

# I-25 Erie Gateway

Meeting with Property Owners

**Sept. 14, 2022**

# Today's Goals

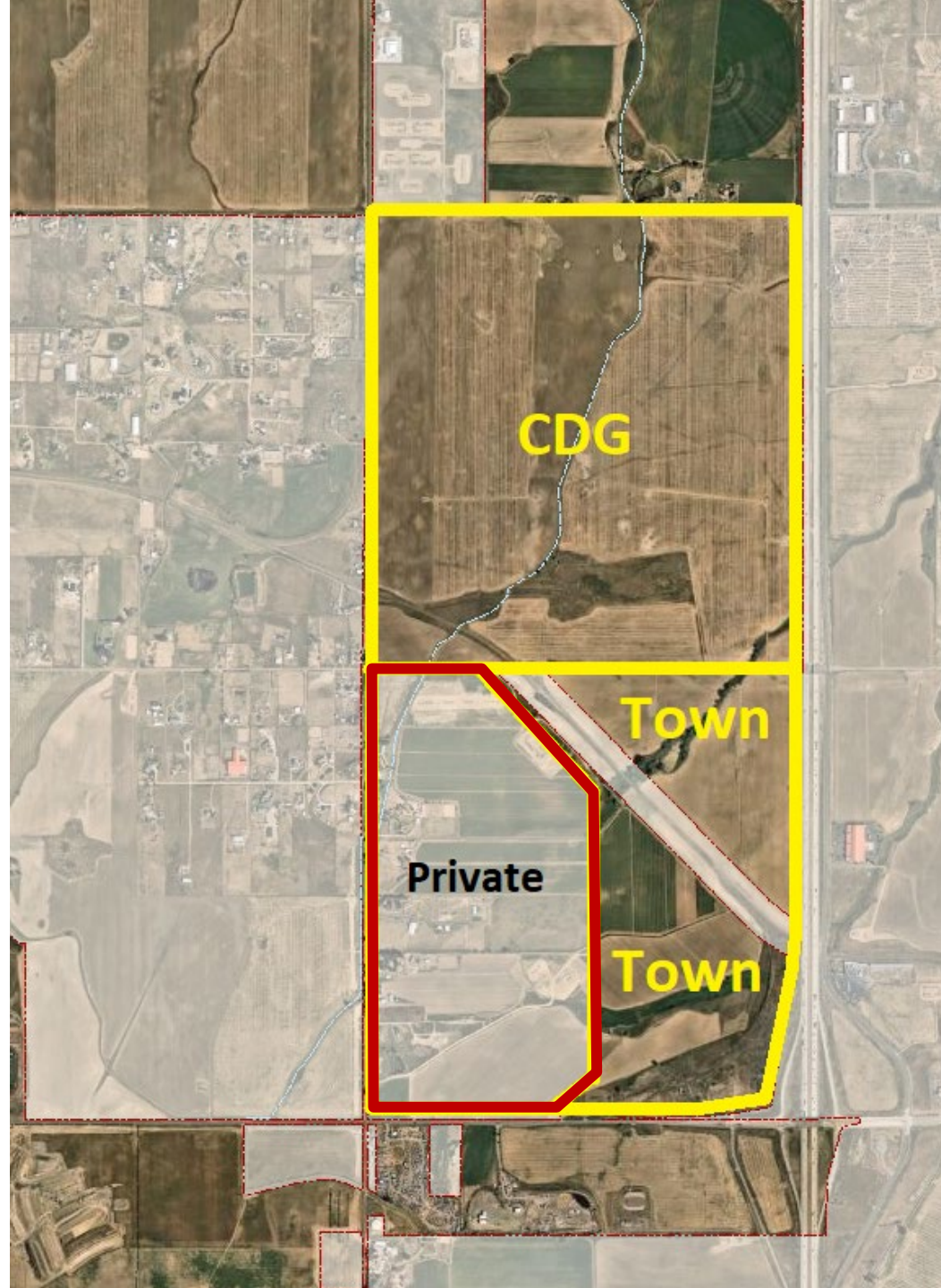
- Ensure we're all on the same page
- Understand what's underway
- How we can communicate moving forward
- Time for Questions

