

TOWN OF ERIE
URBAN RENEWAL AUTHORITY ¹
Tuesday, September 22, 2015
Following Public Comment in the Town of Erie Board of Trustee Regular Meeting
Starting at 6:30p.m.
Board Room, Erie Town Hall, 645 Holbrook, Erie, CO 80516

I. CALL MEETING TO ORDER

II. ROLL CALL

III. APPROVAL OF THE AGENDA

IV. CONSENT AGENDA (The consent agenda is intended to contain items that are prepared to be decided without discussion. Any Board member may request removal of any item they do not want to consider without discussion or wish to vote no on, without jeopardizing the approval of other items on the consent agenda. Items removed will be placed under IX. General Business, a. in the order they appear on the Agenda.) (This should be done prior to the motion to approve.)

- a. Approval of the September 15, 2015 Meeting Minutes

V. RESOLUTIONS (This agenda item is for all matters that should be decided by resolutions.)

PUBLIC HEARING FOR THE HIGHWAY 287 URBAN RENEWAL AREA PLAN

OPEN PUBLIC HEARING

- a. Resolution 15-09; A Resolution of the Town of Erie Urban Renewal Authority Approving the Conditions Survey for the Highway 287 Urban Renewal Area Finding That Blight Exists Within the Highway 287 Area, and Recommending to the Town Board of Trustees of the Town Of Erie Certain Legislative Findings Regarding the Same
- b. Resolution; 15-11; A Resolution of the Town of Erie Urban Renewal Authority Approving the Highway 287 Urban Renewal Area ("Highway 287 Area") Boulder County Impact Reports and Recommending that the Town Board of Trustees of the Town of Erie Approve the Highway 287 Area Boulder County Impact Reports
- c. Resolution 15-10; A Resolution of the Town of Erie Urban Renewal Authority Recommending to the Town Board of Trustees of the Town of Erie Certain Legislative Findings and the Approval of the Urban Renewal Plan ("Plan")for the Highway 287 Urban Renewal Area ("Highway 287 Area")

CLOSE PUBLIC HEARING

¹ FOR MORE INFORMATION ON THE AGENDA ITEMS LISTED OR FOR INDIVIDUALS WITH DISABILITIES NEEDING AUXILIARY AIDS OR TO REQUEST ASSISTANCE, PLEASE CONTACT THE TOWN CLERK'S OFFICE AT 645 HOLBROOK STREET, P.O. BOX 750, 303 926-2731.

RESOLUTIONS (continued)

- d. Resolution 15-08; A Resolution of the Town of Erie Urban Renewal Authority Selecting Redevelopment Partner and Authorizing Negotiations With Redeveloper for the Highway 287 Urban Renewal Plan (Materials to Follow)

PUBLIC HEARING FOR THE FOUR CORNERS URBAN RENEWAL PLAN

OPEN PUBLIC HEARING

- e. Resolution 15-12; A Resolution of the Town of Erie Urban Renewal Authority Approving the Conditions Survey for the Four Corners Urban Renewal Area Finding That Blight Exists Within the Four Corners Urban Renewal Area, and Recommending that the Board of Trustees of the Town of Erie Make Certain Legislative Findings Regarding the Same
- f. Resolution; 15-14; A Resolution of the Town of Erie Urban Renewal Authority Approving the Four Corners ("Four Corners Area") Boulder County Impact Report And Recommending that the Board of Trustees of the Town of Erie Approve the Four Corners Boulder County Impact Report
- g. Resolution 15-13; A Resolution of the Town of Erie Urban Renewal Authority Recommending that the Board of Trustees of the Town of Erie Make Certain Legislative Findings And Approval of the Urban Renewal Plan ("Plan") For The Four Corners Urban Renewal Area ("Four Corners Area)

CLOSE PUBLIC HEARING

VI. ADJOURNMENT

**TOWN OF ERIE
URBAN RENEWAL AUTHORITY MEETING 1
Tuesday, September 15, 2015
Board Room, Erie Town Hall, 645 Holbrook, Erie, CO 80516**

I. CALL MEETING TO ORDER

Chairman Harris called the September 15, 2015 Town of Erie Urban Renewal Authority Meeting to order at 6:03 p.m.

II. ROLL CALL

Roll Call:

Commissioner Carroll – present
Commissioner Gruber – present
Commissioner Charles – present
Commissioner Moore – present
Commissioner Woog – present
Commissioner Schutt – present
Chairman Harris – present

III. APPROVAL OF THE AGENDA

Action: Commissioner Charles moved to approve the September 15, 2015 agenda. The motion, seconded by Commissioner Woog, carried with all voting unanimous in favor.

IV. CONSENT AGENDA

a. Approval of the September 9, 2015 Meeting Minutes

Action: Commissioner Charles moved to approve the September 15, 2015 Consent Agenda. The motion, seconded by Commissioner Schutt, carried with all voting unanimous in favor.

V. EXECUTIVE SESSION

- a. Executive Session – for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e), specifically to discuss the purchase, acquisition, lease, transfer or sale of real property under C.R.S. Section 24-6-402(4)(a), specifically to discuss the process of selecting a development partner for redevelopment**

of property owned by the Town of Erie and the Town of Erie Urban Renewal Authority, located at the southeast corner of Arapahoe Road & Highway 287.

Action: Commissioner Carroll moved to go into Executive Session for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e), specifically to discuss the purchase, acquisition, lease, transfer or sale of real property under C.R.S. Section 24-6-402(4)(a), specifically to discuss the process of selecting a development partner for redevelopment of property owned by the Town of Erie and the Town of Erie Urban Renewal Authority, located at the southeast corner of Arapahoe Road & Highway 287. The motion, seconded by Commissioner Charles, carried with all voting unanimous in favor.

Chairman Harris announced its Tuesday September 15, 2015, and the time is 6:08 p.m. For the record, I am the presiding officer, Chairman Tina Harris. As required by the Open Meetings Law, this executive session is being electronically recorded.

Also present at this executive session are the following persons:

Commissioners Mark Gruber, Janice Moore, Dan Woog, Scott Charles, Jennifer Carroll, and Waylon Schutt; Town Administrator A.J. Krieger; Public Works Director Gary Behlen; Paula Mehle, Economic Development Coordinator and Community Development Director Marty Ostholthoff.

This is an executive session for the following purpose:

For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e), specifically to discuss the purchase, acquisition, lease, transfer or sale of real property under C.R.S. Section 24-6-402(4)(a), specifically to discuss the process of selecting a development partner for redevelopment of property owned by the Town of Erie and the Town of Erie Urban Renewal Authority, located at the southeast corner of Arapahoe Road & Highway 287.

Upon completion of the Executive Session, Chairman Harris announced that the time is now 8:41 p.m., and the executive session has been concluded. The participants in the executive session were:

Chairman Tina Harris, Commissioners Mark Gruber, Janice Moore, Dan Woog, Scott Charles, Jennifer Carroll, and Waylon Schutt; Town Administrator A.J. Krieger; Public Works Director Gary Behlen; Paula Mehle, Economic Development Coordinator and Community Development Director Marty Ostholthoff.

For the record, if any person who participated in the executive session believes that any substantial discussion of any matters not included in the motion to go into the executive session occurred during the executive session, or that any improper action occurred during the executive session in violation of the Open Meetings Law, I would ask that you state your concerns for the record.

Seeing none, the next agenda item is adjournment.

VI. ADJOURNMENT

Action: Commissioner Gruber moved to adjourn the September 15, 2015 Town of Erie Urban Renewal Authority Meeting. The motion, seconded by Commissioner Woog, carried with all voting unanimous in favor.

Action: Chairman Harris adjourned the September 15, 2015 Town of Erie Urban Renewal Authority Meeting at 8:42 p.m.

Respectfully Submitted,

Nancy J. Parker, Secretary

Tina Harris, Chairman

TOWN OF ERIE
URBAN RENEWAL AUTHORITY AGENDA ITEM

Board Meeting Date: September 22, 2015

SUBJECT:

RESOLUTIONS

Resolution 15-09; A resolution of the Town of Erie Urban Renewal Authority approving the condition survey for the Highway 287 Area, finding that blight exists within the Highway 287 Area, and recommending to the Town Board of the Town of Erie certain legislative findings regarding the same.

DEPARTMENT:

Administration/Economic Development

PRESENTER:

Paula Mehle, Economic Development Coordinator *pm*

FISCAL

Cost as Recommended: **n/a**

INFORMATION:

Balance Available: n/a

Budget Line Item Number: n/a

New Appropriation Required: Yes No

STAFF

Approval of Resolution 15-09

RECOMMENDATION:

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Approval of Resolution 15-09 by the Urban Renewal Authority is a determination that the Highway 287 Area conditions meet the factors of "blighted area" consistent with the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 based on a the Highway 287 Area Conditions Survey presented by Ricker Cunningham and attached; that these factors impair or arrest the growth of the Area; and as such, would recommend that the Board of Trustees for the Town of Erie designate the said area as appropriate for an urban renewal project. A presentation of the factors will be made to the Urban Renewal Authority.

Approval of Resolution 15-09 will be an approval of the Conditions Survey finding blight exists within the Highway 287 area and recommendation to the Town Board to adopt findings and approve the Highway 287 Area Conditions Survey.

Staff Review:

- Town Attorney
- Town Clerk
- Community Development Director
- Finance Director
- Police Chief
- Public Works Director
- Economic Development Coordinator

Approved by:



A.J. Krieger
Town Administrator

ATTACHMENTS:

Resolution 15-09
Highway 287 Area Conditions Survey

RESOLUTION NO. 15- 09

A RESOLUTION OF THE TOWN OF ERIE URBAN RENEWAL AUTHORITY APPROVING THE CONDITIONS SURVEY FOR THE HIGHWAY 287 URBAN RENEWAL AREA, FINDING THAT BLIGHT EXISTS WITHIN THE HIGHWAY 287 AREA, AND RECOMMENDING TO THE BOARD OF TRUSTEES OF THE TOWN OF ERIE MAKE CERTAIN LEGISLATIVE FINDINGS REGARDING THE SAME

WHEREAS, the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 (the “Act”) provides for urban renewal of slums and blighted areas; and

WHEREAS, the Town of Erie Urban Renewal Authority (the “Authority”) has undertaken to eliminate blight and prevent injury to the public health, safety, morals, and welfare of the residents of the Town of Erie (the “Town”); and

WHEREAS, the Authority commissioned Ricker Cunningham of Centennial, Colorado to perform a conditions study and survey to determine whether the area described therein is a “blighted area” as defined in the Act; and

WHEREAS, within thirty days of commissioning the conditions survey, notice was provided to all property owners within the study area pursuant to § 31-25-107(1)(b), C.R.S., or the right to receive such notice was waived;

WHEREAS, Ricker Cunningham presented the Highway 287 Urban Renewal Area Conditions Survey (the “Survey”) which included a description of existing conditions and photographs, which Survey is attached and incorporated herein as **Exhibit A**, and which determined that both the Survey area, now referred to as the Highway 287 Urban Renewal Area (the “Area”), contained factors included in the definition of “blighted area” as provided in the Act, and which described in detail the conditions in the Area at a public hearing before the Authority in a public hearing on September 22, 2015; and

WHEREAS, the Survey is a matter of public record in the custody of the Town Clerk and is available for public inspection during business hours of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF ERIE URBAN RENEWAL AUTHORITY THAT:

Section 1. The Authority determines that the Area described in the Survey is a “blighted area” as defined in the Act. Based upon the Survey and other evidence presented at the public hearing on September 22, 2015, seven factors of blight are found to exist within the Area. The specific factors found to exist in the Area are:

(b) Predominance of defective or inadequate street layout;

- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

Section 2. The presence of such factors within the Area substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, and constitutes an economic and social liability, and is a menace to the public health, safety, morals and welfare of the residents of the Town.

Section 3. The boundaries of the Area have been drawn as narrowly as is feasible to accomplish the planning and development objectives of the proposed urban renewal area.

Section 4. The Authority recommends that the Board of Trustees of the Town designate the Area as appropriate for activities and undertakings to remedy blight as provided in the Act.

INTRODUCED, READ, PASSED, AND ADOPTED at a regular meeting of the Town of Erie Urban Renewal Authority, held on September 22, 2015.

**TOWN OF ERIE URBAN RENEWAL
AUTHORITY,**
a body corporate and politic

By: _____
Tina Harris, Chairperson

ATTEST:

By: _____
Nancy J. Parker, Secretary

EXHIBIT A

Highway 287 Area – Conditions Survey
Surveyed Spring 2015, Submitted July 2015

Total Pages: 17



Highway 287 Urban Renewal Plan Conditions Survey

Town of Erie, Colorado

Surveyed Spring 2015 and Submitted July 2015

Prepared for:

Town of Erie Urban Renewal Authority (TOEURA)
Town of Erie Board of Trustees

Prepared by:

Ricker|Cunningham
8200 South Quebec Street, Suite A3-104
Centennial, CO 80112

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Highway 287 Urban Renewal Plan Area Conditions Survey

Town of Erie, Colorado

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Highway 287 Urban Renewal Plan Area Conditions Survey

Town of Erie, Colorado

1.0 Introduction

The following report, the *Highway 287 Urban Renewal Plan Area Conditions Survey* (the "Survey") was prepared for the Town of Erie Urban Renewal Authority (TOEURA and the "Authority") and the Town of Erie Board of Trustees (the Town) and submitted in July 2015. The purpose of this work was to analyze conditions within a defined Survey Area (also referred to here as "the Survey Area" or "Area") located within the Town of Erie, Colorado, in order to determine whether factors contributing to blight are present and whether the Area may, therefore, be considered eligible as an urban renewal area under the provisions of the Colorado Urban Renewal Law.

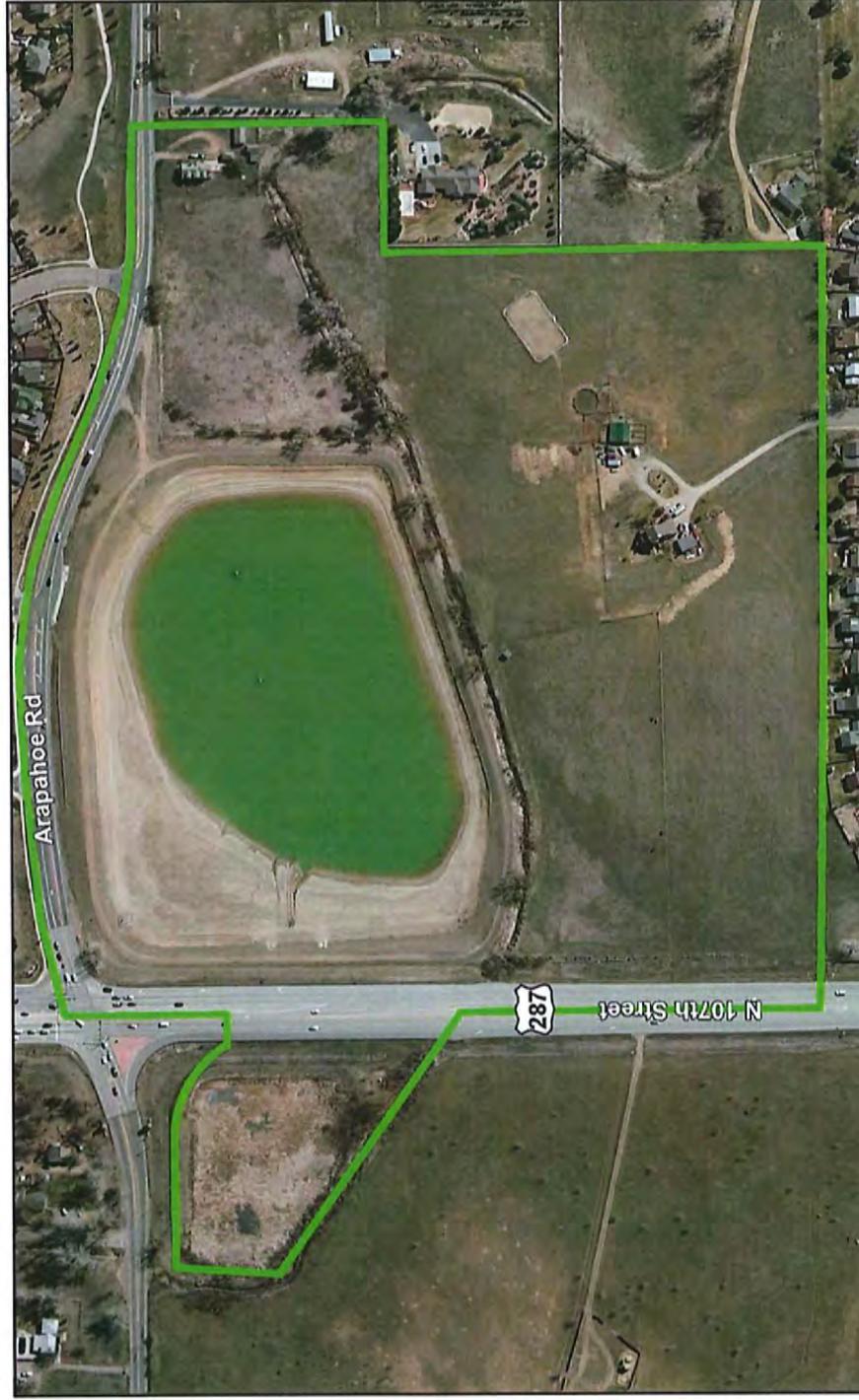
The Survey Area includes three (3) parcels and adjacent rights-of-way located at the southwest and southeast corners of U.S. Highway 287 and Arapahoe Road in the town of Erie, Colorado. **Figure 1** on the following page illustrates the extent of the Survey Area. As the owners of the three parcels within the Survey Area, the Town and Authority waived their right to notification that the Survey was being conducted.

This *Highway 287 Urban Renewal Plan Area Conditions Survey* represents a necessary step in the determination of blight and establishment of an urban renewal area with the intent of addressing the conditions outlined herein. As such, it is also an important step in advancing community goals set out in the Town's comprehensive planning documents specifically related to infill development, redevelopment and commercial corridor revitalization.

Establishment of an urban renewal plan area, after a declaration of blight, will allow the Town of Erie, through its urban renewal authority, to use designated powers to assist in mitigating blighting conditions, improving and completing infrastructure, and advancing private investment within its boundaries.



Figure 1: Survey Area Boundaries – Highway 287 Urban Renewal Plan Area



Date: Thursday, August 13, 2015

2.0 Definition of Blight

A determination of blight is a cumulative conclusion based on the presence of several physical, environmental, and social factors defined by state law. In reality, blight is often attributable to a multiplicity of conditions, which, in combination, tend to contribute to the phenomenon of deterioration of an area. For purposes of this Survey, the definition of a blighted area is based upon the definition articulated in the Colorado Urban Renewal Law, as follows:

“Blighted area” means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) Slum, deteriorated, or deteriorating structures;*
- (b) Predominance of defective or inadequate street layout;*
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) Unsanitary or unsafe conditions;*
- (e) Deterioration of site or other improvements;*
- (f) Unusual topography or inadequate public improvements or utilities;*
- (g) Defective or unusual conditions of title rendering the title non-marketable;*
- (h) Existence of conditions that endanger life or property by fire or other causes;*
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) Environmental contamination of buildings or property;*
- (k.5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements;*
- (l) If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, “blighted area” also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the*

municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

Source: Colorado Revised Statute 31-25-103(2).

While the conclusion of whether an area constitutes a legally “blighted area” is a determination left to municipal legislative bodies, this Survey provides a detailed documentation of the aforementioned physical, environmental and social factors as they exist within the boundaries defined herein. Note: It is not legally necessary for every factor to be present in an area in order for it to be considered “blighted”. In addition, a given factor need not be present on each and every parcel or structure to be counted, but rather, only needs to be present somewhere in the area as a whole. In other words, the presence of one or more well-maintained, non-blighted buildings or parcels does not necessarily preclude a finding of blight for the area in which blighting factors are present¹. Rather, an area qualifies as blighted when *four* or more factors are present (or *five* factors, in cases where the use of eminent domain is anticipated). As explained in item (l) above, this threshold may be reduced to the presence of *one* blighting factor in cases where no owners of property or other business interest within its boundaries objects to inclusion in an urban renewal area as is the case here. This Factor (l) applies in this instance whereas the Area's owners and business interests requested inclusion in an urban renewal area. Despite the statutorily allowable lower threshold (presence of one factor), every effort was made to identify all factors that are present and impacting properties within the Area boundaries.

With this understanding, the *Highway 287 Urban Renewal Plan Area Conditions Survey* presents an overview of factors within the Survey Area sufficient to make a determination of blight. Section 5.0 (Summary of Findings) provides conclusions regarding the presence of qualifying conditions in the Survey Area; however, the Erie Board of Trustees will make a final determination as to whether the Area constitutes a “blighted area” under the Colorado Urban Renewal Law.

¹ While not clearly addressed in Colorado Urban Renewal law, this interpretation has been favored by the courts.



3.0 Study Methodology

Ricker|Cunningham personnel conducted field investigations during the Spring of 2015 for the purpose of documenting conditions within the categories of blight listed above and described in greater detail below. Pertinent Geographic Information Systems (GIS) data from the Town of Erie was also obtained and subsequently analyzed. Finally, discussions with Town of Erie Staff and representatives of utility companies and agencies were conducted and collectively the results of these efforts are discussed herein.

Whereas the 11 factors listed in the Urban Renewal Law (see Section 2.0 of this report) contain few specific details or quantitative benchmarks to guide the conditions survey process, Ricker|Cunningham has developed a checklist of more specific categories of blighting conditions within each statutory factor to aid in their identification and characterization. This checklist has been used in nearly 75 urban renewal conditions surveys for more than 40 communities in Colorado and the Southern and Western United States.

(a) Slum, deteriorated, or deteriorating structures

This factor is said to be present when the physical condition of structures in the area present specific life-safety concerns. Sub-categories include deterioration or absence of the following:

- Roof
- Walls fascia board and soffit
- Foundation
- Gutters and downspouts
- Exterior finish
- Windows and doors
- Stairways and fire escapes
- Mechanical equipment
- Loading areas
- Fences, walls and gates
- Other non-primary structures

(b) Predominance of defective or inadequate street layout

This factor is said to be present when the layout (or non-existence) of streets or roads creates problems for health, safety, welfare or sound development. Sub-categories include inadequate or elevated:

- Vehicular access
- Internal circulation
- Driveway definitions and curb cuts
- Parking layout
- Traffic accident history

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

This factor is said to be present when lot size or configuration inhibits or is likely to inhibit sound development. Sub-categories include inadequate or unsafe:

- Lot shape or layout
- Vehicular access - parcels with poor access are usually found to have both category (b) and (c) present
- Lot size

(d) Unsanitary or unsafe conditions

This factor is said to be present when safety hazards and conditions are likely to have adverse effects on the health or welfare of persons in the area due to problems with a lack of infrastructure. Sub-categories include the presence of:

- Poorly lit or unlit areas
- Cracked or uneven sidewalks
- Hazardous contaminants
- Poor drainage
- Flood hazards
- Steep slopes
- Unscreened trash or mechanical equipment
- Pedestrian safety issues
- High crime incidence
- Lack of fire protection

- Vagrants, vandalism and graffiti

(e) Deterioration of site or other improvements

This factor is related to factor (a), and said to be present when land and/or structures have been either damaged or neglected. Sub-categories include the presence of, deteriorating or lack of:

- Billboards
- Signage
- Poorly maintained properties, streets, and other public improvements
- Trash, debris and weeds
- Parking surfaces, curbs and gutters
- Landscaping

(f) Unusual topography or inadequate public improvements or utilities

This factor represents the combination of two formerly separate factors. To that end, it is said to be present when the topography is incompatible with development (hilly, sloped, etc.) or properties are lacking complete public infrastructure. Sub-categories include the presence of, deteriorating or lack of:

- Slopes or unusual terrain
- Street pavement
- Curb and gutter
- Street lighting
- Overhead utilities
- Sidewalks
- Roads
- Water and sewer service
- Storm water quality and drainage improvements

(g) Defective or unusual conditions of title rendering the title non-marketable

This factor is said to be present when there are problems with the marketability of property titles, including unusual restrictions, unclear ownership, etc. Due to the expense of title searches, this blight factor is typically not examined unless



developers or land owners provide documentation of known problematic title issues. (No sub-categories).

(h) Existence of conditions that endanger life or property by fire or other causes

This factor is said to be present when site and / or building maintenance or use issues exist that may threaten site users. This factor also includes potential threats from fire or other causes. Sub-categories include the presence of:

- Fire safety problems
- Hazardous contaminants
- High frequency of crime
- Floodplain and flood hazards

(i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities

This factor is said to be present when primary improvements, specifically those described in the context of factors (a) and (d) above, as well as property, poses a danger to the extent that habitation and/or daily use is considered unsafe. Sub-categories include the presence or lack of:

- Hazardous contaminants
- Fire safety infrastructure
- Unsafe building facilities
- All of the factors listed under (h) above

(j) Environmental contamination of buildings or property

This factor is said to be present when there exist threats from chemical or biological contamination. Unlike category (i) above, this factor can be said to exist even when such contamination does not pose a direct health hazard, so long as it causes other problems (i.e. inhibits development). Sub-categories include the presence of:

- Hazardous contaminants

(k.5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

This factor is said to be present when properties or their improvements are underutilized; or, there is a disproportionate amount of public service being provided. For instance, properties generating frequent calls for police or fire service or code enforcement often require more than their share of services. Sub-categories include the presence of:

- High frequency of fire calls
- High crime incidence
- Site and building underutilization
- All of the factors listed under (d) and (h) above

4.0 Survey Area Description

The Survey Area includes three legal parcels comprising approximately 50.3 acres along with adjacent rights-of-way, and two of the three parcels have aging residential structures with auxiliary buildings present within their boundaries, both ranging in age from approximately 40 to 50 years old. As illustrated in **Table 1**, the subject parcels are owned by the Town of Erie and Town of Erie Urban Renewal Authority, and are zoned Planned Development and Community Commercial (definitions provided below). As shown in the *Town of Erie 2005 Comprehensive Plan*, the Area in its entirety is designated for *Regional Commercial uses*.

Community Commercial (CC)

1. Purpose. To provide areas for a full range of community-oriented retail and service commercial uses.

Planned Development (PD)

1. Purpose a. This Section makes available, pursuant to the Planned Unit Development Act of 1972, Article 67 of Title 24, C.R.S., a procedure to modify specific regulations of the UDC within a Planned Development (PD) zone district at the time of initial zoning for annexation or as a rezoning of a property from another zone district.



- The PD zone district may be used when:
- i. There is a special public benefit that does not coincide with standard zoning district requirements; or,
 - ii. A development proposal is unable to meet the standard zoning district requirements due to physical constraints of the property; or,
 - iii. A development proposal is unable to meet the standard zoning district requirements due to unique development design; or,
 - iv. A development proposal is unable to meet the standard zoning district requirements due to a unique mix of land uses.

Table 1
Highway 287 Urban Renewal Plan Survey Area
Property Ownership

Map #	Parcel Number	Property Ownership	Acres	% of Area
0	146534100006	Erie Urban Renewal Authority	22.2	44%
1	146534100004	Erie Urban Renewal Authority	6.0	12%
2	146534100005	Town of Erie	22.1	44%
Totals			50.3	100%

Source: Boulder County Assessor and Ricker|Cunningham.

5.0 Summary of Findings

The presence of blight that “...substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare...” [Colorado Revised Statute 31-25-103(2)]

It is the conclusion of this report that, within the Survey Area, there are physical conditions sufficient to meet criteria established in the Act as "blighting factors." Specifically, seven of the possible 11 blight factors were found to be present including: b) predominance of defective or inadequate street layout; c) faulty lot layout in relation to size, adequacy, accessibility, or usefulness; d) unsanitary or unsafe conditions; e) deterioration of site or other improvements; f) unusual topography or inadequate public improvements or utilities; g) defective or unusual conditions of title; and, k.5) substantial physical underutilization or vacancy of sites, buildings, or other improvements. Each of these is described in greater detail below.



(b) Predominance of defective or inadequate street layout

Predominance of defective or inadequate street layout can be considered present when existing roads are insufficient to meet the needs of land uses within an area (capacity), there are a lack of streets, or the streets that are in place are deteriorating or substandard. Note: This assumes, based on zoning or existing improvements that streets built to municipal standards should be present within the property. Among the streets serving the Survey Area, they can be considered inadequate due primarily to a lack of sidewalks and limited or no driveway definitions along either Arapahoe Road or Highway 287. Within the properties that comprise the Study Area, existing access is informal and internal roadway improvements are suboptimal, lacking curb and gutter, dedicated space for pedestrian and bicycle movement, and appropriate lighting for safe movement.

Based on a review of municipal documents, established criteria dictate whether streets are considered substandard and requiring improvement upon development or redevelopment of adjacent parcels. While Highway 287 is a State Highway with its improvement standards dictated by an entity other than the Town, Arapahoe Road is a local arterial and will require improvement upon development of the subject parcels.

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Because faulty streets often produce faulty lots, particularly when they impact vehicular access, properties within the Survey Area that suffer from conditions associated with Factor (b) also suffer from this Factor (c) for the reasons explained above. Commercial properties that lack access and visibility, which is the case for parcels within the Study Area are at a significant competitive disadvantage to those with access and visibility, causing them to have little or no value. Similarly, commercial properties that are either underserved for parking or served by parking that is inadequate are also at a competitive disadvantage. Based on the existing zoning, properties within the Area should have appropriate accommodations for parking, as well as landscaping and other improvements that allow for safe movement. Parcels within the Survey Area lack any of these improvements.

(d) Unsanitary or unsafe conditions

Factors that were identified contributing to unsafe conditions within and surrounding the Survey Area included insufficient improvements for non-vehicular movement due to a lack of adequate streets, lighting or sidewalks, and vehicular movement due to ill-defined access points. Although inadequate infrastructure to accommodate safe non-vehicular and vehicular movement can render properties vulnerable to unlawful activity, no information was provided to support this condition within the Survey Area.

While this factor includes the presence of a flood zone or floodway, none of the parcels within the Survey Area are impacted by flooding conditions. In addition, while disproportionately high levels of criminal activity qualify as a condition associated with this factor, no information was provided supporting the presence of this concern.

Conditions observed that while not unsafe are considered unsanitary and contributing to an overall appearance of neglect include the presence of weeds and unscreened trash, as well as incidents of remnant infrastructure and fencing.

(e) Deterioration of site or other improvements

In the context of developed properties, this factor generally considers the absence or condition of parking, landscaping, and signage largely based on expectations based on their zoning. Although residential and supporting structures are present within two properties in the Area, they are all zoned for commercial uses and none of these improvements are present. In addition, as explained above, there are numerous instances of unsanitary conditions including the presence of weeds and unscreened trash, as well as incidents of remnant infrastructure and fencing.

(f) Unusual topography or inadequate public improvements or utilities

Parcels within the Study Area are comparatively level, therefore there are no significant grade changes. However, infrastructure improvements within its boundaries are both inadequate and absent. Based on information obtained from a variety of utility providers, the Area's water, sewer, electric and gas are

provided and managed by a variety of entities. Further, while located in the vicinity of the Survey Area, no parcels within its boundaries are fully improved with infrastructure sufficient to support a commercial redevelopment program. In addition, a lack of drainage improvements will be required along the northern portion of the property in order to detain water which has historically accumulated within its boundaries. In addition, overhead utilities are present along Arapahoe Road. While their presence is allowed and not unusual on and within municipal parcels and along transportation corridors, they are considered a visual and functional condition which contributes to blight.

In terms of the street infrastructure surrounding the Area, while capable of supporting redevelopment of the subject parcels, curb and gutter, sidewalk and lighting infrastructure is inconsistent and will require improvement with redevelopment of the parcels.

