Fred Starr, Planning & Development Director

TIME ESTIMATE: 45 minutes

FISCAL INFORMATION:

Most of the infrastructure required to facilitate development consistent with the PD is on-site improvements that are appropriately borne by the developers of individual properties. However, staff believes the two intersections at the north and south ends of the “Peel” off County Line Road *may* be requirements above what the Town would normally expect the developer to pay. Accordingly, staff has issued a Request for Qualifications for engineering firms to assist the Town in conceptual design of these intersections and preliminary cost estimates. Thus, the Town may incur costs to design, engineer, and construct those two intersections, if the Board determines such action is necessary to promote development. Depending on market conditions, it may also be necessary for the Town to provide some economic incentives to encourage early development in the Town Center. Staff will work with the individual developers to conduct independent gap analyses of their respective proposals. Because these improvements and incentives would promote development activity in the Old Town URA, staff and legal believe these costs may be eligible for TIF financing from revenues accruing to the Old Town URA. Over time, staff expects development in the Town Center to generate significant sales and property tax revenue for the Town.

For additional information on the financial tools available for each of the development properties, please see attachment 10, “Town Center Financial Tools”.

STAFF RECOMMENDATION:

Adopt the Ordinance approving the Erie Town Center PD zoning and Master Final Plan with the condition that staff may direct the consultants to make technical corrections to the documents.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

If adopted, the proposed Erie Town Center PD Zoning Map and the provisions of the PD Development Guide (collectively the “PD”) will govern the development of the Erie Town Center. Where the provisions of the PD do not address a particular subject, the relevant provisions of the Town’s Unified Development Code (UDC) and standards will apply. The PD Development Guide

incorporates into legally binding provisions the refined elements of what was previously referred to as the “Town Center Illustrative Master Plan”, the “Town Center Code Principles”, and/or related documents.

Adopting the PD will rezone 5 vacant parcels of land, totaling approximately 144 acres in size, that are located near the intersection of Erie Parkway and East County Line Road. The objectives of the PD are to (1) ensure development within the Town Center area reflects the vision in the Town Center Illustrative Master Plan, and (2) streamline the development review process for development within the Town Center. Further, the intent of the PD is to encourage an urban pattern that is compact, connected, complete, convivial, cost-effective, conserving, and cooperative; responding to the aspirations of residents participating in the public process of November 6 - November 12, 2019 that led to the creation of the Town Center PD. This intent shall guide the proposals of developers, the interpretation of regulators, and the decisions of the Town.

The PD reflects the collective effort of DPZ CoDesign, the Board of Trustees, the Planning Commission, Town staff, owners and developers of property within the Town Center, representatives from neighborhoods adjacent to the Town Center, and interested residents and business leaders from throughout Erie.

Background

Town staff have been working with the Board of Trustees, DPZ CoDesign, property owners, representatives from adjacent neighborhoods, developers, the Urban Land Institute Technical Advisory Panel (ULI TAP), the Planning Commission and others to determine how best to create a unique sense of place and an economically thriving Town Center around the intersection of Erie Parkway and County Line Road. From Wednesday, November 6th through Tuesday, November 12th, the Town in collaboration with DPZ CoDesign and hundreds of participants, conducted an intensive week-long design charrette process to engage all interested parties to produce designs clarifying the vision for the Town Center. The charrette included opportunities to talk with members of the DPZ design team, as well as presentations with opportunities to hear about, ask questions, get answers and comment on:

- Smart Growth/New Urbanism Principles
- Economics and Market Analysis
- Transportation and Infrastructure
- Open Space/Civic Amenities
- Environment and Sustainability
- Land Use and Zoning
- Implementation Strategy

At the mid-point of the charrette, Andres Duany, DPZ’s founding co-partner, gave a presentation on a draft “Midterm Plan” reflecting the design team’s work to that point. Charrette participants then had many opportunities over the next several days to comment on that Midterm Plan. At the conclusion of the charrette on November 12th, and during the Board of Trustees regular meeting, Mr. Duany gave a final presentation outlining an Illustrative Master Plan for the Town Center that reflects the design

team's collective efforts as well as comments and ideas received (both in person and via the Town's electronic media portals) from participants throughout the charrette. The attached "Final Master Plan" presentation highlights both the charrette process, numerous elements of the Illustrative Master Plan, and the Market Analysis findings.

On December 10, 2019, the Board of Trustees approved in principle the Erie Town Center Illustrative Master Plan and set the tentative schedule for consideration of the Plan by the Erie Planning Commission, and Planning Commission recommendation to the Board of Trustees regarding the Illustrative Master Plan and draft implementing regulations. Since then, Town staff have been working with DPZ CoDesign, property owners, representatives from adjacent neighborhoods, and developers to finalize regulations needed to implement the Town Center Master Plan.

On March 4, 2020, the Planning Commission considered and with a unanimous vote adopted a resolution including findings of fact, conclusions, and an order recommending the Board of Trustees approve the proposed Town Center PD with the condition that staff may direct the consultants to make technical corrections to the documents.

On March 17, 2020 Town staff reviewed the proposed Town Center PD with the Board of Trustees in a study session. As a result of the actions noted above, the Town Center PD is ready for consideration and final action by the Board of Trustees.

ATTACHMENTS:

1. Ordinance No. ____-2020
2. Erie Town Center PD Zoning Map
3. Erie Town Center PD Development Guide
4. Staff Memo
5. Planning Commission Resolution No 20-05 & Draft Minutes
6. Land Use Application
7. Public Hearing Notice
8. Public Comment - Cavanagh
9. Staff Presentation
10. Town Center Financial Tools