Town of Erie  
Acquired 255  
Acres in 2018

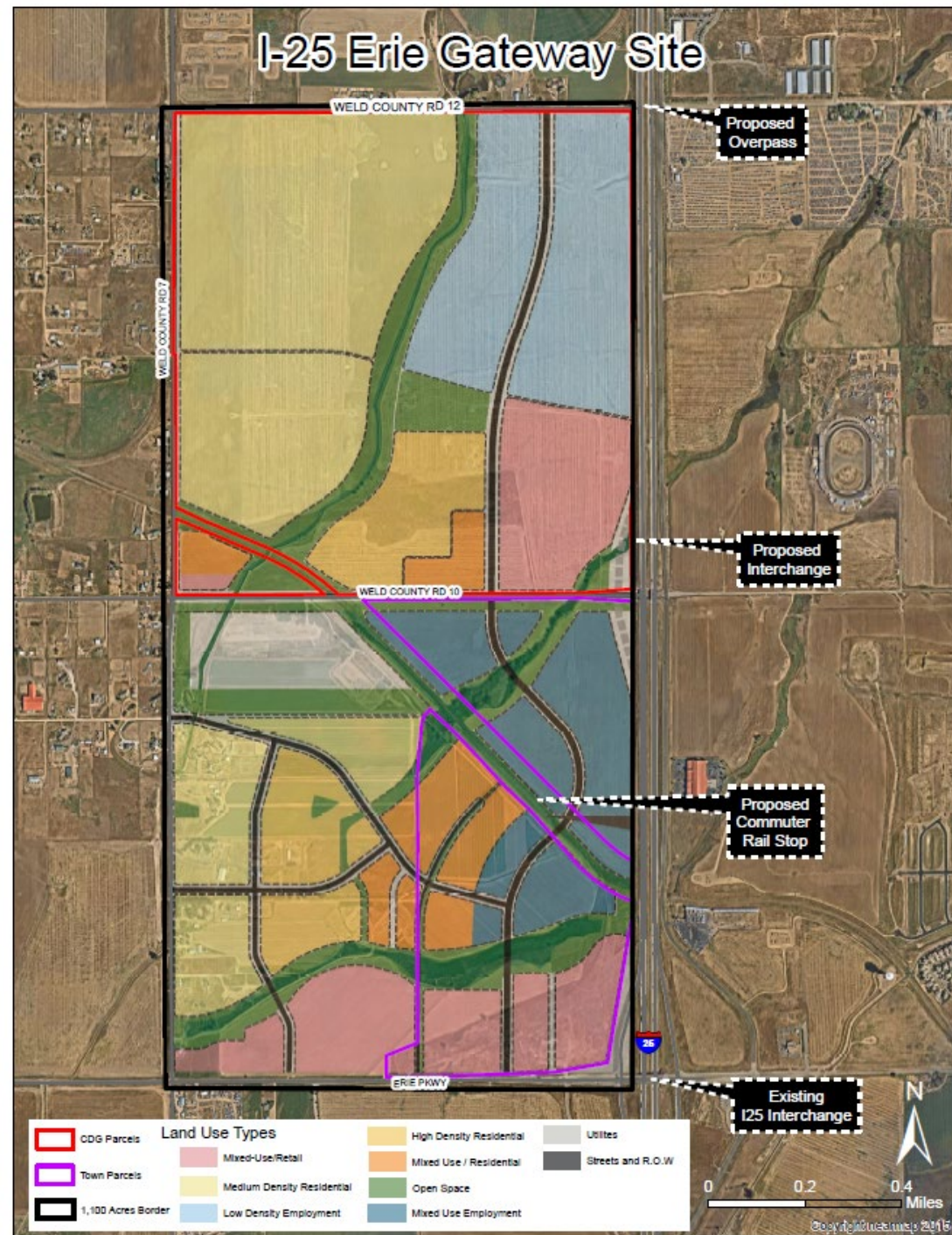
## A Brief History & Context



# I-25 Erie Gateway Property Ownership



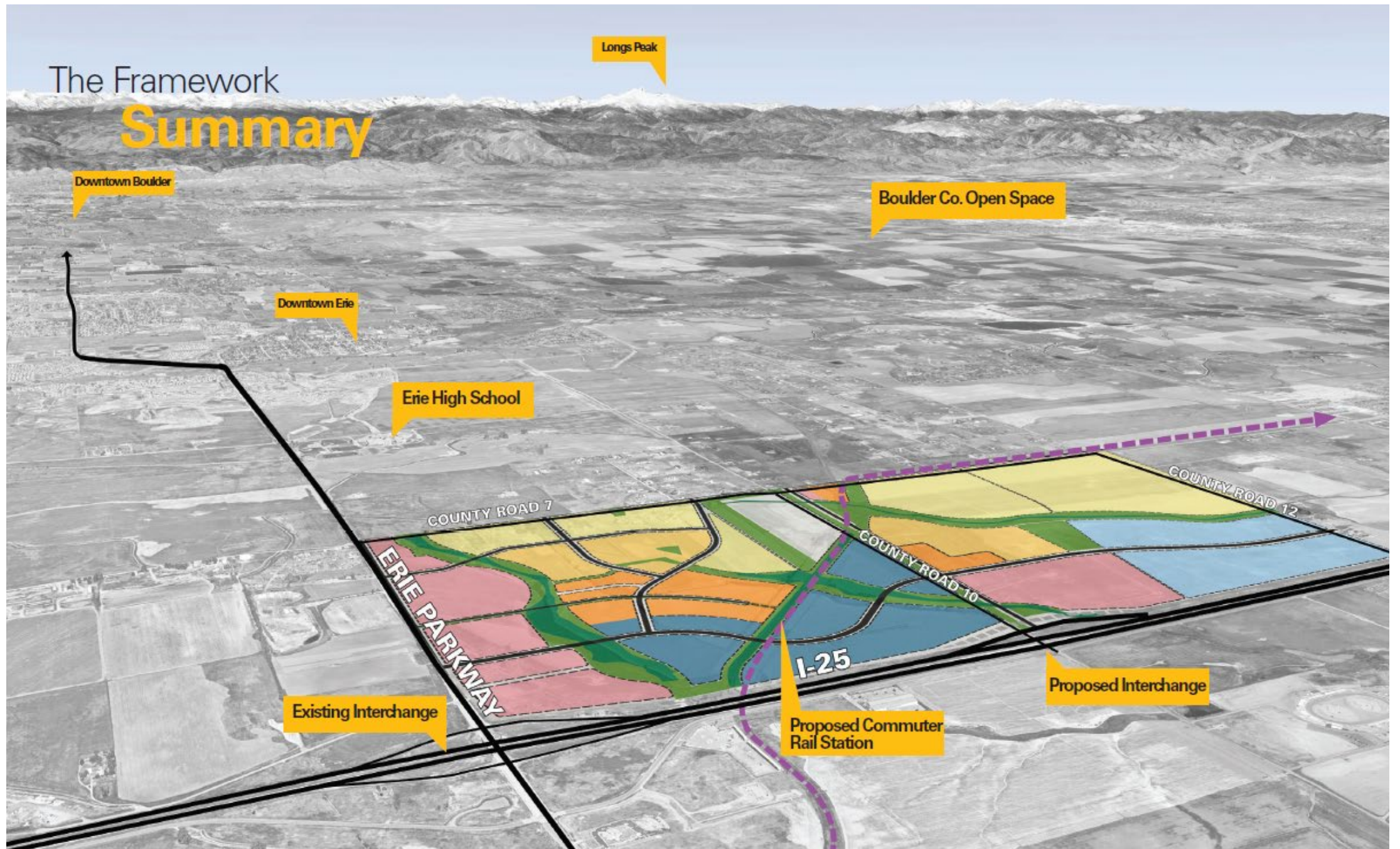
# I-25 Erie Gateway Vision Plan

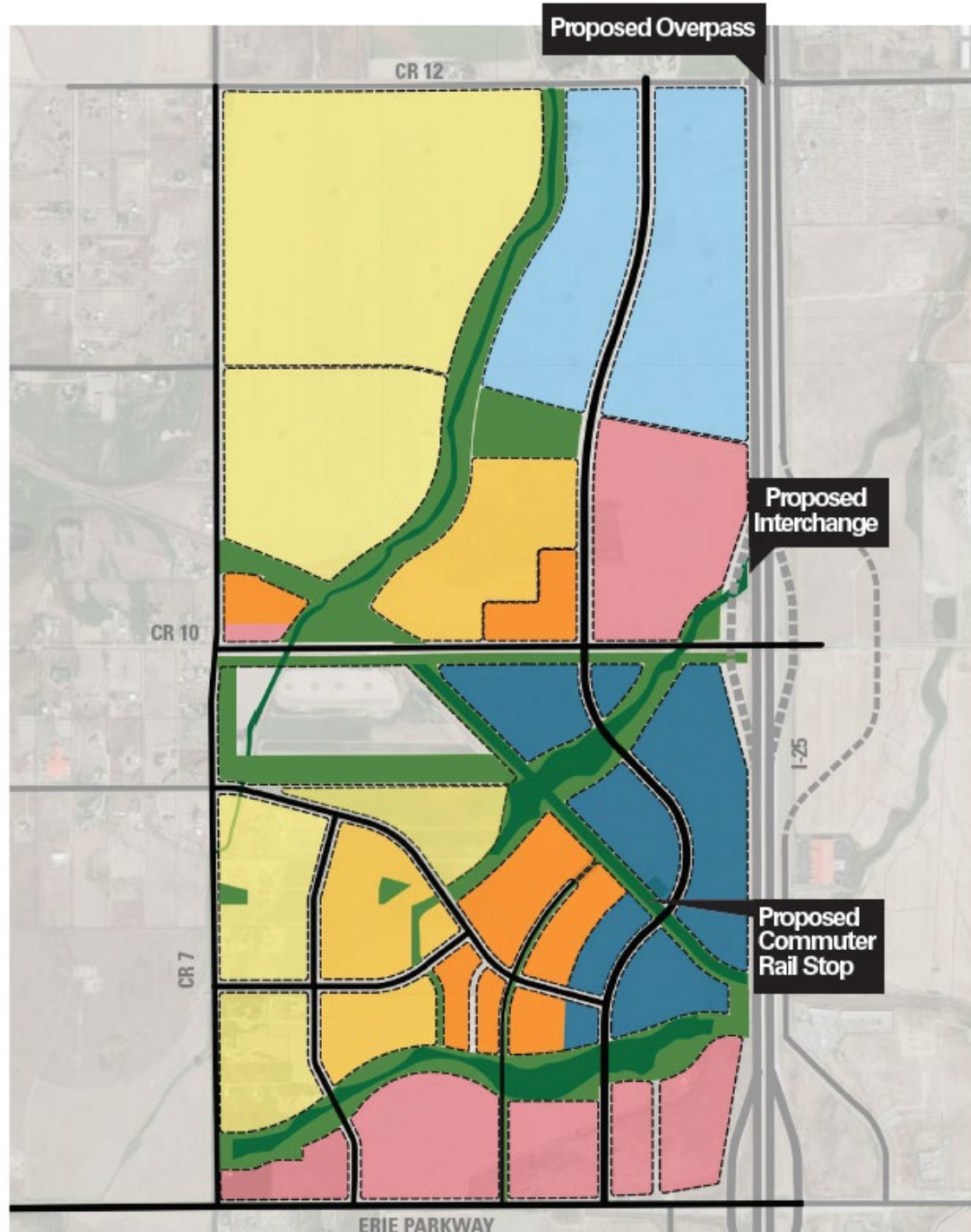


The Vision  
**Aerial View**



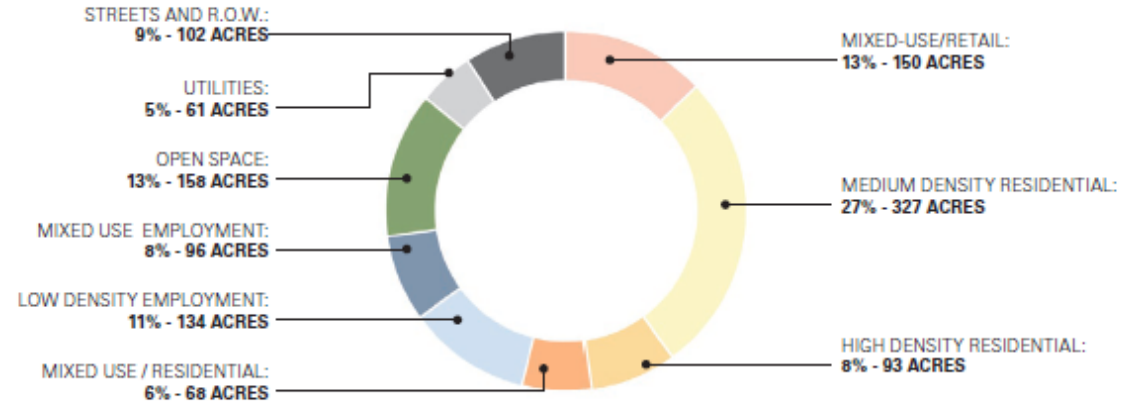
# The Framework Summary





# The Vision

## Development Plan



### INTEGRATED OPEN SPACE - X ACRES

- Connect the site with trails and bike paths
- Activate public spaces throughout the week
- Establish multi-functional parks and open spaces



### MIXED USE RETAIL

- Promote a safe and walkable environment
- Create retail destinations close to home
- Build resilience for market downturns



### EMBEDDED EMPLOYMENT

- Promote active transportation commuting
- Activate public spaces throughout the week
- Appeal to a diversity of business sizes and types

