

Erie Gateway Phase 1 URA Plan Area Conformance to Comprehensive Plan

Erie Planning Commission

Julian Jacquin, Director of Economic Development & TOEURA

July 17, 2024



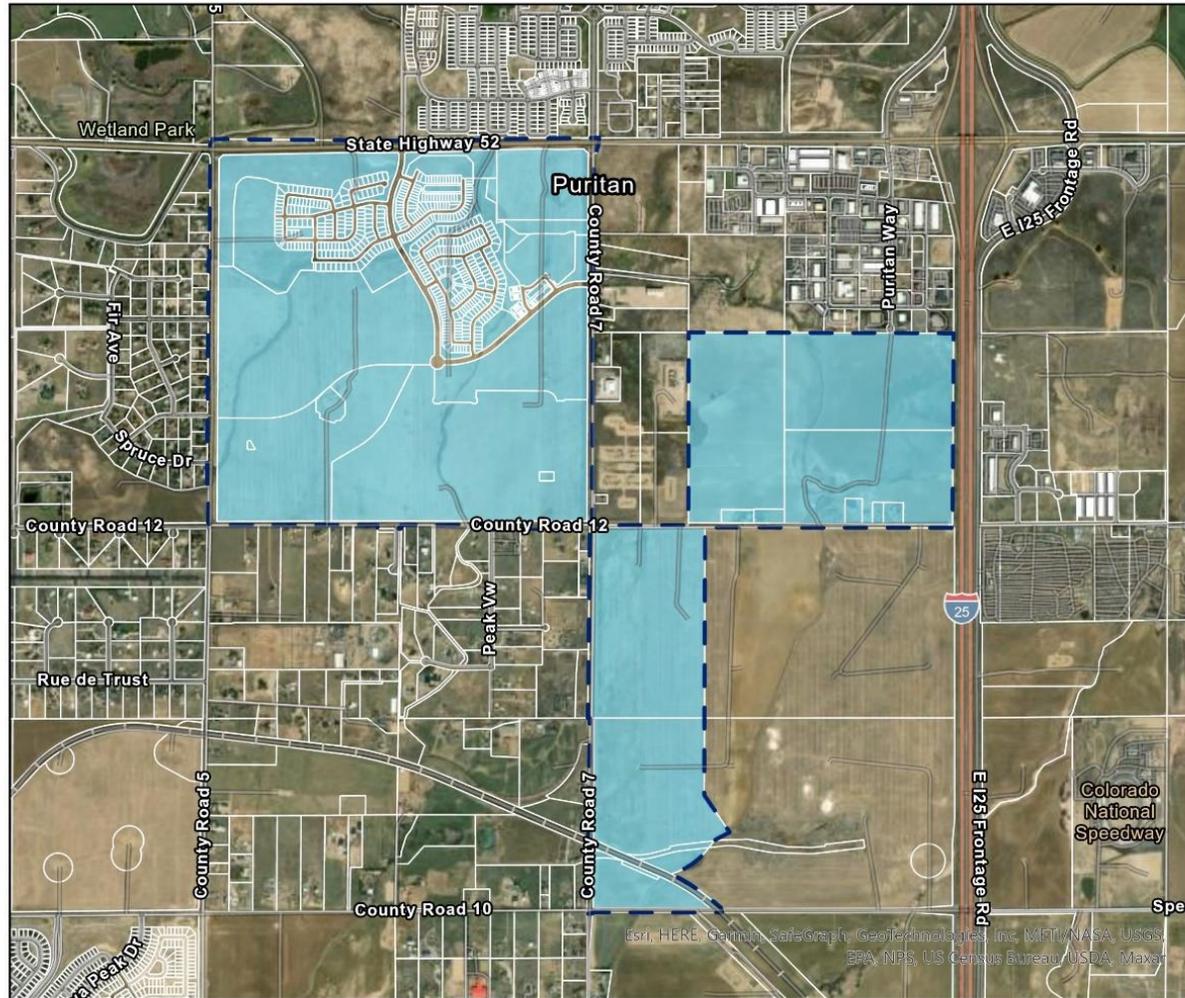
Presentation Overview

- Phase 1 Plan Area Boundary
- URA Action Schedule
- Conformance to Comprehensive Plan
- Next Steps

