



ERIE
COLORADO

Community Responsive Incentive Programs

EDCC Drive | Lead | Succeed Conference

October 15, 2024

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Director of Economic Development & TOEURA
Town of Erie, Colorado



Incentive Examples

- **Town Overview**
- **Community-based:**
 - **Historic Old Town Erie**
 - **I-25 Erie Gateway**
- **Developer-based:**
 - **Nine Mile Corner**
 - **Erie Four Corners**



Residential Conditions

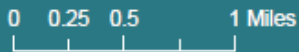
Development Activity

- Complete
- Entitled
- Planned
- Planning Boundary
- Retail Corners

DU: Dwelling Units

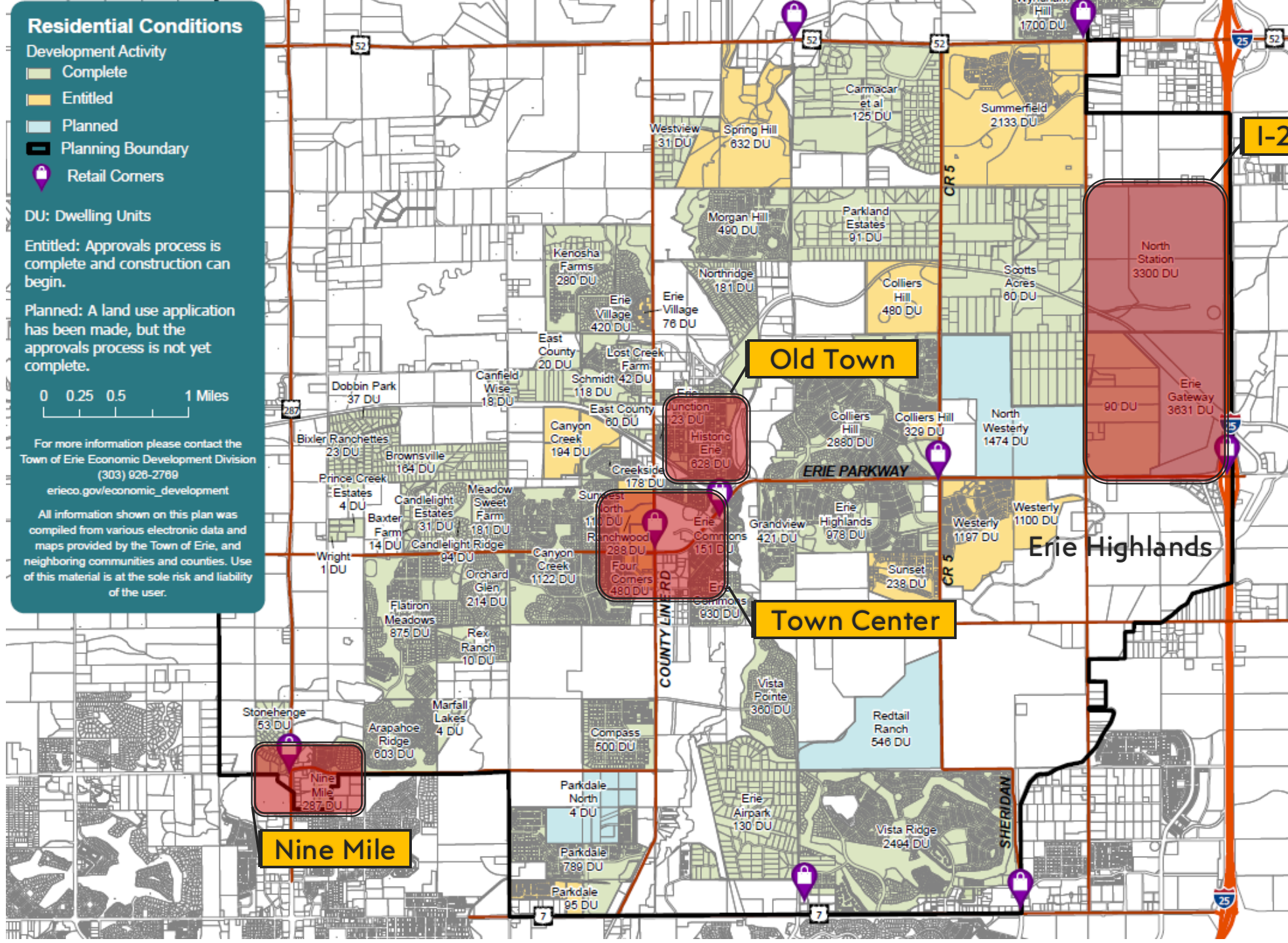
Entitled: Approvals process is complete and construction can begin.

Planned: A land use application has been made, but the approvals process is not yet complete.



For more information please contact the Town of Erie Economic Development Division (303) 926-2709 erieco.gov/economic_development

All information shown on this plan was compiled from various electronic data and maps provided by the Town of Erie, and neighboring communities and counties. Use of this material is at the sole risk and liability of the user.