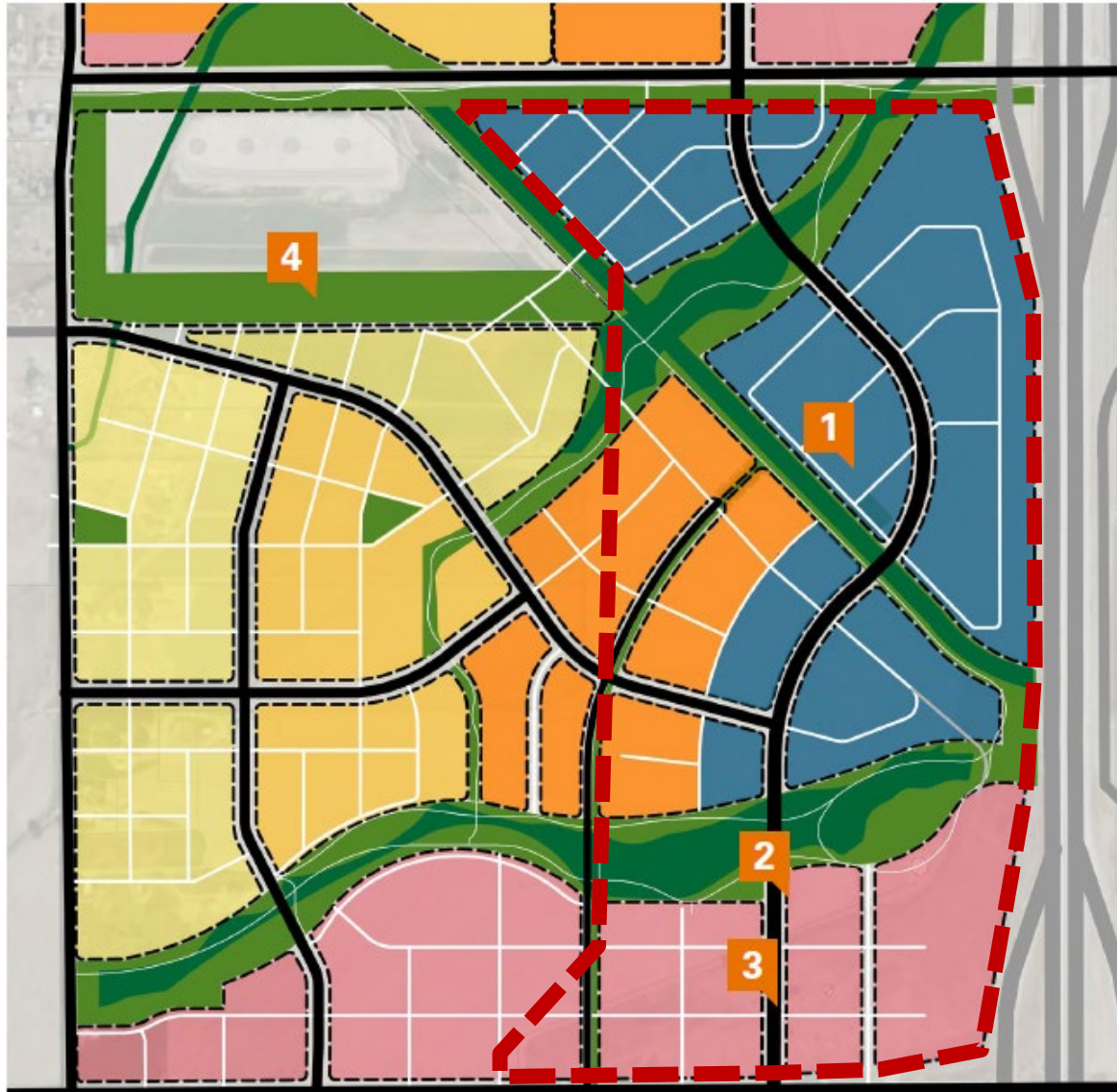


### DIVERSE RESIDENTIAL

- Increase density and create a wide variety of housing types, allowing for diverse lifestyles
- Locate amenities within walking distance to a variety of housing types

## 600 Acre Plan Enlargement

# Land Use & Streets



- Mixed Use / Retail
- Medium Density Residential
- High Density Residential
- Mixed Use Residential
- Low Density Employment
- Mixed Use Employment
- Open Space
- Oil and Gas

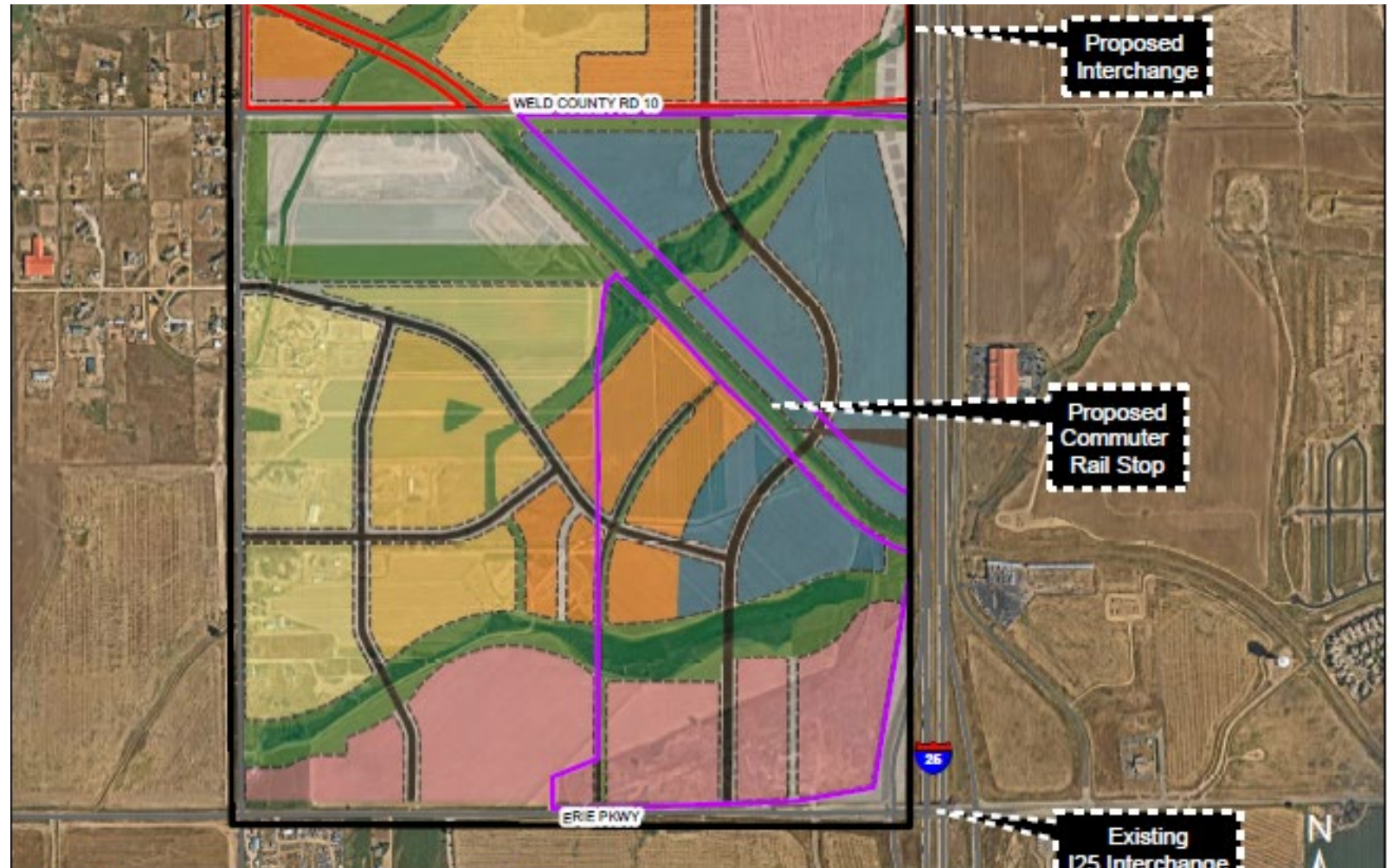
- 1 Possible TOD District with RTD rail station
- 2 Civic amenities opening on to green space network
- 3 Pedestrian-focused main street within retail mixed use district
- 4 Open space buffer between the existing oil and gas utilities.

# Oil & Gas Well Reverse Setbacks



# Planned Development (PD) Document

## Turning the Vision into action



PD = Land use,  
Design, streets

## From a Vision . . .



PD = Land use,  
Design, streets

## To a Concept . . .



**NORTH  
STATION**

**CONCEPTUAL SITE PLAN**  
TOWN OF ERIE, COLORADO | OCTOBER 26, 2021



**RESIDENTIAL**



**COMMERCIAL**



**MIXED USE**



**SUSTAINABILITY**

\*This site plan is conceptual and subject to change with design development and through coordination with the Town of Erie.