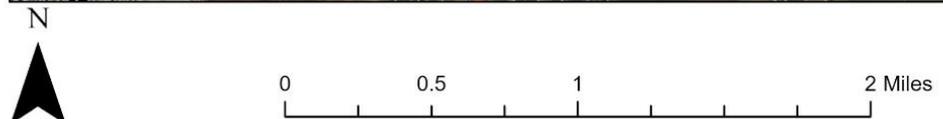
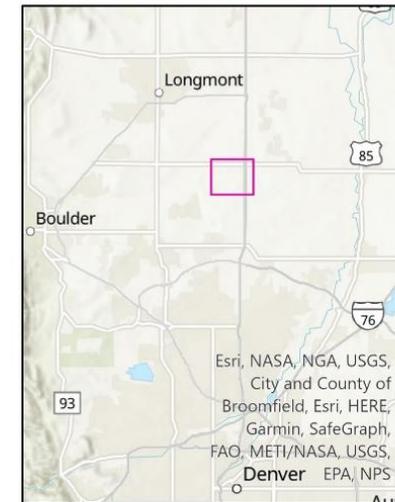


Phase 1 Plan Area Boundary

Erie Gateway Phase 1 Urban Renewal Plan



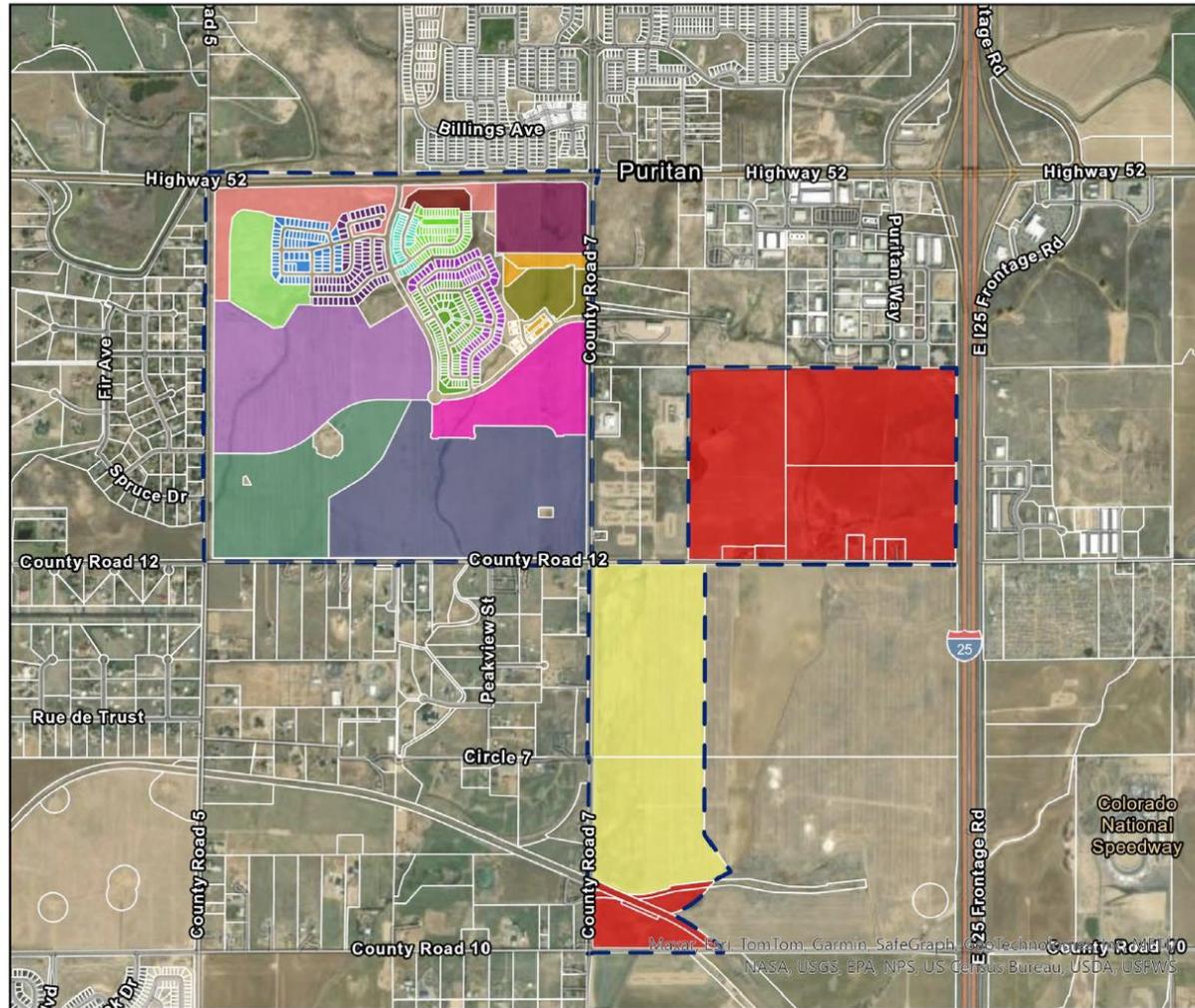
- Erie Gateway Phase 1 Plan Area
- Erie Gateway Phase 1 Parcels
- Weld County Parcels