I-25 Gateway

Old Town

Town Center

Nine Mile

Erie Highlands

ERIE PARKWAY

COUNTY LINE RD

SHERIDAN





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Historic Old Town Erie

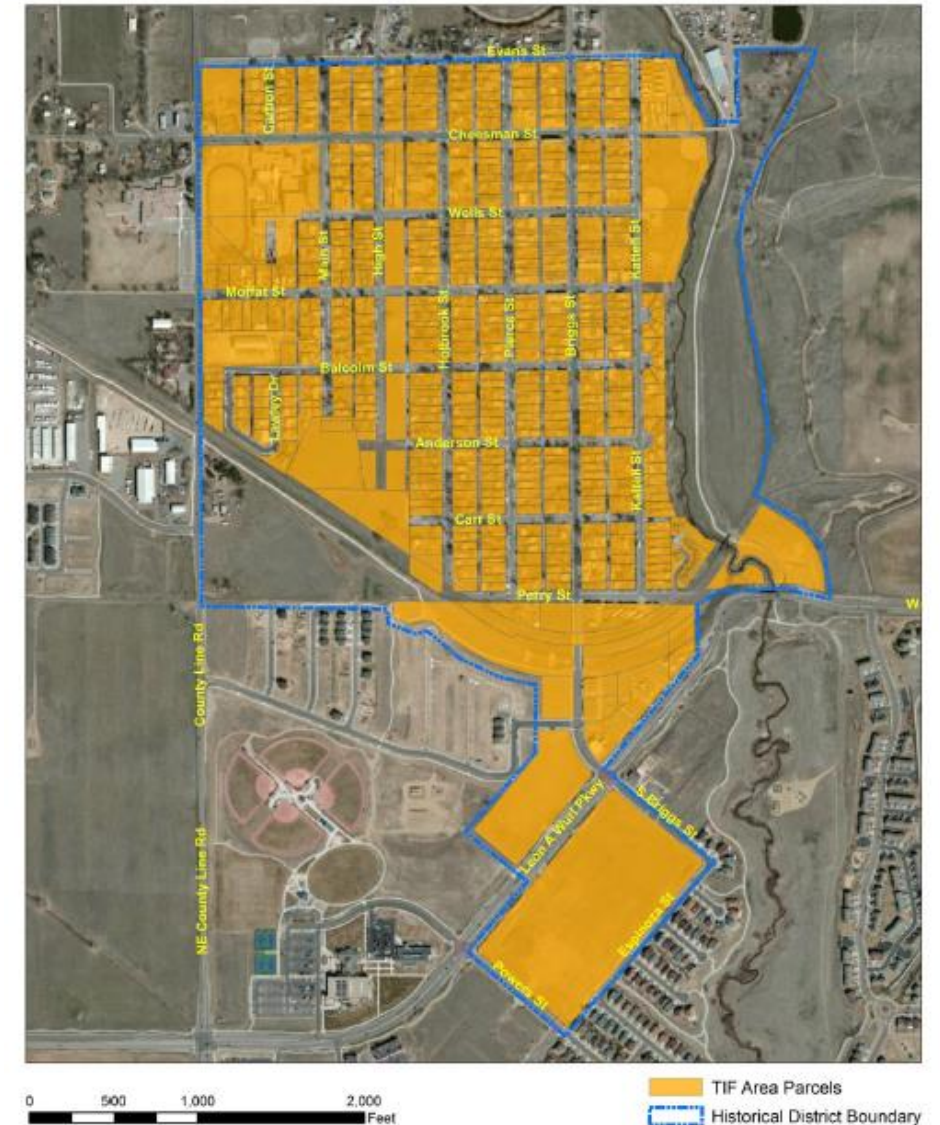


Historic Old Town URA

Adopted on November 12, 2013

- Multiple in-fill redevelopment projects:
 - Park West (105 Wells Street) - \$5.51M
 - Coal Park (615 Briggs Street) - \$2.02M
 - Birdhouse (526 Briggs Street) - \$1.7M
 - Legacy (700 Briggs Street) - \$2.63M
- Downtown Revitalization Incentive Grants:
 - 24 Carrot Bistro
 - Piripi
 - The Old Mine
 - Echo Brewing
- Briggs Infrastructure Improvement Project:
 - \$3M from 2021 bond for Briggs Streetscape
- Land Acquisition:
 - 150 S. Briggs St. (RFQ)

Figure No. 2: Tax Increment Financing Area No. 1



Historic Old Town URA

Project Examples





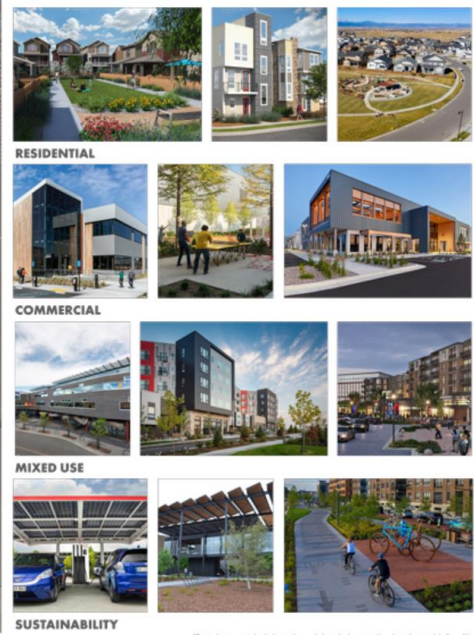
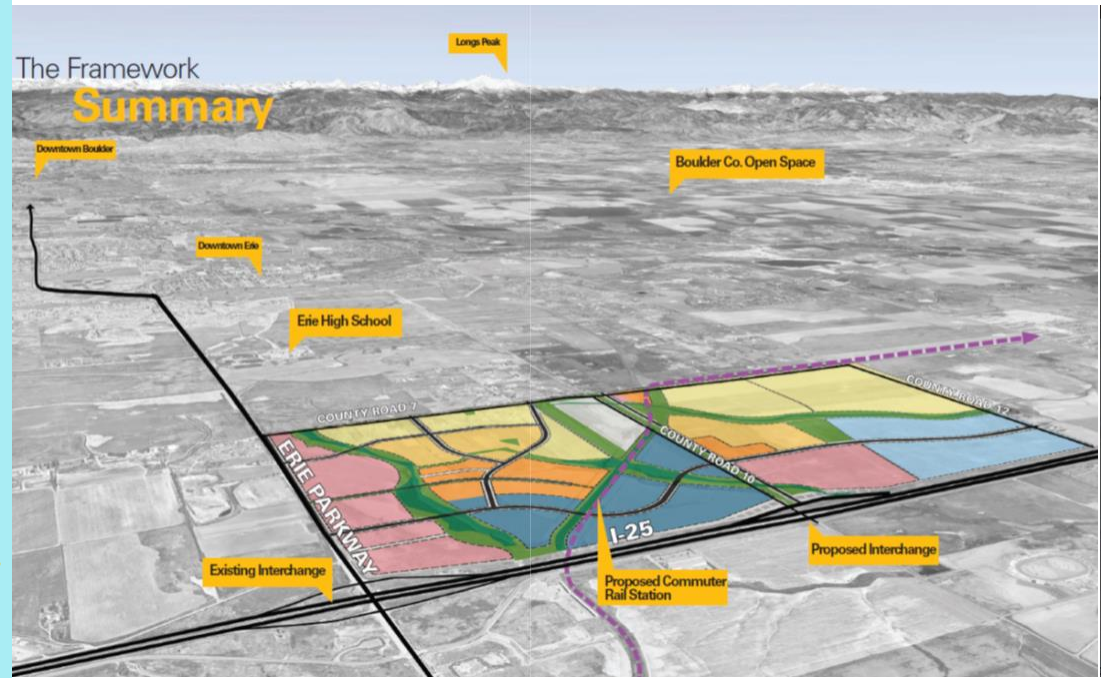
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I-25 Erie Gateway





I-25 Erie Gateway

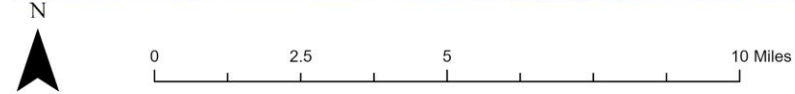
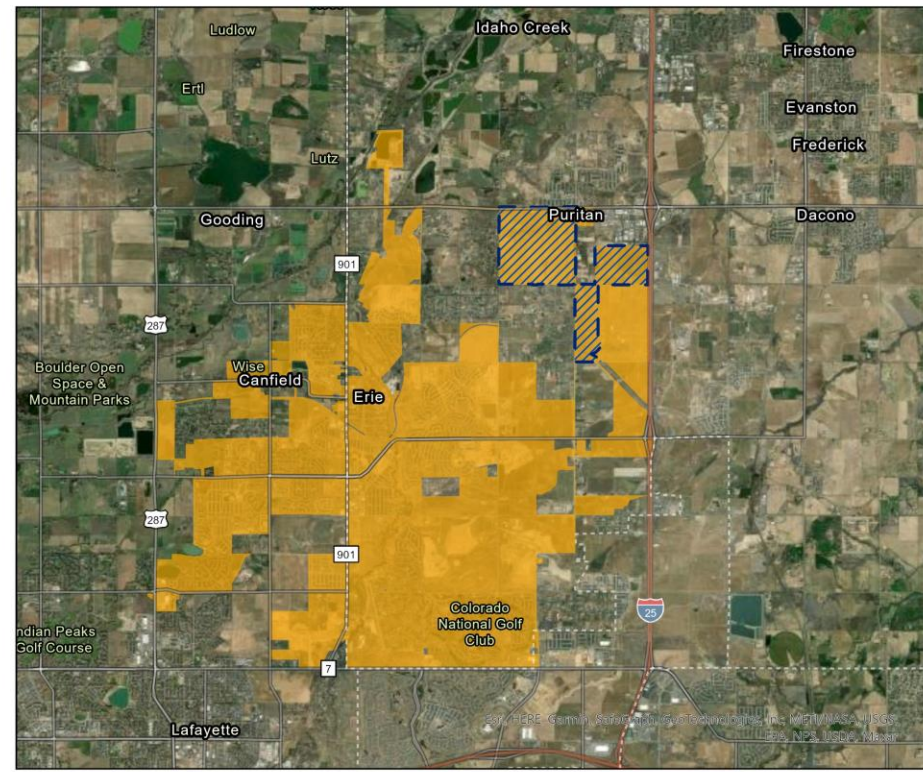