**NORRIS DESIGN**  
Planning | Landscape Architecture | Interiors

PD = Land use,  
Design, streets

# To Zoning & Annexation



| Planning Area   | Use                          | Zoning | Description of Uses                                                                                   | Acres | Percent of Overall Development | Permitted Gross Density |
|-----------------|------------------------------|--------|-------------------------------------------------------------------------------------------------------|-------|--------------------------------|-------------------------|
| A               | Mixed Use Residential        | PD-MU  | Attached homes with mixed use opportunities.                                                          | 9     | 1.50%                          | 10-18 DU/AC             |
| B               | Mixed Density Residential    | PD-R   | Mix of single-family, paired homes, court homes and attached.                                         | 50    | 8.40%                          | 5-10 DU/AC              |
| C               | Mixed Density Residential    | PD-R   | Mix of single-family, paired homes, court homes and attached.                                         | 34    | 5.70%                          | 5-12 DU/AC              |
| D               | Mixed Density Residential    | PD-R   | Mix of single-family, paired homes, court homes and attached.                                         | 41    | 6.90%                          | 5-12 DU/AC              |
| E               | Mixed Density Residential    | PD-R   | Mix of single-family, paired homes, court homes and attached.                                         | 48    | 8.00%                          | 5-12 DU/AC              |
| F               | Mixed Density Residential    | PD-R   | Mix of single-family, paired homes, court homes and attached.                                         | 33    | 5.50%                          | 5-12 DU/AC              |
| G               | Multifamily Residential      | PD-R   | Multifamily Residential                                                                               | 19    | 3.20%                          | 20-35 DU/AC             |
| H               | Mixed Use Retail/ Employment | PD-MU  | Includes multifamily residential, commercial, retail, civic, and office uses.                         | 14    | 2.30%                          | 20-35 DU/AC             |
| I               | High Density Residential     | PD-MU  | Includes primarily multifamily residential, with commercial, retail, civic, and office opportunities. | 22    | 3.70%                          | 20-35 DU/AC             |
| J               | Employment                   | PD-C   | Includes light industrial, commercial, retail, civic, and office.                                     | 58    | 9.70%                          | N/A                     |
| K               | Employment                   | PD-C   | Includes light industrial, commercial, retail, civic, and office.                                     | 80    | 13.40%                         | N/A                     |
| L               | Mixed Use Retail/ Employment | PD-MU  | Includes commercial, retail, civic, and office uses.                                                  | 55    | 9.20%                          | N/A                     |
| M               | Mixed Use / Civic            | PD-MU  | Includes civic and office uses.                                                                       | 3     | 0.50%                          | N/A                     |
| OS              | Open Space                   | -      | Includes open space and trail(s) along the irrigation ditch.                                          | 42    | 7.00%                          | N/A                     |
| PARK            | Parks                        | -      | Includes parks, greenways and open space.                                                             | 20    | 3.40%                          | -                       |
| SCHOOL          | School                       | -      | Educational, park and/or open space.                                                                  | 12    | 2.00%                          | -                       |
| WQ              | Water Quality Pond(s)        | -      | Intended for future development, includes water quality / detention pond and open space.              | 16    | 2.70%                          | -                       |
| ROW             | Proposed Major ROW           | -      | Proposed and Adjacent Major Public Rights-of-Way.                                                     | 41    | 6.90%                          | -                       |
| Total Land Area |                              |        |                                                                                                       | 597   | 100%                           |                         |

\*The land use plan is conceptual and subject to change with design development and through coordination with the Town of Erie.



**NORTH STATION**

**CONCEPTUAL LAND USE PLAN**  
TOWN OF ERIE, COLORADO | OCTOBER 26, 2021



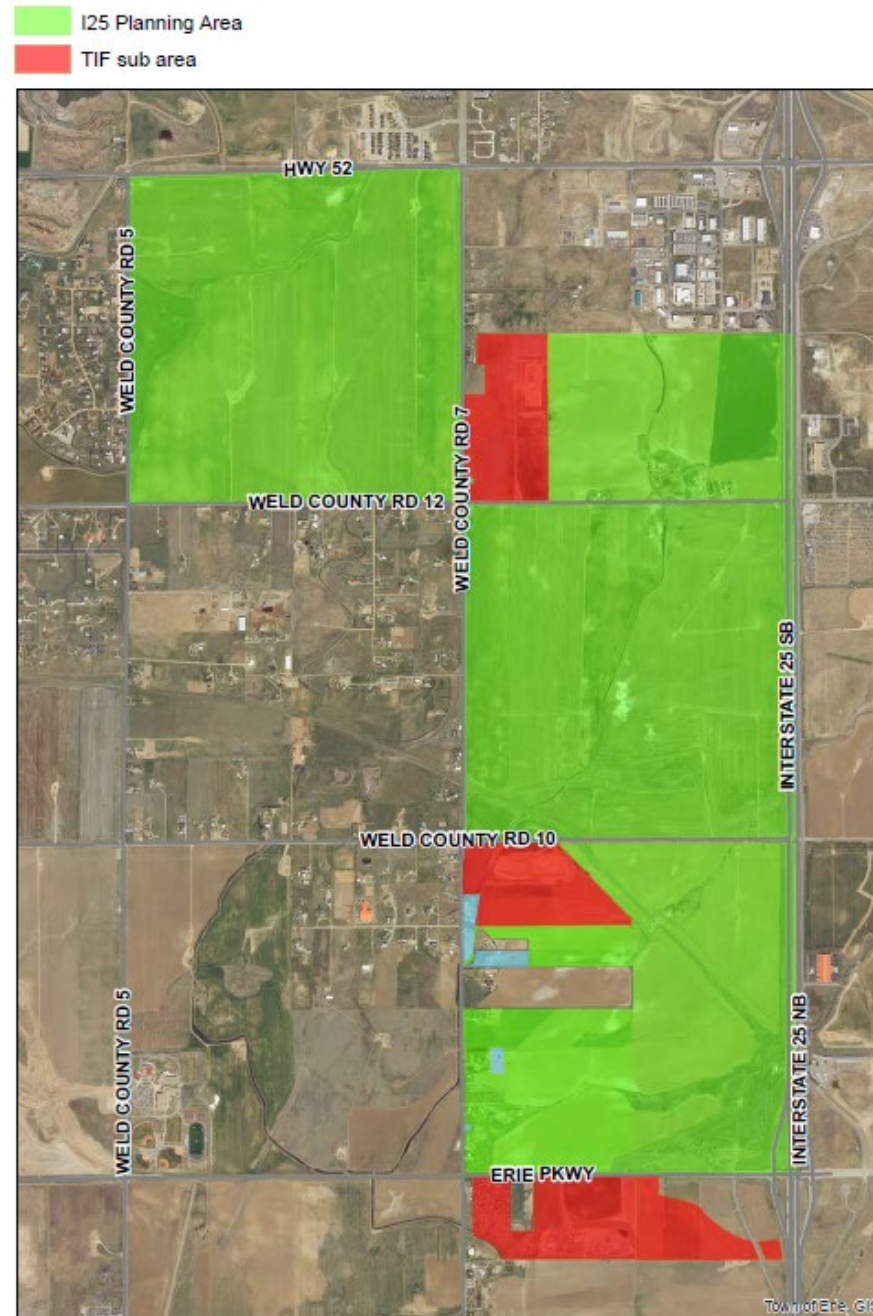
**NORRIS DESIGN**  
Planning | Landscape Architecture | Interiors

