

Erie Town Center URA Plan Area Conformance to Comprehensive Plan

Erie Planning Commission

Julian Jacquin, Director of Economic Development & TOEURA

April 16, 2025

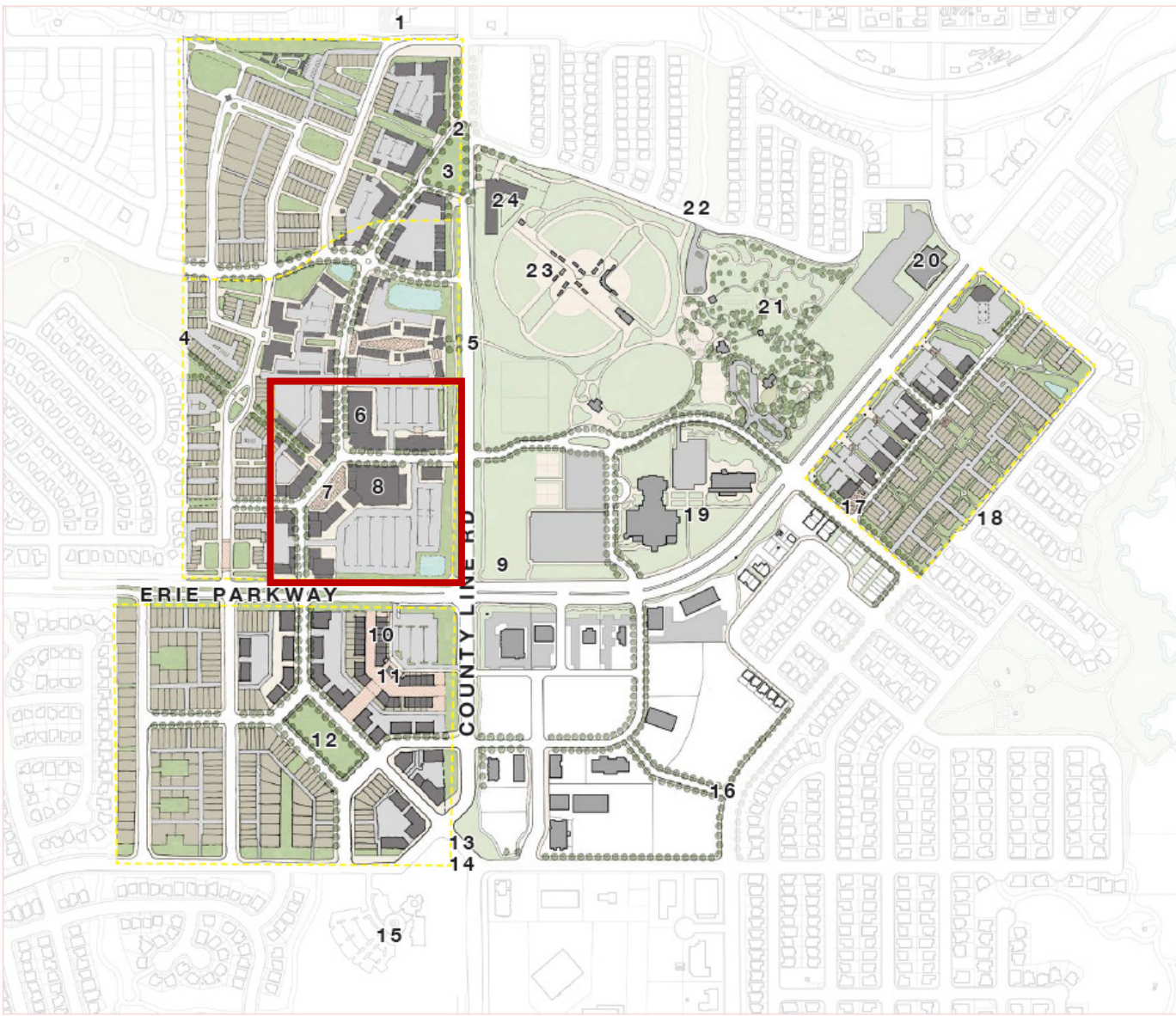


Presentation Overview

- Erie Town Center Plan Area Boundary
- URA Action Schedule
- Conformance to Comprehensive Plan
- Questions & Discussion