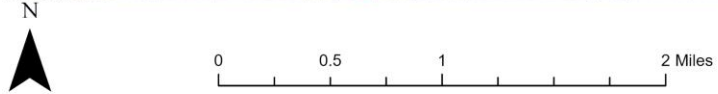
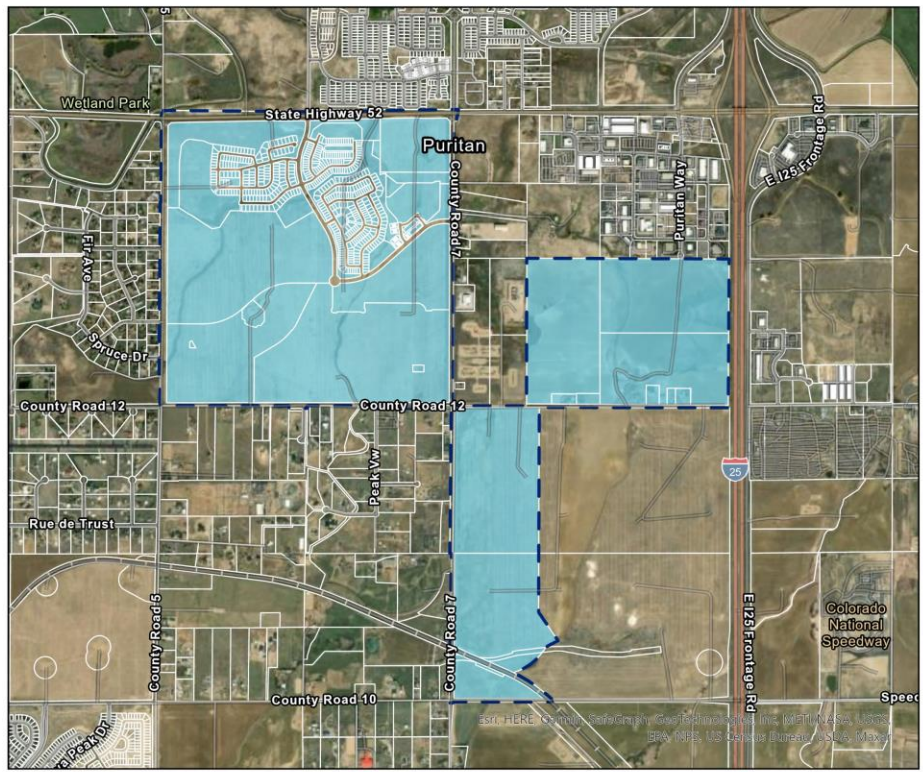
I-25 Erie Gateway URA

Adopted on August 13, 2024

Town of Erie Municipal Limits



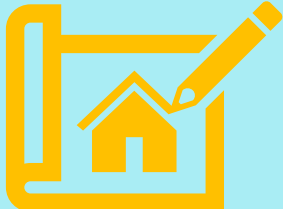
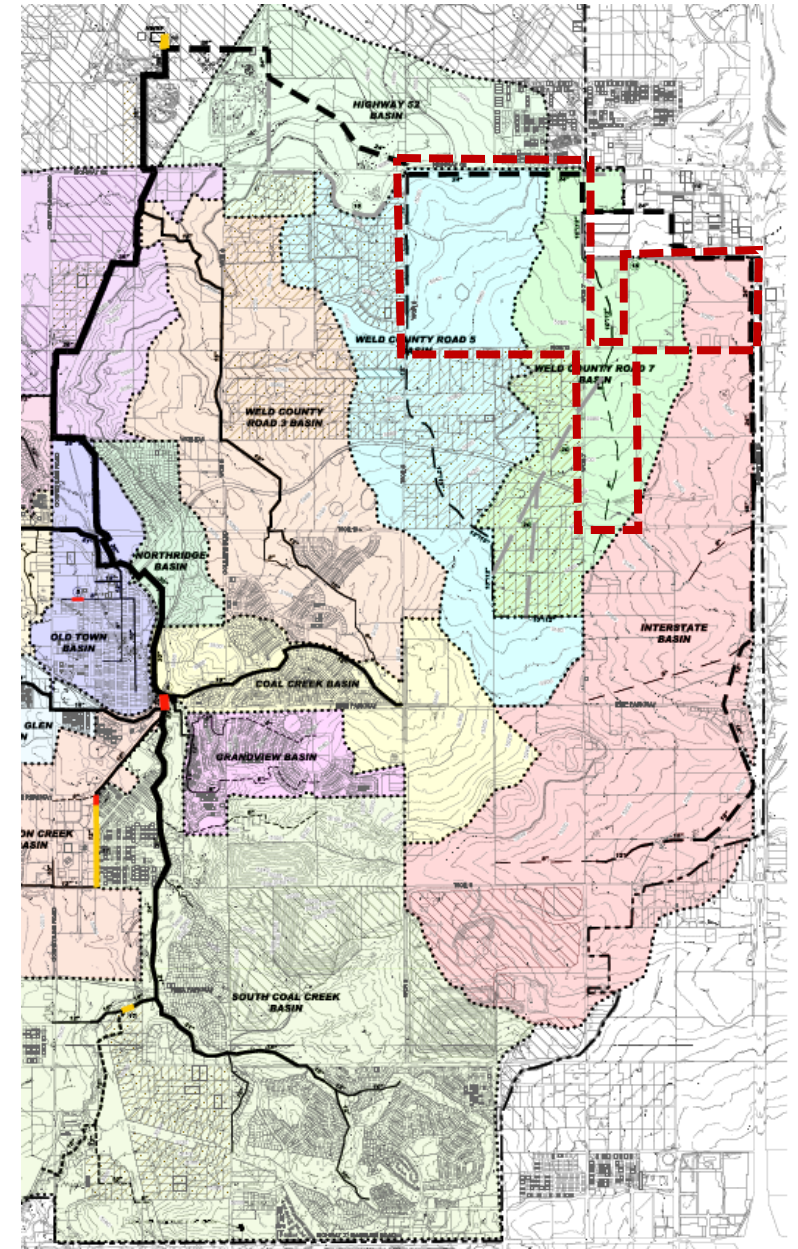
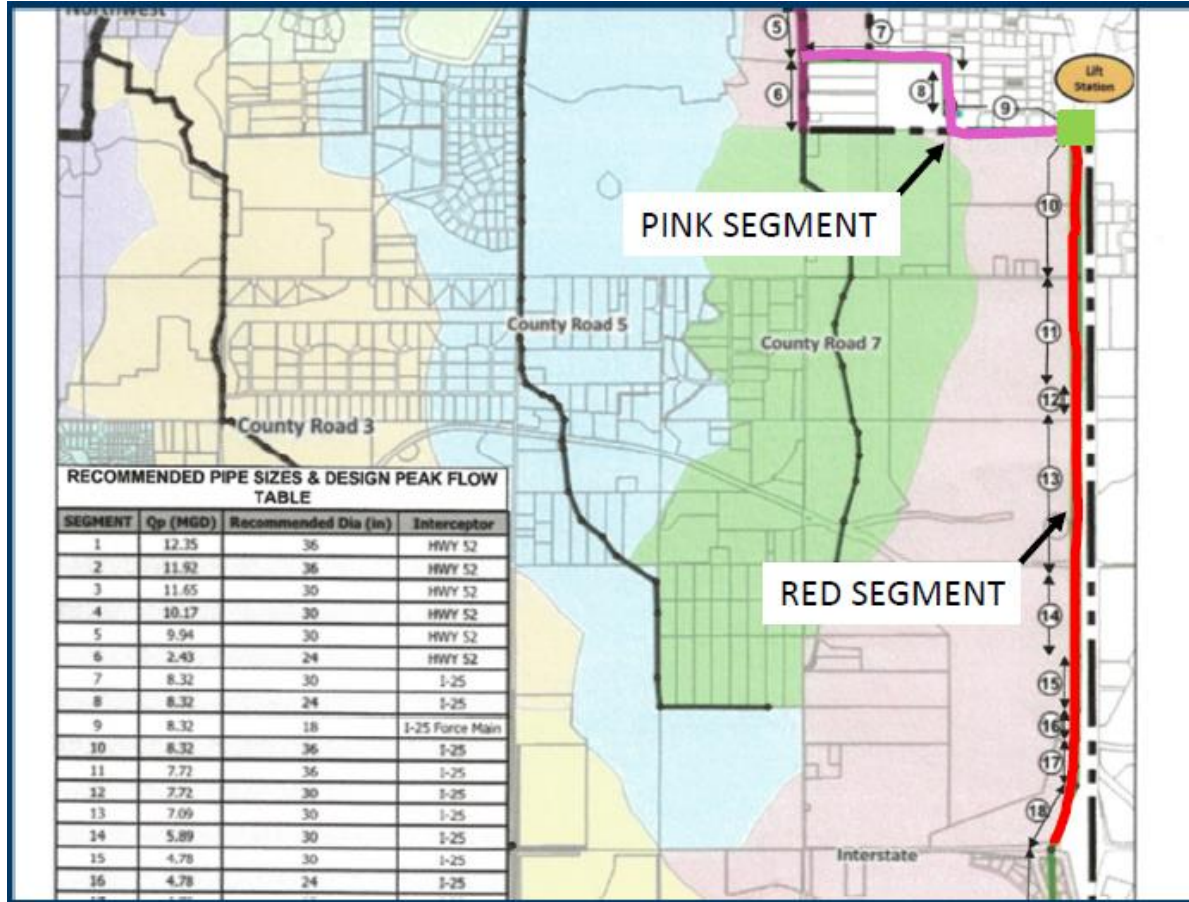
Erie Gateway Phase 1 Urban Renewal Plan