## What to Expect for PD Adoption & Annexation

- **Property Owner Meetings now & moving forward**
- **Concept Plan by end of 2022**
- **Draft PD Document by Summer 2023**
- **Annexation & Adoption of PD Zoning by Fall 2023**
  - (Authorization from property owner would be needed prior to adoption)

# Urban Renewal (URA)

## TIF sub area map



## Steps to the URA

- Last URA effort here was discontinued May 2019
- Hired consultant (SEH) to lead planning efforts
- Mail notice to owners within proposed boundary
- Begin field work to identify blight finding in area
- Prepare new Conditions Survey & Plan document
- Obtain consent from properties to be included
- URA property must be annexed into Town of Erie

## Next Steps

# Things to note for property owners

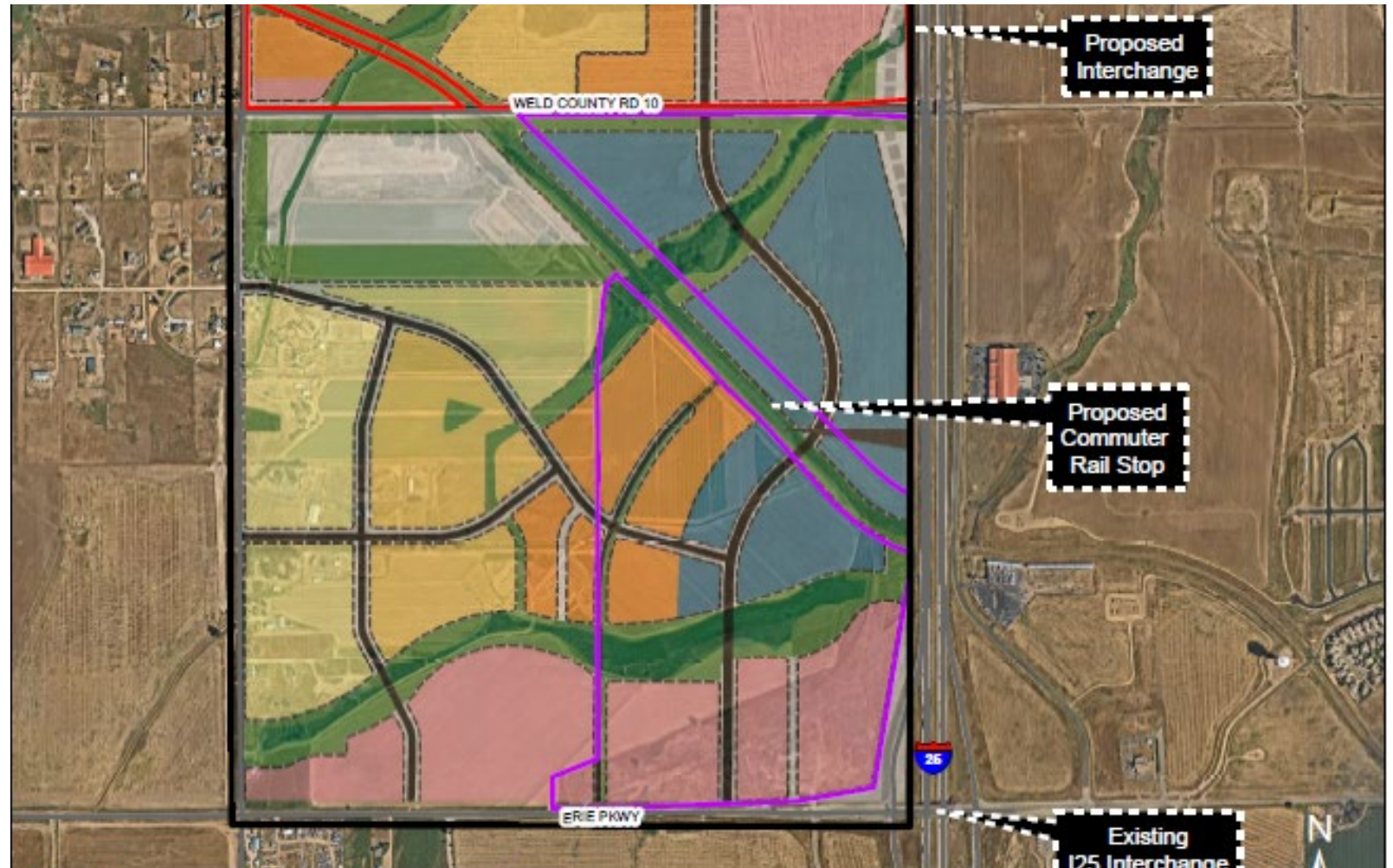
- No requirement to zone or annex your property
- Can authorize the PD & annexation any time before Fall 2023
- Participate only if desired
- Town will keep you informed

