



TOWN OF ERIE NEWS FLASH

Board of Trustees Action Items

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Erie Board of Trustees Action Items

September 22, 2015



Board Approves Urban Renewal Plan for Highway 287 Area - During Tuesday night's meeting, the Board of Trustees approved an Urban Renewal Area Plan for the Highway 287 Area in accordance of the provisions of the Urban Renewal Law of the State of Colorado, 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. In separate actions, the Board also approved the Conditions Survey and the Boulder County Impact Reports for the Highway 287 Area Renewal Plan.

The administration and implementation of this Plan will be carried out by the Town of Erie Urban Renewal Authority (TOEURA).

The Area includes three parcels and adjacent rights-of-way, located at the southeast and southwest corners of Arapahoe Road and U.S. Highway 287. 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.

View presentation [here](#).

Erie Urban Renewal Authority Selects Redevelopment Partner for Highway 287 - The Mayor and Trustees, serving as the Town of Erie Urban Renewal Authority (TOEURA) Board of Commissioners selected [Evergreen](#) as the development partner for the redevelopment of an approximately 52 acre site located at the southeast corner of Highway 287 and Arapahoe Road in Erie.

BACKGROUND: The TOEURA issued a Request for Qualifications from developers on July 28, 2015. According to the RFQ, "Owners are seeking a partnership with the right developer, one who understands and exhibits a shared vision for the development future of the site; a vision that maximizes the site's revenue generating potential while employing sound land use and high quality design principles, while remedying any blighted conditions which may be found on the site. Owners anticipate the redevelopment program might accommodate a mix of uses including retail, office, and/or residential." The deadline for responses was August 28, 2015. TOEURA evaluated five requests for



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qualification submittals it received prior to the deadline against the established criteria and interviewed four of the respondents regarding their qualifications. With the selection of Evergreen, TOEURA intends to negotiate an exclusive agreement outlining the responsibilities, obligations, and terms for the redevelopment of the site.

Board Approves Urban Renewal Plan for Four Corners Area - The Board approved an Urban Renewal Area Plan for the Four Corners Area in accordance of the provisions of the Urban Renewal Law of the State of Colorado, 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. In separate actions, the Board also approved the Conditions Survey and the Boulder County Impact Reports for the Four Corners Area Renewal Plan.

The administration and implementation of this Plan will be carried out by the Town of Erie Urban Renewal Authority (TOEURA).

The Four Corners Area includes one parcel comprised of approximately 45.8 acres and adjacent rights-of-way. The property is located in the southwest quadrant of Erie Parkway and East County Line Road in the Town of Erie and Boulder County. The parcel is owned by a 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.

View presentation [here](#).

View complete September 22, 2015 Board of Trustees Meeting Packet [here](#).

Engage Erie – View the most recent activity on the Town's new social engagement site, [Engage Erie](#).

Upcoming Board of Trustees Meetings – The next regularly scheduled [Board of Trustees](#) meeting will be on Tuesday, October 13, 2015 at 6:30 p.m. All meetings are held in the [Town Hall boardroom](#) located at 645 Holbrook Street in Erie.

More Information – Board of Trustees Action Items are brief summaries of some, but not all, agenda items and do not serve as the official meeting minutes. Select this link to view archived Board of Trustees meeting online via the [On Demand Video](#) service. To request approved meeting minutes of Board of Trustees meetings, please contact the Town Clerk's Office at nparker@erieco.gov.