I-25 Erie Gateway URA

Adopted on August 13, 2024





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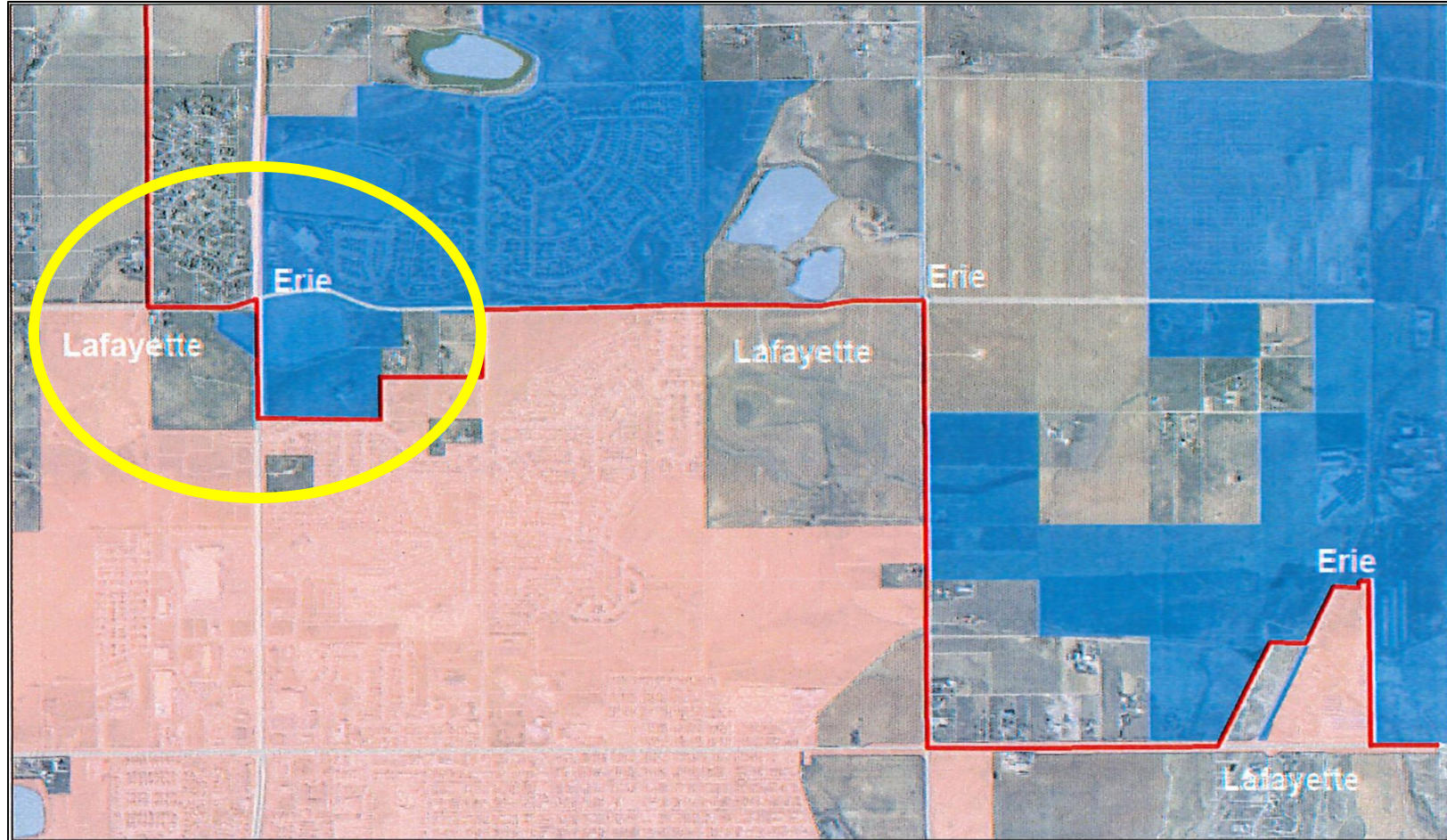
Nine Mile Corner