# How do we communicate?

- Property owners & representatives
- Email
- Website
- Mail

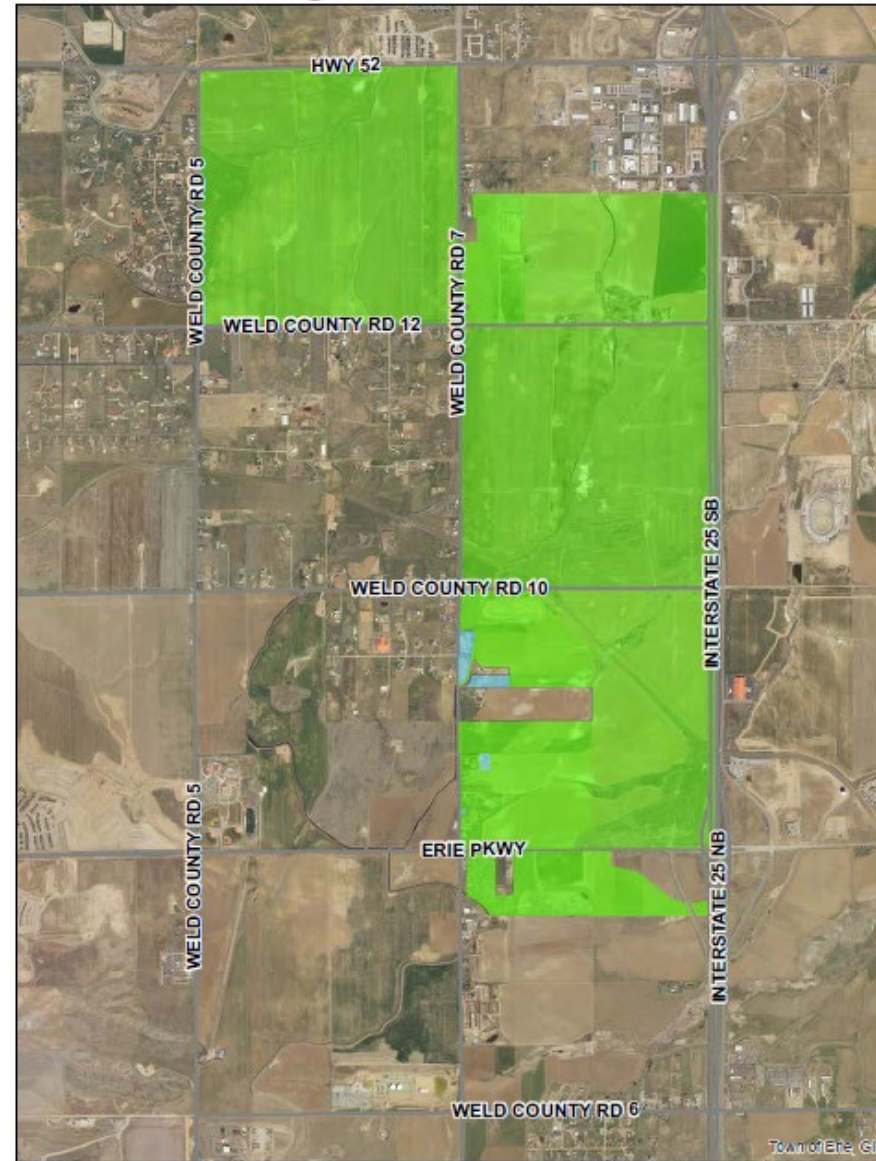
Thank you!

# Questions?



Updated  
Planning Area  
As of May 2019  
Reflecting  
Property  
Owners who  
have issued  
consent for  
inclusion

Planning area and TIF area



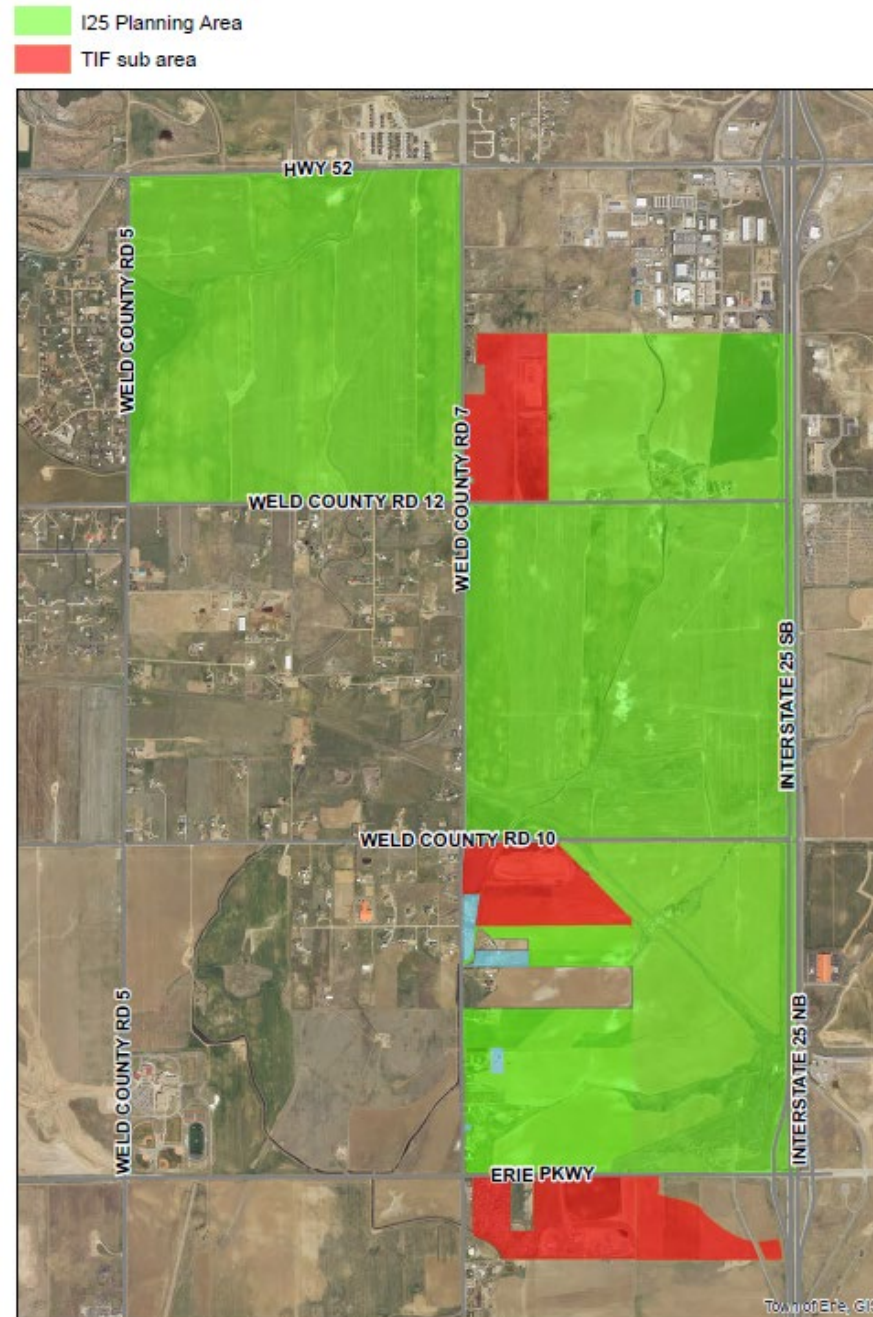
**Legend**

**Status**

- Complete
- No
- in process

Updated  
Planning Area As  
of May 2019  
Reflecting  
Property Owners  
who have issued  
consent for  
inclusion & TIF  
Sub-Areas