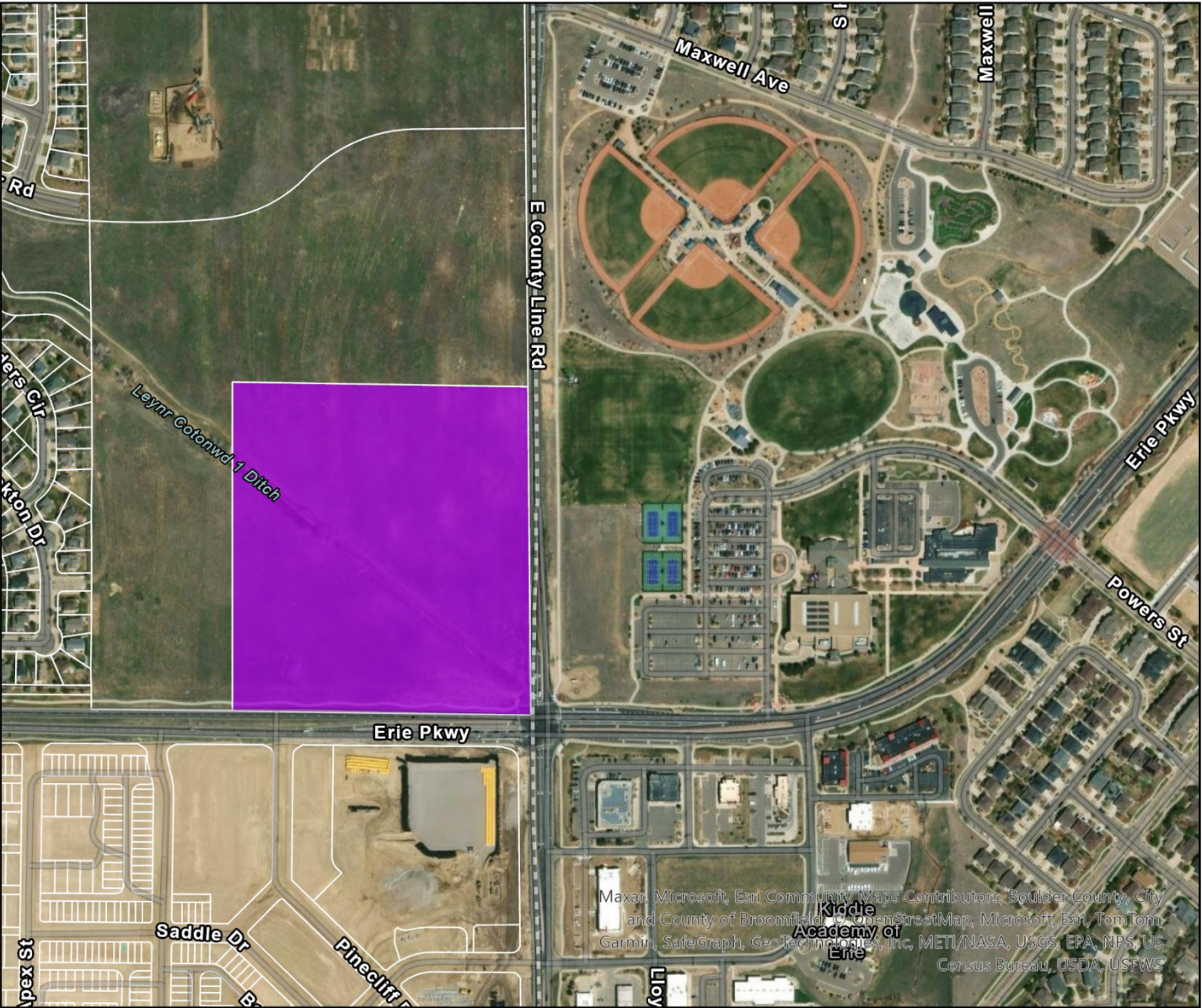


Erie Town Center Plan Area Boundary

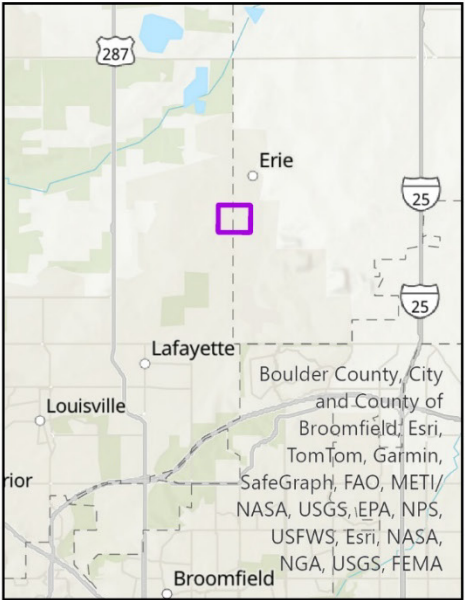




Erie Town Center Plan Area Boundary

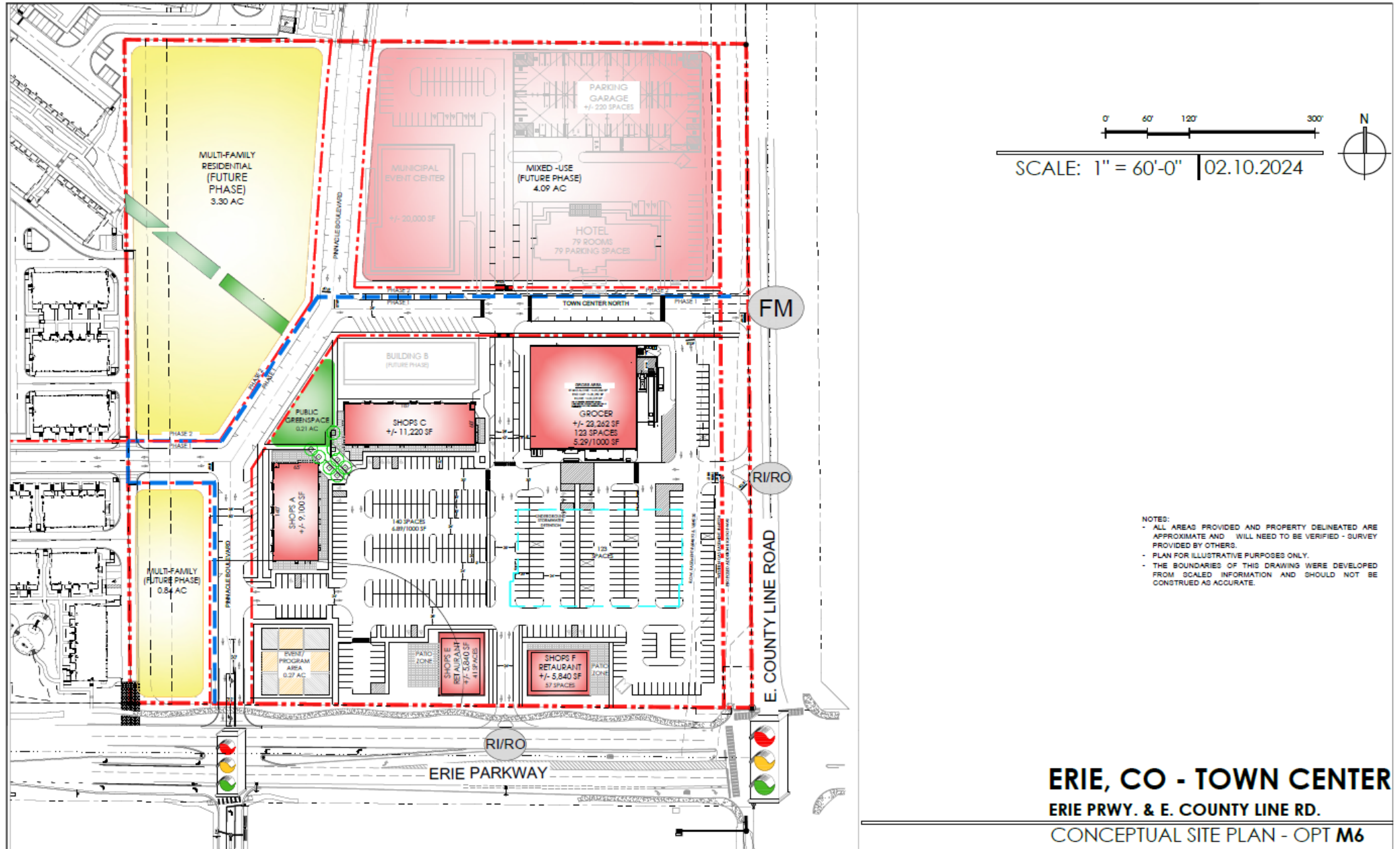


■ Erie Town Center Plan
Boulder County Parcels





Erie Town Center Plan Area Boundary





Erie Town Center Plan Area Boundary

Projected Build-Out Statistics (Value Estimates Rounded)			
Development Type	Units/SF	Actual Value	Assessed Value
Residential	117	\$38,983,000	\$2,421,000
Multifamily	117	\$38,983,000	\$2,421,000
Commercial	100,315	\$28,846,000	\$6,490,000
Retail	42,490	\$11,462,000	\$2,579,000
Grocery	23,262	\$6,338,000	\$1,426,000
Hotel	34,563	\$11,046,000	\$2,485,000
TOTAL		\$67,829,000	\$8,911,000
Demographics			
Total New Residents	230		
Total New Students	26		

Taxable Value Information	
Estimated Base Taxable Value	\$0
Total New Taxable Real Property Value	\$8,911,000
Net Taxable Real Property Value	\$8,911,000
Total Net Taxable Value	\$8,911,000