(g) Defective or unusual conditions of title rendering the title non-marketable

This factor is said to be present when there are problems with the marketability of property titles, including unusual restrictions such as the presence of utility and / or infrastructure easements, or unclear ownership. While no title search was conducted for this study, largely due to the extraordinary costs associated with this type of research, research showed the presence of an oil and gas easement, owned by Richardson Operating Company. As illustrated in **Figure 2**, the easement is located within the southern portion of the Study Area and in an area that will impact the location and amount of future improvements within its boundaries.

(k.5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

Whereas the urban renewal law defines this factor as including either high levels of municipal services or underutilization or vacancy, this Factor is considered present due to the fact that all of the parcels within its boundaries are either vacant or significantly under-utilized. While vacancies among properties within a municipality are not unusual particularly along its outermost boundaries, in this instance whereas they are zoned for commercial uses and largely surrounded by improved parcels, there can be a reasonable expectation of development.

Figure 2: Well Locations



6.0 Summary of Factors

Table 2 summarizes the findings across all surveyed parcels. As explained earlier in this report, it is not legally necessary for *every* factor to be present in an area in order for it to be considered “blighted”. In addition, a given factor need not be present on each and every parcel or structure to be counted, but rather, only needs to be present somewhere in the area as a whole. As shown, seven of the 11 total possible factors were found, to some extent, within the Survey Area. Additionally, all seven factors were present to a degree that appeared likely to have a significantly negative impact on the public’s safety and welfare and impede the ability for sound growth and development.

Table 2
Highway 287 Urban Renewal Plan Survey Area - Summary of Findings

Blight Qualifying Factor	Present Total Survey Area
(a)	
(b)	x
(c)	x
(d)	x
(e)	x
(f)	x
(g)	x
(h)	
(i)	
(j)	
(k5)	x
Total Factors	7

TOWN OF ERIE
URBAN RENEWAL AUTHORITY AGENDA ITEM

Board Meeting Date: September 22, 2015

SUBJECT:

RESOLUTIONS

Resolution 15-10; A resolution of the Town of Erie Urban Renewal Authority recommending to the Town Board of the Town of Erie certain legislative findings and approval of the Urban Renewal Plan for the Highway 287 Area Urban Renewal Area.

DEPARTMENT:

Administration/Economic Development

PRESENTER:

Paula Mehle, Economic Development Coordinator 

FISCAL

Cost as Recommended: **n/a**

INFORMATION:

Balance Available: n/a

Budget Line Item Number: n/a

New Appropriation Required: Yes No

STAFF

Approval of Resolution 15-10

RECOMMENDATION:

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

An Urban Renewal Area Plan for the Highway 287 Area was developed in accordance of the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended. The Plan's purpose is to reduce, eliminate and prevent the spread of blight within the Highway 287 Area and to accomplish this the Plan promotes objectives and priorities in adopted community plans.

Approval of Resolution 15-10 will be a recommendation to the Board of Trustees of certain legislative findings and approval of the Urban Renewal Plan for the Highway 287 Area.

Staff Review:

- _____ Town Attorney
- _____ Town Clerk
- _____ Community Development Director
- _____ Finance Director
- _____ Police Chief
- _____ Public Works Director
- _____ Economic Development Coordinator

Approved by:



A.J. Krieger
Town Administrator

ATTACHMENTS: **Resolution 15-10**
 Highway 287 Area Urban Renewal Plan

RESOLUTION NO. 15- 10

**A RESOLUTION OF THE TOWN OF ERIE URBAN RENEWAL AUTHORITY
RECOMMENDING TO THE BOARD OF TRUSTEES OF THE TOWN OF ERIE MAKE
CERTAIN LEGISLATIVE FINDINGS AND APPROVE THE URBAN RENEWAL PLAN
FOR THE HIGHWAY 287 URBAN RENEWAL AREA**

WHEREAS, the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 (the “Act”) provides for urban renewal of slums and blighted areas; and

WHEREAS, the Town of Erie Urban Renewal Authority (the “Authority”) has undertaken to eliminate and prevent blight and to prevent injury to the public health, safety, morals, and welfare of the residents of the Town of Erie (the “Town”); and

WHEREAS, in Resolution No. 15-09, the Authority determined, based on the Highway 287 Area Conditions Survey (the “Survey”), that the Highway 287 Urban Renewal Area (the “Area”) is a blighted area and appropriate for an urban renewal project and has recommended such finding to the Board of Trustees of the Town; and

WHEREAS, Ricker Cunningham has submitted the Highway 287 Erie Urban Renewal Plan (the “Plan”), which includes a legal description of the property within the Plan, for review by the Authority and the Board of Trustees, a copy of which is attached hereto as **Exhibit A** and incorporated herein; and

WHEREAS, the Highway 287 Boulder County Impact Report has been submitted to the Boulder County Board of County Commissioners pursuant to § 31-25-107(3.5), C.R.S.; and

WHEREAS, on September 16, 2015, the Town of Erie Planning Commission approved Resolution No. P15-__, which found the Plan to be in conformity with the Town of Erie Comprehensive Plan, most recently updated and effective as of June 6, 2007 (the “Master Plan”) which is the general plan for the development of the Town as a whole; and

WHEREAS, the Plan is a matter of public record in the custody of the Town Clerk and is available for public inspection during business hours of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF ERIE URBAN RENEWAL AUTHORITY THAT:

Section 1. The boundaries of the Area have been drawn as narrowly as is feasible to accomplish the planning and development objectives of the Plan.

Section 2. The Plan meets the requirements of the Act and furthers the public purposes of facilitating redevelopment of the Area, eliminating blight, and preventing injury to the public health, safety, morals, and welfare of the residents of the Town.

Section 3. It is not expected or intended that the Authority will displace or need to relocate any individuals or families in connection with the Plan, but to the extent that any such relocation may be required, a feasible method exists for the relocation of individuals and families in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such individuals and families.

Section 4. It is not expected or intended that the Authority will displace or need to relocate any business concerns in connection with the Plan, but to the extent that any such relocation may be required, a feasible method exists for the relocation of such business concerns in the Area or in other areas that are not generally less desirable with respect to public utilities and public and commercial facilities.

Section 5. The Plan conforms to the Master Plan which is the general plan for the development of the Town as a whole.

Section 6. The Plan will afford maximum opportunity, consistent with the sound needs of the Town as a whole, for the rehabilitation or redevelopment of the Area described in the Plan by private enterprise.

Section 7. The Authority will adequately finance, or agreements are in place to finance, any additional County infrastructure and services required to serve development with the Area for the period in which all or a portion of the property taxes described in § 31-25-107(9)(a)(II), C.R.S., and levied by the County are paid to the Authority.

Section 8. To the extent that the Area described in the Plan may constitute open land which is to be redeveloped for residential uses within the meaning of § 31-25-107(5) of the Act, the Authority hereby finds and recommends to the Board of Trustees that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; conditions of blight and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals or welfare; and the acquisition of the Area for residential uses is an integral part of and essential to the program of the Town.

Section 9. To the extent that the Area described in the Plan may constitute open land which is to be redeveloped for nonresidential uses within the meaning of § 31-25-107(6) of the Act, the Authority hereby finds and determines, and recommends to the Board of Trustees, that the nonresidential uses under the Plan are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

Section 11. The Authority recommends that the Board of Trustees of the Town approve the Highway 287 Urban Renewal Plan and authorize the Authority to take any and all actions pursuant to

the Act to execute the Plan, including the power of eminent domain.

INTRODUCED, READ, PASSED, AND ADOPTED at a regular meeting of the Town of Erie Urban Renewal Authority, held on September 22, 2015.

**TOWN OF ERIE URBAN RENEWAL
AUTHORITY,**
a body corporate and politic

By: _____
Tina Harris, Chairperson

ATTEST:

By: _____
Nancy J. Parker, Secretary

EXHIBIT A

Highway 287 – Urban Renewal Plan
September, 2015

Total Pages: 30



Highway 287 Urban Renewal Plan

Town of Erie, Colorado

September 2015

Prepared for:

Town of Erie Urban Renewal Authority (TOEURA)
Town of Erie Board of Trustees

Prepared by:

Ricker|Cunningham
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Highway 287 Urban Renewal Plan

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Highway 287 Urban Renewal Plan

Town of Erie, Colorado

1.0 Introduction

1.1 Preface

This Highway 287 Urban Renewal Plan (the “**Plan**” or the “**Urban Renewal Plan**”) has been prepared for the Town of Erie (“**Town**”). It will be carried out by the Town of Erie Urban Renewal Authority (the “**Authority**” or TOEURA), pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (the “**Act**”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the **Authority**.

1.2 Blight Findings

Under the **Act**, an urban renewal area is a blighted area, which has been designated as appropriate for an urban renewal project. In each urban renewal area, conditions of blight, as defined by the **Act**, must be present, and in order for the **Authority** to exercise its powers, the **Town Board** must find that the presence of those conditions of blight, “substantially impairs or arrests the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare.”

The Highway 287 Urban Renewal Plan Area Conditions Survey, prepared by Ricker/Cunningham, dated June, 2015, and presented to the **Authority** under separate cover, demonstrates that the Highway 287 **Area** (the “**Study Area**”), as defined in the Survey, is a blighted area under the **Act**.

1.3 Other Findings

The **Area**, as defined in Section 1.4 below, is appropriate for one or more urban renewal activities and undertakings authorized by the **Act** to be advanced by the **Authority**.

It is the intent of the **Town Board** in adopting this **Plan** that the **Authority** has available to it any and all powers authorized in the **Act** which are necessary and appropriate to

accomplish the objectives stated herein. Further, it is the intent of this Plan that the **Authority** exercises these powers for the elimination of qualifying conditions in the **Area** and furtherance of the goals and objectives of the community's general plan.

The powers conferred by the **Act** are for public uses and purposes for which public money may be expended. This Plan is in the public interest and necessity -- such finding being a matter of legislative determination by the **Town Board**.

1.4 Urban Renewal Area Boundaries

The **Area** includes 3 legal parcels comprising approximately 50.3 acres and adjacent rights-of-way, located at the southeast and southwest corners of Arapahoe Road and U.S. Highway 287. As illustrated in Table 1, the parcels are owned by the Town of Erie and Town of Erie Urban Renewal **Authority**, and zoned Planned Development and Community Commercial. As shown in the Town of Erie 2005 Comprehensive Plan, the **Area** is designated for future growth as Regional Commercial. Two of the parcels in the **Area** have free-standing residential units with auxiliary buildings. The **Urban Renewal Area** map is presented as Figure No. 1 on the following page.

Table 1
Highway 287 Urban Renewal Plan Survey Area
Property Ownership

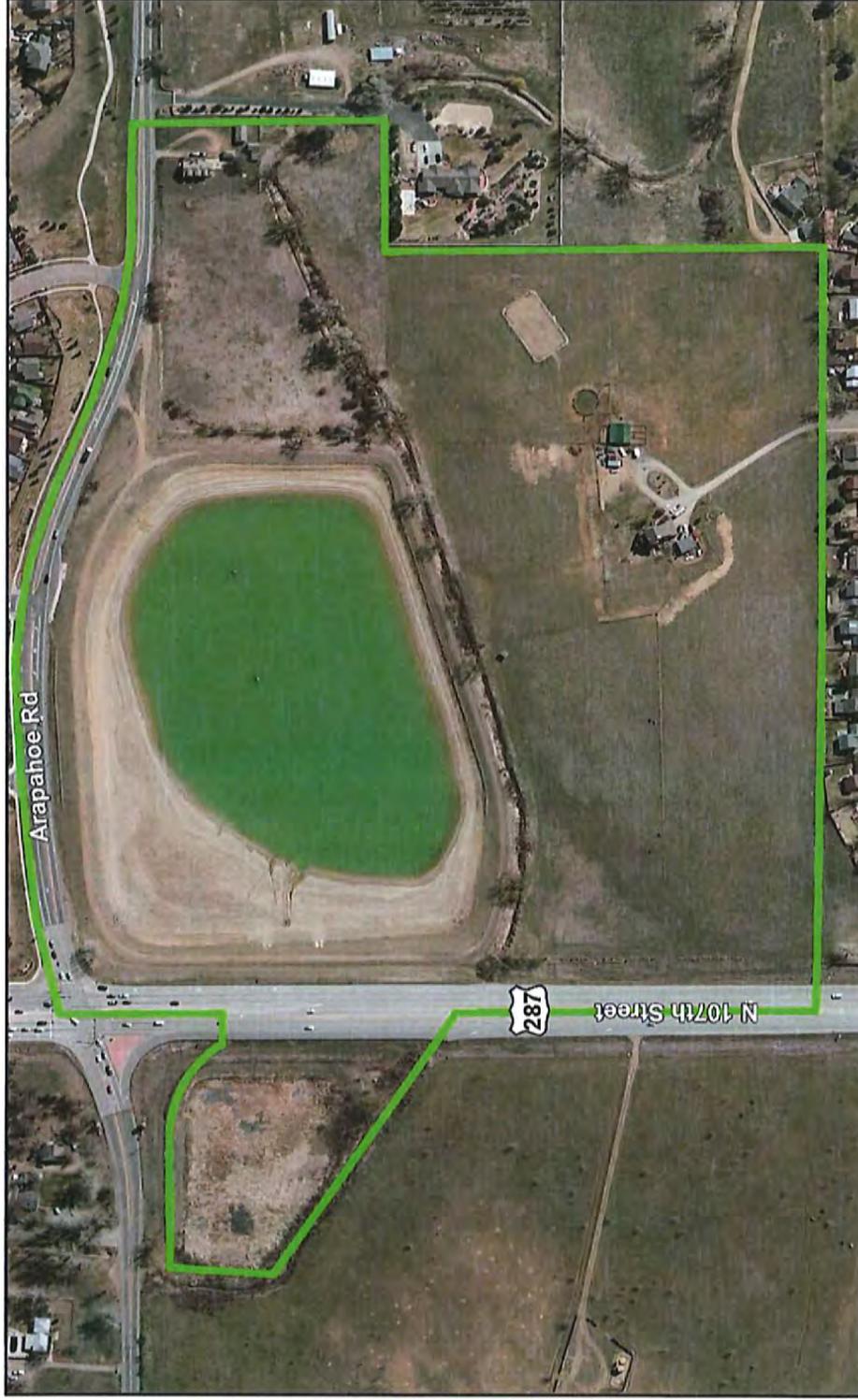
Map #	Parcel Number	Property Ownership	Acres	% of Area
0	146534100006	Erie Urban Renewal Authority	22.2	44%
1	146534100004	Erie Urban Renewal Authority	6.0	12%
2	146534100005	Town of Erie	22.1	44%
Totals			50.3	100%

Source: Boulder County Assessor and Ricker | Cunningham.

1.5 Public Participation

The **Authority** Board will consider the **Plan** on September 22, 2015 at a regular meeting of the **Authority**. Notification of the public hearing **will be** provided to property owners, residents and owners of business concerns at their last known address of record within the **Area** as required by the **Act**. Notice of the public hearing to consider the **Plan** will be published in the Colorado Hometown Weekly.

Figure No. 1: Highway 287 Urban Renewal Plan Area



Study Area Boundary

Date: Thursday, August 13, 2015

N

The Planning Commission will review the **Plan** on September 16, 2015 and determine if it is consistent with the Town's **Comprehensive Plan**, adopted 2005.

2.0 Definitions

Act – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended. Unless otherwise stated, all capitalized terms herein shall have the same meaning as set forth in the **Act**.

Area or Urban Renewal Area or Plan Area – means the Highway 287 Urban Renewal Plan Area as depicted in Figure No. 1.

Authority – means Town of Erie Urban Renewal Authority (the **Authority**).

Base Amount – means that portion of *property taxes* which are produced by the levy at the rate fixed each year by or for each public body upon the valuation for assessment of taxable property in a **Tax Increment Area** last certified prior to the effective date of approval of the **Plan**; and, that portion of *municipal sales taxes* collected within the boundaries of the **Tax Increment Area** in the twelve-month period ending on the last day of the month prior to the effective date of approval of the **Plan**.

Comprehensive Plan – means the Town of Erie Comprehensive Plan, adopted 2005.

Cooperation Agreement – means any agreement between the **Authority** and the Town, or any public body (the term “public body” being used in this Plan as defined by the **Act**) respecting action to be taken pursuant to any of the powers set forth in the **Act** or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the **Authority** under this **Plan**.

Corridor – generally represents linear areas along major arterial streets and including commercial **corridors**.

C.R.S. – means the Colorado Revised Statutes, as amended from time to time.

Impact Report – means the Highway 287 Urban Renewal Plan - Boulder County Impact Report prepared by Ricker/Cunningham, dated June 2015 and presented to the **Authority** under separate cover.

Plan or Urban Renewal Plan – means this Highway 287 Urban Renewal Plan (the **Plan**).

Project or Urban Renewal Project – for purposes of this plan, the **Project** includes any and all undertakings and activities within the **Plan Area** to remedy or prevent blighted conditions or otherwise achieve the goals of the **Plan**.

Redevelopment / Development Agreement – means one or more agreements between the **Authority** and developer(s) and / or property owners or such other individuals or entities as may be determined by the **Authority** to be necessary or desirable to carry out the purposes of this **Plan**.

Study Area – means the geographic area defined for the **Survey**.

Survey – means the Highway 287 Urban Renewal Plan Area Conditions Survey, prepared by Ricker/Cunningham, dated June, 2015 and presented to the **Authority** Board under separate cover.

Tax Increment – means that portion of property and / or municipal sales taxes in excess of the **Base Amount** set forth in Section 7.3.2 of this Plan allocated to and, when collected paid into the **Authority's Tax Increment Revenue Fund**.

Tax Increment Areas – means one or more areas designated as a **Tax Increment Area**, as defined and pursuant to the procedures set forth in Section 6.12 of this Plan.

Tax Increment Finance (or Financing) (TIF) - means a financing mechanism which uses future revenues resulting from private investment within an established area (**Tax Increment Area**) to fund improvements for the public benefit.

Tax Increment Revenue Fund (and Tax Increment Revenue)- means a fund supervised by the **Authority** and the resources of which include incremental ad valorem property and municipal sales tax revenue resulting from investment and reinvestment in an established urban renewal area.

Town Board – means the **Town Board** of the Town of Erie.

3.0 Plan Purpose and Vision

The purpose of this Plan is to reduce, eliminate and prevent the spread of blight and to stimulate and catalyze growth and investment within the **Area** boundaries. To accomplish this purpose, the **Plan** is intended to promote local objectives expressed in adopted community plans and advance the priorities of the **Comprehensive Plan**. The Town of Erie’s Comprehensive Plan was adopted in 2005. Presented below is an excerpt (taken verbatim) from that plan that describes its content and intentions for advancing a vision for the future of Erie. Additional excerpts are presented in Appendix A of this **Plan** and referenced in Section 5.0 below.

3.1 Plan Vision

Erie is a community which recognizes the importance of conserving and enhancing its historic small town character, the roots from which it grew, preserving the natural environment in which it resides; a caring community which offers its residents an environment in which to seek a high quality of life; a balanced community with a diverse range of housing, employment, educational, shopping and recreational opportunities; and a vital community which provides financial and social support for quality of life programs.

3.2. Plan Objective

The objective of this **Plan** is to alleviate conditions of blight by actively promoting investment and reinvestment within its commercial **corridors** and to make financial resources available to assist its partners (private, public, non-profit and others) with addressing those conditions of blight identified herein, especially those that render undertakings or investment within its boundaries infeasible.

3.3 Plan Development and Design Objectives

All development in the **Area** shall conform to the zoning code and any site-specific zoning regulations or policies which might impact properties, all as are in effect and as may be amended from time to time. Although the **Act** authorizes the **Authority** to: undertake zoning and planning activities to regulate land use, establish maximum or minimum densities, and institute other building requirements in an urban renewal area, for the purpose of this **Plan**, the **Authority** anticipates that the Town will regulate land use and building requirements through existing municipal codes and ordinances.

General objectives include redevelopment of properties within the **Area** for the purpose of generating revenue sufficient to fund public improvements that address conditions of blight and facilitate investment. Specific objectives of the **Plan** include:

1. Eliminate and prevent blight by facilitating redevelopment.
2. Implement elements of the **Comprehensive Plan**.
3. Support and advance actions identified in existing plans related to development of vacant and under-utilized parcels that are consistent with the vision of this Plan.
4. Provide public infrastructure and make more efficient use of existing land.
5. Promote sustainability - development, fiscal, resource, etc.
6. Advance uses that can leverage public investment in planned improvements including multiple modes of transportation (vehicular and non-vehicular).
7. Enhance the public realm including streetscape amenities, trail connections and other pedestrian-friendly improvements in a manner consistent with the existing community character.
8. Encourage economic sustainability throughout the community and growth in appropriate locations.
9. Provide a range of financing mechanisms for improvements.
10. Provide additional opportunities for residential development to support commercial uses in the **Area**.
11. Support existing industry by encouraging a stronger jobs-housing balance.
12. Encourage growth and stability in local businesses.
13. Facilitate public-private partnerships.

3.4 Plan Implementation

As administrator of the **Plan**, the **Authority** will seek to advance the **Plan** objectives through the following if deemed necessary:

- Financing of redevelopment undertakings and activities and critical infrastructure; and
- Agreements with private, public and other partners to undertake redevelopment undertakings and activities.

The **Authority** will work in cooperation with the Town to advance objectives through:

- Investment in the public realm (roadway, parks, open space);
- Encouragement of development consistent with or exceeding existing standards;
- Provision of supportive programs to existing area businesses; and
- Judicious use of limited resources.

4.0 Blight Conditions

Before an urban renewal plan can be adopted by the Town, the **Area** must be determined to be a “blighted area” as defined in Section 31-25-103(2) of the **Act**, which provides that, in its present condition and use, the presence of at least four (or five in cases where the use of eminent domain is anticipated), of the following factors (see below) in the **Area**, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or
- (l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, “blighted area” also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103(2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an

economic or social liability, and is a menace to the public health, safety, morals, or welfare.

The general methodology for conducting the **Survey** is to: (i) define the **Study Area**; (ii) gather information about properties, infrastructure and other improvements within that **Study Area**; (iii) evaluate evidence of blight through field reconnaissance, review of aerial photography, discussions with representatives of various Town departments; and, (iv) record observed and documented conditions listed as blight factors in the **Act**.

Among the 11 qualifying factors identified in the **Act**, the Survey showed the presence of the following 7 blight factors in the **Study Area** which is the subject of this **Plan** and presented herein as Figure 1.

- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (k5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

5.0 Plan Relationship to Other Community Documents

5.1 Plan Conformity

As supported by specific references presented herein, implementation of this Plan will further the objectives and requirements of the **Comprehensive Plan** with respect to development and redevelopment, particularly within the community's commercial corridors. In addition, as development occurs in the **Area**, it shall conform to the **Comprehensive Plan** and any subsequent updates, as well as any regulating documents including the current building code or other rules, regulations, and policies promulgated pursuant thereto. Any site-specific planning documents that might impact properties in the **Area** including, but not limited to Town-approved site, drainage, and public improvement plans; and, any applicable Town design standards, all as may be in effect and amended from time to time, will also be adhered to. Finally, conditions of blight

within the **Area** will be remedied by the **Plan** and redevelopment by private enterprise to the extent possible, but will need to first be identified as a priority investment by the **Authority** in consultation with the Town and affected property owners. It is the **Plan's** intent that public improvements will be phased as the market allows and funded in part by **Tax Increment Revenues**.

5.2 Consistency with the Comprehensive Plan

As explained earlier, a general plan for the Town, known as the Town of Erie Comprehensive Plan, was adopted in 2005. The **Authority**, with the cooperation of the Town, private enterprise and other public bodies, will engage in undertakings and activities described herein in order to eliminate the identified conditions of blight while also implementing the goals and objectives of the **Comprehensive Plan** and all other Town adopted plans which impact properties within the **Area**. Key goals and policies of that plan which this Highway 287 Urban Renewal Plan will advance are described in detail in Appendix A.

5.3 Correlation with Other Community Plans

Implementation of this Plan will be consistent with objectives expressed in all Town adopted and accepted plans that speak specifically to properties in the **Area**.

6.0 Authorized Authority Undertakings and Activities

Whereas the **Act** allows for a wide range of activities to be used in the implementation of an urban renewal plan, it is the **Authority's** intent to provide both financial assistance and public improvements in partnership with property owners and other affected parties in order to accomplish the objectives stated herein. Public-private partnerships and other forms of cooperative development will be essential to the **Authority's** strategy for preventing the spread of blight and eliminating existing blighting conditions. Specific undertakings of the **Authority** in the furtherance of this Plan are described as follows.

6.1 Complete Public Improvements and Facilities

The **Authority** may, or may cooperate with others to, finance, install, construct, and reconstruct any public improvements. Additionally, the **Authority** may, or may cooperate with others to, demolish and clear existing improvements for the purpose of promoting the objectives of the **Plan** and the **Act**.

While public improvements or investment should, whenever possible, stimulate (directly and indirectly) desired private sector investment, it is the intent of this Plan that the combination of public and private investment that occurs in the **Area** will contribute to the overall economic well-being of the community at-large.

As described in Section 4.0 of this Plan, 7 qualifying conditions of blight, as defined in Section 31-25-103(2) of the **Act**, are evident in the **Area**. This Plan proposes to remedy those conditions by providing certain public improvements and facilities, including, but not limited to the following:

- (b) Predominance of defective or inadequate street layout: road and parking area repairs; paving; gateway and driveway construction; and, safety improvements;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness: improved access; and, property assemblage (if necessary);
- (d) Unsanitary or unsafe conditions: enhanced lighting on public rights-of-way; parking lot construction; completion of pedestrian improvements; and, any required off-site improvements deemed reasonable and for the public benefit including drainage;
- (e) Deterioration of site or other improvements: signage repairs and construction; landscaping; and, roadway surface improvements;
- (f) Unusual topography or inadequate public improvements or utilities: on-site and off-site infrastructure improvements as approved by the **Authority**; sidewalk and complete street construction activities; and, improved curbs and gutters;
- (g) Defective or unusual conditions of title rendering the title nonmarketable: acquisition and relocation of utility easements;
- (k5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements: property development and redevelopment.

6.2 Complete Other Improvements and Facilities

To the extent that non-public improvements in the **Area** may be required to accommodate development and redevelopment and still benefit the public, the **Authority** is hereby authorized to assist in the financing or construction of such improvements to the extent authorized by the **Act**.

6.3 Promote Development and Redevelopment

A key concept associated with implementation of the **Plan** is targeted investment that will serve to catalyze development throughout the **Area** and fund future public improvements. The potential impact of this investment to Boulder County is quantified in the Highway 287 Urban Renewal Plan – Boulder County Impact Report presented to the **Authority** Board under separate cover.

6.4 Adopt Standards

As stated earlier, all development in the **Area** shall conform to applicable rules, regulations, policies, other requirements, and standards of the Town, along with any other governmental entity which has jurisdiction in the **Area**. While the **Act** allows for the adoption of standards and requirements applicable to activities undertaken in an urban renewal area, in the context of this **Plan**, it is the **Authority's** intention that investment in the **Area** conform to Town-approved documents.

6.5 Modify the Plan

The **Authority** may propose, and the **Town Board** may make, modifications to this Plan as may be necessary provided they are consistent with the **Comprehensive Plan** and any subsequent updates. Additionally, any such amendments made in accordance with this Plan and as otherwise contemplated, must also be compliant with the **Act**. Finally, the **Authority** may, in specific cases, allow non-substantive variations from the provisions of this Plan if it determines that a literal enforcement of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

6.6 Review the Plan

The ongoing review process for the **Plan** is intended to provide a mechanism to allow those parties responsible for administering and implementing key activities within its boundaries to periodically evaluate its effectiveness and make adjustments to ensure efficiency in implementing these activities. To this end, the following steps are presented to serve as a guide for future Plan review:

- (a) The **Authority** may propose modifications, and the **Town Board** may make such modifications as may be necessary provided they are consistent with the **Comprehensive Plan** and any subsequent updates, as well as the **Act**.

- (b) Modifications may be developed from suggestions by the **Authority**, property and business owners, and Town staff operating in support of the **Authority** and advancement of this Plan.

6.7 Provide Relocation Assistance

While it is not anticipated as of the date of this Plan that acquisition of real property will result in the relocation of any individuals, families, or business concerns; if such relocation becomes necessary, the **Authority** will adopt a relocation plan in conformance with the **Act**.

6.8 Demolish, Clear and Prepare Improvements

While not anticipated as of the date of this Plan, the **Authority** may, on a case-by-case basis, elect to demolish or cooperate with others to clear buildings, structures and other improvements within the **Area** in an effort to advance activities and undertakings deemed consistent with the vision stated herein. Additionally, existing Development or **Cooperation Agreements** may require such demolition or site clearance to eliminate unhealthy, unsanitary, and unsafe conditions; obsolete uses deemed detrimental to the public welfare; and, otherwise remove and prevent the spread of deterioration.

6.9 Acquire and Dispose of Property

While the **Act** allows for the acquisition of property by negotiation or any other method, it is not the intent of this Plan that the **Authority** uses its resources to acquire property by eminent domain. Further, while the urban renewal law permits acquisition by eminent domain, within this **Plan Area**, any decisions considering the use of eminent domain will be made by the **Erie Town Board**. Properties acquired by entities other than the **Authority** may temporarily be operated, managed and maintained by the **Authority** if requested to do so by the acquiring entity and deemed in the best interest of the **Urban Renewal Project** and the **Plan**. Such property shall be under the management and control of the **Authority** and may be rented or leased pending its disposition for redevelopment.

The **Authority** may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements in accordance with the **Act** and this Plan.

6.10 Enter Into Redevelopment / Development Agreements

The **Authority** may enter into **Redevelopment / Development Agreements** or other contracts with developer(s) or property owners or such other individuals or entities determined to be necessary to carry out the purposes of this **Plan**. Further, such **Agreements**, or other contracts, may contain terms and provisions deemed necessary or appropriate for the purpose of undertaking the activities contemplated by this **Plan** and the **Act**. Any existing agreements between the Town and private parties that are consistent with this **Plan** are intended to remain in full force and effect, unless all parties to such agreements agree otherwise.

6.11 Enter Into Cooperation Agreements

For the purpose of this **Plan**, the **Authority** may enter into one or more **Cooperation Agreements** pursuant to the **Act**. Whereas the Town and the **Authority** recognize the need to cooperate in the implementation of this **Plan**, these **Cooperation Agreements** may include without limitation the planning, financing, installation, construction and / or reconstruction of public or other eligible improvements. This paragraph shall not be construed to require any particular form of cooperation.

6.12 Create Tax Increment Areas

The boundaries of the **Urban Renewal Area** shall be as set forth in Section 1.4 and illustrated in Figure 1. It is the intent of the **Town Board** in approving this **Plan** to authorize the use of **Tax Increment Financing** by the **Authority** as part of its efforts to advance the vision, objectives and activities described herein. Pursuant to the provisions of Section 31-25-107(9) of the **Act**, the **Town Board** in approving this **Plan** further contemplates that one or more **Tax Increment Areas** may be created within the **Urban Renewal Area** as development occurs. Notwithstanding such distinction, the **Authority** is specifically authorized to expend the revenue from **Property and Sales Tax Increments** to the extent authorized by the **Act** and this **Plan**.