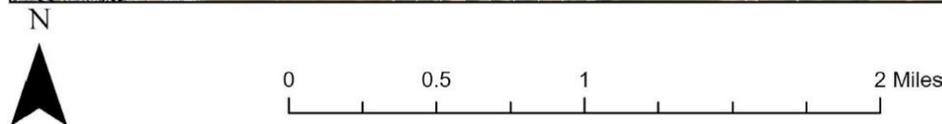


Phase 1 Plan Area Boundary

Erie Gateway Phase 1 URA - Development All Phases



- Erie Gateway Phase 1 Plan Area
- Weld County Parcels
- Summerfield Phase 1A
- Summerfield Phase 1B
- Summerfield Phase 1D
- Summerfield Phase 1E
- Summerfield Phase 1F
- Summerfield Phase 1G
- Summerfield Phase 1C
- Summerfield Phase 1H
- Summerfield Tract B (AA SFD)
- Summerfield Tract J (AA Duplex)
- Summerfield Tract AA (TRD High Density)
- Summerfield Tract AC (Commercial)
- Summerfield Planning Areas 12 (Prelim Plat) and 13
- Summerfield Planning Areas 9-11-12
- Summerfield Planning Areas 9-10
- Summerfield Planning Areas 4-5-8
- North Station Residential Development
- Mixed-Use and Commercial Development



Phase 1 Plan Area Boundary



Projected Build-Out Statistics (Value Estimates Rounded)			
Development Type	Units/SF	Actual Value	Assessed Value
Residential	3,003	\$2,121,000,000	\$115,000,000
Single Family Attached (TRD)	188	\$102,000,000	\$6,000,000
Single Family Detached (TRD)	948	\$707,000,000	\$38,000,000
Single Family Attached (AA)	248	\$141,000,000	\$8,000,000
Single Family Detached (AA)	819	\$578,000,000	\$31,000,000
Mixed-Density Residential	800	\$593,000,000	\$32,000,000
Commercial	682,439	\$203,000,000	\$45,000,000
Retail	176,180	\$58,000,000	\$13,000,000
Office	53,609	\$14,000,000	\$4,000,000
Office/Light-Industrial	452,650	\$128,000,000	\$28,000,000
TOTAL		\$2,324,000,000	\$160,000,000
Demographics			
Total New Residents	8,555		
Total New Students	1,351		



Action Schedule

Date	Action
Feb. 26, 2024 ✓	Mail notice to taxing entities for new Phase 1 URA plan area
March 12, 2024 ✓	Presentation of draft planning documents to TOEURA Board
June 26, 2024 ✓	120-day deadline for negotiation of TIF revenue sharing with taxing entities, from date of mailed notice to taxing entities (2/26)
July 1, 2024 ✓	Publish notice of public hearing and submit URA Plan to Planning Commission for conformance with Comp Plan
July 17, 2024	Erie Planning Commission Review Conformance to Erie Comprehensive Plan
Aug. 13, 2024	Public Hearing Potential adoption of URA Plan by Town Council