Nine Mile Corner

Adopted on September 22, 2015



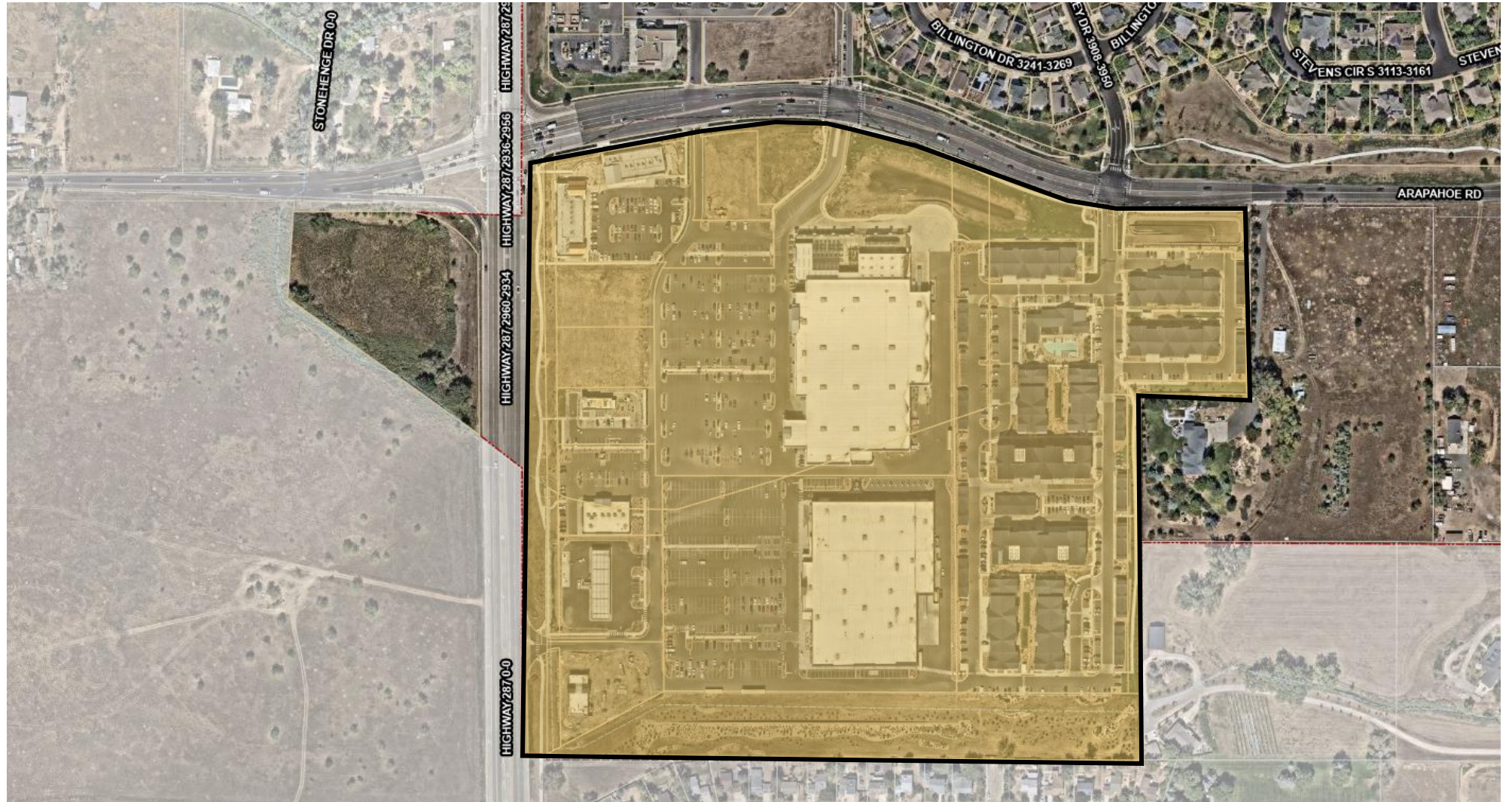
Nine Mile Corner

Adopted on September 22, 2015



Nine Mile Corner

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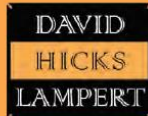




NINE MILE CORNER

SEC ARAPAHOE ROAD & HIGHWAY 287 - ERIE, CO

- New Regional Development Site Serving East Boulder County
- High Demand from Existing and Projected Residents
- Over 101,000 people in 5 miles
- Over 59,000 new homes planned in trade area
- High Income Demographic
 - Estimated average household income is over \$147,000 in 5 miles
- Highly Educated
 - 65.8% with Bachelor Degree or higher in 5 miles
- Call Brokers For Pricing



www.ninemilecorner.com

The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.



PAD SPACES AVAILABLE	
LOT 2	Oil Changer (Coming Soon)
LOT 4	0.81 AC (Deal Pending)
LOT 5	0.73 AC (Deal Pending)
LOT 6	Taco Bell (Now Open!)
LOT 7	UC Health (Now Open!)
LOT 8	King Soopers Fuel (Coming Soon)
LOT 9	Bank (Coming Soon)

(*Lot 10 is not a part of the Nine Mile Corner Development; Site plan for conceptual purposes only.)