While this Highway 287 Urban Renewal Plan contemplates that the primary method of assisting with financing eligible expenses in the **Area** will be through the use of **Property Tax Increment** revenue, the **Town Board** may allocate **Municipal Sales Tax Increments** if requested to do so by the **Authority** and only after receipt of a financing plan outlining the proposed amounts and purpose for which the **Municipal Sales Tax Increment** is to

be used. As such, the use of **Sales Tax Increment** is hereby authorized pursuant to Section 31-25-107 (9), **C.R.S.**, which is by this reference incorporated herein as if set forth in its entirety, but any such pledge of **Sales Tax Increment** by the **Authority** in a **Development or Redevelopment Agreement** shall not be authorized until a separate **Cooperation Agreement** between the **Authority** and the Town setting forth the allocation of **Incremental Sales Taxes** between the Town and the **Project**. The approval of such **Cooperation Agreement** by the Town and the **Authority** is hereby found by the Town not to be a substantial modification of the **Urban Renewal Plan**, and is not an addition of a new **Urban Renewal Project**, does not alter the boundaries of the **Plan Area**, does not change the mill levy or sales tax component of the **Plan** (up to 100% of the **Sales Tax Increment** being hereby authorized by the **Plan**), and is not an extension of the **Plan** or the duration of a specific **Urban Renewal Project**, regardless of when such **Cooperation Agreement** may be approved. The entire **Plan Area** is hereby designated as a single **Tax Increment Area**.

7.0 Project Financing

7.1 Public Investment Objective

A critical component to the success of any urban renewal strategy is participation by both the public and private sectors. Leveraging of resources will be key, as no one entity, either public or private, has sufficient resources alone to sustain a long-term improvement effort. Possible public infrastructure investments may include, but will not be limited to completing: pedestrian improvements including construction of sidewalks, street lights and other design enhancements intended to improve safety for vehicular and non-vehicular movement; roadway improvements including curbs, gutters, and drainage infrastructure; and, utilities under the authority of the Town; as well as, providing financial assistance for expenses considered eligible under the **Act**.

7.2 Financial Mechanisms

The **Authority** may finance undertakings pursuant to this Plan by any method authorized under the **Act** or any other applicable law, including without limitation of the following: issuance of notes, bonds and other obligations as defined in the **Act** in an amount sufficient to finance all or part of this Plan; borrowing of funds and creation of indebtedness; reimbursement agreements; and / or utilization of the following: federal or state loans or grants; interest income; annual appropriation agreements; agreements with public or private entities; and loans, advances and grants from any other available

sources. The principal, interest, costs and fees on any indebtedness are to be paid for with any lawfully available funds of the **Authority**.

Debt may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, or any other obligation lawfully created.

7.3 Tax Increment Financing

Activities may be financed by the **Authority** under the **Tax Increment Financing** provisions of the **Act**. Such **Tax Incremental Revenues** may be used for a period not to exceed the statutory requirement, which is presently twenty-five (25) years after the effective date of the **Plan** adoption which authorizes and creates the **Tax Increment Area**.

7.3.1 Special Fund

In accordance with the requirements of the law, the **Authority** shall establish a **Tax Increment Revenue Fund** for the deposit of all funds generated pursuant to the division of ad valorem property and municipal sales tax revenue described in this section.

7.3.2 Base Amount

The **Base Amount** includes that portion of the property taxes which are produced by the levy at the rate fixed each year by or for each public body upon the valuation for assessment of taxable property in the **Tax Increment Area** last certified prior to the effective date of approval of the **Plan** (or future modifications); and, that portion of municipal sales taxes collected within the boundaries of the **Tax Increment Area** in the twelve-month period ending on the last day of the month prior to the effective date of approval of the **Plan** and paid to the public body, as are all other taxes collected by or for said public body.

7.3.3 Incremental Revenues

Incremental revenues including that portion of said property, and if authorized by **Town Board**, **Municipal Sales Taxes** in excess of the **Base Amount** set forth in

Section 7.3.2 above shall be allocated to and, when collected, paid into the **Authority's Tax Increment Revenue Fund**. The **Authority** may use these funds to pay the principal of, the interest on, and any other premiums due in connection with the bonds of, loans or advances to, or indebtedness incurred (whether funded, refunded, assumed, or otherwise) by the **Authority**, for financing or refinancing, in whole or in part, any portion of an **Urban Renewal Project** considered eligible under the **Act**. Unless and until the total valuation for assessment of the taxable property in any **Tax Increment Area** exceeds the base valuation, all of the taxes levied upon taxable property in the **Tax Increment Area** shall be paid into the funds of the respective public bodies. Also, when such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the same taxable property shall be paid to the respective public bodies.

Further, the incremental portion of said taxes, as described in this subsection 7.3.3, may be irrevocably pledged by the **Authority** for the payment of, principal and interest on, and any premiums due in connection with such bonds, loans, advances and / or indebtedness incurred by **Authority** to finance an **Urban Renewal Project** (as defined in the **Act**); except:

- (a) Any offsets collected by the County Treasurer for return of overpayments or any funds reserved by the **Authority** for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), **C.R.S.**
- (b) Any reasonable (as determined by the **Authority**) set-asides or reserves of incremental taxes paid to the **Authority** for payment of expenses associated with administering the **Plan**.

If there is any conflict between the **Act** and this **Plan**, the provisions of the **Act** shall prevail, and the language in the **Plan** automatically deemed to conform to the statute.

7.4 Other Financing Mechanisms / Structures

The **Plan** is designed to provide for the use of **Tax Increment Financing** as one tool to facilitate investment and reinvestment within the **Area**. However, in addition to **Tax Increment Financing**, the **Authority** shall be authorized to finance implementation of the **Plan** by any method authorized by the **Act**. The **Authority** is committed to making a

variety of strategies and mechanisms available which are financial, physical, market and organizational in nature. It is the intent of this Plan to use the tools either independently or in various combinations. Given the obstacles associated with redevelopment, the **Authority** recognizes that it is imperative that solutions and resources be put in place which are comprehensive, flexible and creative. Finally, the **Authority** may contract with the Town to administer various incentives.

8.0 Severability

If any portion of this Plan is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the **Plan**.

Highway 287 Urban Renewal Plan

Town of Erie, Colorado

Appendix A:

Town of Erie Comprehensive Plan, adopted 2005 (taken verbatim)

Chapter 2: Vision and Guiding Principles

Vision Statement

Erie is a community which recognizes the importance of conserving and enhancing its historic small town character, the roots from which it grew, preserving the natural environment in which it resides; a caring community which offers its residents an environment in which to seek a high quality of life; a balanced community with a diverse range of housing, employment, educational, shopping and recreational opportunities; and a vital community which provides financial and social support for quality of life programs.

Guiding Principles

Quality Design and Development

Erie will promote a high standard of design for all new development, renovation, and rehabilitation to reinforce and enhance its unique nature for residential neighborhoods, public places, and commercial businesses.

Balanced Land Use Mix

The Town will work to diversify and balance the mix of land uses as the Town grows. Particular emphasis will be placed on enhancing the local economic base to provide employment opportunities for residents, seeking to achieve a better balance as a place to work as well as live. In so doing, the community will seek a balance between the enhancement of Old Town's vitality and other existing areas of the community and the identification of opportunities for commercial and employment in outlying areas.

Chapter 3: Community Building Blocks

The following principles embody the community's vision for its future neighborhoods:

Activity Centers

- Each neighborhood should include an activity center for its residents. Activity centers may include a mix of commercial development, parks, open space, and other community facilities, where appropriate, to serve the needs of neighborhood residents. Larger, commercially-oriented activity centers may serve more than one neighborhood.
- Activity centers should be designed to be connected to adjacent neighborhoods with streets and sidewalks.

Mixed-Use Developments

The Land Use Plan (Chapter 4) includes a new land use category to accommodate Mixed-Use Development. At a general level these mixed-uses areas are similar in that they are intended to contain a variety of activities, such as offices, retail, and multiple housing types. They differ, however, in that the scale and configuration of development will vary by its location and development context (i.e., Old Town infill / redevelopment vs. new development). Common principles for mixed-use development include:

Mix of Uses

- Depending upon their location and scale, primary uses for mixed-use development areas may include commercial, office, retail, and / or housing. However, more active uses such as retail and commercial should be placed at the ground level to provide pedestrian interest. Where activity uses are limited, they should be concentrated at key intersections or new major public spaces to maximize public exposure and increased activity levels.
- Both vertical (stacked) and horizontal (side-by-side) mixed-use is encouraged in Erie provided it is well-connected to surrounding neighborhoods.

Gateways and Corridors

- Erie has an opportunity to establish distinct entryways to the community along its major gateway corridors. This opportunity is most evident along Leon A. Wurl (WCR 8) and Highway 52, where development to-date has been limited, but is anticipated on the Future Land Use Map. Other gateway corridor, including County Line Road (north and south), Baseline Road (Highway 7), and Arapahoe Road, have a character that is fairly well established either through existing open space or existing development patterns.
- Future development in any of the Town's gateway corridors should be designed with the following principles in mind:
View Corridors

- Development setbacks should be established along gateway corridors to preserve site lines and reduce visual impacts of development. Signage along the Town's gateway corridors should be

limited to low profile monument signs designed as part of a larger development scheme and should be consolidated for larger developments to minimize clutter.

Development Quality / Relationship to the Corridor

- Development setbacks should be landscaped to buffer development, to help preserve key view corridors, to provide an inviting environment for pedestrians, and to establish a consistent character.
- Development should be oriented towards the gateway corridor, providing a high level of architectural detailing and entrances for pedestrians.
- Buildings located at major intersections should be brought closer to the street and to anchor corners and to help form a gateway into adjoining neighborhoods.
- Parking, loading areas, and other unsightly uses should be located away from the gateway corridor where possible and should be fully screened using a combination of landscaping, berming and / or decorative fencing.

Economic Sustainability

- Employment opportunities and commercial services within Erie are currently very limited. The Town recognizes that expanding opportunities for employment and commercial development is important to enhance tax revenues generated in the Town, as well to reduce the need for residents to travel to neighboring communities to work, shop, and meet other daily needs. The Town also recognizes that attracting significant commercial and employment development will be challenging given the high volume of competition from neighboring Front Range communities. In light of these challenges, the Plan seeks to achieve economic sustainability over time by placing an emphasis on each of the community building blocks highlighted in this Chapter as follows:
 - the creation of high-quality residential neighborhoods;
 - encouraging a more mixed-use pattern of development that allows the integration of commercial and employment uses on a smaller scale;
 - establishing a high-quality pattern of development along the community's major gateway corridors; and
 - protecting the community's rural character as a unique aspect of its appeal.

Together, these objectives will allow Erie to grow into a community that will be attractive to future commercial and employment development which opportunities arise.

Chapter 4: Land Use

Goal #1: Balanced Land Use Mix

Plan for a balanced mix of commercial and residential land uses in Erie.

High Density Residential Policies

HDR 1.1 - CHARACTERISTICS

The High Density Residential designation accommodates higher-intensity residential housing types, such as apartments, townhomes and condominiums, combined with complementary residential and non-residential land uses, such as single family attached and detached homes, retail, commercial, and office uses. Mixed-use buildings may also be appropriate, provided that they are designed in scale with other uses in the development area. Schools, places of worship, and other civic uses are also appropriate. Developments generally have shared parking and recreational facilities. Site design should allow for convenient access to work, service, and leisure destinations and should encourage the use of alternative modes of travel.

HDR 1.2 - DENSITY RANGE

High Density Residential neighborhoods typically have a gross density of 12 to 20 dwelling units per acre to allow for a variety of housing types; however, gross densities will not atypically exceed 16 dwelling units / acre.

HDR 1.2 - LOCATION

High Density Residential uses are typically located near intersections of arterials and collector streets, but may also be used to provide a transition between commercial or employment areas and lower density neighborhoods. High density neighborhoods should not be located in settings where the only access provided consists of local streets passing through lower density neighborhoods.

Mixed-Use Policies

MU 1.1 - CHARACTERISTICS

Mixed-Use development provides a mix of residential, commercial, retail and office uses in a compact, pedestrian-oriented environment. These uses should incorporate pedestrian-friendly design elements through management of location, scale and orientation of parking facilities, driveways, connective sidewalks and trails, public plazas, and storefronts. New surface parking should be located to the side or rear of structures and screened with a low masonry wall and landscaping.

MU 1.2 - LOCATION

Mixed-Use development may be located near the intersections of arterials and collector streets, but may also be used to provide a transition between commercial or employment centers and residential neighborhoods. It is also encouraged along the Briggs and Cheesman Street Corridors in downtown.

MU 1.2 - INTEGRATION OF USES

Mixed-Use development can occur in two primary configurations - Vertical Mixed-Use or Horizontal Mixed-Use. Vertical Mixed-Use refers to the integration of two or more land use types within a building, occurring on different floors. A typical example of a vertical mixed-use building would incorporate active uses, such as stores and restaurants, at the street level and residential or office uses on the upper floors. Horizontal mixed-use refers to a pattern where several types of uses or buildings are included, as part of a cohesive development in proximity to each other - but each building would contain its own

separate use. Either pattern should be designed as a set of coordinated uses, with common off-street parking areas, strong pedestrian connections, and similar design features.

MU 1.2 - GATEWAY CORRIDORS

Mixed-Use development located along an identified gateway corridor will be subject to additional development standards as specified in Policy CCD 1.5, Community Character and Design.

Commercial

C 1.1 - CIRCULATION AND ACCESS

Clear, direct pedestrian connections should be provided through parking areas to building entrances and to surrounding neighborhoods or streets. Integrate main entrances or driveways with the surrounding street network to provide clear connections between uses for vehicles, pedestrians and bicycles.

C 1.2 - PARKING DESIGN AND LOCATION

Uninterrupted expanses of parking should be avoided. Parking areas should be broken into smaller blocks divided by landscaping and pedestrian walkways that are physically separated from vehicular drive isles. Parking areas should be distributed between the front and sides of buildings, or front and rear, rather than solely in front of buildings to the maximum extent feasible. Parking facilities should also promote safe pedestrian, bike and public transit modes of transportation through appropriate placement of landscaped islands and facilities.

C 1.3 - ARCHITECTURAL CHARACTER

Commercial centers shall be required to meet design standards for commercial development as specified in the Unified Development Code to address the compatibility with surrounding areas and mitigation of negative visual impacts such as uninterrupted wall planes, parking areas, and service and loading areas. While design standards will apply to all Community Commercial development, they are particularly important to consider for larger footprint retail buildings, or "big-box" stores. Standards address such features such as:

- Facade and exterior wall plane projections or recesses;
- Arcades, display windows, entry areas, awnings, or other features along facades facing public streets;
- Location, distribution and screening of parking
- Building facades with a variety of detail features (materials, colors and patterns);
- Location and screening of mechanical equipment; and
- High-quality building materials.

C 1.4--GATEWAY CORRIDORS

Commercial centers located along an identified gateway corridor will be subject to additional development standards as specified in policy CCD 1.5, Community Character and Design.

Regional Commercial Policies

RC 1.1--CHARACTERISTICS

Regional Commercial centers provide more intense retail and employment designed to serve the community or region, including general retail, retail with outdoor storage, "big box" retail centers, office campuses, and regional malls. Retail centers typically serve a market radius of 25 miles or greater. Sites will typically range between 20 and 50 acres in size and have Gross Leasable Areas ranging from 250,000 to more than 500,000 square feet. Given the importance of access and volume of traffic, Regional Commercial developments should incorporate connectivity in parking facilities to minimize ingress-egress traffic impact on arterial and collector streets.

Community Commercial Policies

CC 1.1--CHARACTERISTICS

Community Commercial centers provide a mix of general retail (e.g., grocery stores, larger retailers) and commercial services in a concentrated and unified setting that serves the local community. These centers typically have a Gross Leasable Area of between 100,000 and 250,000 square feet and generally range between 10 and 20 acres in size.

CC 1.1--LOCATION

Community Commercial centers should be located at the intersection of one or more major arterial streets. They may be located adjacent to urban residential neighborhoods and may occur along primary highway corridors as existing uses become obsolete and are phased out and redeveloped over time. Large footprint retail buildings (often known as "big-box" stores) shall only be permitted where adequate access can be provided.

Chapter 14: Economic Development

Background and Intent

Employment opportunities and commercial services within Erie are currently very limited. The Town recognizes that expanding opportunities for employment and commercial development is important to enhance tax revenues generated in the Town as well to reduce the need for residents to travel to neighboring communities to work, shop, and meet other daily needs.

Goal #1: Diverse Economic Base

Expand and diversify the Town's economic base to create primary jobs as well as retail opportunities, in order to increase the Town's fiscal capacity to meet the needs of its citizens.

ED 1.2 - APPROPRIATE AREAS FOR COMMERCIAL AND EMPLOYMENT USES

The Future Land Use Plan map establishes appropriate locations for employment and commercial uses. In addition, the Town will develop criteria to determine appropriate locations for neighborhood commercial development. Criteria area intended to provide for flexibility in citing and design, resulting

in a mixed-use development pattern that encourages commercial and employment uses to occur as part of the Town's neighborhood fabric.

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Highway 287 Urban Renewal Plan

Town of Erie, Colorado

Appendix B:

Highway 287 Urban Renewal Area Legal Description



EXHIBIT A

Page 1 of 2

August 5, 2015

PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 34 OF AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 34; THENCE N00°13'14"W ALONG THE CENTERLINE OF SAID SECTION 27 A DISTANCE OF 210.06 FEET TO A POINT ON THE NORTH LINE OF PROPERTY DESCRIBED IN ARAPAHOE ROAD ANNEXATION NO. 1 RECORDED SEPTEMBER 4, 1997 AT RECEPTION NO. 1727895; THENCE ALONG SAID NORTH LINE FOR THE FOLLOWING THREE (3) COURSES: 1) N87°36'00"E A DISTANCE OF 810.25 FEET; 2) S50°58'00"E A DISTANCE OF 340.72 FEET; 3) S89°58'00"E A DISTANCE OF 620.97 FEET; THENCE S00°00'21"W A DISTANCE OF 499.87 FEET; THENCE N89°58'08"W A DISTANCE OF 252.20 FEET; THENCE S00°01'03"E A DISTANCE OF 846.38 FEET TO THE NORTH LINE OF A REPLAT OF BEACON HILL SUBDIVISION RECORDED MARCH 17, 1982 AT RECEPTION NO. 487195; THENCE S89°54'45"W ALONG SAID NORTH LINE A DISTANCE OF 1442.71 FEET TO A POINT ON THE EAST LINE OF ANNEXATION BY THE CITY OF LAFAYETTE RECORDED MAY 2, 1989 AT RECEPTION NO. 980491; THENCE ALONG SAID EAST LINE FOR THE FOLLOWING TWO (2) COURSES: 1) N00°22'04"W A DISTANCE OF 648.33 FEET; 2) N00°22'13"E A DISTANCE OF 26.98 FEET; THENCE ALONG THE BOUNDARY OF ANNEXATION BY THE TOWN OF ERIE RECORDED AUGUST 15, 1994 AT RECEPTION NO. 1454442 FOR THE FOLLOWING FOUR (4) COURSES: 1) N68°59'17"W A DISTANCE OF 20.09 FEET; 2) N54°14'17"W A DISTANCE OF 670.00 FEET; 3) N06°30'43"E A DISTANCE OF 254.00 FEET; 4) S89°14'17"E A DISTANCE OF 538.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 2,512,547 SQUARE FEET OR 57.680 ACRES, MORE OR LESS.

John P. Ehrhart, PLS
Colorado PLS 29414

**TOWN OF ERIE
URBAN RENEWAL AUTHORITY AGENDA ITEM**

Board Meeting Date: September 22, 2015

SUBJECT:

RESOLUTIONS

Resolution 15-11; A resolution of the Town of Erie Urban Renewal Authority approving the Highway 287 Boulder County Impact Reports and recommending that the Board of Trustees of the Town of Erie approve the Highway 287 Boulder County Impact Reports.

DEPARTMENT:

Administration/Economic Development

PRESENTER:

Paula Mehle, Economic Development Coordinator *PM*

FISCAL

Cost as Recommended: **n/a**

INFORMATION:

Balance Available: n/a

Budget Line Item Number: n/a

New Appropriation Required: Yes No

STAFF

Approval of Resolution 15-11

RECOMMENDATION:

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Two Highway 287 Area Boulder County Impact Reports were developed in accordance with the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended. The purpose of the Reports are to identify the duration of the time to complete the urban renewal project, the estimated annual property tax increment to be generated by the project and the portion of such property tax increment to be allocated during the time to fund the project, the estimated impact of the project on the County revenues, and other potential impacts. To date no written objection to the said impact report has been received from Boulder County.

Approval of Resolution 15-11 will be an approval of the Impact Reports and recommendation to the Town Board to approve the Highway 287 Area Boulder County Impact Reports.

Staff Review:

- Town Attorney
- Town Clerk
- Community Development Director
- Finance Director
- Police Chief
- Public Works Director
- Economic Development Coordinator

Approved by:


A.J. Krieger
Town Administrator

ATTACHMENTS:

Resolution 15-
Highway 287 Area Boulder County Impact Reports (Retail Only, Retail & Residential)

RESOLUTION NO. 15- 11

**A RESOLUTION OF THE TOWN OF ERIE URBAN RENEWAL AUTHORITY
APPROVING THE HIGHWAY 287 BOULDER COUNTY IMPACT REPORTS AND
RECOMMENDING THAT THE BOARD OF TRUSTEES OF THE
TOWN OF ERIE APPROVE THE HIGHWAY 287 BOULDER COUNTY IMPACT
REPORTS**

WHEREAS, the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 (the “Act”) provides for urban renewal of slums and blighted areas; and

WHEREAS, the Town of Erie Urban Renewal Authority (the “Authority”) has undertaken to eliminate and prevent blight and to prevent injury to the public health, safety, morals, and welfare of the residents of the Town of Erie (the “Town”); and

WHEREAS, in Resolution No. 15-09, the Authority determined, based on the Highway 287 Area Conditions Survey (the “Survey”), that the Highway 287 Urban Renewal Area (the “Area”) is a blighted area and appropriate for an urban renewal project and has recommended such finding to the Board of Trustees of the Town; and

WHEREAS, in Resolution No. 15-10, the Authority recommended that the Board of Trustees of the Town approve the Highway 287 Urban Renewal Plan (the “Plan”), and authorize the Authority to take any and all actions pursuant to the Act to execute the Plan; and

WHEREAS, the Highway 287 Boulder County Impact Reports (the “Impact Reports”) have been submitted to the Boulder County Board of County Commissioners (the “County”) pursuant to §31-25-107(3.5), C.R.S., a copies of which are attached hereto as **Exhibit A** and incorporated herein; and

WHEREAS, the Impact Reports are a matter of public record in the custody of the Town Clerk and are available for public inspection during business hours of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF ERIE URBAN RENEWAL AUTHORITY THAT:

Section 1. The Authority determines that the Impact Reports were submitted to the County in compliance with § 31-25-107(3.5), C.R.S., and provided the following information concerning the impact of the Plan:

- (a) The estimated duration of time to complete the urban renewal project;
- (b) The estimated annual property tax increment to be generated by the urban

renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;

- (c) An estimate of the impact of the urban renewal project on County revenues and on the cost and extent of additional County infrastructure and services required to serve development within the proposed Area, and the benefit of improvements within the Area to existing County infrastructure;
- (d) A statement setting forth the method by which the Authority or the Town will finance, or that agreements are in place to finance, any additional County infrastructure and services required to serve development in the Area for the period in which all or any portion of the property taxes described in § 31-25-107(9)(a)(II), C.R.S., and levied by the County are paid to the Authority; and
- (e) Any other estimated impacts of the urban renewal project on County services or revenues.

Section 2. The Impact Reports concluded that there does not appear to be any significant additional County infrastructure requirements needed to serve development in the proposed reinvestment Area, that the County will not provide any public improvements, police, fire, utility or other specific services to serve such development because all properties in the Area are entirely located within the municipal boundaries of the Town and will therefore be served by the Town, and that any additional demands (direct or indirect) on County services due to a general increase in population within the Area will be more than offset by increases in County revenue, adjustments in the base property tax assessment roll and increases in property value located in proximity to the Area, as further described in the Impact Report.

Section 3. The Authority hereby approves the Impact Reports submitted to the County.

INTRODUCED, READ, PASSED, AND ADOPTED at a regular meeting of the Town of Erie Urban Renewal Authority, held on September 22, 2015.

**TOWN OF ERIE URBAN RENEWAL
AUTHORITY,**
a body corporate and politic

By: _____
Tina Harris, Chairperson

ATTEST:

By: _____
Nancy J. Parker, Secretary

EXHIBIT A

Highway 287 Urban Renewal Plan – Boulder County Impact Reports
Retail Only & Retail with Residential
June, 2015

Total Pages: 18



Highway 287 Urban Renewal Plan Area

Boulder County Impact Report

Erie, Colorado

June 2015

Prepared for:

Town of Erie Urban Renewal Authority
Town of Erie Board of Trustees

Prepared by:

Ricker|Cunningham
8200 South Quebec Street, Suite A3-104
Centennial, CO 80112

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Highway 287 Urban Renewal Plan Area

Boulder County Impact Report

Erie, Colorado

June 2015

This report outlines the anticipated impact of the proposed Highway 287 Urban Renewal Plan on Boulder County (the County). It responds to the requirements outlined in C.R.S. 31-25-107 (3.5):

C.R.S. 31-25-107: APPROVAL OF URBAN RENEWAL PLANS BY THE LOCAL GOVERNING BODY

- (3.5) "Prior to the approval of an urban renewal plan, the governing body shall submit such plan to the board of county commissioners, which shall include, at a minimum, the following information concerning the impact of such plan:
- I. The estimated duration of time to complete the urban renewal project;
 - II. The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;
 - III. An estimate of the impact of the urban renewal project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure;
 - IV. A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (ii) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority; and
 - V. Any other estimated impacts of the urban renewal project on county services or revenues."



Summary of Urban Renewal Plan

Development Program

The proposed development program for the Highway 287 Urban Renewal Plan is consistent with current policy documents and plans for the Town of Erie. The development program is anticipated to be phased over 5 to 7 years, and the total build-out is summarized in Table 1.

Table 1
Highway 287 Urban Renewal Plan
Proposed Development Program

	Sq Ft/ Units
New Redevelopment:	
Retail	350,000

Source: Ricker|Cunningham.

Development Timing

The development timetable for the proposed program presented above will ultimately be determined by prevailing market conditions. A critical component of the analysis presented here is the assumption that key parcels within the planning area will be developed into a mix of retail uses. For the purposes of this analysis, it was assumed that redevelopment and new development in the Highway 287 Urban Renewal Area (the Area) will be substantially completed during the 5- to 7-year development and stabilization period.

Summary Impacts to Boulder County

For the purposes of this analysis, it is assumed that 100% of the total County property tax increment over the 25-year period will be allocated to project costs. Table 2 at the end of this report provides a summary of these property tax revenues.



Property Tax Revenue

Because the Town of Erie and the Town of Erie Urban Renewal Authority own all of the parcels within the Area, there are no property taxes collected currently. Therefore, the property tax base in the Area is \$0. During the 25-year statutory period, the County's share of property tax revenue will remain \$0. After the 25-year analysis period is completed, the County's share of property tax revenues will increase to approximately \$320,000 on an annual basis. These figures reflect the impacts of inflation, conservatively estimated at approximately 1% on an annual basis.

Sales Tax Revenue

The current sales tax rate for the Town of Erie is 3.5% and the current sales tax base in the Area is \$0. The County will retain its 0.985% rate on taxable sales in the Area. Based on the proposed development program, the Area would generate approximately \$24.0 million in new sales tax revenue for the County over the 25-year period. After the 25-year period is completed, the County's share of new sales tax revenues would be approximately \$1.4 million on an annual basis. These sales tax revenue figures also reflect the impacts of inflation, estimated at approximately 1% to 2% on an annual basis.

County Services / Infrastructure

Because the entire Area will be located within the Town of Erie's municipal boundaries, there is anticipated to be minimal impact on County services. Infrastructure impacts associated with the proposed development program are assumed to be financed by the Town of Erie Urban Renewal Authority, the Town of Erie with increment revenues and/or some combination of increment dollars, general fund dollars and special district dollars (assuming future creation of an additional district layer) and developer contributions. Impacts to the County's general government services could increase due to an increase in residential development, but such



impacts should be more than offset by the increase in revenue described above and value increases in properties outside of the Area.

Net Impact to County

Table 2 also illustrates the net impact to the County over the 25-year tax analysis period. As shown, the County's net impact, in terms of property and sales tax revenue, is estimated to be a surplus of approximately \$18.3 million.

Conclusion

In summary, and regarding "the impact of the reinvestment project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed reinvestment area", there do not appear to be any significant additional County infrastructure requirements required to serve development in the proposed reinvestment Area. Further, the County will not provide any public improvements, police, fire, utility or other specific services to serve such development, because all properties in the Area are entirely located within the municipal boundaries of the Town and will therefore be served by the Town. Finally, any additional demands (direct or indirect) on County services due to a general increase in population within the Area should be more than offset (as are all other such costs) by increases in County revenue as described herein and by adjustments in the base property tax assessment roll, as well as increases in property value located in proximity to the Area.

TABLE 2
TOWN OF ERIE URBAN RENEWAL AUTHORITY
HIGHWAY 287 URBAN RENEWAL PLAN
TIF ANALYSIS -- BOULDER COUNTY IMPACT
JUNE 2015

	Cumulative Total By:				
	2019	2024	2029	2034	2039
Boulder County					
Property Tax Revenues from Existing Base	\$0	\$0	\$0	\$0	\$0
Property Tax Revenues Deferred From New Redevelopment	(\$220,781)	(\$1,330,652)	(\$2,734,632)	(\$4,210,228)	(\$5,761,095)
Share of Sales Tax Revenues	\$1,306,868	\$5,848,388	\$11,315,860	\$17,352,392	\$24,017,211
Net Tax Revenues -- 25-Year Period	\$1,086,087	\$4,517,735	\$8,581,229	\$13,142,164	\$18,256,116

Source: Ricker | Cunningham.

TABLE 2 (CONT'D)
 TOWN OF ERIE URBAN RENEWAL AUTHORITY
 HIGHWAY 287 URBAN RENEWAL PLAN
 TIF ANALYSIS – BOULDER COUNTY IMPACT
 JUNE 2015

Development Program

New Redevelopment: Retail	Sq Ft/ Units 350,000
------------------------------	----------------------------

	2015	2016	2017	2018	2019	2020	2021	2022	2023
Annual Property Tax Revenue Estimates									
Estimated Cumulative Development Demand:									
Retail	0	50,000	100,000	150,000	200,000	250,000	300,000	350,000	350,000
Estimated Development Market Value:									
Retail	\$0	\$5,050,000	\$10,201,000	\$15,454,515	\$20,812,080	\$26,175,251	\$31,645,605	\$37,224,737	\$37,899,985
Estimated Development Assessed Value:									
Retail	\$0	\$1,464,200	\$2,958,290	\$4,481,809	\$6,035,563	\$7,619,823	\$9,235,225	\$10,882,174	\$10,990,996
Estimated Development Property Tax Revenues (\$9 millik):									
Retail	\$0	\$0	\$130,595	\$263,801	\$395,659	\$538,207	\$679,486	\$823,537	\$970,402
Total Property Tax Revenues from New Redevelopment:	\$0	\$0	\$130,595	\$263,801	\$395,659	\$538,207	\$679,486	\$823,537	\$970,402
Total Property Tax Revenues from Existing Development:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Property Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Property Tax Increment:	\$0	\$0	\$130,595	\$263,801	\$395,659	\$538,207	\$679,486	\$823,537	\$970,402
County Impact:									
County Share of Property Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Share of Property Tax Increment:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Sales Tax Revenue Estimates									
Estimated Cumulative Retail Development:									
Estimated Taxable Retail Sales from New Development:	\$0	\$17,700,000	\$35,400,000	\$53,100,000	\$70,800,000	\$88,500,000	\$106,200,000	\$123,900,000	\$103,570,186
Total Sales Tax Revenues from New Redevelopment:	\$0	\$446,250	\$892,500	\$1,338,750	\$1,785,000	\$2,231,250	\$2,677,500	\$3,123,750	\$3,569,207
Total Sales Tax Revenues from Existing Development:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total City Sales Tax Revenues:	\$0	\$446,250	\$892,500	\$1,338,750	\$1,785,000	\$2,231,250	\$2,677,500	\$3,123,750	\$3,569,207
Existing Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Sales Tax Increment:	\$0	\$446,250	\$892,500	\$1,338,750	\$1,785,000	\$2,231,250	\$2,677,500	\$3,123,750	\$3,569,207
County Impact:									
County Share of Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Share of New Sales Tax Revenue:	\$0	\$125,588	\$251,176	\$376,764	\$502,252	\$627,750	\$753,250	\$878,750	\$1,004,207
Total County Share of Sales Tax Revenue:	\$0	\$125,588	\$251,176	\$376,764	\$502,252	\$627,750	\$753,250	\$878,750	\$1,004,207

Source: Rider | Cunningham.