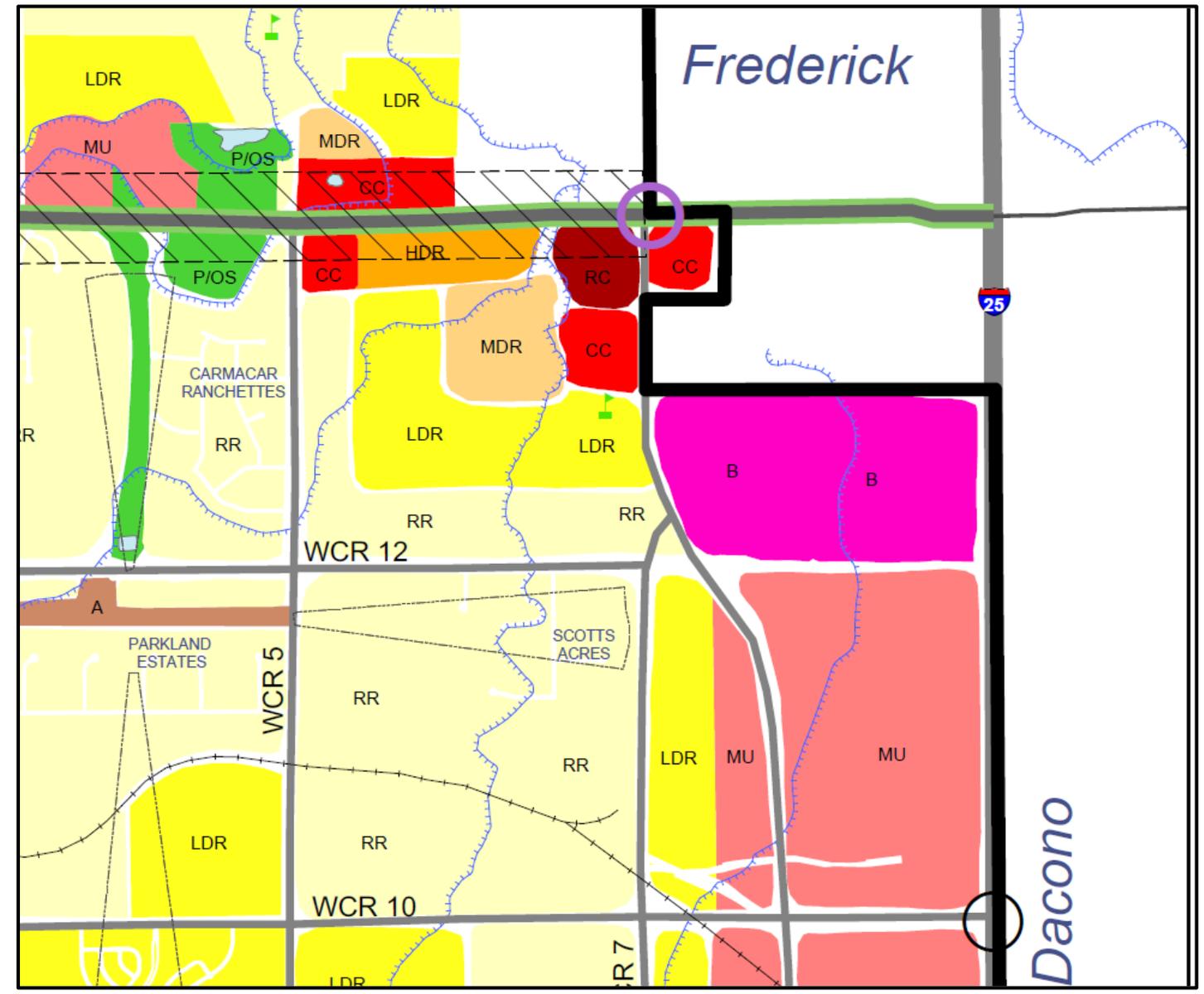


Conformance to Comprehensive Plan

- Prior to approval of an urban renewal plan, *“the governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed urban renewal plan to the governing body within thirty days after receipt of the plan for review.”* C.R.S. § 31-25-107(2)
- Thereafter, the governing body may proceed with the public hearing and adoption of the proposed urban renewal plan.