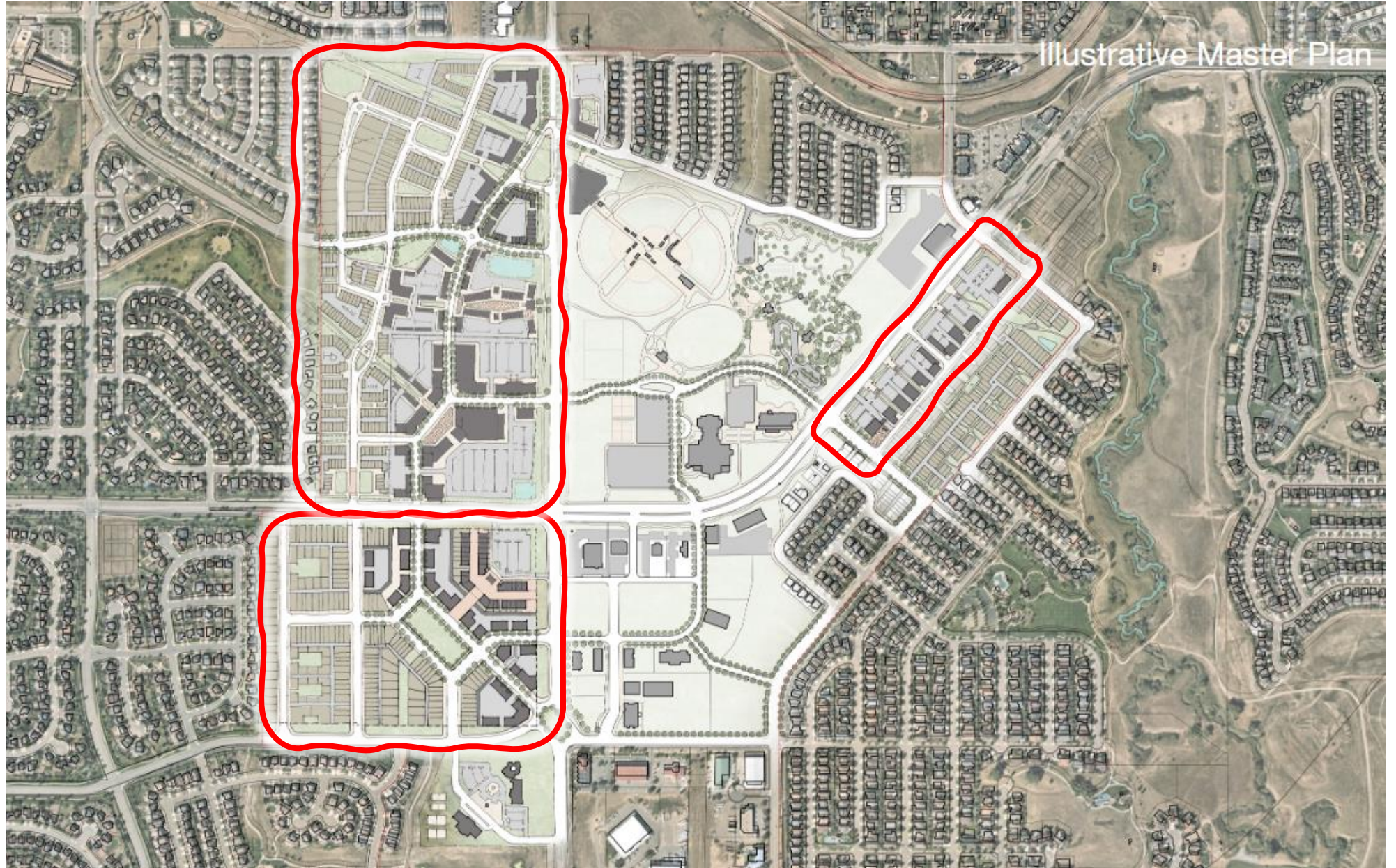


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Erie Four Corners



Erie Town Center



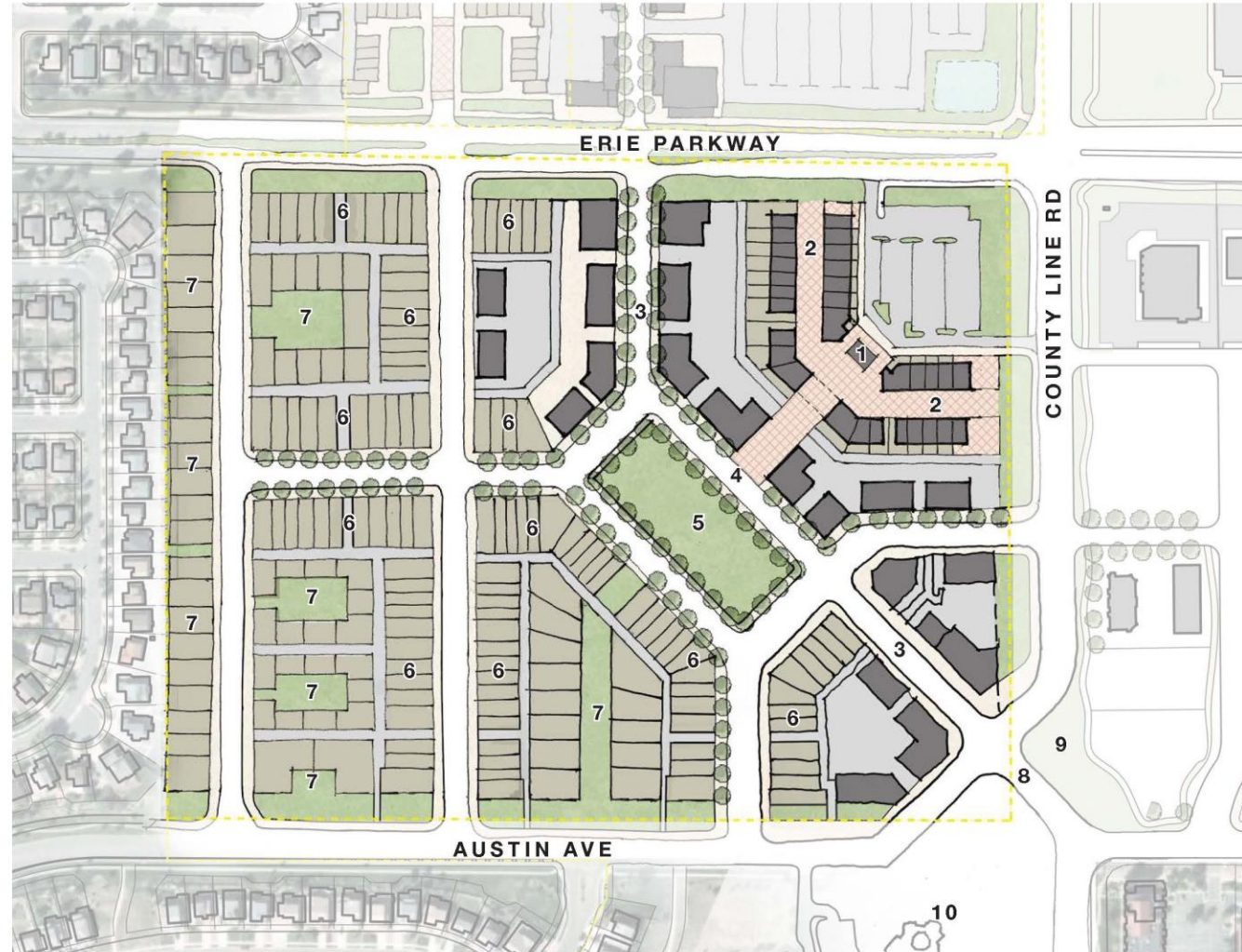
Erie Four Corners

PD Development Guide

Illustrative Parcel 3 Annotations - Four Corners / Foundry Builders



Above: Option B - The Peel Southern Gateway Roundabout

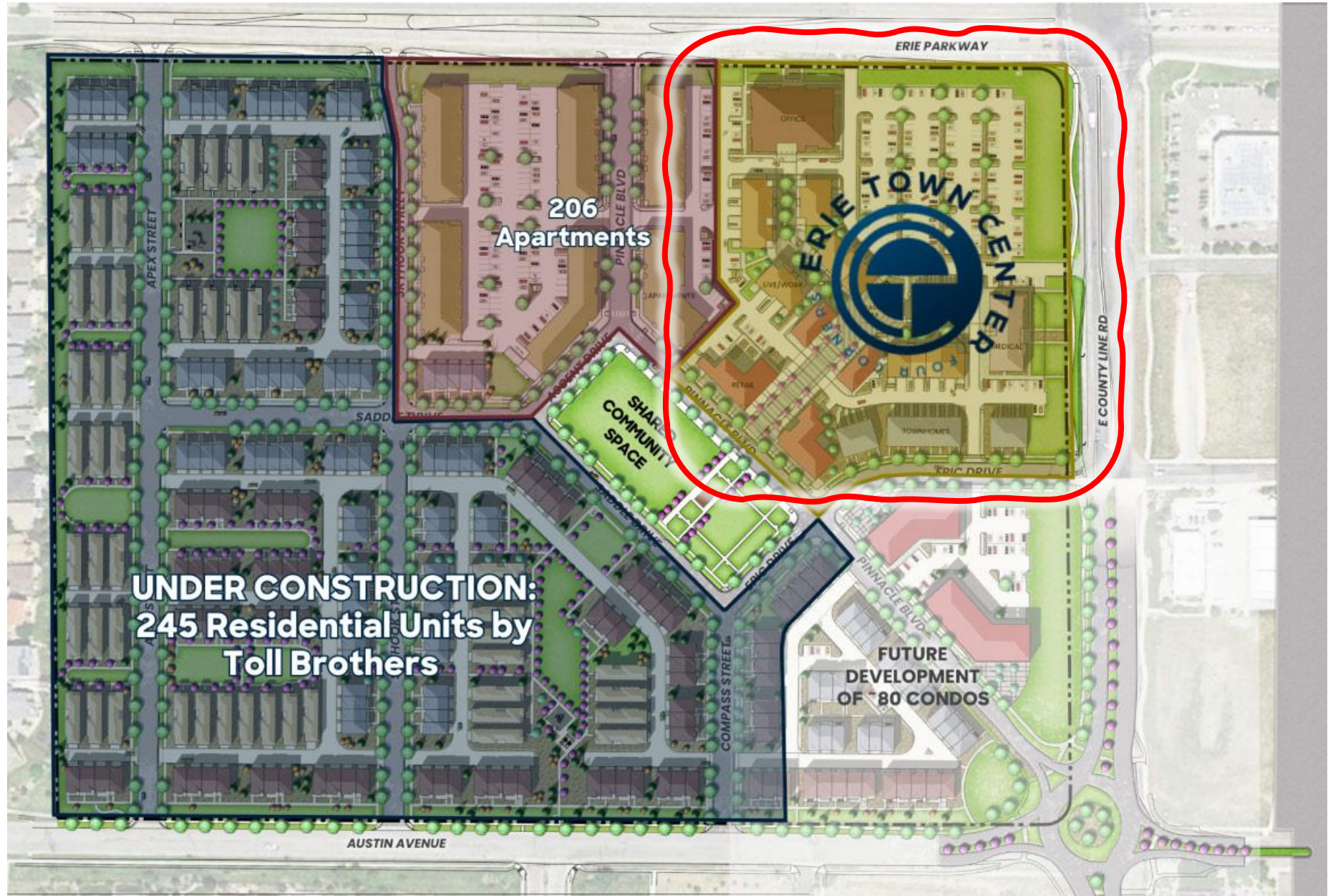


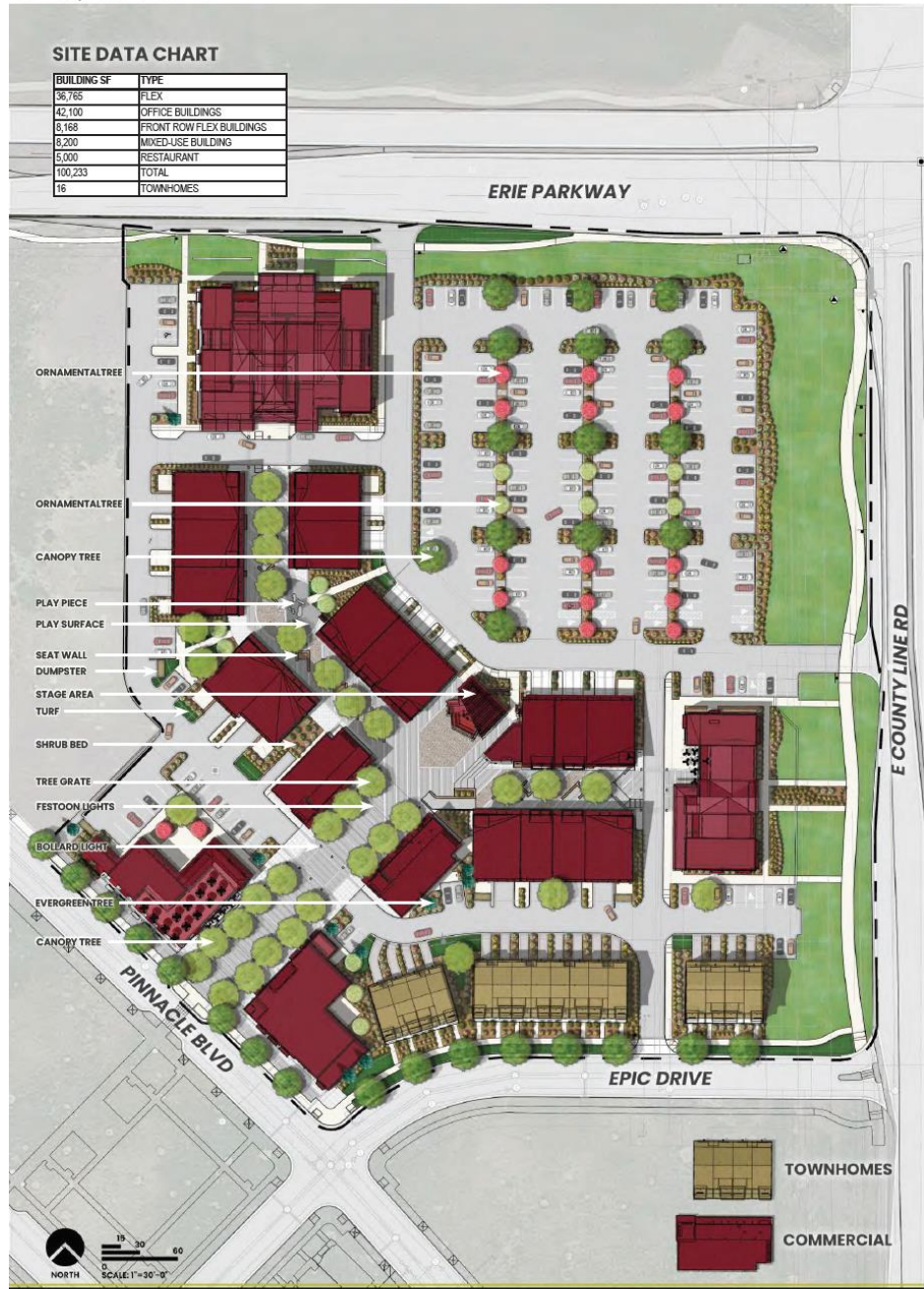
Legend

- 1 Entertainment Spaces
- 2 Commercial and Cultural Incubator Spaces
- 3 The Peel
- 4 Transit Stop
- 5 Neighborhood Park with Informal Playing Fields
- 6 Multifamily Housing (may include more than one building type; refer to PD Development Guide)
- 7 Single Family Housing (may include more than one building type; refer to PD Development Guide)
- 8 The Peel Southern Gateway
- 9 expERIENCE Signage
- 10 St. Luke Orthodox Church