TABLE 2 (CONT'D)
 TOWN OF ERIE URBAN RENEWAL AUTHORITY
 HIGHWAY 287 URBAN RENEWAL PLAN
 TIF ANALYSIS – BOULDER COUNTY IMPACT
 JUNE 2015

Development Program

Sq Ft/
 Units
 350,000
 New Redevelopment:
 Retail

	2024	2025	2026	2027	2028	2029	2030	2031
Annual Property Tax Revenue Estimates								
Estimated Cumulative Development Demand:								
Retail	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
Estimated Development Market Value:								
Retail	\$38,276,985	\$38,661,774	\$39,046,392	\$39,438,876	\$39,833,265	\$40,231,597	\$40,633,913	\$41,040,253
Estimated Development Assessed Value:								
Retail	\$11,100,906	\$11,211,915	\$11,324,024	\$11,437,274	\$11,551,647	\$11,667,163	\$11,783,835	\$11,901,673
Estimated Development Property Tax Revenue: (85 mill):								
Retail	\$980,106	\$989,907	\$999,806	\$1,009,804	\$1,019,902	\$1,030,101	\$1,040,402	\$1,050,806
Total Property Tax Revenue from New Redevelopment:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Property Tax Revenue from Existing Development:	\$980,106	\$989,907	\$999,806	\$1,009,804	\$1,019,902	\$1,030,101	\$1,040,402	\$1,050,806
Existing Property Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Property Tax Increment:	\$980,106	\$989,907	\$999,806	\$1,009,804	\$1,019,902	\$1,030,101	\$1,040,402	\$1,050,806
County Impact:								
County Share of Property Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Share of Property Tax Increment:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Sales Tax Revenue Estimates								
Estimated Cumulative Retail Development:								
Estimated Taxable Retail Sales from New Development:	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
Total Sales Tax Revenue from New Redevelopment:	\$3,659,971	\$3,735,170	\$3,807,834	\$3,883,990	\$3,961,670	\$4,040,904	\$4,121,722	\$4,204,156
Total City Sales Tax Revenue:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Existing Sales Tax Base:	\$3,659,971	\$3,735,170	\$3,807,834	\$3,883,990	\$3,961,670	\$4,040,904	\$4,121,722	\$4,204,156
County Impact:								
County Share of Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Share of New Sales Tax Revenue:	\$1,050,621	\$1,071,633	\$1,093,066	\$1,114,927	\$1,137,226	\$1,159,970	\$1,183,170	\$1,206,817
Total County Share of Sales Tax Revenue:	\$1,050,621	\$1,071,633	\$1,093,066	\$1,114,927	\$1,137,226	\$1,159,970	\$1,183,170	\$1,206,817

Source: Ricker|Cunningham

TABLE 2 (CONTD)
 TOWN OF ERIE URBAN RENEWAL AUTHORITY
 HIGHWAY 287 URBAN RENEWAL PLAN
 TIF ANALYSIS – BOULDER COUNTY IMPACT
 JUNE 2015

Development Program

New Redevelopment:
 Retail

Sq Ft/
 Units
 \$50,000

	Year									
	2032	2033	2034	2035	2036	2037	2038	2039		
Annual Property Tax Revenue Estimates										
Estimated Cumulative Development Demand:										
Retail	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
Estimated Development Market Value:										
Retail	\$1,450,635	\$1,985,162	\$2,283,813	\$2,706,651	\$3,113,718	\$3,585,055	\$4,000,706	\$4,440,713		
Estimated Development Assessed Value:										
Retail	\$12,020,630	\$12,140,857	\$12,262,306	\$12,384,925	\$12,508,778	\$12,633,866	\$12,760,205	\$12,887,807		
Estimated Development Property Tax Revenues (89 mill):										
Retail	\$1,061,314	\$1,071,927	\$1,082,646	\$1,093,473	\$1,104,408	\$1,115,452	\$1,126,606	\$1,137,806		
Total Property Tax Revenues from New Redevelopment:	\$1,061,314	\$1,071,927	\$1,082,646	\$1,093,473	\$1,104,408	\$1,115,452	\$1,126,606	\$1,137,806		
Total Property Tax Revenues from Existing Development:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Existing Property Tax Base:	\$1,061,314	\$1,071,927	\$1,082,646	\$1,093,473	\$1,104,408	\$1,115,452	\$1,126,606	\$1,137,806		
Total Property Tax Increment:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
County Impact:										
County Share of Property Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
County Share of Property Tax Increment:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total County Share of Property Tax Revenue:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Annual Sales Tax Revenue Estimates										
Estimated Cumulative Retail Development:										
Estimated Taxable Retail Sales from New Development:	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
Total Sales Tax Revenues from New Redevelopment:	\$4,288,239	\$4,374,004	\$4,461,484	\$4,550,714	\$4,641,728	\$4,734,563	\$4,829,254	\$4,925,839		
Total Sales Tax Revenue from Existing Development:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total City Sales Tax Revenues:	\$4,288,239	\$4,374,004	\$4,461,484	\$4,550,714	\$4,641,728	\$4,734,563	\$4,829,254	\$4,925,839		
Existing Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Sales Tax Increment:	\$4,288,239	\$4,374,004	\$4,461,484	\$4,550,714	\$4,641,728	\$4,734,563	\$4,829,254	\$4,925,839		
County Impact:										
County Share of Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
County Share of New Sales Tax Revenue:	\$1,065,833	\$1,230,970	\$1,255,589	\$1,280,701	\$1,306,315	\$1,332,441	\$1,359,090	\$1,386,272		
Total County Share of Sales Tax Revenue:	\$1,065,833	\$1,230,970	\$1,255,589	\$1,280,701	\$1,306,315	\$1,332,441	\$1,359,090	\$1,386,272		

Source: Rider Cunningham



Highway 287 Urban Renewal Plan Area

Boulder County Impact Report

Erie, Colorado

June 2015

Prepared for:

Town of Erie Urban Renewal Authority
Town of Erie Board of Trustees

Prepared by:

Ricker|Cunningham
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Centennial, CO 80112

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Highway 287 Urban Renewal Plan Area

Boulder County Impact Report

Erie, Colorado

June 2015

This report outlines the anticipated impact of the proposed Highway 287 Urban Renewal Plan on Boulder County (the County). It responds to the requirements outlined in C.R.S. 31-25-107 (3.5):

C.R.S. 31-25-107: APPROVAL OF URBAN RENEWAL PLANS BY THE LOCAL GOVERNING BODY

- (3.5) "Prior to the approval of an urban renewal plan, the governing body shall submit such plan to the board of county commissioners, which shall include, at a minimum, the following information concerning the impact of such plan:
- I. The estimated duration of time to complete the urban renewal project;
 - II. The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;
 - III. An estimate of the impact of the urban renewal project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure;
 - IV. A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (ii) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority; and
 - V. Any other estimated impacts of the urban renewal project on county services or revenues."



Summary of Urban Renewal Plan

Development Program

The proposed development program for the Highway 287 Urban Renewal Plan is consistent with current policy documents and plans for the Town of Erie. The development program is anticipated to be phased over 3 to 5 years, and the total build-out is summarized in Table 1.

Table 1
Highway 287 Urban Renewal Plan
Proposed Development Program

	Sq Ft/ Units
New Redevelopment:	
Retail	153,000
Residential (Rental)	300

Source: Ricker|Cunningham.

Development Timing

The development timetable for the proposed program presented above will ultimately be determined by prevailing market conditions. A critical component of the analysis presented here is the assumption that key parcels within the planning area will be developed into a mix of retail and high-density residential uses. For the purposes of this analysis, it was assumed that redevelopment and new development in the Highway 287 Urban Renewal Area (the Area) will be substantially completed during the 3- to 5-year development and stabilization period.

Summary Impacts to Boulder County

For the purposes of this analysis, it is assumed that 100% of the total County property tax increment over the 25-year period will be allocated to project costs. Table 2 at the end of this report provides a summary of these property tax revenues.



Property Tax Revenue

Because the Town of Erie and the Town of Erie Urban Renewal Authority own all of the parcels within the Area, there are no property taxes collected currently. Therefore, the property tax base in the Area is \$0. During the 25-year statutory period, the County's share of property tax revenue will remain \$0. After the 25-year analysis period is completed, the County's share of property tax revenues will increase to approximately \$215,000 on an annual basis. These figures reflect the impacts of inflation, conservatively estimated at approximately 1% on an annual basis.

Sales Tax Revenue

The current sales tax rate for the Town of Erie is 3.5% and the current sales tax base in the Area is \$0. The County will retain its 0.985% rate on taxable sales in the Area. Based on the proposed development program, the Area would generate approximately \$11.3 million in new sales tax revenue for the County over the 25-year period. After the 25-year period is completed, the County's share of new sales tax revenues would be approximately \$605,000 on an annual basis. These sales tax revenue figures also reflect the impacts of inflation, estimated at approximately 1% to 2% on an annual basis.

County Services / Infrastructure

Because the entire Area will be located within the Town of Erie's municipal boundaries, there is anticipated to be minimal impact on County services. Infrastructure impacts associated with the proposed development program are assumed to be financed by the Town of Erie Urban Renewal Authority, the Town of Erie with increment revenues and/or some combination of increment dollars, general fund dollars and special district dollars (assuming future creation of an additional district layer) and developer contributions. Impacts to the County's general government services could increase due to an increase in residential development, but such



impacts should be more than offset by the increase in revenue described above and value increases in properties outside of the Area.

Net Impact to County

Table 2 also illustrates the net impact to the County over the 25-year tax analysis period. As shown, the County's net impact, in terms of property and sales tax revenue, is estimated to be a surplus of approximately \$7.1 million.

Conclusion

In summary, and regarding "the impact of the reinvestment project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed reinvestment area", there do not appear to be any significant additional County infrastructure requirements required to serve development in the proposed reinvestment Area. Further, the County will not provide any public improvements, police, fire, utility or other specific services to serve such development, because all properties in the Area are entirely located within the municipal boundaries of the Town and will therefore be served by the Town. Finally, any additional demands (direct or indirect) on County services due to a general increase in population within the Area should be more than offset (as are all other such costs) by increases in County revenue as described herein and by adjustments in the base property tax assessment roll, as well as increases in property value located in proximity to the Area.

TABLE 2
TOWN OF ERIE URBAN RENEWAL AUTHORITY
HIGHWAY 287 URBAN RENEWAL PLAN
TIF ANALYSIS -- BOULDER COUNTY IMPACT
JUNE 2015

	Cumulative Total By:				
	2019	2024	2029	2034	2039
Boulder County					
Property Tax Revenues from Existing Base	\$0	\$0	\$0	\$0	\$0
Property Tax Revenues Deferred From New Redevelopment	(\$283,804)	(\$1,182,040)	(\$2,126,095)	(\$3,118,307)	(\$4,161,131)
Share of Sales Tax Revenues	\$1,189,429	\$3,354,186	\$5,744,253	\$8,383,080	\$11,296,558
Net Tax Revenues -- 25-Year Period	\$905,625	\$2,172,146	\$3,618,158	\$5,264,773	\$7,135,427

Source: Ricker | Cunningham.

TABLE 2 (CONT'D)
 TOWN OF ERIE URBAN RENEWAL AUTHORITY
 HIGHWAY 287 URBAN RENEWAL PLAN
 TIF ANALYSIS – BOULDER COUNTY IMPACT
 JUNE 2015

Development Program	
New Redevelopment:	Sq Ft/ Units
Retail	153,000
Residential (Rental)	300

Annual Property Tax Revenue Estimates	Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Estimated Cumulative Development Demand:										
Retail	0	50,000	100,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000
Residential (Rental)	0	0	100	200	300	300	300	300	300	300
Estimated Development Market Value:										
Retail	\$0	\$5,050,000	\$10,201,000	\$15,763,625	\$19,921,241	\$18,090,454	\$16,241,258	\$16,403,671	\$16,567,708	\$16,731,745
Residential (Rental)	\$0	\$0	\$10,201,000	\$20,606,020	\$31,218,120	\$31,530,302	\$31,845,605	\$32,164,061	\$32,485,701	\$32,813,521
Estimated Development Appraised Value:										
Retail	\$0	\$1,464,500	\$2,958,000	\$4,571,446	\$4,617,160	\$4,663,332	\$4,709,585	\$4,757,065	\$4,804,635	\$4,852,205
Residential (Rental)	\$0	\$0	\$812,000	\$1,640,339	\$2,489,562	\$2,509,812	\$2,534,910	\$2,560,259	\$2,586,862	\$2,613,719
Estimated Development Property Tax Revenues (89 mills):										
Retail	\$0	\$0	\$130,595	\$263,801	\$407,652	\$411,728	\$415,846	\$420,004	\$424,204	\$428,454
Residential (Rental)	\$0	\$0	\$0	\$72,409	\$145,266	\$721,593	\$723,809	\$726,047	\$728,307	\$730,587
Total Property Tax Revenues from New Redevelopment:	\$0	\$0	\$130,595	\$336,210	\$552,918	\$633,321	\$639,654	\$646,051	\$652,511	\$658,961
Total Property Tax Revenues from Existing Development:	\$0	\$0	\$130,595	\$336,210	\$552,918	\$633,321	\$639,654	\$646,051	\$652,511	\$658,961
Existing Property Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Property Tax Increment:	\$0	\$0	\$130,595	\$336,210	\$552,918	\$633,321	\$639,654	\$646,051	\$652,511	\$658,961
County Impact:										
County Share of Property Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Share of Property Tax Increment:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenues:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Annual Sales Tax Revenue Estimates	Year									
	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Estimated Cumulative Retail Development:										
Estimated Taxable Retail Sales from New Development:	\$0	\$0,000	\$100,000	\$153,000	\$153,000	\$153,000	\$153,000	\$153,000	\$153,000	\$153,000
Total Sales Tax Revenues from New Redevelopment:	\$0	\$12,750,000	\$26,010,000	\$40,591,206	\$41,403,030	\$40,231,091	\$41,075,713	\$41,937,227	\$42,815,971	\$43,707,215
Total Sales Tax Revenues from Existing Development:	\$0	\$446,250	\$910,350	\$1,420,692	\$1,449,106	\$1,478,088	\$1,507,650	\$1,537,803	\$1,568,559	\$1,599,815
Total City Sales Tax Revenues:	\$0	\$446,250	\$910,350	\$1,420,692	\$1,449,106	\$1,478,088	\$1,507,650	\$1,537,803	\$1,568,559	\$1,599,815
Existing Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Sales Tax Increment:	\$0	\$446,250	\$910,350	\$1,420,692	\$1,449,106	\$1,478,088	\$1,507,650	\$1,537,803	\$1,568,559	\$1,599,815
County Impact:										
County Share of Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Share of New Sales Tax Revenues:	\$0	\$125,588	\$256,199	\$399,823	\$407,830	\$415,976	\$424,296	\$432,782	\$441,437	\$450,252
Total County Share of Sales Tax Revenues:	\$0	\$125,588	\$256,199	\$399,823	\$407,830	\$415,976	\$424,296	\$432,782	\$441,437	\$450,252

Source: Ricker | Cunningham.

TABLE 2 (CONTD)
TOWN OF ERIE URBAN RENEWAL AUTHORITY
HIGHWAY 287 URBAN RENEWAL PLAN
TIF ANALYSIS -- BOULDER COUNTY IMPACT
JUNE 2015

Development Program	Year											
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Annual Property Tax Revenue Estimates												
Estimated Cumulative Development Demand:												
Retail	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000
Residential (Rental)	300	300	300	300	300	300	300	300	300	300	300	300
Estimated Development Market Value:												
Retail	\$16,733,385	\$16,900,719	\$17,069,726	\$17,240,423	\$17,412,827	\$17,586,955	\$17,762,825	\$17,940,453	\$18,119,841	\$18,300,989	\$18,483,897	\$18,668,565
Residential (Rental)	\$32,810,558	\$33,138,664	\$33,470,050	\$33,804,751	\$34,142,795	\$34,484,226	\$34,829,069	\$35,177,359	\$35,529,097	\$35,884,294	\$36,242,951	\$36,604,168
Estimated Development Assessed Value:												
Retail	\$4,852,682	\$4,901,208	\$4,950,220	\$4,999,723	\$5,049,720	\$5,100,217	\$5,151,219	\$5,202,731	\$5,254,752	\$5,307,281	\$5,360,317	\$5,413,861
Residential (Rental)	\$2,611,720	\$2,637,838	\$2,664,216	\$2,690,858	\$2,717,767	\$2,744,944	\$2,772,394	\$2,800,118	\$2,828,126	\$2,856,417	\$2,884,984	\$2,913,827
Estimated Development Property Tax Revenue (\$9 mill):												
Retail	\$428,446	\$432,731	\$437,058	\$441,429	\$445,843	\$450,301	\$454,804	\$459,352	\$463,945	\$468,577	\$473,248	\$477,959
Residential (Rental)	\$230,590	\$232,856	\$235,235	\$237,627	\$239,953	\$242,353	\$244,776	\$247,224	\$249,697	\$252,195	\$254,718	\$257,266
Total Property Tax Revenue from New Redevelopment:	\$659,037	\$665,587	\$672,293	\$679,056	\$685,796	\$692,654	\$699,581	\$706,576	\$713,642	\$720,781	\$727,984	\$735,245
Total Property Tax Revenue from Existing Development:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Property Tax Revenue:	\$659,037	\$665,587	\$672,293	\$679,056	\$685,796	\$692,654	\$699,581	\$706,576	\$713,642	\$720,781	\$727,984	\$735,245
Existing Property Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Property Tax Increment:	\$659,037	\$665,587	\$672,293	\$679,056	\$685,796	\$692,654	\$699,581	\$706,576	\$713,642	\$720,781	\$727,984	\$735,245
County Impact:												
County Share of Property Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Share of Property Tax Increment:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Sales Tax Revenue Estimates												
Estimated Cumulative Retail Development:												
Retail	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000
Estimated Taxable Retail Sales from New Development:	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
Total Sales Tax Revenue from New Redevelopment:	\$1,099,930	\$1,131,929	\$1,164,567	\$1,197,859	\$1,231,816	\$1,266,452	\$1,301,781	\$1,337,817	\$1,374,572	\$1,412,049	\$1,450,259	\$1,489,214
Total Sales Tax Revenue from Existing Development:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total City Sales Tax Revenue:	\$1,099,930	\$1,131,929	\$1,164,567	\$1,197,859	\$1,231,816	\$1,266,452	\$1,301,781	\$1,337,817	\$1,374,572	\$1,412,049	\$1,450,259	\$1,489,214
Existing Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Sales Tax Increment:	\$1,099,930	\$1,131,929	\$1,164,567	\$1,197,859	\$1,231,816	\$1,266,452	\$1,301,781	\$1,337,817	\$1,374,572	\$1,412,049	\$1,450,259	\$1,489,214
County Impact:												
County Share of Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Share of New Sales Tax Revenue:	\$450,266	\$459,271	\$468,457	\$477,826	\$487,382	\$497,130	\$507,073	\$517,214	\$527,552	\$538,089	\$548,826	\$559,764
Total County Share of Sales Tax Revenue:	\$450,266	\$459,271	\$468,457	\$477,826	\$487,382	\$497,130	\$507,073	\$517,214	\$527,552	\$538,089	\$548,826	\$559,764

Source: Sider Consulting.

TABLE 2 (COMTD)
TOWN OF ERIE URBAN RENEWAL AUTHORITY
HIGHWAY 287 URBAN RENEWAL PLAN
TIF ANALYSIS - BOULDER COUNTY IMPACT
JUNE 2015

Development Program

Sq Ft/ Units	153,000
Retail	300
Residential (Retail)	300

	Year									
	2032	2033	2034	2035	2036	2037	2038	2039		
Annual Property Tax Revenue Estimates										
Estimated Cumulative Development Demand:										
Retail	153,000	153,000	153,000	153,000	153,000	153,000	153,000	153,000		
Residential (Retail)	300	300	300	300	300	300	300	300		
Estimated Development Market Value:										
Retail	\$18,119,858	\$18,801,056	\$18,484,067	\$18,668,908	\$18,853,597	\$19,044,153	\$19,234,594	\$19,426,940		
Residential (Retail)	\$35,529,133	\$35,885,424	\$36,243,269	\$36,605,701	\$36,971,758	\$37,341,476	\$37,714,891	\$38,092,039		
Estimated Development Assessed Value:										
Retail	\$5,254,759	\$5,307,306	\$5,360,379	\$5,413,983	\$5,468,123	\$5,522,804	\$5,578,032	\$5,633,813		
Residential (Retail)	\$2,828,119	\$2,856,400	\$2,884,964	\$2,913,814	\$2,942,952	\$2,972,381	\$3,002,105	\$3,032,128		
Estimated Development Property Tax Revenues (89 mills):										
Retail	\$463,846	\$468,285	\$473,271	\$478,004	\$482,784	\$487,612	\$492,488	\$497,488		
Residential (Retail)	\$249,695	\$252,193	\$254,715	\$257,262	\$259,835	\$262,433	\$265,058	\$267,715		
Total Property Tax Revenues from New Redevelopment:	\$713,542	\$720,479	\$727,986	\$735,266	\$742,619	\$750,045	\$757,546	\$765,203		
Total Property Tax Revenues from Existing Development:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Existing Property Tax Base:	\$713,542	\$720,479	\$727,986	\$735,266	\$742,619	\$750,045	\$757,546	\$765,203		
Total Property Tax Increment:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
County Impact:										
County Share of Property Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
County Share of Property Tax Increment:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total County Share of Property Tax Revenue:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		

	Year									
	2032	2033	2034	2035	2036	2037	2038	2039		
Annual Sales Tax Revenue Estimates										
Estimated Cumulative Retail Development:										
Estimated Taxable Retail Sales from New Development:	\$53,559,234	\$54,630,419	\$55,723,027	\$56,837,488	\$57,974,238	\$59,133,722	\$60,316,397	\$61,522,725		
Total Sales Tax Revenues from New Redevelopment:	\$1,874,573	\$1,912,065	\$1,950,306	\$1,989,312	\$2,029,098	\$2,069,680	\$2,111,074	\$2,153,295		
Total Sales Tax Revenue from Existing Development:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total City Sales Tax Revenues:	\$1,874,573	\$1,912,065	\$1,950,306	\$1,989,312	\$2,029,098	\$2,069,680	\$2,111,074	\$2,153,295		
Existing Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Sales Tax Increment:	\$1,874,573	\$1,912,065	\$1,950,306	\$1,989,312	\$2,029,098	\$2,069,680	\$2,111,074	\$2,153,295		
County Impact:										
County Share of Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
County Share of New Sales Tax Revenue:	\$527,558	\$538,110	\$548,872	\$559,849	\$571,046	\$582,467	\$594,117	\$605,999		
Total County Share of Sales Tax Revenue:	\$527,558	\$538,110	\$548,872	\$559,849	\$571,046	\$582,467	\$594,117	\$605,999		

Source: Kiker | Cunningham

RESOLUTION NO. 15- 08

**A RESOLUTION OF THE TOWN OF ERIE URBAN RENEWAL AUTHORITY
SELECTING REDEVELOPMENT PARTNER AND
AUTHORIZING NEGOTIATIONS FOR THE HIGHWAY 287
URBAN RENEWAL PLAN AREA**

WHEREAS, the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 (the “Act”) provides for urban renewal of slums and blighted areas; and

WHEREAS, the Town of Erie Urban Renewal Authority (the “Authority”) is a duly constituted urban renewal authority, established and operating pursuant to the laws of the State of Colorado, and in particular the provisions of C.R.S. § 31-25-101 *et. seq.*, and has undertaken to eliminate and prevent blight and to prevent injury to the public health, safety, morals, and welfare of the residents of the Town of Erie (the “Town”); and

WHEREAS, the Authority is carrying out the Highway 287 Urban Renewal Plan (the “Plan”) which was approved on September 22, 2015 by the Town Board of Trustees; and

WHEREAS, the Authority published a notice of request for qualifications for the redevelopment of an approximate 52.13 acre site within the Plan area located at the southeast corner of Arapahoe Road and U.S. Highway 287 from the development community and a Public Notice of Request for Qualifications published on July 31, 2015 and August 7, 2015 in the Times-Call and on August 5 and 12, 2015 in the Colorado Hometown Weekly ; and

WHEREAS, the Authority established specific criteria for use in evaluating submissions the Authority anticipated receiving in response to the request for qualification; and

WHEREAS, the Authority has evaluated the five requests for qualification submittals it received prior to the deadline against the established criteria and interviewed four of the respondents regarding their qualifications; and

WHEREAS, upon selecting the redevelopment partner the Authority intends to negotiate an exclusive agreement outlining the responsibilities, obligations, and terms for the redevelopment of the approximate 52.13 acre site.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF ERIE URBAN RENEWAL AUTHORITY THAT:

Section 1. The foregoing Recitals are incorporated herein by this reference.

Section 2. For and in consideration of staff’s recommendation and the Authority’s evaluation of the qualification submittals against the established criteria and interviews of the respondents conducted during the month of September 2015, the Authority finds it to be in the best interest of the Authority to select Evergreen for the redevelopment project in the Highway 287

Urban Renewal Plan Area.

Section 3. The Executive Director of the Authority and the Authority's legal counsel are authorized and directed to negotiate an exclusive agreement with Evergreen on behalf of the Authority which contains reasonable conditions and requirements to be imposed upon the redevelopment project and redeveloper, which restrictions are imposed to protect and enhance the public health, safety and welfare.

Section 4. This Resolution shall be effective immediately upon its adoption.

INTRODUCED, READ, PASSED, AND ADOPTED at a regular meeting of the Town of Erie Urban Renewal Authority, held on September 22, 2015.

**TOWN OF ERIE URBAN RENEWAL
AUTHORITY,**
a body corporate and politic

By: _____
Tina Harris, Chairperson

ATTEST:

By: _____
Nancy J. Parker, Secretary

TOWN OF ERIE
URBAN RENEWAL AUTHORITY AGENDA ITEM

Board Meeting Date: September 22, 2015

SUBJECT:

RESOLUTIONS

Resolution 15-12; A resolution of the Town of Erie Urban Renewal Authority approving the condition survey for the Four Corners Urban Renewal Area, finding that blight exists within the Four Corners Area, and recommending that the Board of Trustees of the Town of Erie make certain legislative findings regarding the same.

DEPARTMENT:

Administration/Economic Development

PRESENTER:

Paula Mehle, Economic Development Coordinator *pm*

FISCAL

Cost as Recommended: n/a

INFORMATION:

Balance Available: n/a

Budget Line Item Number: n/a

New Appropriation Required: Yes No

STAFF

Approval of Resolution 15-12

RECOMMENDATION:

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Approval of Resolution 15-12 by the Urban Renewal Authority is a determination that the Four Corners Area conditions meet the factors of "blighted area" consistent with the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 based on a the Four Corners Area Conditions Survey presented by Ricker Cunningham and attached; that these factors impair or arrest the growth of the Area; and as such, would recommend that the Board of Trustees for the Town of Erie designate the said area as appropriate for an urban renewal project. A presentation of the factors will be made to the Urban Renewal Authority.

Approval of Resolution 15-12 will be an approval of the Conditions Survey finding blight exists within the Four Corners area and recommendation to the Town Board to adopt findings and approve the Four Corners Area Conditions Survey.

Staff Review:

- Town Attorney
- Town Clerk
- Community Development Director
- Finance Director
- Police Chief
- Public Works Director
- Economic Development Coordinator

Approved by:



A.J. Krieger
Town Administrator

ATTACHMENTS:

Resolution 15-12
Four Corners Area Conditions Survey

RESOLUTION NO. 15- 12

A RESOLUTION OF THE TOWN OF ERIE URBAN RENEWAL AUTHORITY APPROVING THE CONDITIONS SURVEY FOR THE FOUR CORNERS URBAN RENEWAL AREA, FINDING THAT BLIGHT EXISTS WITHIN THE FOUR CORNERS AREA, AND RECOMMENDING THAT THE BOARD OF TRUSTEES OF THE TOWN OF ERIE MAKE CERTAIN LEGISLATIVE FINDINGS REGARDING THE SAME

WHEREAS, the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 (the “Act”) provides for urban renewal of slums and blighted areas; and

WHEREAS, the Town of Erie Urban Renewal Authority (the “Authority”) has undertaken to eliminate blight and prevent injury to the public health, safety, morals, and welfare of the residents of the Town of Erie (the “Town”); and

WHEREAS, the Authority commissioned Ricker Cunningham of Centennial, Colorado to perform a conditions study and survey to determine whether the area described therein is a “blighted area” as defined in the Act; and

WHEREAS, within thirty days of commissioning the conditions survey, notice was provided to all property owners within the study area pursuant to § 31-25-107(1)(b), C.R.S., or the right to receive such notice was waived by such property owners;

WHEREAS, Ricker Cunningham presented the Four Corners Area Conditions Survey (the “Survey”) which included a description of existing conditions and photographs, which Survey is attached and incorporated herein as **Exhibit A**, and which determined that both the Survey area, now referred to as the Four Corners Urban Renewal Area (the “Area”), contained factors included in the definition of “blighted area” as provided in the Act, and which described in detail the conditions in the Area at a public hearing before the Authority on September 22, 2015; and

WHEREAS, the Survey is a matter of public record in the custody of the Town Clerk and is available for public inspection during business hours of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF ERIE URBAN RENEWAL AUTHORITY THAT:

Section 1. The Authority determines that the Area described in the Survey is a “blighted area” as defined in the Act. Based upon the Survey and other evidence presented at the public hearing on September 22, 2015, seven factors of blight are found to exist within the Area. The specific factors found to exist in the Area are:

(b) Predominance of defective or inadequate street layout;

- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title;
- (h) Existence of conditions that endanger life or property by fire or other causes;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

Section 2. The presence of such factors within the Area substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, and constitutes an economic and social liability, and is a menace to the public health, safety, morals and welfare of the residents of the Town.

Section 3. The boundaries of the Area have been drawn as narrowly as is feasible to accomplish the planning and development objectives of the proposed urban renewal area.

Section 4. The Authority recommends that the Board of Trustees of the Town designate the Area as appropriate for an urban renewal project.

INTRODUCED, READ, PASSED, AND ADOPTED at a regular meeting of the Town of Erie Urban Renewal Authority, held on September 22, 2015.