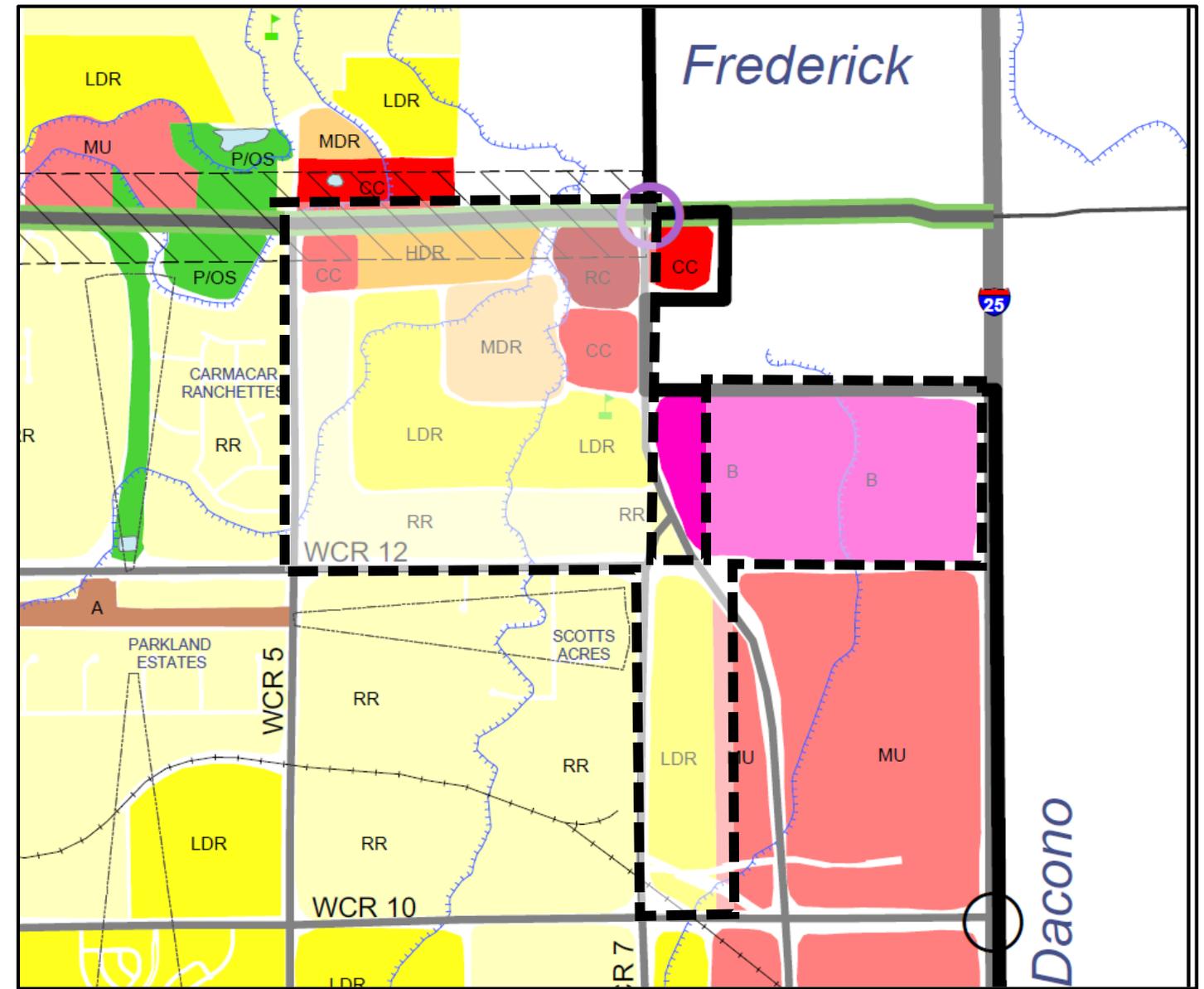


Erie Comprehensive Plan (2015)