Erie Four Corners

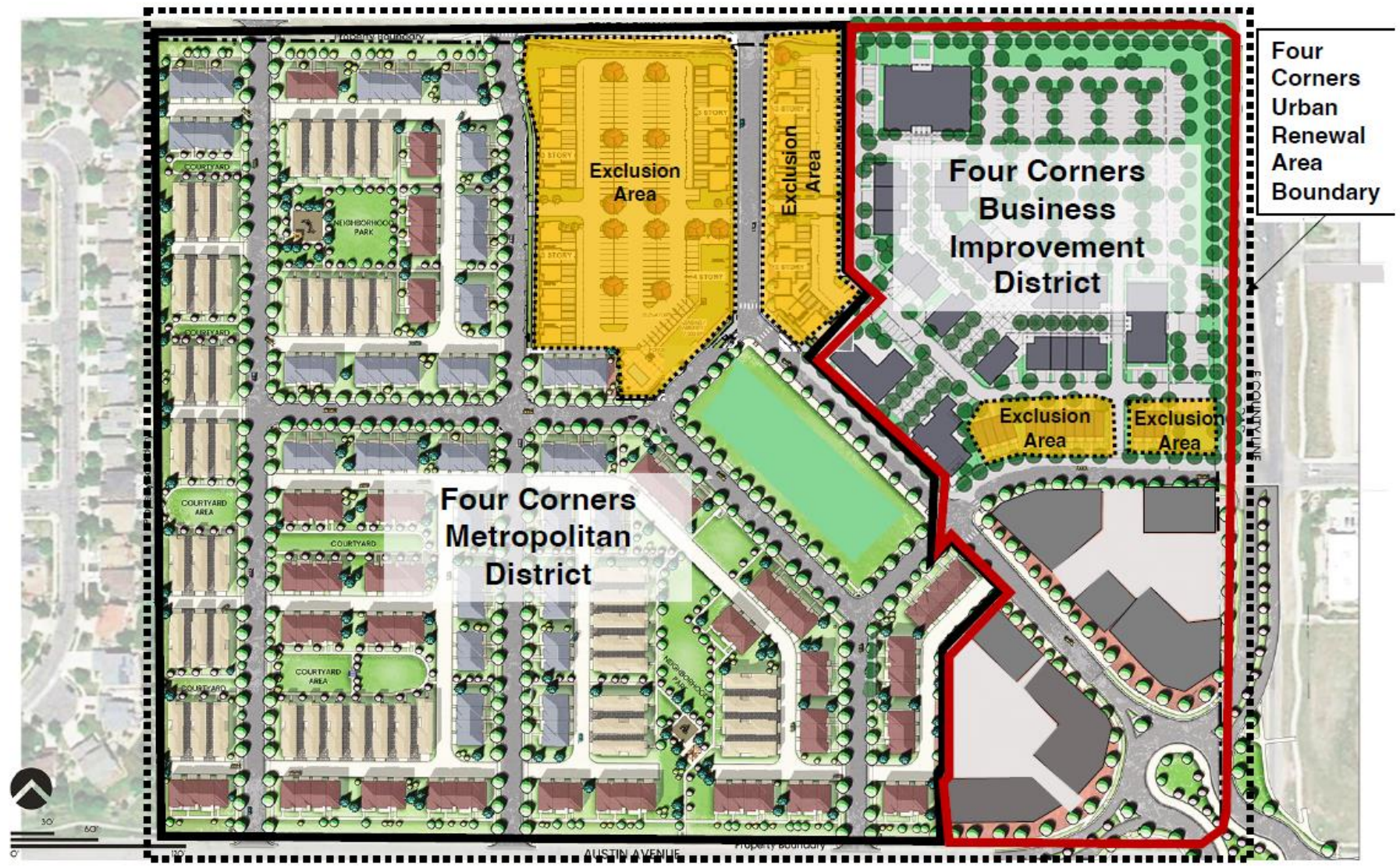






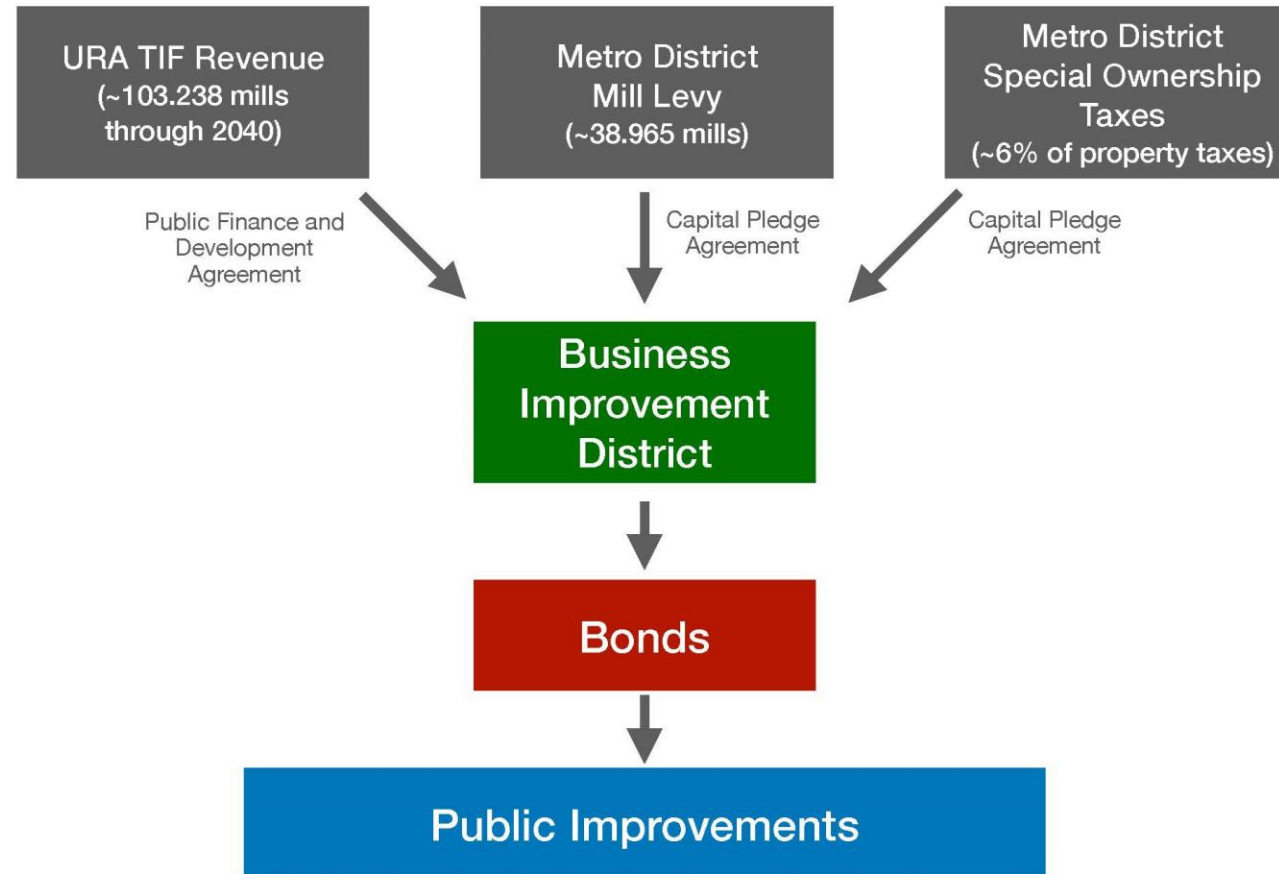
Erie Four Corners

Adopted on September 22, 2015



Erie Four Corners

FOUR CORNERS BID FLOW OF FUNDS



Erie Four Corners

Exhibit D

Eligible Public Improvements

ERIE FOUR CORNERS PROJECT TOTAL	Total
GENERAL	\$2,343,664
CONTRACTOR SUPPLIED SERVICES	\$13,500
EROSION CONTROL	\$108,148
EARTHWORK/REMOVALS	\$483,675
WET UTILITIES	\$4,204,346
UNDERGROUND DETENTION	\$2,722,901
SITE CONCRETE	\$2,100,971
ASPHALT PAVING	\$1,230,112
LANDSCAPING	\$359,210
ELECTRICAL	\$384,000
CENTRAL COMMUNITY PARK	\$316,570
LOCAL ROADS	\$1,119,770
LOCAL ROADS - WET UTILITIES	\$1,160,973
ERIE PARKWAY IMPROVEMENTS	\$708,029
COUNTY LINE ROAD IMPROVEMENTS	\$445,547
LAND ROW DEDICATED TO ERIE	\$4,246,649
RAW WATER FEE	\$5,715,849
BONDS - CAPITALIZED INTEREST	\$4,665,375
BONDS - SURPLUS DEPOSIT	\$2,343,000
BONDS - COST OF ISSUANCE	\$888,000
BONDS - ROUNDING	\$3,625
TOTAL	\$35,563,912

Total Funding Obligation of Authority is limited to \$35,000,000.





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Thank you!

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