**TOWN OF ERIE URBAN RENEWAL
AUTHORITY,**
a body corporate and politic

By: _____
Tina Harris, Chairperson

ATTEST:

By: _____
Nancy J. Parker, Secretary

EXHIBIT A

Four Corners Area – Conditions Survey
Surveyed Summer 2015, Submitted August 2015

Total Pages: 22



Four Corners Area Conditions Survey

Town of Erie, Colorado

Surveyed Summer 2015 -- Submitted August 2015

Prepared for:

Town of Erie Urban Renewal Authority (TOEURA)
Town of Erie Board of Trustees

Prepared by:

Ricker|Cunningham
8200 South Quebec Street, Suite A3-104
Centennial, CO 80112

303.458.5800 phone
303.458.5420 fax

www.rickercunningham.com



Four Corners Area Conditions Survey

Town of Erie, Colorado

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Figure 1:	Survey Area Boundaries
Figure 2:	100-Year Flood Zone
Figure 3:	Mines and Related Attributes
Figure 4:	Well Locations

Tables

Table 1:	Criminal and Traffic Incidents, Canyon Creek Subdivision 2008 to 2011
Table 2:	Total Incidents, All Subdivisions 2008 to 2011
Table 3:	Four Corners Survey Area, Summary of Findings



Four Corners Area Conditions Survey

Town of Erie, Colorado

1.0 Introduction

The following report, the *Four Corners Area Conditions Survey* (the "Survey") was prepared for the Town of Erie Urban Renewal Authority (TOEURA and the "Authority") and the Town of Erie Board of Trustees (the "Board") in July 2015 and submitted in August 2015. The purpose of this work was to analyze conditions within a defined Survey Area (also referred to here as "the Survey Area" "Subject Area" or "Area") located within the Town of Erie and Boulder County, Colorado, in order to determine whether factors contributing to blight are present and whether the Area may, therefore, be considered eligible as an urban renewal area under the provisions of the Colorado Urban Renewal Law (the "Law" or "Statute").

The Survey Area, part of the Canyon Creek PD Amendment No. 8 and proposed Amendment No. 9 (also known as the Four Corners development) includes one (1) parcel located in the north one-half of the Southeast one-quarter of Section 24, Township 1 North Range 69 West of the Sixth Principal Meridian, within the town of Erie, county of Boulder, and state of Colorado, or in other words, the southwest quadrant of Erie Parkway (also known as Weld County Road 8 and Isabella Road) and East County Line Road (Weld County Road 1). Originally part of the Homestake Planned Unit Development (PUD), then amended to the Canyon Creek Planned Development (PD) and approved by the Town in 2000, the subject property is approximately 46 acres and lacking any improvements.

Figure 1 on the following page illustrates the extent of the Survey Area and relationship to surrounding development and roadways. The single property is owned by one entity, the Colorado corporation of Erie Commercial Venture, LLLP. Representatives of the owner approached the Town of Erie (the "Town") in June of 2015 requesting inclusion of the parcel in an urban renewal area. At the Town's direction, the owner and their representatives commenced preparation of all documents required under the Law, including this Survey. In addition to showing the presence of the requisite number of qualifying conditions of blight, the Statute also requires that all property owners within a proposed urban renewal area be notified prior to commencing the Survey. Whereas the sole owner requested an urban renewal designation, it is considered a "voluntary



Figure 1: Survey Area Boundaries – Four Corners Area



Date: Thursday, August 13, 2015

0 125 250 500 750 Feet

Study Area Boundary



district" and without objection. As such, the owner has the right to waive this notification which they have done so here. A signed letter stating the same has been provided to the Authority's representatives.

As explained above, this *Four Corners Area Conditions Survey*, represents a necessary step in the determination of blight and establishment of an urban renewal area for the purpose of mitigating and eliminating adverse conditions that are delaying or preventing investment within its boundaries. It is also an important step in advancing community goals set out in the Town's comprehensive planning documents, specifically related to infill development, redevelopment and commercial corridor revitalization.

2.0 Definition of Blight

A determination of blight is a cumulative conclusion based on the presence of several factors (physical, market, and other) defined by state law. In reality, it is not just their presence that contributes to the deterioration of an area, but rather the multiplicative impact tends to bleed beyond the parcel boundaries and throughout the community. For purposes of this Survey, the definition of a blighted area is the same as that provided in the Colorado Urban Renewal Law which reads as follows:

"Blighted area" means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) *Slum, deteriorated, or deteriorating structures;*
- (b) *Predominance of defective or inadequate street layout;*
- (c) *Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- (d) *Unsanitary or unsafe conditions;*
- (e) *Deterioration of site or other improvements;*
- (f) *Unusual topography or inadequate public improvements or utilities;*
- (g) *Defective or unusual conditions of title rendering the title non-marketable;*
- (h) *Existence of conditions that endanger life or property by fire or other causes;*
- (i) *Buildings that are unsafe or unhealthy for persons to live or work in*



- because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;*
- (j) Environmental contamination of buildings or property;*
 - (k.5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements;*
 - (l) If there is no objection of such property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.*

Source: Colorado Revised Statute 31-25-103(2).

While the conclusion of whether an area constitutes a legally "blighted area" is a determination left to municipal legislative bodies, this Survey provides detailed documentation of the aforementioned physical, environmental and social factors as they exist within the boundaries defined herein. Note: It is not legally necessary for every factor to be present in an area in order for it to be considered "blighted". In addition, a given factor need not be present on each and every parcel or structure to be counted, but rather, only needs to be present somewhere in the area as a whole. In other words, the presence of one or more well-maintained, non-blighted buildings or parcels does not necessarily preclude a finding of blight for the area in which blighting factors are present¹. Rather, an area qualifies as blighted when *four* or more factors are present (or *five* factors, in cases where the use of eminent domain is anticipated). As explained in item (l) above, this threshold may be reduced to the presence of *one* blighting factor in cases where no owners of property or other business interest within its boundaries objects to inclusion in an urban renewal area as is the case here. This Factor (l) applies in this instance whereas the Area's sole owner and business interest requested inclusion in an urban renewal area. Despite the statutorily allowable lower

¹ While not clearly addressed in Colorado Urban Renewal law, this interpretation has been favored by the courts.



threshold (presence of one factor), every effort was made to identify all factors that are present and impacting the Area.

With this understanding, the *Four Corners Area Conditions Survey* presents an overview of factors within the Survey Area sufficient to make a determination of blight. Section 5.0 (Summary of Findings) provides conclusions regarding the presence of qualifying conditions in the Survey Area; however, the Erie Board of Trustees will make a final determination as to whether the Area constitutes a “blighted area” under the Colorado Urban Renewal Law.

3.0 Study Methodology

Ricker/Cunningham personnel conducted field investigations during July 2015 for the purpose of documenting conditions within the categories of blight listed above and described in greater detail below. Pertinent Geographic Information Systems (GIS) data from the Town of Erie was obtained and subsequently analyzed; and, discussions with Town of Erie Staff conducted, along with various other technical sources, and the collective results of these efforts are discussed herein.

Whereas the 11 factors listed in the Urban Renewal Law (see Section 2.0 of this report and below) contain few specific details or quantitative benchmarks to guide the conditions survey process, Ricker/Cunningham has developed a checklist of more specific categories of blighting conditions within each statutory factor to aid in their identification and characterization. This checklist has been used in nearly 75 urban renewal conditions surveys for more than 40 communities in Colorado and the Southern and Western United States.

(a) Slum, deteriorated, or deteriorating structures

This factor is said to be present when the physical condition of structures in the area present specific life-safety concerns. Sub-categories include deterioration or absence of the following:

- Roof
- Walls fascia board and soffit
- Foundation
- Gutters and downspouts
- Exterior finish

- Windows and doors
- Stairways and fire escapes
- Mechanical equipment
- Loading areas
- Fences, walls and gates
- Other non-primary structures

(b) Predominance of defective or inadequate street layout

This factor is said to be present when the layout (or non-existence) of streets or roads creates problems for health, safety, welfare or sound development. Sub-categories include inadequate or elevated:

- Vehicular access
- Internal circulation
- Driveway definitions and curb cuts
- Parking layout
- Traffic accident history

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

This factor is said to be present when lot size or configuration inhibits or is likely to inhibit sound development. Sub-categories include inadequate or unsafe:

- Lot shape or layout
- Vehicular access - parcels with poor access are usually found to have both category (b) and (c) present
- Lot size

(d) Unsanitary or unsafe conditions

This factor is said to be present when safety hazards and conditions are likely to have adverse effects on the health or welfare of persons in the area due to problems with a lack of infrastructure. Sub-categories include the presence of:

- Poorly lit or unlit areas
- Cracked or uneven sidewalks
- Hazardous contaminants

- Poor drainage
- Flood hazards
- Steep slopes
- Unscreened trash or mechanical equipment
- Pedestrian safety issues
- High crime incidence
- Lack of fire protection
- Vagrants, vandalism and graffiti

(e) Deterioration of site or other improvements

This factor is related to factor (a), and said to be present when land and/or structures have been either damaged or neglected. Sub-categories include the presence of, deteriorating or lack of:

- Billboards
- Signage
- Poorly maintained properties, streets, and other public improvements
- Trash, debris and weeds
- Parking surfaces, curbs and gutters
- Landscaping

(f) Unusual topography or inadequate public improvements or utilities

This factor represents the combination of two formerly separate factors. To that end, it is said to be present when the topography is incompatible with development (hilly, sloped, etc.) or properties are lacking complete public infrastructure. Sub-categories include the presence of, deteriorating or lack of:

- Slopes or unusual terrain
- Street pavement
- Curb and gutter
- Street lighting
- Overhead utilities
- Sidewalks
- Roads
- Water and sewer service
- Storm water quality and drainage improvements



(g) Defective or unusual conditions of title rendering the title non-marketable

This factor is said to be present when there are problems with the marketability of property titles, including unusual restrictions, unclear ownership, etc. Due to the expense of title searches, this blight factor is typically not examined unless developers or land owners provide documentation of known problematic title issues. (No sub-categories).

(h) Existence of conditions that endanger life or property by fire or other causes

This factor is said to be present when site and / or building maintenance or use issues exist that may threaten site users. This factor also includes potential threats from fire or other causes. Sub-categories include the presence of:

- Fire safety problems
- Hazardous contaminants
- High frequency of crime
- Floodplain and flood hazards

(i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities

This factor is said to be present when primary improvements, specifically those described in the context of factors (a) and (d) above, as well as property, poses a danger to the extent that habitation and/or daily use is considered unsafe. Sub-categories include the presence or lack of:

- Hazardous contaminants
- Fire safety infrastructure
- Unsafe building facilities
- All of the factors listed under (h) above

(j) Environmental contamination of buildings or property

This factor is said to be present when there exist threats from chemical or biological contamination. Unlike category (i) above, this factor can be said to exist even when such contamination does not pose a direct health hazard, so long as it causes other problems (i.e. inhibits development). Sub-categories include the presence of:

- Hazardous contaminants

(k.5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

This factor is said to be present when properties or their improvements are underutilized; or, there is a disproportionate amount of public service being provided. For instance, properties generating frequent calls for police or fire service or code enforcement often require more than their share of services. Sub-categories include the presence of:

- High frequency of fire calls
- High crime incidence
- Site and building underutilization
- All of the factors listed under (d) and (h) above

4.0 Survey Area Description and Project Concept

As explained earlier, the Area is located in the southwest quadrant of Erie Parkway and East County Line Road, and surrounded by these rights-of-way, as well as Austin Avenue along its southern border. Adjacent uses include single family homes, commercial and light industrial properties, St. Luke's Orthodox Church, and vacant land. The Town of Erie's Community Center, associated ball fields, and other recreational amenities are located across the intersection to the northeast.

According to the Boulder County Assessor, the subject property, Parcel No. 146524000019, was sold twice in the last 15 years, once in February 2001 and again in April 2008, when it was purchased by its current owner, Erie Commercial Venture, LLLP.



Seven entities will benefit from improvements in the Area including: Boulder County; St. Vrain School District; Town of Erie; Northern Colorado Water Conservancy District; Urban Drainage and Flood Control District; Mountain View Fire District; and High Plains Library District.

As reflected in the Town of Erie 2005 Comprehensive Plan Land Use Map, the Area is zoned Planned Development (PD), yet envisioned with improvements allowed under the Mixed-Use land use category (see definitions for both below). Permitted uses, as identified in the Canyon Creek PD Amendment No. 8, include Business Commercial (BC) and Commercial / Business / Retail (CBR), neither of which is allowable under its current zoning.

Planned Development (PD)

1. Purpose

- a. This Section makes available, pursuant to the Planned Unit Development Act of 1972, Article 67 of Title 24, C.R.S., a procedure to modify specific regulations of the UDC within a Planned Development (PD) zone district at the time of initial zoning for annexation or as a rezoning of a property from another zone district.

The PD zone district may be used when:

- i. There is a special public benefit that does not coincide with standard zoning district requirements; or,
- ii. A development proposal is unable to meet the standard zoning district requirements due to physical constraints of the property; or,
- iii. A development proposal is unable to meet the standard zoning district requirements due to unique development design; or,
- iv. A development proposal is unable to meet the standard zoning district requirements due to a unique mix of land uses

Mixed-Use (MU)

Mixed-use areas are intended to contain a variety of activities, such as offices, retail, and multiple housing types. They differ, however, in that the scale and configuration of development will vary by its location and development context (i.e., Old Town infill/redevelopment vs. new development). To this end, the Canyon Creek PD Amendment No. 9 (also known as the Four Corners development), submitted to the Town of Erie during the first half of 2015, is envisioned as "a vibrant mixed-use community with a strong emphasis on public and private amenities, diverse housing options, and most importantly, uniquely designed commercial space supported by restaurants and a shopping district." Further, "uses will reflect the range of activities where people live, shop, reside and build their families -- and provide its residents with



a sense of community, while also giving the Four Corners intersection a sense of identity."

5.0 Summary of Findings

The property that is the subject of this Survey was part of a larger "subarea" that was also surveyed in 2012. That subarea, referred to as Subarea No. 5 in the *Town of Erie Conditions Survey*, was comprised of 848 parcels and 663 acres and generally bound by County Road 3 on the west, Evans Street on the north, generally County Line Road on the east, and Bonnell Avenue on the south. At that time and in that larger geography, 10 of 11 factors were identified, specifically all except Factor g (defective or unusual conditions of title rendering the title non-marketable). It is the conclusion of this *Four Corners Area Conditions Survey* that, within the Area that is the subject of this report, seven (7) of the possible 11 blight factors are present including: b) predominance of defective or inadequate street layout; c) faulty lot layout in relation to size, adequacy, accessibility, or usefulness; d) unsanitary or unsafe conditions; f) unusual topography or inadequate public improvements or utilities; g) defective or unusual conditions of title; h) conditions that endanger life or property by fire or other causes; and, k.5) substantial physical underutilization or vacancy of sites, buildings, or other improvements. Each of these is described in greater detail below.

(b) Predominance of defective or inadequate street layout

Predominance of defective or inadequate street layout can be considered present when: existing roads, either serving or within an area, are insufficient to meet the current or future needs (based on zoning) of land uses (capacity) within an area when developed or redeveloped; there are no roads serving the area; or, roads that are in place are deteriorating or substandard. Note: "Substandard" is a definition based on established municipal standards. Whereas there are no roadway improvements within the Area making internal circulation impossible, Factor b is considered present for this reason alone. However, there are additional conditions associated with Factor b that also impact the Area. For instance, according to the Town of Erie Public Works Department, curbs and gutters along existing roadways are inconsistent, as are improvements for non-vehicular movement including sidewalks, lighting, trail connections and bicycle lanes. In addition, the intersection of East County Line Road and Austin Avenue is stop-controlled and will require a traffic signal, intersection improvements, and access points once the subject property is improved. In a letter from the Town to the Four Corners development team, they will be required to make "significant improvements to Erie Parkway and potentially East County Line Road to allow for the full movement access required."

Based on a review of municipal documents, established criteria dictate whether streets are considered substandard and requiring improvement upon development or redevelopment of adjacent parcels. While Erie Parkway is a local road, East County Line Road is a state highway. Both, however, are under the jurisdiction of the Town.

An additional condition considered in the context of this factor is the frequency of traffic incidents in and around the area. Information provided by the Town of Erie Police Department for the period 2008 to 2011, within the subdivision where the Subject Area is located, Canyon Creek, shows an average number of traffic incidents with property damage ranging from two to four per year. Since 2011, these types of incidents increased to four in 2013, five in 2014 and four during the first six months of 2015. Traffic incidents with injuries have consistently been less frequent. As reflected in **Table 1**, there were three incidents of this type between 2008 and 2011 and, not shown, only two since 2011.

Table 1
Criminal and Traffic Incidents, 2008 to 2011
Canyon Creek Subdivision Area

Type of Incident	Number of Incidents	Type of Incident	Number of Incidents
9-1-1 Hangup	30	Kidnapping	1
Abandoned Vehicle	9	Utter, Public Health	3
Agency Assistance	16	Lockout	5
Alarm	109	Lost Property	3
Alcohol Offense	1	Medical Assist	56
Animal Noise	63	Missing Person	9
Animal Problem	207	Parking Problem	10
Arson	2	Traffic Accident with Damage	11
Assault	1	Traffic Accident with Injuries	3
Attempt to Locate	6	Property Damage, Non Vandalism	1
Burglary	9	Prowler	1
Child Abuse or Neglect	1	Recovered Stolen Vehicle	1
Child Pornography	1	Repossession	11
Citizen Assist	7	Restraining Order Violation	5
Citizen Dispute	22	Runaway Juvenile	5
Civil	42	Sex Offense	2
Code Violation	23	Solicitor or License Problem	17
Criminal Mischief	9	Stray Animal	6
Curfew Violation	4	Attempted Suicide	2
Custodial Interference	2	Suspicious Person, Circumstance	132
Death Investigation	3	Theft	14
Disorderly Conduct	24	Threatening	2
Disturbance	28	Traffic Complaint	12
Domestic Disturbance	11	Traffic Enforcement	1
Controlled Substance Problem	2	Traffic Hazard	4
DUI Alcohol or Drugs	5	Traffic Violation	3
Explosives Problem	1	Traffic Stop	4
Fire Department Assist	18	Trespassing	12
Fireworks	16	Unsecure Premises	14
Found Property	3	Vehicle Theft	1
Fraud	15	Vicious Animal	2
Harassment	12	VIN Serial Number Inspection	3
Identify Theft	5	Wanted Person	5
Intoxicated Person	1	Weather Event	1
Juvenile Problem	15	Welfare Check	25
		Total Incidents	1,110

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Because faulty streets often produce faulty lots, particularly when they impact vehicular access, properties within the Survey Area that suffer from conditions associated with Factor b also suffer from Factor c for the reasons explained above. Further, the severity of their impact is different for commercial versus residential properties. For instance, commercial properties that lack access and visibility are at a significant competitive disadvantage to those with these characteristics. In fact, in some cases, a lack of either or both can render a property with limited or no value. Similarly, commercial properties that are too small to accommodate necessary levels of parking also suffer from a competitive disadvantage. While the Area's shape and size are not a detriment to development, since it is envisioned to develop with a mix of residential and non-residential uses, its current lack of access is a significant detriment for future commercial uses. While less impactful for future residential uses, its lack of non-vehicular accommodations and connections to adjacent community amenities, or commercial and employment concentrations, presents a challenge for this product type.

(d) Unsanitary or unsafe conditions

Factors that were identified contributing to unsafe conditions within and surrounding the Survey Area included insufficient improvements for non-vehicular and vehicular movement due to ill-defined access points, as explained under Factors b and c above. Experience has shown that a lack of certain types of infrastructure, particularly those that support safe vehicular and non-vehicular movement, can render properties vulnerable to unlawful activity.

As illustrated in **Table 2**, within the Canyon Creek subdivision area, as defined by the Erie Police Department, criminal and traffic incidents between 2008 and 2011 totaled 1,110, or approximately seven (7) percent of all incidents within the Town and the third highest of all areas during the same timeframe. Among the 1,110 incidents, approximately four (4) percent were traffic-related, five (5) percent requiring medical care, three (3) percent classified as fire-related; and an additional nine (9) percent classified as serious crimes.

This factor also considers the presence of a flood zone or floodway, and slopes which create drainage challenges. As reflected in **Figure 2**, an illustration presented in the 2012 Town of Erie Conditions Survey, no portion of the Area is located within a 100-year FEMA flood zone. However, slopes within the Area,



Table 2
Total Incidents, 2008 to 2011
 All Subdivisions

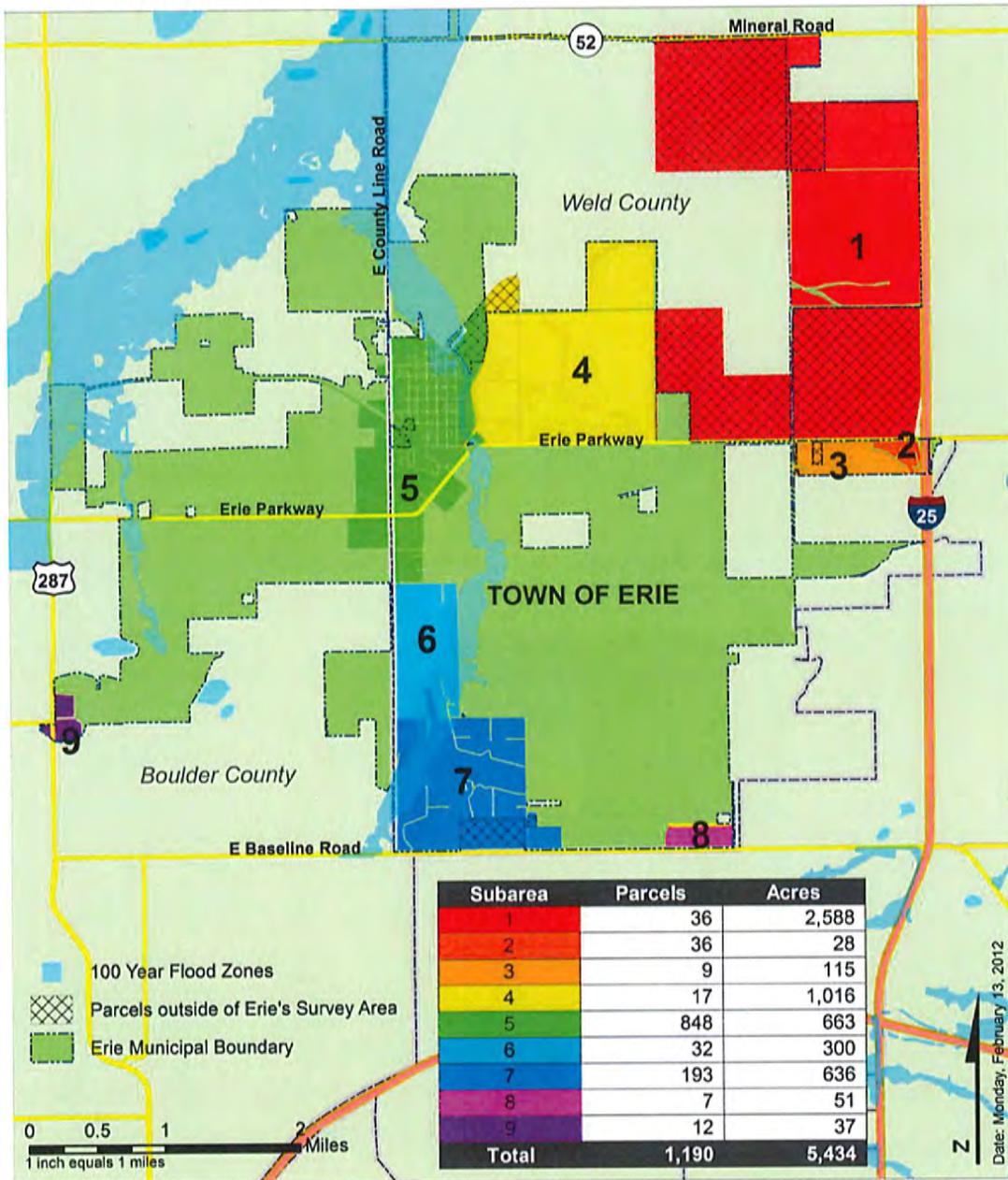
Subdivision (Location)	Total Incidents
Not Defined	267
Austin Industrial	164
Airpark	314
Arapahoe Ridge	1,011
Bacter Farms	14
Canyon Creek	1,110
Country Fields	285
Candlelight Ridge	77
Country Meadows	309
Creekside	241
Erie Commons	1,065
Erie Village	441
General Boulder	647
General Weld	881
Grandview	845
Kenosha Farms	395
Meadow Sweet Farms	255
Northridge	241
Orchard Glen	352
Old Town	3,135
Outside	480
Sunwest	254
Vista Pointe	565
Vista Ridge	3,172
Total Incidents	16,520

with their high point in the southwest corner and low point in the northeast corner, create drainage concerns sufficient to require costly improvements.

(f) Unusual topography or inadequate public improvements or utilities

In addition to roadway and drainage improvements described above, the site requires accommodations for all other utilities as well. Based on available information, Town services include water, sewer and storm drainage. Non-town services include: fire protection provided by the Mountain View Fire Protection District; electric and gas provided by Excel; phone provided by Century Link; and cable provided by Comcast. Whereas the property which comprises the Area was originally part of the Homestake PUD, and later amended to the current Canyon Creek PD in 2001, services available by the Canyon Creek PD include educational facilities owned and managed by the St. Vrain Valley School District, as well as the Town and non-town services listed above.

Figure 2: 100-Year Flood Zone



(g) Defective or unusual conditions of title rendering the title non-marketable

This factor is said to be present when there are problems with the marketability of property titles, including unusual restrictions such as the presence of utility and / or infrastructure easements, or unclear ownership. Title documents were provided by the property owner, prepared by Commonwealth Land Title Insurance Company, dated December 18, 2014. Information in that document and select other technical sources, largely associated with the location of utility and gas line easements, as well as two existing and inactive mine shafts, that support the presence of this factor, is summarized below.

Conditions associated with title concerns can be among the most costly and complicated to resolve in order to make a property ready for development. Not only is the title work expensive, but so too is the engineering required to either eliminate the impediment or mitigate its impact within the site. Acquisition of the mineral rights, an alternative to engineering mitigation, can be costly. In addition, the presence of easements often requires that site plans be modified, which oftentimes diminishes the total developable acreage. For these reasons, they are often an encumbrance to development.

An existing right-of-way (ROW) trail corridor and utility lines are located along the western edge of East County Line Road and southern edge of Erie Parkway. The trail, while an amenity for the community, as well as onsite users and residents, effectively serves to limit the Area's total developable acres and has impacted the site plan. So, too, does a pipeline easement located along Erie Parkway, and utility and gas line easements located along East County Line Road.

The pipeline easement located along Erie Parkway, and utility and gas line easements located along East County Line Road have been granted to multiple entities including Panhandle Eastern Pipeline Company, Western Gas Supply Company, Vessels Oil and Gas Company and HS Gathering, LLC according to a title report prepared by American Land Title dated December 2014, the terms, conditions, provisions, agreements and obligations specified under the Grant of Permanent Access and Utilities Easement by and between Erie Commercial Ventures, LLLP, a Colorado limited liability partnership, and Town of Erie, a Colorado municipal corporation, in October 2007.

According to the title report prepared by American Land Title dated December 2014, the assignments and conveyances of mineral interests, oil, gas and other minerals within the Area were conveyed by Mineral Deed on August 24, 1981 and



September 23, 1981, and to Johnson Development in instruments recorded July 13, 2001; and, to ECV Minerals in terms, conditions, provisions, agreements and obligations contained in the Restrictive Covenant and Non-Disturbance Agreement recorded May 29, 2008. The Oil and Gas Lease from ECV Minerals to KKC and interests including Wellborne Specific through a Declaration of Pooling was recorded September 22, 2009, Operating Agreement and Financing Statement recorded June 16, 2010; and, Bill of Sale and Conveyance from Encana Oil & Gas to Kerr McGee Gathering LLC recorded April 14, 2001.

In addition to utility and gas line easements, a portion of the Four Corners Survey Area was part of the Marfel and Pinnacle Mines ownership, which also encompassed many properties to the north. When operational, mining activity was primarily limited to undermining for minerals, primarily coal. Minerals were extracted through vertical shafts constructed to a depth of 50 to 100 feet, according to the Colorado Geological Survey, which are still in place today. The presence and location of these shafts have been confirmed by the property owner and although located below ground and inactive for several decades, present a significant and costly challenge to development. **Figure 3**, an illustration presented in the 2012 Town of Erie Conditions Survey, reveals various mining attributes including the depth of different mining facilities. **Figure 4**, another illustration from the original survey, shows that although surrounded by properties with both active and planned oil and gas wells, none are located within the Area.

(h) Existence of conditions that endanger life or property by fire or other causes

As explained in the previous section, this factor is said to be present when threats from fire, flooding, environmental contamination and crime exist that may threaten site users. Although no portion of the Area lies within a floodway, and there is no known environmental contamination despite inactive subsurface mine shafts, there is a disproportionately high level of criminal activity within the police service district where the Survey Area is located. As illustrated in **Table 2** above and discussed above, within the Canyon Creek subdivision area, as defined by the Erie Police Department, criminal and traffic incidents between 2008 and 2011 totaled 1,110, or approximately seven (7) percent of all incidents within the Town and the third highest of all areas during the same timeframe. Among the 1,110 incidents, approximately four (4) percent were traffic-related, five (5) percent requiring medical care, three (3) percent classified as fire-related; and an additional nine (9) percent classified as serious crimes.