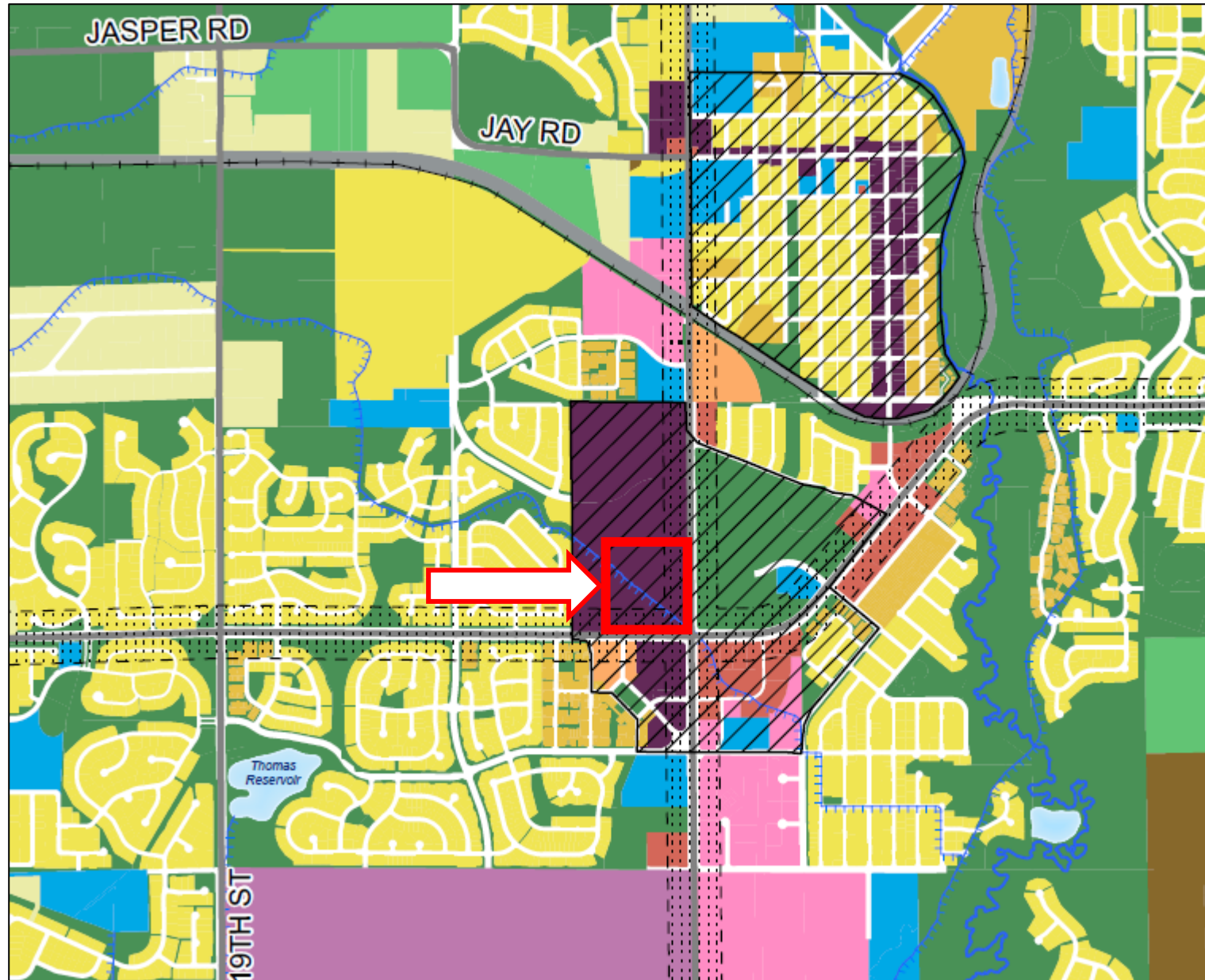
Action Schedule

Date	Action
December 5, 2024 ✓	Mail notice to taxing entities for new Erie Town Center Plan Area
December 10, 2024 ✓	Presentation of draft planning documents to TOEURA Board
April 5, 2025 ✓	120-day deadline for negotiation of TIF revenue sharing with taxing entities, from date of mailed notice to taxing entities
April 9, 2025 ✓	Publish notice of public hearing and submit URA Plan to Planning Commission for conformance with Comp Plan
April 16, 2025 ←	Erie Planning Commission Review Conformance to Erie Comprehensive Plan
May 13, 2025	Public Hearing by Town Council Resolution approving the Erie Town Center URA Plan

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 (2024)



- Agriculture
- Corridor Commercial
- Employment
- Heavy Industrial
- Mixed Use Neighborhood
- Mixed Use Village
- Neighborhood Commercial
- Other
- Parks, Open Space, and Protected Lands
- Public / Quasi-Public
- RTD Right of Way
- Residential - High
- Residential - Low
- Residential - Medium
- Residential - Rural
- Planning Boundary
- Areas of Special Consideration
- Corridors of Special Consideration

Erie Comprehensive Plan (2024)



Erie Town Center

In 2019, the Town and community stakeholders identified five key sites at the convergence of Erie Parkway and County Line Road as a candidate for a community driven plan. Town of Erie staff, public officials, residents, and stakeholders came together to capture this once-in-a-lifetime opportunity to create something unique and outstanding in the community. Community visioning exercises and market analysis for the 390-acre footprint lay the foundation for a shared vision of a new Town Center.