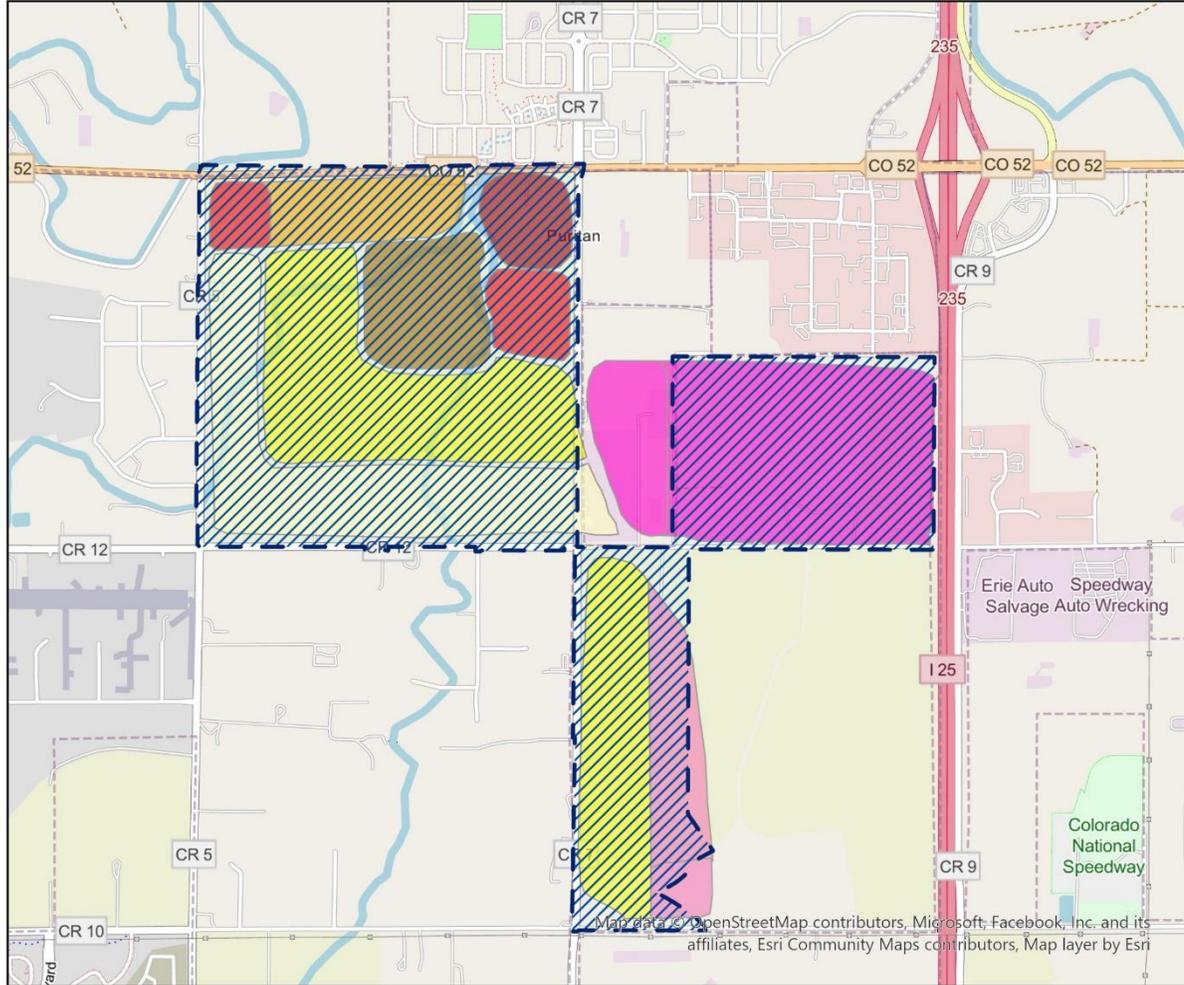
Erie Comprehensive Plan (2015)



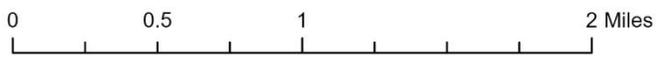
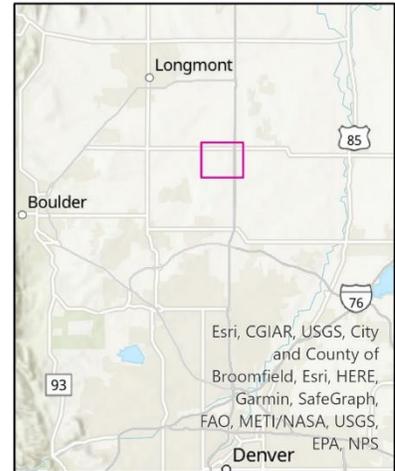


Erie Comprehensive Plan (2015)