Figure 3: Mines and Related Attributes

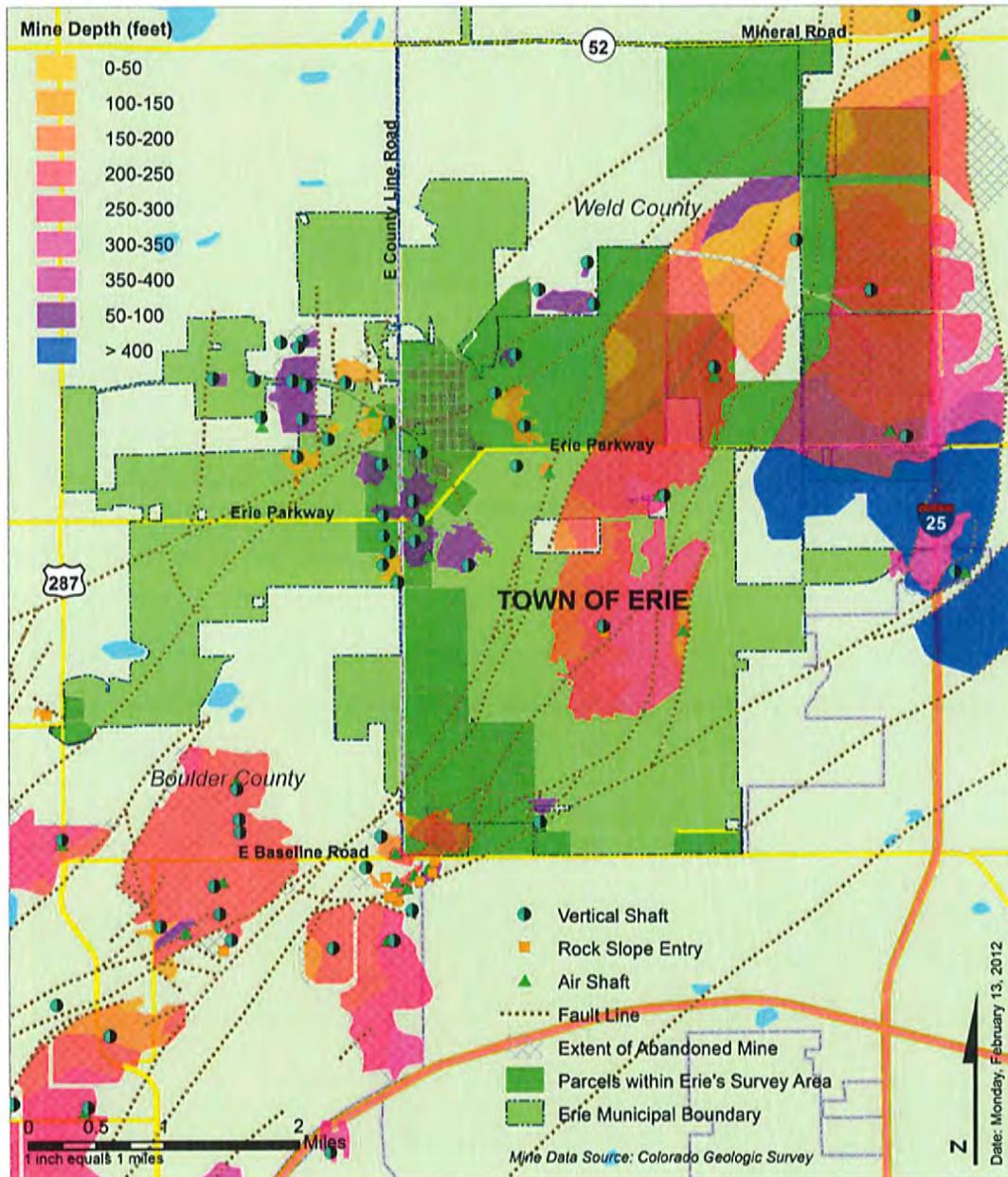
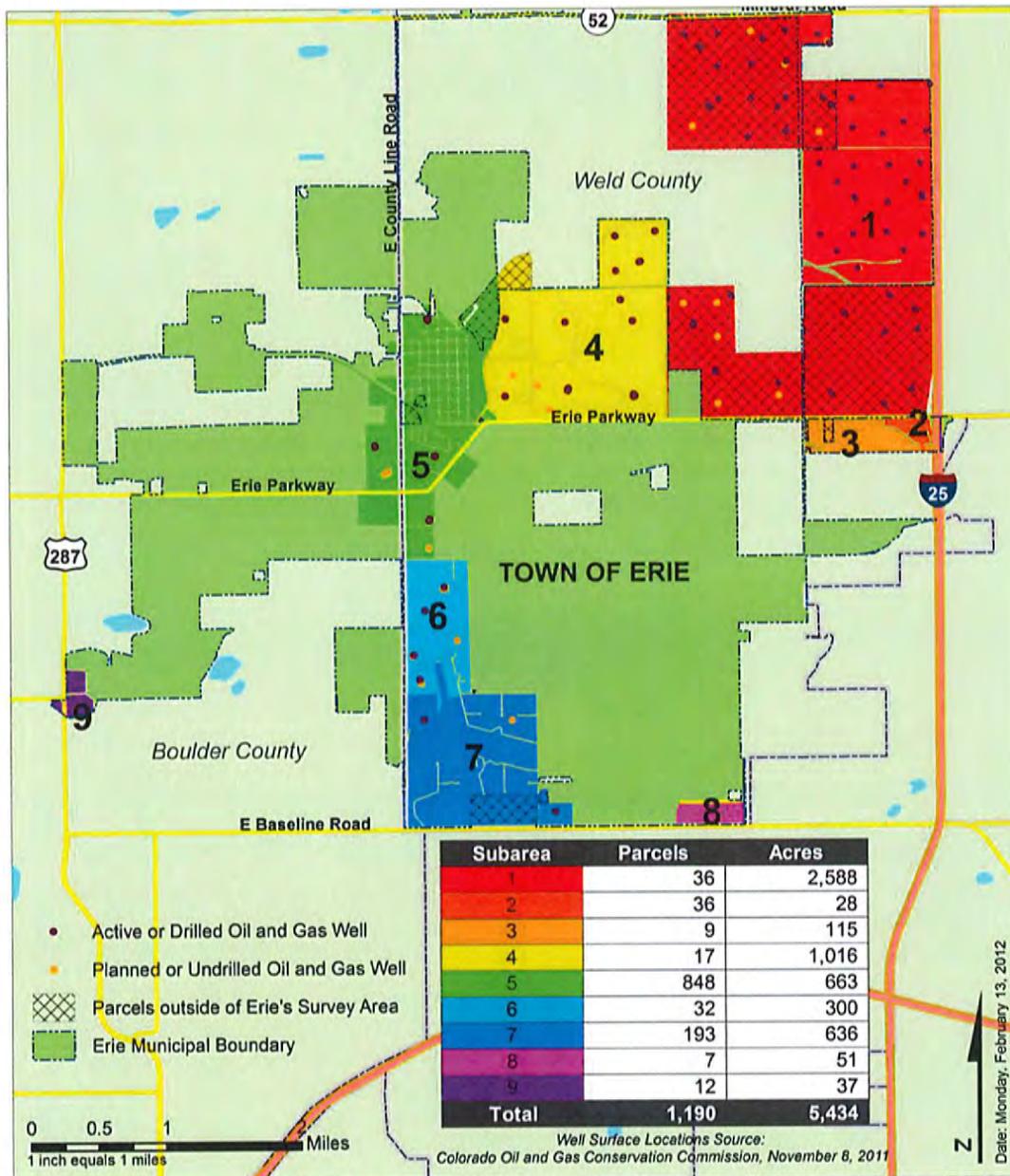


Figure 4: Well Locations



(k.5) Existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

Although the urban renewal law defines this factor as including either high levels of municipal services or underutilization or vacancy, this Factor k.5 is considered present due to the fact that a disproportionately high level of criminal and traffic incidents have been identified in the Area, and the single property located within its boundaries is vacant. While vacancies among properties within a municipality are not unusual, in this instance whereas the Area is located centrally within the Town and zoned for a mix of uses, residential and commercial, and largely surrounded by improved parcels; there can be a reasonable expectation of development.

6.0 Summary of Factors

Table 3 summarizes the findings within the Area. As explained earlier in this report, it is not legally necessary for *every* factor to be present in an area in order for it to be considered “blighted”. In addition, a given factor need not be present on each and every parcel or structure within an area to be counted, but rather, only needs to be present somewhere in the area as a whole. As shown, seven (7) of the 11 total possible factors were found, to some extent, within the Survey Area. Additionally, all seven factors were present to a degree that appeared likely to have a significantly negative impact on the public’s safety and welfare and impede the ability for sound growth and development.

Table 3
Four Corners Survey Area -- Summary of Findings

Blight Qualifying Factor	Present in Survey Area
(a)	
(b)	x
(c)	x
(d)	x
(e)	
(f)	x
(g)	x
(h)	x
(i)	
(j)	
(k5)	x
Total Factors	7

Source: Ricker|Cunningham

TOWN OF ERIE
URBAN RENEWAL AUTHORITY AGENDA ITEM

Board Meeting Date: September 22, 2015

SUBJECT:

RESOLUTIONS

Resolution 15-13; A resolution of the Town of Erie Urban Renewal Authority recommending to the Board of Trustees of the Town of Erie make certain legislative findings and approval of the Urban Renewal Plan for the Four Corners Urban Renewal Area.

DEPARTMENT:

Administration/Economic Development

PRESENTER:

Paula Mehle, Economic Development Coordinator *pm*

FISCAL

Cost as Recommended: **n/a**

INFORMATION:

Balance Available: n/a

Budget Line Item Number: n/a

New Appropriation Required: Yes No

STAFF

Approval of Resolution 15-13

RECOMMENDATION:

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

An Urban Renewal Area Plan for the Four Corners Area was developed in accordance of the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended. The Plan's purpose is to reduce, eliminate and prevent the spread of blight within the Four Corners Area and to accomplish this the Plan promotes objectives and priorities in adopted community plans.

Approval of Resolution 15-13 will be a recommendation to the Board of Trustees of certain legislative findings and approval of the Urban Renewal Plan for the Four Corners Area.

Staff Review:

- _____ Town Attorney
- _____ Town Clerk
- _____ Community Development Director
- _____ Finance Director
- _____ Police Chief
- _____ Public Works Director
- _____ Economic Development Coordinator

Approved by:



A.J. Krieger
Town Administrator

ATTACHMENTS:

Resolution 15-13
Four Corners Area Urban Renewal Plan

RESOLUTION NO. 15- 13

**A RESOLUTION OF THE TOWN OF ERIE URBAN RENEWAL AUTHORITY
RECOMMENDING THAT THE BOARD OF TRUSTEES OF THE TOWN OF ERIE
MAKE CERTAIN LEGISLATIVE FINDINGS AND APPROVE THE URBAN
RENEWAL PLAN FOR THE FOUR CORNERS URBAN RENEWAL AREA**

WHEREAS, the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 (the “Act”) provides for urban renewal of slums and blighted areas; and

WHEREAS, the Town of Erie Urban Renewal Authority (the “Authority”) has undertaken to eliminate and prevent blight and to prevent injury to the public health, safety, morals, and welfare of the residents of the Town of Erie (the “Town”); and

WHEREAS, in Resolution No. 15-12, the Authority determined, based on the Four Corners Area Conditions Survey (the “Survey”), that the Four Corners Urban Renewal Area (the “Area”) is a blighted area and appropriate for an urban renewal project and has recommended such finding to the Board of Trustees of the Town; and

WHEREAS, Ricker Cunningham has submitted the Four Corners Erie Urban Renewal Plan (the “Plan”), which includes a legal description of the property within the Plan, for review by the Authority and the Board of Trustees, a copy of which is attached hereto as **Exhibit A** and incorporated herein; and

WHEREAS, the Four Corners Boulder County Impact Report has been submitted to the Boulder County Board of County Commissioners pursuant to § 31-25-107(3.5), C.R.S.; and

WHEREAS, on September 16, 2015, the Town of Erie Planning Commission approved Resolution No. P15-__, which found the Plan to be in conformity with the Town of Erie Comprehensive Plan, most recently updated and effective as of June 6, 2007 (the “Master Plan”) which is the general plan for the development of the Town as a whole; and

WHEREAS, the Plan is a matter of public record in the custody of the Town Clerk and is available for public inspection during business hours of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF ERIE URBAN RENEWAL AUTHORITY THAT:

Section 1. The boundaries of the Area have been drawn as narrowly as is feasible to accomplish the planning and development objectives of the Plan.

Section 2. The Plan meets the requirements of the Act and furthers the public purposes of facilitating redevelopment of the Area, eliminating blight, and preventing injury to the public health, safety, morals, and welfare of the residents of the Town.

Section 3. Although the Plan contains some land area which is “agricultural land” as defined in §C.R.S. 31-25-103(1), such inclusion is allowed because not less than one-half of the urban renewal area as a whole consists of parcels of land containing urban-level development that, at the time of the designation of such area, are determined to constitute a slum or blighted area, or a combination thereof, and not less than two-thirds of the perimeter of the urban renewal area as a whole is contiguous with urban-level development as determined at the time of the designation of such area, pursuant to C.R.S. §107(1)(c)(II)(B).

Section 4. It is not expected or intended that the Authority will displace or need to relocate any individuals or families in connection with the Plan, but to the extent that any such relocation may be required, a feasible method exists for the relocation of individuals and families in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such individuals and families.

Section 5. It is not expected or intended that the Authority will displace or need to relocate any business concerns in connection with the Plan, but to the extent that any such relocation may be required, a feasible method exists for the relocation of such business concerns in the Area or in other areas that are not generally less desirable with respect to public utilities and public and commercial facilities.

Section 6. The Plan conforms to the Master Plan which is the general plan for the development of the Town as a whole.

Section 7. The Plan will afford maximum opportunity, consistent with the sound needs of the Town as a whole, for the rehabilitation or redevelopment of the Area described in the Plan by private enterprise.

Section 8. The Authority will adequately finance, or agreements are in place to finance, any additional County infrastructure and services required to serve development with the Area for the period in which all or a portion of the property taxes described in § 31-25-107(9)(a)(II), C.R.S., and levied by the County are paid to the authority.

Section 9. To the extent that the Area described in the Plan may constitute open land which is to be redeveloped for residential uses within the meaning of § 31-25-107(5) of the Act, the Authority hereby finds and recommends to the Board of Trustees that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; conditions of blight and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals or welfare; and the acquisition of the Area for residential uses is an integral part of and essential to the program of the Town.

Section 10. To the extent that the Area described in the Plan may constitute open land which is to be redeveloped for nonresidential uses within the meaning of § 31-25-107(6) of the Act,

the Authority hereby finds and determines, and recommends to the Board of Trustees, that the nonresidential uses under the Plan are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

Section 11. The Authority recommends that the Board of Trustees of the Town approve the Four Corners Urban Renewal Plan and authorize the Authority to take any and all actions pursuant to the Act to execute the Plan.

INTRODUCED, READ, PASSED, AND ADOPTED at a regular meeting of the Town of Erie Urban Renewal Authority, held on September 22, 2015.

**TOWN OF ERIE URBAN RENEWAL
AUTHORITY,**
a body corporate and politic

By: _____
Tina Harris, Chairperson

ATTEST:

By: _____
Nancy J. Parker, Secretary

EXHIBIT A

Four Corners – Urban Renewal Plan
August, 2015

Total Pages: 37



Four Corners Urban Renewal Plan

Town of Erie, Colorado

August 2015

Prepared for:

Town of Erie Urban Renewal Authority (TOEURA)
Town of Erie Board of Trustees

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Four Corners Urban Renewal Plan

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Four Corners Urban Renewal Plan

Town of Erie, Colorado

1.0 Introduction

1.1 Preface

This Four Corners Urban Renewal Plan (the “**Plan**” or the “**Urban Renewal Plan**”) has been prepared for the Town of Erie (“**Town**”). It will be carried out by the Town of Erie Urban Renewal Authority (the “**Authority**” or “**TOEURA**”), pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (the “**Act**”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the **Authority**.

1.2 Blight Findings

Under the **Act**, an urban renewal area is a blighted area, which has been designated as appropriate for an **Urban Renewal Project**. In each urban renewal area, conditions of blight, as defined by the **Act**, must be present, and in order for the **Authority** to exercise its powers, the **Town Board** must find that the presence of those conditions of blight, “substantially impairs or arrests the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare.”

The Four Corners Urban Renewal Plan Area Conditions Survey (the “**Survey**”), prepared by Ricker/Cunningham, dated July, 2015, and presented to the **Authority** under separate cover, demonstrates that the Four Corners Area (the “**Area**”), as defined in the **Survey** (therein referred to as the “**Study Area**”), is a blighted area under the **Act**.

1.3 Other Findings

The **Area**, as described in more detail in Section 1.4 below, will be eligible for one or more urban renewal activities and undertakings authorized by the **Act** to be advanced by the **Authority**. To this end, it is the intent of the **Town Board** in adopting this Plan

that the **Authority** has available to it any and all powers authorized in the **Act** which are necessary and appropriate to accomplish the objectives stated herein. Further, it is the intent of this Plan that the **Authority** exercises these powers for the elimination of qualifying blighting conditions in the **Area** and furtherance of the goals and objectives of the community's general plan. Because powers conferred by the **Act** are intended to advance improvements for which public money may be expended, the intent of this Plan is considered to be in the public interest and a necessity -- such finding being a matter of legislative determination by the **Town Board**.

1.4 Urban Renewal Area Boundaries

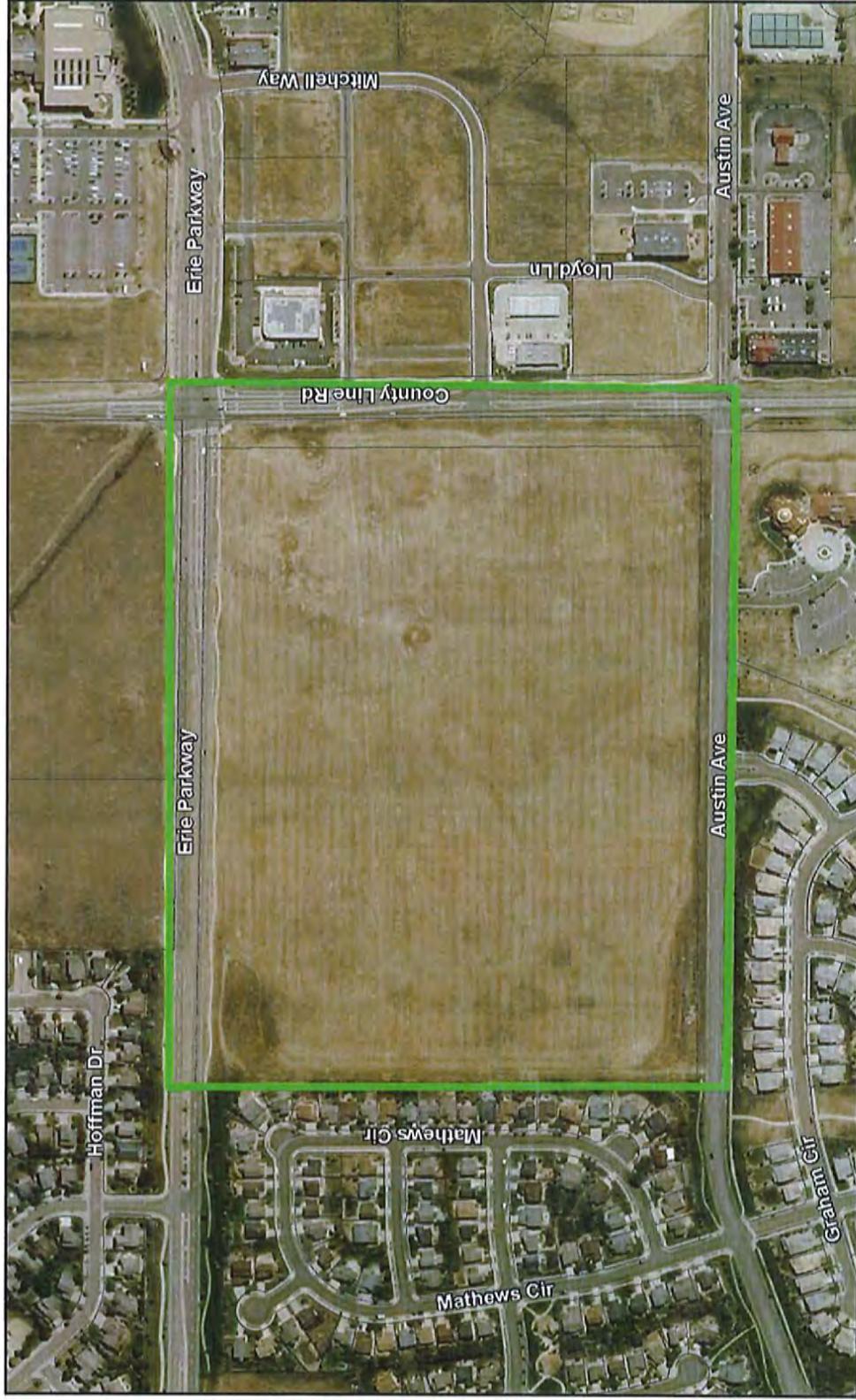
The **Area** includes one legal parcel comprising approximately 45.8 acres and adjacent rights-of-way, located in the southwest quadrant of Erie Parkway and East County Line Road in the town of Erie and Boulder County, Colorado and the parcel owned by the Colorado company, Erie Commercial Venture LLP. The sole property located within the **Area's** boundaries is zoned Planned Development (PD); and, envisioned for development of a variety of uses allowed within the Community Commercial and Mixed-Use categories as reflected in the Land Use Map presented in the Town of Erie 2005 Comprehensive Plan. Principal land uses and associated permitted uses identified in the Canyon Creek PD Amendment No. 8 are referred to as Business Commercial (BC) and Commercial / Business / Retail (CBR), neither of which is allowed under the current zoning.

1.5 Public Participation

The **TOEURA** will consider the **Plan** on September 22, 2015 at a regular meeting of the **Authority**. The sole property owner waived its right to receive notice of the public hearing for consideration of the **Plan** because the urban renewal designation is being pursued voluntarily. The hearing notice did, however, as required by the **Act**, appear in the Colorado Hometown Weekly, the community's designated legal newspaper of general circulation.

The Planning Commission will review the **Plan** on September 16, 2015 and found that it is consistent with the Town's **Comprehensive Plan**, adopted 2005.

Figure No. 1: Four Corners Urban Renewal Plan Area



0 125 250 500 750 Feet

Study Area Boundary

Four Corners Urban Renewal Plan (8.20.2015)

2.0 Definitions

Act – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended. Unless otherwise stated, all capitalized and bolded terms herein shall have the same meaning as set forth in the **Act**.

Area or Urban Renewal Area – means the Four Corners Urban Renewal Plan Area as depicted in Figure No. 1.

Authority – means the Town of Erie Urban Renewal Authority (the **Authority**).

Base Amount – means that portion of *property taxes* which are produced by the levy at the rate fixed each year by or for taxing entities upon the valuation for assessment of taxable property in a **Tax Increment Area** last certified prior to the effective date of approval of the **Plan**; and, that portion of *municipal sales taxes* collected within the boundaries of the **Tax Increment Area** in the twelve-month period ending on the last day of the month prior to the effective date of approval of the **Plan**.

Boulder County Impact Report – means the Four Corners Urban Renewal Plan - Boulder County Impact Report prepared by Ricker|Cunningham, dated July, 2015 and presented to the **Authority** Board under separate cover.

Comprehensive Plan – means the Town of Erie Comprehensive Plan, adopted 2005.

Cooperation Agreement – means any agreement between the **Authority** and the Town, or any public body (the term “public body” being used in this Plan as defined by the **Act**) respecting action to be taken pursuant to any of the powers set forth in the **Act** or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the **Authority** under this Plan.

C.R.S. – means the Colorado Revised Statutes, as amended from time to time.

Plan or Urban Renewal Plan – means this Four Corners Urban Renewal Plan (the **Plan**).

Redevelopment / Development Agreement – means one or more agreements between the **Authority** and developer(s) and / or property owners or such other individuals or entities as may be determined by the **Authority** to be necessary or desirable to carry out the purposes of this **Plan**.

Study Area – means the geographic area defined for the **Survey**.

Survey – means the Four Corners Urban Renewal Plan Area Conditions Survey, prepared by Ricker/Cunningham, dated July, 2015 and presented to the **Authority** Board under separate cover.

Tax Increment – means that portion of property and / or municipal sales taxes in excess of the **Base Amount** set forth in Section 7.3.2 of this **Plan** allocated to and, when collected paid into the **Authority's Tax Increment Revenue Fund**.

Tax Increment Areas – means one or more areas designated as a **Tax Increment Area**, as defined and pursuant to the procedures set forth in Section 6.12 of this **Plan**.

Tax Increment Finance (or Financing) (TIF) - means a financing mechanism which uses future revenues resulting from private investment within an established area (**Tax Increment Area**) to fund improvements for the public benefit.

Tax Increment Revenue Fund - means a fund supervised by the **Authority** and the resources of which include incremental ad valorem property and municipal sales tax revenue resulting from investment and reinvestment in an established urban renewal area.

Town Board – means the **Town Board** of the Town of Erie.

Urban Renewal Project – as defined in the **Act**.

3.0 Plan Purpose

The purpose of this **Plan** is to reduce, eliminate and prevent the spread of blight and to stimulate and catalyze growth and investment within the **Area** boundaries. To accomplish this purpose, the **Plan** is intended to promote local objectives expressed in adopted community plans and advance the vision and priorities of the Town of Erie Comprehensive Plan, adopted in 2005. These objectives and priorities are referenced in the discussion that follows and more specific excerpts (taken verbatim) presented in Appendix A of this **Plan** and further addressed in Section 5.0 below.

3.1 Plan Approach - Eliminating Conditions of Blight

As explained above, the purpose and intent of this, and all urban renewal plans, is to both remove conditions of blight and advance local objectives. The approach to eliminating conditions of blight in the **Area** will be to actively promote investment within its boundaries; where necessary participate in investment within its boundaries; and, to make financial resources available to assist property and business interests with the same, especially investment that otherwise would have been infeasible due to the presence of these conditions.

3.2 Plan Approach - Advancing Local Objectives

The approach to advancing local objectives is to ensure the vision aligns with that of the community; and, to further stated principles, both as expressed in the 2005 **Comprehensive Plan** and presented below.

3.2.1 Plan Vision

"Erie (will be) a community which recognizes the importance of: conserving and enhancing its historic small town character, the roots from which it grew, preserving the natural environment in which it resides; a caring community which offers its residents an environment in which to seek a high quality of life; a balanced community with a diverse range of housing, employment, education, shopping and recreational opportunities; and a vital community which provides financial and social support for quality of life programs."

According to the Canyon Creek PD Amendment No. 9, submitted to the Town in early 2015, the proposed Four Corners development is envisioned as "a vibrant mixed-use community with a strong emphasis on public and private amenities, diverse housing options, and most importantly, uniquely designed commercial space supported by restaurants and a shopping district." Further, "uses will reflect the range of activities where people live, shop, reside and build their families -- and provide its residents with a sense of community, while also giving the Four Corners intersection a sense of identity."

3.2.2 Plan Principles

While an overriding goal of the **Plan** is to facilitate investment in the **Area** sufficient to fund public improvements, particularly those that serve to mitigate

conditions of blight, in order to effectively advance local objectives, development within its boundaries will need to reflect intentions expressed in the general plan for the community. The following text (taken from the Canyon Creek PD Amendment No. 9) offers a description of how the Four Corners development concept will support stated principles presented in the 2005 **Comprehensive Plan**.

1. **A Coordinated and Efficient Pattern of Growth** -- Four Corners is already incorporated into the Town and is an excellent example of utilizing existing infrastructure. This plan does not result in undue impacts or unnecessary burdens to the City's existing infrastructure and provides important linkages to other planned developments in the area. Detention has been designed in a compact and efficient way that allows for more commercial square footage, and in turn tax base that can be offered to the town.

In addition, the proposed development concept is compliant with the **Comprehensive Plan's** vision of mixed-use while using existing services. As reflected in the proposed sketch plan, its design integrates an array of residential and commercial uses in a compact manner promoting pedestrian connectivity. The application for mixed-use, if approved, provides for a variety of single and multi-family housing choices within a pedestrian-oriented site plan. The concept also proposes logical transitions between uses and adjacent neighbors, while providing pedestrian connections to neighborhood amenities.

2. **Quality Design and Development** -- Erie promotes a high standard of design for all new development, renovations, and rehabilitated buildings in order to reinforce and enhance its unique environment for residential neighborhoods, public places, and commercial businesses. The Four Corners development concept reflects a similar high quality urban design with consistent landscaping, fencing, berming, and buffering throughout the site.
3. **Overall Economic Vitality** -- Erie promotes a healthy, thriving economy that provides opportunities for quality employment with livable wages for its residents. Uses within the project are both commercial and residential, providing employment opportunities, both during construction and once stabilized, thereby generating temporary and permanent revenue from taxable sales and income. The subject parcel is designed in a compact form reflective of responsible growth initiatives and promoting walkability and connections to existing and proposed recreation, retail and commercial

activity centers. A quality pedestrian-oriented community like Four Corners provides the opportunity for future and existing residents to enjoy the assets of living in the a small community.

4. **Downtown Vitality** -- Erie considers the maintenance, enhancement and expansion of Old Town's vitality to be important to the health and well-being of the community as a whole. The Four Corners project promotes development and continued enhancement of this "center" of the community. As a mixed-use development within the Canyon Creek PD, it compliments surrounding uses. With the Erie Recreation Center located nearby proximate, and Old Town Erie less than one mile away (north on County Line Road), the proposed site plan is a logical extension of the town and its amenity offerings.
5. **A Comprehensive, Integrated Transportation System** -- Erie has a safe, efficient, and innovative transportation system that reduces neighborhood isolation and promotes a sense of community by -- connecting all areas of town, accommodating various modes of transit public and private, and facilitating travel to regional centers. The Four Corners development will be able capitalize on this infrastructure given its location at a highly-visible intersection, proximate to the Town's Recreation Center, and less than a quarter mile from RTD's JUMP line which extends service to the Erie Community Center, Community Park and Community Library. The JUMP line also links Erie to the cities of Lafayette to the south and Boulder to the north, where additional bus service connect to the region. This extension makes it easy for existing and future residents along its route to access uses within the project via public transit.
6. **Stewardship of the Natural Environment** -- Erie will continue to identify and make efforts to conserve its natural, scenic, and environmentally-sensitive areas including important wildlife habitats, waterways, and visually sensitive areas, and to this end strive to be a clean, sustainable, environmentally-friendly community. Improvement within the Four Corners project area will not adversely impact natural or historically-significant assets either within or outside its boundaries. Further, the subject property has not been identified as a Natural Area or has no commitments with PROST (Parks, Recreation Open Space and Trails Master Plan.)
7. **Trails, Parks and Recreation Opportunities** -- Erie will continue to provide a diverse range of recreational opportunities including facilities and programming for all ages and varying interests, passive and active. Trails,

parks, and recreation opportunities will be connected to and integrate with open spaces between neighborhoods. The Four Corners development includes a linear green space for residents to connect with trails and sidewalks existing and proposed along Erie Parkway and East County Line Road. Internal neighborhood pedestrian corridors are also anticipated which lead to a large central park and commercial areas within its boundaries.

- 8. Open Space will Serve a Variety of Functions** -- Erie will continue to maintain open spaces that -- buffer adjacent towns and cities; create view corridors to the mountains, plains, and agricultural areas; preserve agricultural lands; restore riparian areas and other areas of natural habitat; protect significant archeological and cultural resources; preserve native plant and animal habitats and travel corridors; provide areas for passive recreation; and, distinguish, yet link neighborhoods with activity areas through a system of continuous, connected open lands and trails. The Four Corners project furthers this principle through significant amounts of open space, pocket and community parks, and non-vehicular connections.

- 9. Balanced Land Use Mix** -- Erie will work to diversify and balance the mix of land uses within the Town as it grows. Particular emphasis will be placed on growing the local economic base, and providing employment opportunities for residents seeking to achieve a better balance between where they live and work. The Four Corners development concept includes a mix of uses, as reflected in the general plan for the community.

- 10. Stable, Cohesive Neighborhoods Offering a Variety of Housing Types** -- Erie will promote new neighborhoods that contain a mix of land uses and diversity of housing options, while maintaining the quality and character of established neighborhoods and ensuring that development is designed in a manner that minimizes potentially negative impacts on rural neighborhoods in the Planning Area. New housing and neighborhoods will be appropriate in size, scale, design and use and located where residents will have access to a full range of infrastructure, facilities and services necessary for healthy, livable neighborhoods. The Four Corners development concept includes a mix of uses both commercial and residential, with housing products ranging from single family detached to attached ownership and multi-family rental units, each one targeted to Erie's diverse socioeconomic demographics.

- 11. Provide Infrastructure and Public Services Efficiently and Equitably** -- Erie will coordinate future development and / or provide capital resources or

physical connections to infrastructure including water, wastewater, fire protection and other utilities; and, services including emergency management, police protection, schools, and parks that affect the quality of life and economic stability of the community. While no improvements exist within the property, all are available within adjacent rights-of-way; and, required services will be made available to its residents and businesses.

3.3 Plan Implementation

As the **Plan's** administrator, the **Authority** will seek to advance its objectives through the completion of projects which leverage private investment and reinvestment within its boundaries. Specifically, the **Authority** will work in cooperation with the Town to: advance investment in the public realm (roadway, parks, open space), encourage development consistent with or exceeding existing standards; and, judiciously use limited resources which benefit the community at-large.

All development in the **Area** shall conform to the existing municipal codes and ordinances and any site-specific regulations or policies which might impact improvements within its boundaries, all as are in effect and as may be amended from time to time. Although the **Act** authorizes the **Authority** to regulate land uses, establish maximum or minimum densities, and institute other building requirements in an urban renewal area; for the purpose of this **Plan**, the **Authority** anticipates that these will be the responsibility of the Town.

4.0 Blight Conditions

Before an urban renewal plan can be adopted by the Town, the proposed urban renewal area must be determined to be "blighted" as defined in Section 31-25-103(2) of the **Act**, which provides that *"in its present condition and use, the presence of at least four (or five in cases where the use of eminent domain is anticipated) of the following factors (see below) substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare."* Statutory factors include:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;

- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or
- (l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103(2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

As stated earlier, factor "l" above applies because there is no objection by the **Area's** property owner. However, despite the statutory allowance for the presence of fewer factors when creation of an urban renewal area is being requested voluntarily, every effort was made during preparation of the Four Corners Conditions Survey, dated July, 2015, to identify all factors impacting investment within its boundaries.

