



TOWN OF ERIE NEWS FLASH

News & Announcements

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Nine Mile Corner: What Lafayette Says and What Lafayette Does

Unfortunately, over the past four years, we've learned that there's what Lafayette says and then there's what Lafayette does. Particularly when it comes to [Nine Mile Corner](#).

What they said: According to the December 22, 2014 edition of the Colorado Hometown Newspaper Lafayette Mayor Christine Berg said she empathizes with Erie's need to boost its sales tax revenues and expects the town to move quickly to bring economic development to the southeast corner of U.S. 287 and Arapahoe Road.

"The bottom line is they own the land now, so really it's up to them and what they want to do with it," Berg said. "And we know Erie needs to position itself to attract those sales tax dollars."

What they are about to do: During their April 19, 2016 meeting, Lafayette City Council will consider an ordinance to acquire (perhaps through the use of eminent domain) property located at the southeast corner of U.S. 287 and Arapahoe owned by the Town of Erie Urban Renewal Authority. This property is the future site of the Nine Mile Corner mixed-use (residential/commercial) development.

What we think they are really saying: Hey Erie, even though the IGA expired in 2014, we really wish you were still bound by the limitations of the Rural Preservation designation.

What they really did and what they really are about to do: What Lafayette recently did was to announce that the property located north of the Walmart which was designated as Rural Preservation under the expired IGA will now become a commercial development known as Lafayette Promenade.

What Lafayette is about to do, is annex the Weems property which is located just west of U.S. 287. And guess what? Lafayette wants to change the zoning of this 80 acre agricultural property to accommodate a mixed-use (residential/commercial) development.



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So perhaps it's not about Rural Preservation after all. Perhaps it's about competition.

It's easy to understand why Lafayette is still a fan of the expired IGA. For 20 years they were free to develop along the Highway 287 corridor. Meanwhile, Erie was forced to sit on the sidelines. Lafayette had no competition.

The years passed. Lafayette certainly developed. Perhaps prompting the question: Whose definition of Rural Preservation includes "Walmart"?

It's important to consider that when the parties entered into both the "Super IGA" and "East County IGA" presumably they did so with the full understanding of all of the conditions of those agreements. The Super IGA included an opt-out option after 10 years, which both the Town of Erie and the City of Lafayette exercised in 2013. The East County expired in 2014.

When the Town announced we were opting out of the Super IGA, the Daily Camera spoke with the Mayor of Lafayette who said: *"We have to think about what's in Lafayette's best interests..."* And then a few days later they opted out too.

Today, both Erie and Lafayette have announced commercial development plans along the same stretch of Highway 287. Shouldn't both communities be free to think about what is in the best interest of their respective communities? Or is someone suggesting a double standard be applied?

So as it turns out, there's a big difference between what Lafayette says and what Lafayette does.

As for the Town of Erie, we've been saying the same thing for years. We've taken a slow, deliberate and transparent approach towards the future development of the southeast corner of Highway 287 and Arapahoe. Here is a link to 30 public notices we've sent out since the fall of 2014. We invite you to see for yourself. [View Public Notices.](#)

The Town of Erie Board of Trustees is working hard and taking decisive actions on behalf of Erie residents. The Board 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.

Erie has spoken with a clear, consistent voice about our efforts and goals. Lafayette clearly has not.