



TOWN OF ERIE NEWS FLASH

News & Announcements

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Letter from the Mayor: Transparency at Nine Mile Corner

Part of building a sustainable community is building an economically sustainable community.

In January I shared with you my priority for 2016 which is to maintain our momentum in pursuing more commercial revenue opportunities for Erie. This pursuit remains my priority because it remains a long term priority for an overwhelming majority of Erie residents.*

Today, as you are most likely aware, there is commercial development activity in one form or another occurring in almost every part of town. To the east on Highway 7 crews working on the new King Soopers Marketplace have all four walls up and appear to be well on their way to meet their fall opening. In the geographic center of town, the Four Corners mixed-use development at Erie Parkway and County Line continues its way through the Town's review process. And to the west, at the southeast corner of Highway 287 and Arapahoe our development partner for [Nine Mile Corner](#) is now authorized to go seek tenants and prepare site plans.

The Board of Trustees takes seriously our responsibility to ensure the financial health of our town both in the short and long term. The annually renewable sales tax revenues generated from new retail does in fact do just that. It creates new revenue streams and helps diversify our economy.

The Board also takes seriously our responsibility to act in a transparent manner. This is something I want to make sure is not lost on anyone - Especially you our citizens whom we serve.

Currently there is heightened awareness and interest about the future development of 287 and Arapahoe (now known as Nine Mile Corner). Part of the reason for this is because we have been talking about it in some form or fashion for years. It should come as no surprise to anyone that the former Prince Reservoir was no longer needed for water storage because we shared this information with the public. In the spring of 2015 when it was time to annex and zone the Nelson-Kuhl property, we sent out the legal notifications to property owners within 300 feet (which includes the City of Lafayette). Since the fall of 2014, we have sent out over [25 notices](#) to the public related to the activity at 287 and Arapahoe/Nine Mile Corner.



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I pledged from the outset of the Nine Mile Corner project to keep the public – including adjacent property owners - informed of our progress. I asked Town Staff to do the same. When residents from Lafayette's Beacon Hill neighborhood asked us to consider their concerns related to future development, I instructed our development partner to meet them. I can proudly say Erie has lived up to its commitments. I believe it is evident to anyone with an objective mindset that the Town of Erie has been transparent and acted in good faith.

As I alluded to earlier, it's only been in the past few weeks that Evergreen and the Town reached our final disposition and development agreement. So it is too soon to characterize our plan in any way as no plan exists. So it surprises me when people refer to our plan as "harsh." If they described it as "purple" it would be just as accurate or inaccurate as the case may be; because as I said, the plan does not exist.

It also surprised me when, in reaction to rumors on Facebook, the City of Lafayette decided to launch an investigation to "get to the bottom" of what's going on over in Erie. To which I'd like to reply:

"It's like this - we're working non-stop! We are working non-stop to maintain the wonderful small town character of Erie that everyone loves and at the same time provide the amenities everyone wants. Building a sustainable future does take some work."

Erie has a long history of working with our neighbors even when competing for sales tax revenue. When King Soopers announced they wanted to locate at Highway 7 and Sheridan we knew we had at best a 1 in 4 chance in landing them as we were in competition with Broomfield. Being good neighbors, we entered the competition in good faith and prepared to win. And through it all, there was no acrimony between ourselves and Broomfield. So maybe what's going on recently really isn't about "investigations," instead might all of this just be about competition?

As I said, part of building a sustainable community is building an economically sustainable community. We are on the right path and remain steadfast despite distractions and obstacles.

This will not be my last letter on this topic but wanted to share my thoughts as they were fresh in my head at the end of this spring break that is never quite long enough.

It is an exciting time to be in Erie. It is an honor to serve as your Mayor.

Sincerely, Tina Harris

*In 2013 we asked our residents if they support Town efforts to increase local shopping opportunities and 97% said they support or strongly support those efforts. In 2015, we asked residents to rate aspects of the economy and only 6% rated local shopping opportunities as excellent or good.

View the online Mayor's Page [here](#).