The general methodology for conducting the **Survey** is to: (i) define the **Study Area**; (ii) gather information about properties, infrastructure and other improvements within that **Study Area**; (iii) evaluate evidence of blight through field reconnaissance, review of aerial photography, discussions with representatives of various Town departments; and, (iv) record observed and documented conditions listed as blight factors in the **Act**.

Among the 11 qualifying factors identified in the **Act**, the **Survey** showed the presence of the following seven (7) blight factors in the area which is the subject of this **Plan** and reflected herein as Figure 1.

- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;

- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (k5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

5.0 Plan Relationship to Other Community Documents

5.1 Plan Conformity

As supported by specific references presented herein, implementation of this **Plan** will further the principles and objectives of the **Comprehensive Plan** (and any subsequent updates) with respect to development within the community's commercial corridors and the provision of a greater variety of residential product offerings. In addition, as also stated previously, development in the **Area** shall conform to all regulating documents, including the current building code and other rules, regulations, and policies promulgated pursuant thereto. Any planning documents that might impact development in the **Area** including, but not limited to, Town-approved site, drainage, and public improvement plans, and any applicable Town design standards that are in effect and may be amended from time to time, will also be adhered to. Finally, conditions of blight within the **Area** will be remedied by improvements, public and private and funded in part by incremental taxes, to the extent deemed appropriate by the **Authority** in consultation with the Town and affected property owners.

5.2 Consistency with the Comprehensive Plan

As explained earlier, a general plan for the Town known as the Town of Erie Comprehensive Plan, was adopted in 2005. The **Authority**, with the cooperation of the Town, private enterprise and other public bodies, will engage in undertakings and activities in order to eliminate the identified conditions of blight while also implementing the goals and objectives of the **Comprehensive Plan** and all other relevant Town-adopted plans for the **Area**. Key elements of that plan which this Four Corners Urban Renewal Plan will advance are described above and in greater detail in Appendix A.

As explained above, while the subject property that comprises the Area is zoned Planned Unit Development (PD) and envisioned as a Mixed-Use Development (MD), permitted uses as identified in the Canyon Creek PD Amendment No. 8 are referred to

as Business Commercial (BC) and Commercial / Business / Retail (CBR), neither of which is allowed under the current zoning.

The Land Use Plan (Chapter 4) includes a new land use category to accommodate Mixed-Use Development. At a general level these mixed-use areas are similar in that they are intended to contain a variety of activities, such as offices, retail, and multiple housing types. They differ, however, in that the scale and configuration of development will vary by its location and development context (i.e., Old Town infill/redevelopment vs. new development). Common principles for mixed-use development include:

Mix of Uses

- Depending upon their location and scale, primary uses for mixed-use development areas may include commercial, office, retail, and/or housing. However, more active uses such as retail and commercial should be placed at the ground level to provide pedestrian interest. Where activity uses are limited, they should be concentrated at key intersections or near major public spaces to maximize public exposure and increased activity levels.
- Both vertical (stacked) and horizontal (side-by-side) mixed-use is encouraged in Erie provided it is well-connected to surrounding neighborhoods.

5.3 Correlation with Other Community Plans

Implementation of this **Plan** will be consistent with objectives expressed in all Town-adopted and accepted plans that speak specifically to improvements in the **Area**.

6.0 Authorized Authority Undertakings and Activities

Whereas the **Act** allows for a wide range of activities to be used in the furtherance of the goals of an urban renewal plan, it is the **Authority's** intent to provide financial assistance and deliver public improvements only as shown to be necessary, in partnership with property owners and other affected parties, in order to accomplish the objectives stated herein. Partnerships and other forms of cooperative agreements are an essential component of the **Authority's** strategy for preventing the spread of and eliminating existing blighting conditions. Representative undertakings of the **Authority** in the furtherance of this **Plan** are described as follows.

6.1 Complete Public Improvements and Facilities

The **Authority** may, or may cooperate with others to, finance, install, construct, and reconstruct any public improvements. Additionally, the **Authority** may, or may cooperate with others to, demolish and clear existing improvements for the purpose of promoting the objectives of the **Plan** and the **Act**.

Whereas public improvements or investment should, whenever possible, stimulate directly and indirectly desired private sector investment, it is the intent of this **Plan** that the combination of public and private investment that occurs in the **Area** will benefit the properties within its boundaries, as well as the community at-large.

As described in Section 4.0 of this **Plan**, seven (7) qualifying conditions of blight, as defined in Section 31-25-103(2) of the **Act**, are evident in the **Area**. The **Plan** proposes to remedy these conditions (presented below) by making specific improvements or providing resources for improvements including the following:

- (b) Predominance of defective or inadequate street layout -- curb and gutter, driveway, pedestrian, and safety improvements;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness -- vehicular access and other roadway improvements; pedestrian and safety improvements ;
- (d) Unsanitary or unsafe conditions -- enhanced lighting within public rights-of-way; pedestrian improvements within public spaces; and, any required off-site improvements deemed reasonable and for the public benefit;
- (f) Unusual topography or inadequate public improvements or utilities -- grading to improve drainage, completion of onsite roadways and utility lines, as well as offsite improvements which impact development within the property;
- (g) Defective or unusual conditions of title rendering the title nonmarketable -- mitigation of impacts associated with the presence of underground mines, and infrastructure within existing pipeline and utility easements;
- (h) The existence of conditions that endanger life or property by fire or other causes -
- roadway improvements that lessen the number of traffic incidents within adjacent rights-of-way;
- (k5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements -- investments which lessen both traffic and criminal incidents, participation in eligible expenses (as per the Statute) that make development in the **Area** feasible.

6.2 Complete Other Improvements and Facilities

To the extent that non-public improvements in the **Area** may be required to accommodate development and redevelopment and still benefit the public, the **Authority** is hereby authorized to assist in the financing or construction of such improvements to the extent authorized by the **Act**.

6.3 Promote Development and Redevelopment

A key concept associated with implementation of the **Plan** is commitment to priority public investments that serve to catalyze and make feasible private investment that generates resources to fund the same. The potential impact of this investment to Boulder County is quantified in the Four Corners Urban Renewal Plan – Boulder County Impact Report which was presented to the **Authority** Board under separate cover.

6.4 Adopt Standards

As stated earlier, all development shall conform to applicable rules, regulations, policies, other requirements, and standards of the Town and any other governmental entity with jurisdiction in the **Area**. While the **Act** allows for the adoption of standards and requirements applicable to projects undertaken in an urban renewal area, in the context of this **Plan**, it is the **Authority's** intention that investment in the **Area** conform to Town-approved documents.

6.5 Modify the Plan

The **Authority** may propose, and the **Town Board** may make, modifications to this **Plan** as may be necessary provided they are consistent with the **Comprehensive Plan** and any subsequent updates. Additionally, any such amendments made in accordance with this **Plan** and as otherwise contemplated, must also be compliant with the **Act**. Finally, the **Authority** may, in specific cases, allow non-substantive variations from the provisions of this **Plan** if it determines that a literal enforcement of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

6.6 Review the Plan

An ongoing process of review is recommended as a mechanism to allow those parties responsible for administering and implementing key projects within its boundaries to

periodically evaluate its effectiveness and potentially make adjustments. Modifications may be developed from suggestions by the **Authority**, property and business owners, and Town staff operating in support of the **Authority** and advancement of this **Plan**.

6.7 Provide Relocation Assistance

Whereas there are no structures within the **Area** where individuals either live or work, it is not anticipated, as of the date of this **Plan**, that acquisition of real property will result in the relocation of any individuals, families, or business concerns. However, if such relocation becomes necessary, the **Authority** will adopt a relocation plan in conformance with the **Act**.

6.8 Demolish, Clear and Prepare Improvements

While not anticipated as of the date of this **Plan**, the **Authority** may, on a case-by-case basis, elect to demolish or cooperate with others to clear buildings, structures and other improvements within the **Area** in an effort to advance activities and undertakings deemed consistent with the vision stated herein. Additionally, existing **Development or Cooperation Agreements** may require such demolition or site clearance to: eliminate unhealthy, unsanitary, and unsafe conditions, obsolete uses deemed detrimental to the public welfare; and, otherwise remove and prevent the spread of deterioration.

6.9 Acquire and Dispose of Property

While the **Act** allows for the acquisition of property by negotiation or any other method including eminent domain, it is not authorized for use within this **Plan Area**. Properties acquired by entities other than the **Authority** may temporarily be operated, managed and maintained by the **Authority** if requested to do so by the acquiring entity and deemed in the best interest of the **Urban Renewal Project** and the **Plan**. Such property shall be under the management and control of the **Authority** and may be rented or leased pending its disposition for redevelopment.

The **Authority** may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements in accordance with the **Act** and this **Plan**.

6.10 Enter Into Redevelopment / Development Agreements

The **Authority** may enter into Redevelopment / Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities determined to be necessary to carry out the purposes of this **Plan**. Further, such Agreements, or other contracts, may contain terms and provisions deemed necessary or appropriate for the purpose of undertaking the activities contemplated by this **Plan** and the Act. Any existing agreements between the Town and private parties that are consistent with this **Plan** are intended to remain in full force and effect, unless all parties to such agreements agree otherwise.

6.11 Enter Into Cooperation Agreements

For the purpose of this **Plan**, the **Authority** may enter into one or more **Cooperation Agreements** pursuant to the Act. Whereas the Town and the **Authority** recognize the need to cooperate in the implementation of this **Plan**, these **Cooperation Agreements** may include without limitation the planning, financing, installation, construction and / or reconstruction of public or other eligible improvements. This paragraph shall not be construed to require any particular form of cooperation.

6.12 Create Tax Increment Areas

The boundaries of the **Urban Renewal Area** shall be as set forth in Section 1.4 and illustrated in Figure 1. It is the intent of the **Town Board** in approving this **Plan** to authorize the use of **Tax Increment Financing** by the **Authority** as part of its efforts to advance the vision, objectives and activities described herein. Pursuant to the provisions of Section 31-25-107(9) of the Act, the **Town Board** in approving this **Plan** further contemplates that one or more **Tax Increment Areas** may be created within the **Urban Renewal Area** as development occurs. Notwithstanding such distinction, the **Authority** is specifically authorized to expend the revenue from **Property and Sales Tax Increments** to the extent authorized by the Act and this **Plan**.

While this Four Corners Urban Renewal Plan contemplates that the primary method of assisting with financing eligible expenses in the **Area** will be through the use of **Property Tax Increment** revenue, the **Town Board** may allocate **Municipal Sales Tax Increments** if requested to do so by the **Authority** and only after receipt of a financing plan outlining the proposed amounts and purpose for which the **Municipal Sales Tax Increment** is to be used. As such, the use of **Sales Tax Increment** is hereby authorized pursuant to Section 31-25-107 (9), **C.R.S.**, which is by this reference incorporated herein as if set

forth in its entirety, but any such pledge of **Sales Tax Increment** by the **Authority** in a **Development or Redevelopment Agreement** shall not be authorized until a separate **Cooperation Agreement** between the **Authority** and the Town setting forth the allocation of **Incremental Sales Taxes** between the Town and the **Project**. The approval of such **Cooperation Agreement** by the Town and the **Authority** is hereby found by the Town not to be a substantial modification of the **Urban Renewal Plan**, and is not an addition of a new **Urban Renewal Project**, does not alter the boundaries of the **Plan Area**, does not change the mill levy or sales tax component of the **Plan** (up to 100% of the **Sales Tax Increment** being hereby authorized by the **Plan**), and is not an extension of the **Plan** or the duration of a specific **Urban Renewal Project**, regardless of when such **Cooperation Agreement** may be approved. The entire **Plan Area** is hereby designated as a single **Tax Increment Area**.

7.0 Project Financing

7.1 Public Investment Objective

A critical component to the success of any urban renewal strategy is participation by both the public and private sectors. Leveraging of resources is critical as no one entity, either public or private, has sufficient resources alone to sustain a long-term improvement effort. Possible public investments for which the **Authority**, with the support of the Town, may participate include (but are not limited to) include: pedestrian improvements including construction of sidewalks, street lights and other design enhancements intended to improve safety for vehicular and non-vehicular movement; roadway improvements including curbs, gutters, and traffic lights; and, infrastructure for drainage and utilities under the authority of the Town. The **Authority** may also provide financial assistance for other expenses considered eligible under the **Act**.

7.2 Financial Mechanisms

The **Authority** may finance undertakings pursuant to this **Plan** by any method authorized under the **Act** or any other applicable law, including without limitation of the following: issuance of notes, bonds and other obligations as defined in the **Act** in an amount sufficient to finance all or part of this **Plan**; borrowing of funds and creation of indebtedness; reimbursement agreements; and / or, utilization of federal or state loans or grants, interest income, annual appropriation agreements, agreements with public or private entities, loans, advances, and grants from any other available sources. The principal, interest, costs and fees on any indebtedness are to be paid for with any lawfully available funds of the **Authority**.

Debt incurred by the **Authority** may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, or any other obligation lawfully created.

7.3 Tax Increment Financing

Activities may be financed by the **Authority** under the TIF provisions of the **Act**. Such incremental revenues may be used for a period not to exceed the statutory requirement, which is presently twenty-five (25) years after the effective date of the Plan adoption which authorizes and creates the **Tax Increment Area**.

7.3.1 Special Fund

In accordance with the requirements of the law, the **Authority** shall establish a **Tax Increment Revenue Fund** for the deposit of all funds generated pursuant to the division of ad valorem property and municipal sales tax revenue described in this section.

7.3.2 Base Amount

The **Base Amount** includes that portion of property taxes which are produced by the levy at the rate fixed each year by or for each public body upon the valuation for assessment of taxable property in the **Tax Increment Area** last certified prior to the effective date of approval of the **Plan** (or future modifications); and, that portion of municipal sales taxes collected within the boundaries of the **Tax Increment Area** in the twelve-month period ending on the last day of the month prior to the effective date of approval of the **Plan** and paid to the public body, as are all other taxes collected by or for said public body.

7.3.3 Incremental Revenues

Incremental revenues including that portion of said property, and if authorized by the **Town Board**, municipal sales taxes in excess of the **Base Amount** set forth in Section 7.3.2 above shall be allocated to, and when collected, paid into the **Authority's Tax Increment Revenue Fund**. The **Authority** may use these funds to pay the principal of, the interest on, and any other premiums due in

connection with the bonds, loans or advances to, or indebtedness incurred (whether funded, refunded, assumed, or otherwise) by the **Authority**, for financing or refinancing, in whole or in part, any portion of an **Urban Renewal Project** considered eligible under the **Act**. Unless and until the total valuation for assessment of the taxable property in any **Tax Increment Area** exceeds the base valuation, all of the taxes levied upon taxable property in the **Tax Increment Area** shall be paid into the funds of the respective public bodies. Also, when such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the same taxable property shall be paid to the respective public bodies.

Further, the incremental portion of said taxes, as described in this subsection 7.3.3, may be irrevocably pledged by the **Authority** for the payment of, principal and interest on, and any premiums due in connection with such bonds, loans, advances and / or indebtedness incurred by **Authority** to finance an **Urban Renewal Project** (as defined in the **Act**); except:

- (a) Any offsets collected by the County Treasurer for return of overpayments or any funds reserved by the **Authority** for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), **C.R.S.**
- (b) Any reasonable (as determined by the **Authority**) set-asides or reserves of incremental taxes paid to the **Authority** for payment of expenses associated with administering the **Plan**.

If there is any conflict between the **Act** and this **Plan**, the provisions of the **Act** shall prevail, and the language in the **Plan** automatically deemed to conform to the statute.

7.4 Other Financing Mechanisms / Structures

The **Plan** is designed to provide for the use of TIF as one tool to facilitate investment and reinvestment within the **Area**. However, in addition to TIF, the **Authority** shall be authorized to finance implementation of the **Plan** by any method authorized by the **Act**. The **Authority** is committed to making a variety of strategies and mechanisms available which are financial, physical, market and organizational in nature. It is the intent of this **Plan** to use these tools either independently or in various combinations. Given the obstacles associated with infill development and redevelopment, the **Authority** recognizes that it is imperative that solutions and resources be put in place which are

comprehensive, flexible and creative. Finally, the **Authority** may contract with the Town to administer various incentives.

8.0 Severability

If any portion of this **Plan** is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the **Plan**.

Four Corners Urban Renewal Plan

Town of Erie, Colorado

Appendix A:

Town of Erie Comprehensive Plan, adopted 2005 (excerpts taken verbatim)

Chapter 2: Vision and Guiding Principles

Vision Statement

Erie is a community which recognizes the importance of conserving and enhancing its historic small town character, the roots from which it grew, preserving the natural environment in which it resides; a caring community which offers its residents an environment in which to seek a high quality of life; a balanced community with a diverse range of housing, employment, educational, shopping and recreational opportunities; and a vital community which provides financial and social support for quality of life programs.

Guiding Principles

Quality Design and Development

Erie will promote a high standard of design for all new development, renovation, and rehabilitation to reinforce and enhance its unique nature for residential neighborhoods, public places, and commercial businesses.

Balanced Land Use Mix

The Town will work to diversify and balance the mix of land uses as the Town grows. Particular emphasis will be placed on enhancing the local economic base to provide employment opportunities for residents, seeking to achieve a better balance as a place to work as well as live. In so doing, the community will seek a balance between the enhancement of Old Town's vitality and other existing areas of the community and the identification of opportunities for commercial and employment in outlying areas.

Stable, Cohesive Neighborhoods Offering a Variety of Housing Types

The Town will promote new neighborhoods that contain a mix of land uses and diversified housing options that meet the varying needs of its residents, including single family, attached homes (duplexes, townhomes), multifamily dwellings, and housing included as part of mixed-use developments. The Town will work to maintain the quality and character of established neighborhoods and ensure that infill and

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redevelopment is designed in a manner that minimizes impacts on existing neighborhoods, including rural neighborhoods in the Planning Area. New housing and neighborhoods should be appropriate in size, scale, design and use. New housing areas should be located where residents will have access to the full range of infrastructure, facilities and services that are needed for healthy, livable neighborhoods

Chapter 3: Community Building Blocks

Neighborhood Emphasis

For most of its years Erie consisted of a single, compact neighborhood in what is referred to today as Old Town. Residents of Old Town were able to (and are still able to today, in some cases) walk to meet many of their daily needs and even go to work. In recent years, the Town's compact feel has begun to change as new development has sprung up in outlying areas of the Town's Planning Area, far from its historic center and both visually and physically detached from the rest of the community.

The goals and polices contained in the Plan are built around Erie's desire to distinguish itself as a community of free-standing, but integrated *neighborhoods*, linked together—and to Old Town—by an interconnected network of pedestrian pathways, trails, and open space.

The following principles embody the community's vision for its future neighborhoods:

Mix of Housing Types

- Neighborhoods should contain a variety of housing types (single family detached, single-family attached, townhomes, apartments, etc.) to provide a more diverse selection of lifestyles and housing pricing for Erie residents.
- Neighborhoods should incorporate a variety of housing models and façade treatments to create visual interest and a more inviting pedestrian environment.

Connectivity

- Neighborhoods should be connected to adjacent neighborhoods and the surrounding community with direct roadway and pedestrian connections and open space.
- Isolating neighborhoods with walls and gates should be avoided.

Parks and Open Space

- Neighborhoods should include or be easily accessible to a range of parks and open space amenities to appeal to residents of all ages and abilities.

Activity Centers

- Each neighborhood should include an activity center for its residents. Activity centers may include a mix of commercial development, parks, open space, and other community facilities, where appropriate, to serve the needs of neighborhood residents. Larger, commercially-oriented activity centers may serve more than one neighborhood.
- Activity centers should be designed to be connected to adjacent neighborhoods with streets and sidewalks.

Preservation of Natural Features

- Neighborhoods should be planned to maximize the preservation of natural features, such as drainages, significant trees, topographic features, and other features.

Distinct Identity

- Neighborhoods should be planned to incorporate unique characteristics that serve as identifiers for residents, such as such as distinct streetscape elements, architectural styles, and neighborhood center features. However, neighborhoods should also incorporate features that visually and physically link them to the larger community and the Town of Erie. This may occur through naming, street graphics (i.e. incorporating the Town of Erie logo), trail connections, or other features that serve to create a common link between the Town's many neighborhoods.

Mixed-Use Developments

The Land Use Plan (Chapter 4) includes a new land use category to accommodate Mixed-Use Development. At a general level these mixed-uses areas are similar in that they are intended to contain a variety of activities, such as offices, retail, and multiple housing types. They differ, however, in that the scale and configuration of development will vary by its location and development context (i.e., Old Town infill / redevelopment vs. new development). Common principles for mixed-use development include:

Mix of Uses

- Depending upon their location and scale, primary uses for mixed-use development areas may include commercial, office, retail, and / or housing. However, more active uses such as retail and commercial should be placed at the ground level to provide pedestrian interest. Where activity uses are limited, they should be concentrated at key intersections or new major public spaces to maximize public exposure and increased activity levels.

- Both vertical (stacked) and horizontal (side-by-side) mixed-use is encouraged in Erie provided it is well-connected to surrounding neighborhoods.

Gateways and Corridors

- Erie has an opportunity to establish distinct entryways to the community along its major gateway corridors. This opportunity is most evident along Leon A. Wurl (WCR 8) and Highway 52, where development to-date has been limited, but is anticipated on the Future Land Use Map. Other gateway corridor, including County Line Road (north and south), Baseline Road (Highway 7), and Arapahoe Road, have a character that is fairly well established either through existing open space or existing development patterns.
- Future development in any of the Town's gateway corridors should be designed with the following principles in mind:

View Corridors

- Development setbacks should be established along gateway corridors to preserve site lines and reduce visual impacts of development. Signage along the Town's gateway corridors should be limited to low profile monument signs designed as part of a larger development scheme and should be consolidated for larger developments to minimize clutter.

Development Quality / Relationship to the Corridor

- Development setbacks should be landscaped to buffer development, to help preserve key view corridors, to provide an inviting environment for pedestrians, and to establish a consistent character.
- Development should be oriented towards the gateway corridor, providing a high level of architectural detailing and entrances for pedestrians.
- Buildings located at major intersections should be brought closer to the street and to anchor corners and to help form a gateway into adjoining neighborhoods.
- Parking, loading areas, and other unsightly uses should be located away from the gateway corridor where possible and should be fully screened using a combination of landscaping, berming and / or decorative fencing.

Economic Sustainability

- Employment opportunities and commercial services within Erie are currently very limited. The Town recognizes that expanding opportunities for employment and commercial development is important

to enhance tax revenues generated in the Town, as well to reduce the need for residents to travel to neighboring communities to work, shop, and meet other daily needs. The Town also recognizes that attracting significant commercial and employment development will be challenging given the high volume of competition from neighboring Front Range communities. In light of these challenges, the Plan seeks to achieve economic sustainability over time by placing an emphasis on each of the community building blocks highlighted in this Chapter as follows:

- the creation of high-quality residential neighborhoods;
- encouraging a more mixed-use pattern of development that allows the integration of commercial and employment uses on a smaller scale;
- establishing a high-quality pattern of development along the community's major gateway corridors; and
- protecting the community's rural character as a unique aspect of its appeal.

Together, these objectives will allow Erie to grow into a community that will be attractive to future commercial and employment development which opportunities arise.

Chapter 4: Land Use

Goal #1: Balanced Land Use Mix

Plan for a balanced mix of commercial and residential land uses in Erie.

Medium Density Residential Policies

MDR 1.1—CHARACTERISTICS

Medium Density Residential areas should incorporate a mix of housing types and recognizable community centers such as park, recreation, and neighborhood or community commercial areas in a neighborhood setting. Neighborhoods should contain connective green spaces that unify the development and provide transitions between other uses. Commercial centers should be designed at a neighborhood scale that is in harmony with the area's residential characteristics and in conformance with the policies for Neighborhood and Community Commercial uses. Appropriate housing types may include a combination of small lot single-family, duplexes, townhomes, or fourplexes on individual lots. Larger apartment or condominium buildings may be permissible as well, provided the density range is complied with. Schools, places of worship, and other civic uses are also appropriate.

MDR 1.2—DENSITY RANGE

Medium Density Residential neighborhoods typically have a gross density of 6 to 12 dwelling units per acre, to allow for a variety of housing types; however, gross densities will not typically exceed 8 dwelling units / acre.

MDR 1.3—LOCATION

Medium Density Residential neighborhoods should be located close to arterial streets and be bounded by collector streets where site characteristics allow, with a direct connection to work, shopping, and leisure activities.

High Density Residential Policies

HDR 1.1 - CHARACTERISTICS

The High Density Residential designation accommodates higher-intensity residential housing types, such as apartments, townhomes and condominiums, combined with complementary residential and non-residential land uses, such as single family attached and detached homes, retail, commercial, and office uses. Mixed-use buildings may also be appropriate, provided that they are designed in scale with other uses in the development area. Schools, places of worship, and other civic uses are also appropriate. Developments generally have shared parking and recreational facilities. Site design should allow for convenient access to work, service, and leisure destinations and should encourage the use of alternative modes of travel.

HDR 1.2 - DENSITY RANGE

High Density Residential neighborhoods typically have a gross density of 12 to 20 dwelling units per acre to allow for a variety of housing types; however, gross densities will not atypically exceed 16 dwelling units / acre.

HDR 1.3 - LOCATION

High Density Residential uses are typically located near intersections of arterials and collector streets, but may also be used to provide a transition between commercial or employment areas and lower density neighborhoods. High density neighborhoods should not be located in settings where the only access provided consists of local streets passing through lower density neighborhoods.

Mixed-Use Policies

MU 1.1 - CHARACTERISTICS

Mixed-Use development provides a mix of residential, commercial, retail and office uses in a compact, pedestrian-oriented environment. These uses should incorporate pedestrian-friendly design elements through management of location, scale and orientation of parking facilities, driveways, connective sidewalks and trails, public plazas, and storefronts. New surface parking should be located to the side or rear of structures and screened with a low masonry wall and landscaping.

MU 1.2 - LOCATION

Mixed-Use development may be located near the intersections of arterials and collector streets, but may also be used to provide a transition between commercial or employment centers and residential neighborhoods. It is also encouraged along the Briggs and Cheesman Street Corridors in downtown.

MU 1.3 - INTEGRATION OF USES

Mixed-Use development can occur in two primary configurations - Vertical Mixed-Use or Horizontal Mixed-Use. Vertical Mixed-Use refers to the integration of two or more land use types within a building,

occurring on different floors. A typical example of a vertical mixed-use building would incorporate active uses, such as stores and restaurants, at the street level and residential or office uses on the upper floors. Horizontal mixed-use refers to a pattern where several types of uses or buildings are included, as part of a cohesive development in proximity to each other - but each building would contain its own separate use. Either pattern should be designed as a set of coordinated uses, with common off-street parking areas, strong pedestrian connections, and similar design features.

MU 1.4 - GATEWAY CORRIDORS

Mixed-Use development located along an identified gateway corridor will be subject to additional development standards as specified in Policy CCD 1.5, Community Character and Design.

Commercial

C 1.1 - CIRCULATION AND ACCESS

Clear, direct pedestrian connections should be provided through parking areas to building entrances and to surrounding neighborhoods or streets. Integrate main entrances or driveways with the surrounding street network to provide clear connections between uses for vehicles, pedestrians and bicycles.

C 1.2 - PARKING DESIGN AND LOCATION

Uninterrupted expanses of parking should be avoided. Parking areas should be broken into smaller blocks divided by landscaping and pedestrian walkways that are physically separated from vehicular drive isles. Parking areas should be distributed between the front and sides of buildings, or front and rear, rather than solely in front of buildings to the maximum extent feasible. Parking facilities should also promote safe pedestrian, bike and public transit modes of transportation through appropriate placement of landscaped islands and facilities.

C 1.3 - ARCHITECTURAL CHARACTER

Commercial centers shall be required to meet design standards for commercial development as specified in the Unified Development Code to address the compatibility with surrounding areas and mitigation of negative visual impacts such as uninterrupted wall planes, parking areas, and service and loading areas. While design standards will apply to all Community Commercial development, they are particularly important to consider for larger footprint retail buildings, or "big-box" stores. Standards address such features such as:

- Facade and exterior wall plane projections or recesses;
- Arcades, display windows, entry areas, awnings, or other features along facades facing public streets;
- Location, distribution and screening of parking
- Building facades with a variety of detail features (materials, colors and patterns);
- Location and screening of mechanical equipment; and
- High-quality building materials.

C1.4--GATEWAY CORRIDORS

Commercial centers located along an identified gateway corridor will be subject to additional development standards as specified in policy CCD 1.5, Community Character and Design.

Regional Commercial Policies

RC 1.1--CHARACTERISTICS

Regional Commercial centers provide more intense retail and employment designed to serve the community or region, including general retail, retail with outdoor storage, "big box" retail centers, office campuses, and regional malls. Retail centers typically serve a market radius of 25 miles or greater. Sites will typically range between 20 and 50 acres in size and have Gross Leasable Areas ranging from 250,000 to more than 500,000 square feet. Given the importance of access and volume of traffic, Regional Commercial developments should incorporate connectivity in parking facilities to minimize ingress-egress traffic impact on arterial and collector streets.

Community Commercial Policies

CC 1.1--CHARACTERISTICS

Community Commercial centers provide a mix of general retail (e.g., grocery stores, larger retailers) and commercial services in a concentrated and unified setting that serves the local community. These centers typically have a Gross Leasable Area of between 100,000 and 250,000 square feet and generally range between 10 and 20 acres in size.

CC 1.2--LOCATION

Community Commercial centers should be located at the intersection of one or more major arterial streets. They may be located adjacent to urban residential neighborhoods and may occur along primary highway corridors as existing uses become obsolete and are phased out and redeveloped over time. Large footprint retail buildings (often known as "big-box" stores) shall only be permitted where adequate access can be provided.

Chapter 5: Growth Management

Goal #1: Sustainable Development Patterns

Promote the sustainable use of land and other resources by encouraging orderly, contiguous growth and compact development.

POLICIES:

GM 1.1—ENCOURAGE A BALANCED MIX OF RESIDENTIAL AND NONRESIDENTIAL USES IN THE COMMUNITY

The Town will strive to achieve a more balanced mix of residential and nonresidential uses to shift its emphasis away from a "bedroom" community.

GM 1.2—COMPACT, NEIGHBORHOOD-ORIENTED PATTERN

The Town will strive to achieve a compact pattern of development focused in a series of interconnected, mixed-use neighborhoods.

Chapter 12: Housing and Neighborhoods

Goal #1: Neighborhoods as Primary Community Building Block

New residential development should be focused into a series of mixed-use neighborhoods that have a full range of urban services and contain a diversity of housing types. Guide the design and development of new neighborhoods to ensure connectivity, sustainability and quality of life.

POLICIES:

HN 1.1—NEIGHBORHOOD FOCUS

New residential development should be focused into a series of mixed-use neighborhoods that have a full range of urban services and that contain a diversity of housing types to support the housing needs of a diverse population. Each neighborhood should incorporate complementary and supporting non-residential uses that serve the neighborhood and are designed and operated in harmony with the residential characteristics of a neighborhood, including neighborhood commercial services.

HN 1.2—NEIGHBORHOOD CONNECTIVITY

Neighborhoods should be designed with connected systems of open space, bikeways, trails, and streets with sidewalks that provide internal links as well as links to other neighborhoods and to neighborhood centers. Neighborhoods should be designed with clear pedestrian connections to other neighborhoods and to neighborhood centers.

HN 1.3—NEIGHBORHOOD CENTERS

Neighborhoods should contain and be designed around an identifiable center that includes neighborhood scale retail and services, public and institutional uses, including but not limited to schools, daycare facilities, community centers, places of worship, parks and open space. Depending on the location and size, a single neighborhood center can serve several nearby neighborhoods.

