



# TOWN OF ERIE NEWS FLASH

## News & Announcements

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### Project Concept for Highway 287 & Arapahoe Road Gives Nod to History WWI Memorial Inspiration for “Nine Mile Corner”



Image Above: Conceptual Illustration of Nine Mile Corner provided by Evergreen.

**ERIE, CO** – Ever hear about the Road of Remembrance Memorial? Know where Nine Mile Corner is located? Before the Town selected Evergreen as our development partner for the Highway 287 & Arapahoe Retail Center – neither did Tyler Carlson.

Mr. Carlson was researching the Town’s history this summer when he visited the Erie Historical Society’s website and came across a news article titled “[Road of Remembrance is Nearly Forgotten](#).” Below is an excerpt from that article written by Silvia Pettem for the Boulder Daily Camera on December 23, 2007.

*“Before the Boulder-Denver turnpike (U.S. 36) was opened in 1952, Boulder-bound motorists from Denver drove north on U.S. 287, then turned west on Arapahoe Road. After World War I, the veterans’ group, the American Legion, came up with the idea of beautifying Arapahoe as a “**Road of Remembrance**,” complete with a stone gateway. Today, all that’s left are the two stone pillars at **Nine-Mile Corner**, the intersection of Arapahoe Road and U.S. 287.”*

After reading that article, Carlson had his inspiration. “Thoughtful development of **Nine Mile Corner** needs to not only complement existing historical architecture, but also honor the 1928 vision of beautifying the intersection where the historic Road of Remembrance Gateway still stands,” he said.



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*Image Above: Road of Remembrance Gateway provided by Erie Historical Society.*

Flash forward to today. On Tuesday, October 20, 2015, the Town of Erie Board of Trustees conducted a Special Meeting for the purpose of introducing the Site Plan process for the Highway 287 & Arapahoe Road Retail Center and soliciting feedback from members of the public. During the meeting, representatives from Evergreen including project lead Tyler Carlson presented their **Nine Mile Corner** project concept which supports Erie's economic growth and celebrates the community's history.

According to Mr. Carlson, the approximately 45-acre site located on the southeast corner of 287 & Arapahoe is significant not only in its prominent location (directly across from the Road of Remembrance Gateway Memorial), but in the tone the development will set for the community in the future. "The shopping center formula is being repackaged to not only enhance the retail experience, but also create a sense of community frequently associated with traditional main streets and downtowns," Carlson said.

The design spirit of **Nine Mile Corner** recalls the architectural form and archetypes found in Historic Downtown Erie. Historic architectural details and design motifs will be executed in a contemporary manner that facilitates critical place-making for neighborhood gathering while balancing the operational needs of tenants. The buildings will contribute to the established character of the Town of Erie. Pedestrian scale, with both passive and active open spaces, will be the overall theme throughout the project, creating a comfortable, walkable environment for the consumer, visitor and employee.

Carlson said the heart of Nine Mile Corner's shopping experience will be a strong neighborhood grocer who delivers quality service and selection and drives essential support for restaurant and soft goods co-tenants.

Evergreen believes that by participating in meetings such as tonight's, they will develop a mixture of uses, tenants and scale that achieves Erie's financial goals while mitigating community concerns – especially concerns of the neighbors immediately adjacent to the site. "We always work intimately with our neighbors to realize win-win developments, and we will literally sit in people's living rooms and talk about building locations and landscape design," Carlson said.

According to Carlson, Evergreen is planning a series of focus groups in the coming month to discuss what types of uses and specific retailers the public wants to see.



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For more information and to contact Evergreen please visit: [www.NineMileCorner.com](http://www.NineMileCorner.com).

BACKGROUND: In September of this year, the Town of Erie Urban Renewal Authority selected [Evergreen](#) as their development partner for the Highway 287 & Arapahoe retail center. Evergreen, with offices in Phoenix, Los Angeles, Denver and Dallas, was founded in 1974, and is a developer of shopping centers, single tenant commercial, multi-family, and single family projects and provides property management, asset management and consulting services. Principal Tyler Carlson of Evergreen's Denver office serves as project lead for **Nine Mile Corner**.