Town of Erie Comprehensive Plan - Land Use



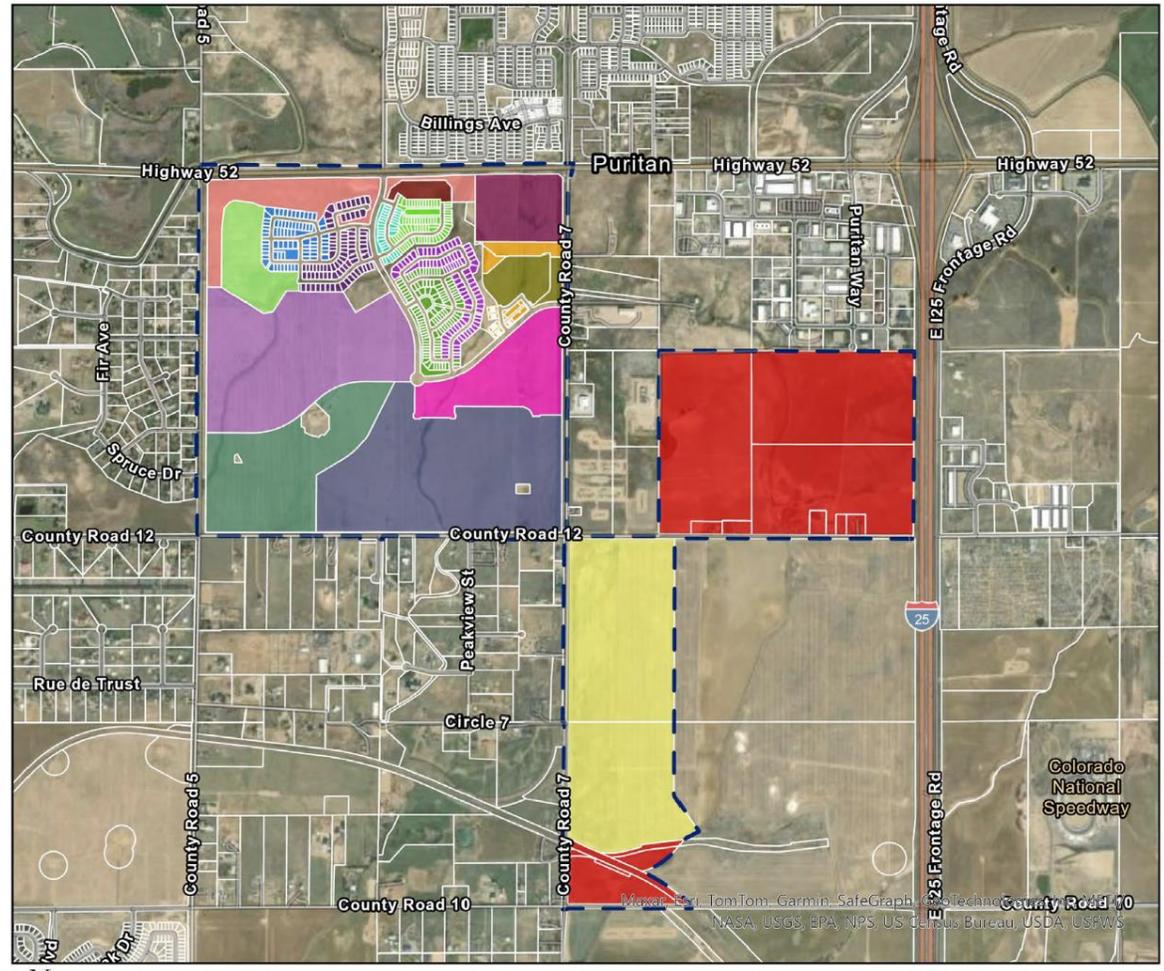
- Erie Land Use**
- Business
 - Community Commercial
 - High Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Mixed-Use
 - Regional Commercial
 - Rural Residential
 - Erie Gateway Phase 1 Plan Area



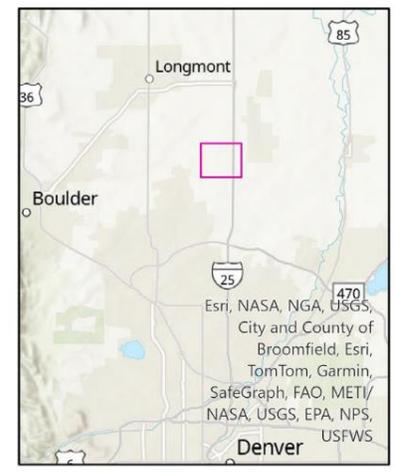


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Next Steps

- **Recommend approval of Resolution at July 17 meeting, finding that the Erie Gateway Phase 1 Urban Renewal Plan is in Conformance with the Town of Erie Comprehensive Plan.**
- Planning Commission then submits Resolution to Town Council before July 31, 30 days after receipt of the URA Plan from Town staff.
- Town Council to conduct Public Hearing on Aug. 13 at 6:30 pm.
- After Public Hearing, Town Council then considers adoption of Resolution approving new Phase 1 Plan Area.

Questions & Discussion

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