HN 1.4—INCORPORATION OF NATURAL FEATURES

Neighborhoods should be designed in a manner which protects and preserves natural features of the site, including mature stands of trees, wetlands, or drainages as open space amenities that serve as identifying or character defining features.

Goal #3: Mix of Housing Types

Plan for a range of neighborhoods and housing types that can accommodate the diverse housing needs of all residents.

POLICIES:

HN 3.1—MIX OF HOUSING TYPES AND DENSITIES

The Town will encourage the incorporation of a mixture of housing types with varied price ranges, lot sizes, lot configurations, and densities, to attempt to meet the needs of all segments of the community. In addition, the Town will encourage the use of a mix of builders for larger developments and the incorporation of efficiency standards and clustering, where appropriate.

HN 3.2—MAINTAIN AND ENCOURAGE HOUSING THAT MEETS THE DIVERSE NEEDS OF RESIDENTS

There is growing concern about the availability of attainable housing for low and moderate-income families in Erie. The Town will work with the private sector and non-profit agencies to ensure that sites that are potentially suitable for housing are available within the Planning Area to achieve a variety of price points. This should include sites at a variety of scales to accommodate both small infill projects and larger redevelopment or green field projects. In addition, the Town will encourage innovative design in housing by considering financial incentives and other mechanisms to reduce development costs, such as:

- Varied lot sizes (including small lots);
- Varied lot configurations;
- Clustering;
- Mix of builders; and
- Efficiency standards.

Chapter 14: Economic Development

Background and Intent

Employment opportunities and commercial services within Erie are currently very limited. The Town recognizes that expanding opportunities for employment and commercial development is important to enhance tax revenues generated in the Town as well to reduce the need for residents to travel to neighboring communities to work, shop, and meet other daily needs.

Goal #1: Diverse Economic Base

Expand and diversify the Town's economic base to create primary jobs as well as retail opportunities, in order to increase the Town's fiscal capacity to meet the needs of its citizens.

ED 1.2 - APPROPRIATE AREAS FOR COMMERCIAL AND EMPLOYMENT USES

The Future Land Use Plan map establishes appropriate locations for employment and commercial uses. In addition, the Town will develop criteria to determine appropriate locations for neighborhood commercial development. Criteria area intended to provide for flexibility in citing and design, resulting in a mixed-use development pattern that encourages commercial and employment uses to occur as part of the Town's neighborhood fabric.

ED 1.6 - CRITERIA FOR CONSIDERING ECONOMIC DEVELOPMENT INCENTIVES

The Town acknowledges that certain, potential commercial developments are likely to request economic development incentives such as the reduction or waiver of impact fees, provision of public infrastructure or Tax Increment Financing (TIF). The Town will develop and publicize a list of incentives that might be willing to consider, along with minimum thresholds (e.g., hourly wages, targeted industries, employee benefits, etc.) to qualify.

Chapter 15: Action Plan

Community Character and Design

During preparation of the Plan, citizens of the community expressed a strong desire to see the Town implement stronger measures to preserve the community's character and image through design, planning and community-based events. To implement this aspect of the Plan, the following priority actions are recommended:

1. COMMUNITY GATEWAY CORRIDORS

The UDC will include basic design standards for roadway corridors that serve as gateways into the community. However, in the longer term, it may be appropriate to prepare concept designs for each of the major corridors. A landscape and urban design concept plan was completed for the portion of Leon Wurl Parkway that travels through Erie Commons, and implementation is beginning in 2005. As the major gateway into the Town from I-25, it would be appropriate to develop a landscape and urban design concept plan for the section of this gateway corridor from I-25 to Coal Creek. The Town should also consider preparing design concept plans for the other major gateway corridors, including Highway 52, Baseline Road, County Line Road, and Arapahoe Road, to establish basic requirements and the desired character of these important areas.

Four Corners Urban Renewal Plan

Town of Erie, Colorado

Appendix B:

Four Corners Urban Renewal Area Legal Description

4 CORNERS URBAN RENEWAL PLAN AREA BOUNDARY LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO AND ALSO BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS CONTAINED HEREIN ARE BASED ON ASSUMPTION THAT THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS S 0° 59' 04" E BETWEEN A FOUND 2" ALUMINUM CAP MONUMENT IN RANGE BOX, WITH ILLEGIBLE STAMPING, AT THE EAST QUARTER CORNER OF SAID SECTION 24 AND A FOUND 2" ALUMINUM CAP MONUMENT STAMPED LS 14083 AT THE SOUTHEAST CORNER OF SAID SECTION 24.

COMMENCING AT A FOUND 2" ALUMINUM CAP MONUMENT IN RANGE BOX, WITH ILLEGIBLE STAMPING, AT THE EAST QUARTER CORNER OF SAID SECTION 24;

THENCE S 89°50'16" E A DISTANCE OF 70.01 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD;

THENCE N 00°59'04" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 70.01 FEET TO A POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY PROJECTED EAST AND THE EASTERLY RIGHT-OF-LINE OF COUNTY LINE ROAD AND BEING THE POINT OF BEGINNING;

Four Corners Urban Renewal Plan (8.20.2015)

THENCE N 89°50'16" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE PROJECTED EAST AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY A DISTANCE OF 1767.49 FEET;

THENCE S 00°54'34" E A DISTANCE OF 140.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ERIE PARKWAY AND ALSO BEING THE NORTHEAST CORNER OF THE CANYON CREEK SUBDIVISION FILING NO. 5;

THENCE S 00°54'34" E ALONG THE EASTERLY LINE OF SAID CANYON CREEK SUBDIVISION FILING NO. 5 A DISTANCE OF 1217.83 FEET TO THE SOUTHEAST CORNER OF CANYON CREEK SUBDIVISION FILING NO. 5 AND ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AUSTIN AVENUE;

THENCE S 00°54'34" E A DISTANCE OF 80.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AUSTIN AVENUE AND ALSO BEING A POINT ON THE NORTHERLY LINE OF CANYON CREEK SUBDIVISION FILING NO. 6;

THENCE S 89°52'59" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF AUSTIN AVENUE A DISTANCE OF 1614.32 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD;

THENCE S 89°52'59" E A DISTANCE OF 155.03 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD;

THENCE N 00°59'04" W A DISTANCE OF 1436.51 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 2,541,096.5 SQUARE FEET OR 58.34 ACRES.

PREPARED BY:

ROBERT A. RICKARD, PLS
COLORADO PROFESSIONAL
LAND SURVEYOR NO. 28283
FOR AND ON BEHALF OF
ROCK CREEK SURVEYING, LLC
3021 GARDENIA WAY, SUPERIOR, CO 80027
PHONE: 303-521-7376.

**TOWN OF ERIE
URBAN RENEWAL AUTHORITY AGENDA ITEM**

Board Meeting Date: September 22, 2015

SUBJECT:

RESOLUTIONS

Resolution 15-14; A resolution of the Town of Erie Urban Renewal Authority approving the Four Corners Boulder County Impact Report and recommending that the Board of Trustees of the Town of Erie approve the Four Corners Boulder County Impact Report.

DEPARTMENT:

Administration/Economic Development

PRESENTER:

Paula Mehle, Economic Development Coordinator 

**FISCAL
INFORMATION:**

Cost as Recommended:	n/a
Balance Available:	n/a
Budget Line Item Number:	n/a
New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**STAFF
RECOMMENDATION:**

Approval of Resolution 15-14

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

A Four Corners Area Boulder County Impact Report was developed in accordance with the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended. The purpose of the Report is to identify the duration of the time to complete the urban renewal project, the estimated annual property tax increment to be generated by the project and the portion of such property tax increment to be allocated during the time to fund the project, the estimated impact of the project on the County revenues, and other potential impacts. To date no written objection to the said impact report has been received from Boulder County.

Approval of Resolution 15-14 will be an approval of the Impact Report and recommendation to the Town Board to approve the Four Corners Area Boulder County Impact Report.

Staff Review:

- Town Attorney
- Town Clerk
- Community Development Director
- Finance Director
- Police Chief
- Public Works Director
- Economic Development Coordinator

Approved by:



A.J. Krieger
Town Administrator

ATTACHMENTS: Resolution 15-14
Four Corners Area Boulder County Impact Report

RESOLUTION NO. 15- 14

**A RESOLUTION OF THE TOWN OF ERIE URBAN RENEWAL AUTHORITY
APPROVING THE FOUR CORNERS BOULDER COUNTY IMPACT REPORT AND
RECOMMENDING THAT THE BOARD OF TRUSTEES OF THE
TOWN OF ERIE APPROVE THE FOUR CORNERS BOULDER COUNTY IMPACT
REPORT**

WHEREAS, the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 (the “Act”) provides for urban renewal of slums and blighted areas; and

WHEREAS, the Town of Erie Urban Renewal Authority (the “Authority”) has undertaken to eliminate and prevent blight and to prevent injury to the public health, safety, morals, and welfare of the residents of the Town of Erie (the “Town”); and

WHEREAS, in Resolution No. 15-12, the Authority determined, based on the Four Corners Area Conditions Survey (the “Survey”), that the Four Corners Urban Renewal Area (the “Area”) is a blighted area and appropriate for an urban renewal project and has recommended such finding to the Board of Trustees of the Town; and

WHEREAS, in Resolution No. 15-13, the Authority recommended that the Board of Trustees of the Town approve the Four Corners Urban Renewal Plan (the “Plan”), and authorize the Authority to take any and all actions pursuant to the Act to execute the Plan; and

WHEREAS, the Four Corners Boulder County Impact Report (the “Impact Report”) has been submitted to the Boulder County Board of County Commissioners (the “County”) pursuant to § 31-25-107(3.5), C.R.S., a copy of which is attached hereto as **Exhibit A** and incorporated herein; and

WHEREAS, the Impact Report is a matter of public record in the custody of the Town Clerk and are available for public inspection during business hours of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF ERIE URBAN RENEWAL AUTHORITY THAT:

Section 1. The Authority determines that the Impact Report was submitted to the County in compliance with § 31-25-107(3.5), C.R.S., and provided the following information concerning the impact of the Plan:

- (a) The estimated duration of time to complete the urban renewal project;
- (b) The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;

- (c) An estimate of the impact of the urban renewal project on County revenues and on the cost and extent of additional County infrastructure and services required to serve development within the proposed Area, and the benefit of improvements within the Area to existing County infrastructure;
- (d) A statement setting forth the method by which the Authority or the Town will finance, or that agreements are in place to finance, any additional County infrastructure and services required to serve development in the Area for the period in which all or any portion of the property taxes described in § 31-25-107(9)(a)(II), C.R.S., and levied by the County are paid to the Authority; and
- (e) Any other estimated impacts of the urban renewal project on County services or revenues.

Section 2. The Impact Report concluded that there does not appear to be any significant additional County infrastructure requirements needed to serve development in the proposed reinvestment Area, that the County will not provide any public improvements, police, fire, utility or other specific services to serve such development because all properties in the Area are entirely located within the municipal boundaries of the Town and will therefore be served by the Town, and that any additional demands (direct or indirect) on County services due to a general increase in population within the Area will be more than offset by increases in County revenue, adjustments in the base property tax assessment roll and increases in property value located in proximity to the Area, as further described in the Impact Report.

Section 3. The Authority hereby approves the Impact Report submitted to the County.

INTRODUCED, READ, PASSED, AND ADOPTED at a regular meeting of the Town of Erie Urban Renewal Authority, held on September 22, 2015.

**TOWN OF ERIE URBAN RENEWAL
AUTHORITY,**
a body corporate and politic

By: _____
Tina Harris, Chairperson

ATTEST:

By: _____
Nancy J. Parker, Secretary

EXHIBIT A

Four Corners Urban Renewal Plan – Boulder County Impact Report
July, 2015

Total Pages: 9

Four Corners Urban Renewal Plan Area

Boulder County Impact Report

Erie, Colorado

July 2015

Prepared for:

Town of Erie Urban Renewal Authority
Town of Erie Board of Trustees

Prepared by:

RickerCunningham
8200 South Quebec Street, Suite A3-104
Centennial, CO 80112

303.458.5800 phone
303.458.5420 fax

www.rickercunningham.com



Four Corners Urban Renewal Plan Area

Boulder County Impact Report

Erie, Colorado

July 2015

This report outlines the anticipated impact of the proposed Four Corners Urban Renewal Plan on Boulder County (the County). It responds to the requirements outlined in C.R.S. 31-25-107 (3.5):

C.R.S. 31-25-107: APPROVAL OF URBAN RENEWAL PLANS BY THE LOCAL GOVERNING BODY

- (3.5) "Prior to the approval of an urban renewal plan, the governing body shall submit such plan to the board of county commissioners, which shall include, at a minimum, the following information concerning the impact of such plan:
- I. The estimated duration of time to complete the urban renewal project;
 - II. The estimated annual property tax increment to be generated by the urban renewal project and the portion of such property tax increment to be allocated during this period to fund the urban renewal project;
 - III. An estimate of the impact of the urban renewal project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure;
 - IV. A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional county infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (ii) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority; and
 - V. Any other estimated impacts of the urban renewal project on county services or revenues."



Summary of Urban Renewal Plan

Development Program

The proposed development program for the Four Corners Urban Renewal Plan is consistent with current policy documents and plans for the Town of Erie. The development program is anticipated to be phased over 3 to 5 years, and the total build-out is summarized in Table 1.

Table 1
Four Corners Urban Renewal Plan
Proposed Development Program

	Sq Ft/ Units
New Redevelopment:	
Retail	86,650
Residential (Ownership)	170
Residential (Rental)	330

Source: Ricker|Cunningham.

Development Timing

The development timetable for the proposed program presented above will ultimately be determined by prevailing market conditions. A critical component of the analysis presented here is the assumption that key parcels within the planning area will be developed into a mix of retail and medium- and high-density residential uses. For the purposes of this analysis, it was assumed that redevelopment and new development in the Four Corners Urban Renewal Area (the Area) will be substantially completed during the 3- to 5-year development and stabilization period.



Summary Impacts to Boulder County

For the purposes of this analysis, it is assumed that 100% of the total County property tax increment over the 25-year period will be allocated to project costs. Table 2 at the end of this report provides a summary of these property tax revenues.

Property Tax Revenue

Currently, the property tax base in the Area is approximately \$175. During the 25-year statutory period, the County's share of property tax revenue will total approximately \$1,021. After the 25-year analysis period is completed, the County's share of property tax revenues will increase to approximately \$327,000 on an annual basis. These figures reflect the impacts of inflation, conservatively estimated at approximately 1% on an annual basis.

Sales Tax Revenue

The current sales tax rate for the Town of Erie is 3.5% and the current sales tax base in the Area is \$0. The County will retain its 0.985% rate on taxable sales in the Area. Based on the proposed development program, the Area would generate approximately \$9.7 million in new sales tax revenue for the County over the 25-year period. After the 25-year period is completed, the County's share of new sales tax revenues would be approximately \$508,000 on an annual basis. These sales tax revenue figures also reflect the impacts of inflation, estimated at approximately 1% to 2% on an annual basis.

County Services / Infrastructure

Because the entire Area will be located within the Town of Erie's municipal boundaries, minimal impact on County services is anticipated. Infrastructure impacts associated with the proposed development program are assumed to be financed by the Town of Erie Urban Renewal Authority, the Town of Erie with increment revenues and/or some combination of increment dollars, general fund dollars and special district dollars (assuming future creation of an



additional district layer) and developer contributions. Impacts to the County's general government services could increase due to an increase in residential development, but such impacts should be more than offset by the increase in revenue described above and value increases in properties outside of the Area.

Net Impact to County

Table 2 also illustrates the net impact to the County over the 25-year tax analysis period. As shown, the County's net impact, in terms of property and sales tax revenue, is estimated to be a surplus of approximately \$3.4 million.

Conclusion

In summary, and regarding "the impact of the reinvestment project on county revenues and on the cost and extent of additional county infrastructure and services required to serve development within the proposed reinvestment area" there do not appear to be any significant additional County infrastructure requirements required to serve development in the proposed reinvestment Area. Further, the County will not provide any public improvements, police, fire, utility or other specific services to serve such development, because all properties in the Area are entirely located within the municipal boundaries of the Town and will therefore be served by the Town. Finally, any additional demands (direct or indirect) on County services due to a general increase in population within the Area should be more than offset (as are all other such costs) by increases in County revenue as described herein and by adjustments in the base property tax assessment roll, as well as increases in property value located in proximity to the Area.

TABLE 2
TOWN OF ERIE URBAN RENEWAL AUTHORITY
FOUR CORNERS URBAN RENEWAL PLAN
TIF ANALYSIS -- BOULDER COUNTY IMPACT
JULY 2015

	Cumulative Total By:				
	2019	2024	2029	2034	2039
Boulder County					
Property Tax Revenues from Existing Base	\$194	\$393	\$598	\$807	\$1,021
Property Tax Revenues Deferred From New Redevelopment	(\$372,149)	(\$1,698,559)	(\$3,136,736)	(\$4,648,275)	(\$6,236,917)
Share of Sales Tax Revenues	\$1,191,376	\$3,005,839	\$5,009,152	\$7,220,972	\$9,663,000
Net Tax Revenues -- 25-Year Period	\$819,422	\$1,307,673	\$1,873,014	\$2,573,504	\$3,427,104

Source: Ricker | Cunningham.

TABLE 2 (CONT'D)
TOWN OF ERIE URBAN RENEWAL AUTHORITY
FOUR CORNERS URBAN RENEWAL PLAN
TIF ANALYSIS – BOULDER COUNTY IMPACT
JULY 2015

Development Program

New Redevelopment:	Sq Ft/ Units
Retail	86,650
Residential (Ownership)	170
Residential (Rental)	330

	Year										
	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Annual Property Tax Revenue Estimates											
Estimated Cumulative Development Demand:											
Retail	0	50,000	86,650	86,650	86,650	86,650	86,650	86,650	86,650	86,650	86,650
Residential (Ownership)	0	0	40	80	120	160	170	170	170	170	170
Residential (Rental)	0	0	165	330	330	330	330	330	330	330	330
Estimated Development Market Value:											
Retail	\$0	\$5,050,000	\$8,839,167	\$8,927,558	\$9,016,834	\$9,107,002	\$9,198,072	\$9,290,053	\$9,382,953	\$9,476,873	\$9,570,813
Residential (Ownership)	\$0	\$0	\$1,873,360	\$2,024,187	\$2,186,644	\$2,351,947	\$2,519,905	\$2,690,528	\$2,863,813	\$3,039,760	\$3,218,388
Residential (Rental)	\$0	\$0	\$21,039,563	\$42,079,916	\$42,324,915	\$43,354,166	\$43,797,706	\$44,225,583	\$44,648,499	\$45,067,455	\$45,482,453
Estimated Development Assessed Value:											
Retail	\$0	\$1,464,500	\$2,563,358	\$2,585,992	\$2,614,882	\$2,641,031	\$2,667,441	\$2,694,115	\$2,721,056	\$2,748,264	\$2,775,739
Residential (Ownership)	\$0	\$0	\$1,104,319	\$1,230,725	\$1,379,549	\$1,551,136	\$1,738,927	\$1,932,766	\$2,132,664	\$2,338,620	\$2,550,644
Residential (Rental)	\$0	\$0	\$1,674,749	\$3,382,993	\$3,416,923	\$3,450,991	\$3,485,501	\$3,520,556	\$3,556,166	\$3,592,334	\$3,629,060
Estimated Development Property Tax Revenues (89 mills):											
Retail	\$0	\$132,777	\$228,319	\$232,319	\$236,319	\$240,319	\$244,319	\$248,319	\$252,319	\$256,319	\$260,319
Residential (Ownership)	\$0	\$0	\$0	\$124,211	\$150,505	\$180,122	\$213,897	\$251,439	\$292,769	\$337,899	\$386,829
Residential (Rental)	\$0	\$0	\$0	\$188,371	\$380,509	\$384,314	\$388,157	\$392,039	\$395,959	\$399,919	\$403,919
Total Property Tax Revenues from New Redevelopment:	\$0	\$0	\$164,723	\$600,900	\$922,616	\$1,058,550	\$1,197,109	\$1,241,394	\$1,285,687	\$1,329,979	\$1,374,271
Total Property Tax Revenues from Existing Development:	\$175	\$175	\$177	\$177	\$178	\$178	\$178	\$178	\$178	\$178	\$178
Total Property Tax Revenues:	\$175	\$175	\$164,899	\$601,077	\$922,795	\$1,058,728	\$1,197,280	\$1,241,574	\$1,285,867	\$1,329,979	\$1,374,271
Existing Property Tax Base:	\$175	\$175	\$177	\$177	\$178	\$178	\$178	\$178	\$178	\$178	\$178
Total Property Tax Increment:	\$0	\$0	\$164,723	\$600,900	\$922,616	\$1,058,550	\$1,197,109	\$1,241,394	\$1,285,687	\$1,329,979	\$1,374,271
County Impact:											
County Share of Property Tax Base:	\$39	\$39	\$39	\$39	\$39	\$39	\$39	\$39	\$39	\$39	\$39
County Share of Property Tax Increment:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total County Share of Property Tax Revenue:	\$39	\$39	\$39	\$39	\$39	\$39	\$39	\$39	\$39	\$39	\$39

	Year										
	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Annual Sales Tax Revenue Estimates											
Estimated Cumulative Retail Development:											
Estimated Taxable Retail Sales from New Development:	\$0	\$18,370,000	\$33,355,744	\$39,022,859	\$50,703,316	\$56,397,353	\$56,105,350	\$56,827,437	\$57,549,566	\$58,271,739	\$58,993,913
Total Sales Tax Revenues from New Redevelopment:	\$0	\$660,450	\$1,167,451	\$1,190,800	\$1,214,616	\$1,238,908	\$1,263,194	\$1,287,480	\$1,311,766	\$1,336,052	\$1,360,338
Total City Sales Tax Revenue:	\$0	\$660,450	\$1,167,451	\$1,190,800	\$1,214,616	\$1,238,908	\$1,263,194	\$1,287,480	\$1,311,766	\$1,336,052	\$1,360,338
Existing Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Sales Tax Increment:	\$0	\$660,450	\$1,167,451	\$1,190,800	\$1,214,616	\$1,238,908	\$1,263,194	\$1,287,480	\$1,311,766	\$1,336,052	\$1,360,338
County Impact:											
County Share of Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County Share of New Sales Tax Revenue:	\$0	\$185,870	\$328,554	\$335,125	\$341,828	\$348,664	\$355,538	\$362,450	\$369,302	\$376,194	\$383,126
Total County Share of Sales Tax Revenue:	\$0	\$185,870	\$328,554	\$335,125	\$341,828	\$348,664	\$355,538	\$362,450	\$369,302	\$376,194	\$383,126

Source: Rickie | Consulting

TABLE 2 (CONTD)
 TOWN OF ERIE URBAN RENEWAL AUTHORITY
 FOUR CORNERS URBAN RENEWAL PLAN
 TIF ANALYSIS -- BOULDER COUNTY IMPACT
 JULY 2015

Development Program

New Redevelopment:	Sq Ft /
Retail	Units
Residential (Ownership)	86,650
Residential (Rental)	170
	330

	Year											
	2024	2025	2026	2027	2028	2029	2030	2031				
Annual Property Tax Revenue Estimates												
Estimated Cumulative Development Demand:												
Retail	86,650	86,650	86,650	86,650	86,650	86,650	86,650	86,650				
Residential (Ownership)	170	170	170	170	170	170	170	170				
Residential (Rental)	330	330	330	330	330	330	330	330				
Estimated Development Market Value:												
Retail	\$9,475,783	\$9,571,551	\$9,667,266	\$9,763,939	\$9,861,578	\$9,960,194	\$10,059,796	\$10,160,394				
Residential (Ownership)	\$63,215,009	\$63,847,159	\$64,483,630	\$65,120,487	\$65,758,792	\$66,398,610	\$67,039,006	\$67,675,046				
Residential (Rental)	\$45,114,517	\$45,565,665	\$46,021,319	\$46,481,532	\$46,946,348	\$47,415,811	\$47,890,969	\$48,368,869				
Estimated Development Assessed Value:												
Retail	\$2,748,267	\$2,775,750	\$2,803,507	\$2,831,542	\$2,859,858	\$2,888,456	\$2,917,341	\$2,946,514				
Residential (Ownership)	\$5,031,915	\$5,082,234	\$5,133,056	\$5,184,387	\$5,236,231	\$5,288,598	\$5,341,479	\$5,394,894				
Residential (Rental)	\$3,594,116	\$3,627,027	\$3,660,287	\$3,693,930	\$3,728,029	\$3,762,629	\$3,797,742	\$3,833,384				
Estimated Development Property Tax Revenues (89 mills):												
Retail	\$242,777	\$246,056	\$249,117	\$252,008	\$254,833	\$257,608	\$260,334	\$263,011				
Residential (Ownership)	\$450,371	\$456,975	\$463,624	\$470,324	\$477,074	\$483,874	\$490,724	\$497,624				
Residential (Rental)	\$399,519	\$403,918	\$408,357	\$412,837	\$417,357	\$421,917	\$426,517	\$431,157				
Total Property Tax Revenues from New Redevelopment:	\$1,266,346	\$1,299,009	\$1,331,098	\$1,362,169	\$1,392,265	\$1,421,409	\$1,450,626	\$1,479,912				
Total Property Tax Revenues from Existing Development:	\$182	\$184	\$184	\$184	\$184	\$184	\$184	\$184				
Total Property Tax Revenues:	\$1,266,528	\$1,299,193	\$1,331,282	\$1,362,353	\$1,392,449	\$1,421,593	\$1,450,810	\$1,479,996				
Existing Property Tax Base:	\$182	\$184	\$184	\$184	\$184	\$184	\$184	\$184				
Total Property Tax Increment:	\$1,286,346	\$1,279,009	\$1,291,800	\$1,304,171	\$1,317,765	\$1,330,942	\$1,344,252	\$1,357,694				
County Impact:												
County Share of Property Tax Base:	\$40	\$41	\$41	\$41	\$41	\$41	\$41	\$41				
County Share of Property Tax Increment:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Total County Share of Property Tax Revenue:	\$40	\$41	\$41	\$41	\$41	\$41	\$41	\$41				

	Year											
	2024	2025	2026	2027	2028	2029	2030	2031				
Annual Sales Tax Revenue Estimates												
Estimated Cumulative Retail Development:												
Estimate Taxable Retail Sales from New Development:	\$370	\$370	\$370	\$370	\$370	\$370	\$370	\$370				
Total Sales Tax Revenue from New Redevelopment:	\$370	\$370	\$370	\$370	\$370	\$370	\$370	\$370				
Total Sales Tax Revenue from Existing Development:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Total City Sales Tax Revenues:	\$370	\$370	\$370	\$370	\$370	\$370	\$370	\$370				
Existing Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
Total Sales Tax Increment:	\$370	\$370	\$370	\$370	\$370	\$370	\$370	\$370				
County Impact:												
County Share of Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0				
County Share of New Sales Tax Revenue:	\$370	\$370	\$370	\$370	\$370	\$370	\$370	\$370				
Total County Share of Sales Tax Revenue:	\$370	\$370	\$370	\$370	\$370	\$370	\$370	\$370				

Source: Rider | Cunningham

TABLE 2 (CONTD)
TOWN OF ERIE URBAN RENEWAL AUTHORITY
FOUR CORNERS URBAN RENEWAL PLAN
TIF ANALYSIS – BOULDER COUNTY IMPACT
JULY 2015

Development Program

New Redevelopment:	54 P/
Retail	Units
Residential (Ownership)	86,650
Residential (Rental)	170
Residential (Retail)	330

	Year									
	2032	2033	2034	2035	2036	2037	2038	2039		
Annual Property Tax Revenue Estimates										
Estimated Cumulative Development Demand:										
Retail	86,650	86,650	86,650	86,650	86,650	86,650	86,650	86,650		
Residential (Ownership)	170	170	170	170	170	170	170	170		
Residential (Rental)	330	330	330	330	330	330	330	330		
Estimated Development Market Value:										
Retail	\$10,761,928	\$10,364,618	\$10,488,264	\$10,572,947	\$10,678,676	\$10,785,463	\$10,893,318	\$11,002,251		
Residential (Ownership)	\$86,452,796	\$89,137,324	\$89,828,697	\$70,526,984	\$71,332,254	\$71,844,577	\$72,664,022	\$73,390,663		
Residential (Rental)	\$48,852,558	\$49,341,083	\$49,834,494	\$50,332,889	\$50,838,188	\$51,344,529	\$51,851,975	\$52,376,554		
Estimated Development Assessed Value:										
Retail	\$2,975,979	\$3,005,739	\$3,035,797	\$3,066,155	\$3,096,816	\$3,127,784	\$3,159,062	\$3,190,653		
Residential (Ownership)	\$5,448,843	\$5,503,331	\$5,558,364	\$5,613,948	\$5,670,087	\$5,726,788	\$5,784,056	\$5,841,897		
Residential (Rental)	\$3,888,664	\$3,927,550	\$3,966,826	\$4,006,494	\$4,046,559	\$4,087,025	\$4,127,885	\$4,169,174		
Estimated Development Property Tax Revenues (89 mill):										
Retail	\$331,415	\$334,729	\$338,077	\$341,457	\$344,872	\$348,321	\$351,804	\$355,304		
Residential (Ownership)	\$606,801	\$612,669	\$618,598	\$624,488	\$630,340	\$636,154	\$641,932	\$647,674		
Residential (Rental)	\$433,055	\$437,285	\$441,759	\$446,177	\$450,638	\$455,145	\$459,696	\$464,291		
Total Property Tax Revenues from New Redevelopment:	\$1,371,271	\$1,384,684	\$1,398,434	\$1,412,822	\$1,426,950	\$1,441,220	\$1,455,632	\$1,469,869		
Total Property Tax Revenues from Existing Development:	\$189	\$191	\$191	\$193	\$193	\$195	\$195	\$197		
Existing Property Tax Base:	\$189	\$191	\$191	\$193	\$193	\$195	\$195	\$197		
Total Property Tax Increment:	\$1,371,271	\$1,384,684	\$1,398,434	\$1,412,822	\$1,426,950	\$1,441,220	\$1,455,632	\$1,469,869		
County Impact:										
County Share of Property Tax Base:	\$42	\$42	\$42	\$43	\$43	\$43	\$43	\$43		
County Share of Property Tax Increment:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total County Share of Property Tax Revenue:	\$42	\$42	\$42	\$43	\$43	\$43	\$43	\$43		

	Year									
	2032	2033	2034	2035	2036	2037	2038	2039		
Annual Sales Tax Revenue Estimates										
Estimated Cumulative Retail Development:										
Estimated Available Retail Sales from New Development:	\$44,893,440	\$45,750,289	\$46,705,095	\$47,640,216	\$48,563,021	\$49,564,881	\$50,556,179	\$51,567,302		
Total Sales Tax Revenues from New Redevelopment:	\$1,371,235	\$1,602,660	\$1,634,713	\$1,667,408	\$1,699,408	\$1,731,771	\$1,764,466	\$1,804,856		
Existing Sales Tax Revenues:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Sales Tax Increment:	\$1,371,235	\$1,602,660	\$1,634,713	\$1,667,408	\$1,699,408	\$1,731,771	\$1,764,466	\$1,804,856		
County Impact:										
County Share of Sales Tax Base:	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
County Share of New Sales Tax Revenue:	\$442,191	\$451,034	\$460,055	\$469,256	\$478,641	\$488,214	\$497,978	\$507,938		
Total County Share of Sales Tax Revenue:	\$442,191	\$451,034	\$460,055	\$469,256	\$478,641	\$488,214	\$497,978	\$507,938		

Source: Rider Consulting.