Today, this community vision is now becoming reality. Erie Commons, the first site to be developed, includes seven commercial pads meeting local retail needs and 151 residential units offering smaller unit sizes. The remaining Town Center sites will offer complementary residential, employment, retail, cultural and recreation uses with a focus on walkability and community connections.

C.2.2 ESTABLISH ERIE TOWN CENTER AS A WALKABLE, MIXED-USE NEIGHBORHOOD THAT SERVES AS A COMMERCIAL AND ENTERTAINMENT HUB.

- ▶ Integrate residential, retail, office, hotel, entertainment, civic, and park and open space uses within the Town Center site.
- ▶ Include a diversity of housing types, with affordable housing options.
- ▶ Serve unmet retail demand within Town Center, including food, beverage, and grocery uses.
- ▶ Provide affordable commercial spaces for small and local businesses.
- ▶ Create a vibrant civic and entertainment space for the community.
- ▶ Encourage creative parking solutions to reduce overall parking while meeting retail and business demand.
- ▶ Implement clear connections to other important amenities and destinations, including Historic Old Town, schools, and parks and open space.

Next Steps

- **Recommend approval of Resolution at April 16 meeting, finding that the Erie Town Center Urban Renewal Plan is in Conformance with the Town of Erie Comprehensive Plan.**
- Planning Commission then submits Resolution to Town Council before May 2, 30 days after receipt of the URA Plan from Town staff.
- Town Council to conduct Public Hearing on May 13 at 6:30 pm.
- After Public Hearing, Town Council then considers adoption of Resolution approving new URA Plan Area.

Questions & Discussion

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