TIF sub area map



# How we have changed since the November 2018 meeting

| What we heard:                                                               | How we have changed:                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| County would not support “future inclusion areas”                            | <ul style="list-style-type: none"> <li>We have performed outreach to property owners and have received consents for inclusion from 6 of the 13 property owners no’s from 2 and have 5 outstanding inquires. (See slide 30)</li> </ul> |
| Status of the County Representative on the Town of Erie URA Board            | <ul style="list-style-type: none"> <li>Commissioner Kirkmeyer was sworn in to serve on the TOEURA in December of 2018.</li> </ul>                                                                                                     |
| County would like confirmation that all other taxing bodies have signed IGAs | <ul style="list-style-type: none"> <li>We have received signed IGA’s from all of the other Taxing Entities or are in the final stages of the approval process. (See slide 23)</li> </ul>                                              |
| Administrative Fee?                                                          | <ul style="list-style-type: none"> <li><b>We will waive this fee</b></li> </ul>                                                                                                                                                       |
| Correct legal descriptions & calculation of value for partial parcels        | <ul style="list-style-type: none"> <li>We have redefined TIF Sub areas to be specifically defined by Parcel</li> </ul>                                                                                                                |
| Timeline for building CR 10                                                  | <ul style="list-style-type: none"> <li>Dependent on development scenarios as it responds to Market Interest</li> </ul>                                                                                                                |
| TOEURA Reliance on Oil & Gas                                                 | <ul style="list-style-type: none"> <li>TIF Sub-areas are still reliant on Oil &amp; Gas which we believe introduce the optimal financing solutions to support the planning area, and goals of TOEURA</li> </ul>                       |

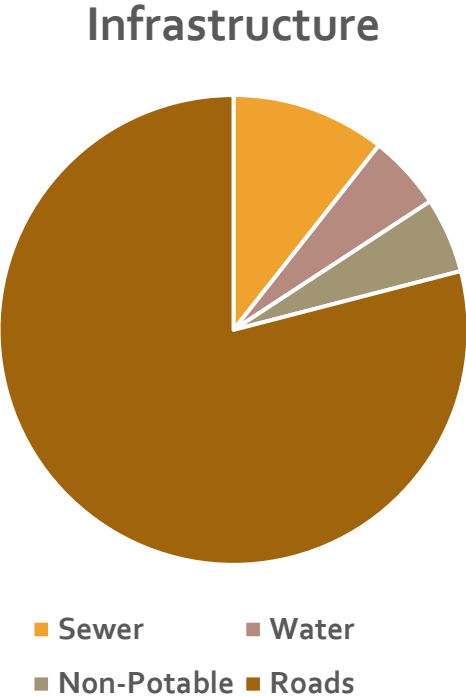
# How we have changed since the November 2018 meeting (cont.)

| What we heard:                                                                  | How we have changed:                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commitment of Weld County portion of TIF to support County Prioritized projects | <ul style="list-style-type: none"> <li>We have not modified this aspect of the agreement.</li> <li>Willing to discuss this as an opportunity</li> </ul>                                                                                                                              |
| Relinquishing of TIF once all public improvements are built?                    | <ul style="list-style-type: none"> <li>In order to issue bonds to satisfy the entire infrastructure build out of the planning area; we will need to pool the increment from the other Taxing bodies; therefore the TIF would be in place for the life of the URA Planning</li> </ul> |
| Letters of Support from Oil and Gas industry                                    | <ul style="list-style-type: none"> <li>We have received Consent for inclusion from Anadarko for their two parcels located in Unincorporated Weld County</li> <li>Anadarko agreed to annex wells into the Town of Erie in support of URA planning effort</li> </ul>                   |

# I-25 URA IGA Adoptions, and Approvals

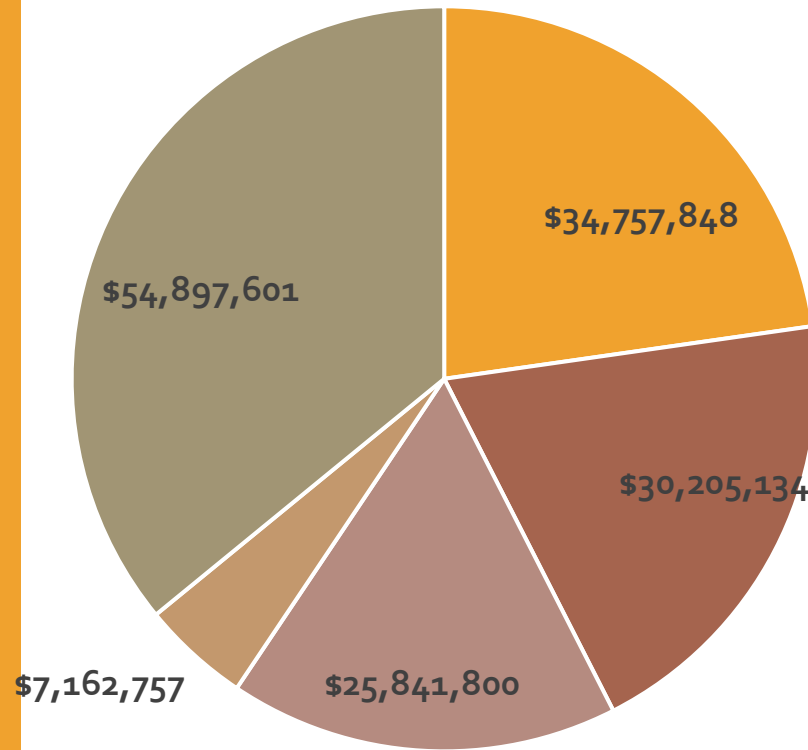
| I-25 URA IGA Adoptions and Approvals |                                                            |            |
|--------------------------------------|------------------------------------------------------------|------------|
| Type                                 | Organization                                               | Status     |
| Compliance                           | Planning Commission                                        | Approved   |
| IGA                                  | Saint Vrain Valley School District                         | Complete   |
| IGA                                  | Left Hand Water                                            | Complete   |
| IGA                                  | Erie Corporate Metro District No.2                         | Complete   |
| IGA                                  | Erie Corporate Metro District No.3                         | Complete   |
| IGA                                  | Summerfield Metro District No. 1                           | Complete   |
| IGA                                  | Summerfield Metro District No. 2                           | Complete   |
| IGA                                  | Summerfield Metro District No. 3                           | Complete   |
| Approval                             | Saint Vrain Sanitation District 208 Service Area Amendment | Complete   |
| IGA                                  | Highplains Library                                         | Complete   |
| IGA                                  | Mountain View Fire Department                              | Complete   |
| IGA                                  | 232 Metro District                                         | In Process |
| IGA                                  | Weld County                                                | In Process |
| Approval                             | Town of Erie                                               | In Process |
| Adoptiion                            | Town of Erie Urban Renwal Authroity                        | In Process |

These are estimates of the infrastructure improvement costs for the URA Planning Area.



| Summary of Costs for I-25 Corridor         |  |      |             |
|--------------------------------------------|--|------|-------------|
| Description                                |  | Cost |             |
| Total Sanitary Sewer Line Cost             |  | \$   | 18,836,727  |
| Waterlines for I-25 Commercial Area        |  | \$   | 9,516,660   |
| Total Non-Potable Line Cost                |  | \$   | 9,200,439   |
| Road Improvements for I-25 Commercial Area |  | \$   | 140,200,677 |
| Total Costs                                |  | \$   | 177,754,503 |

# Town & Partners Contributions

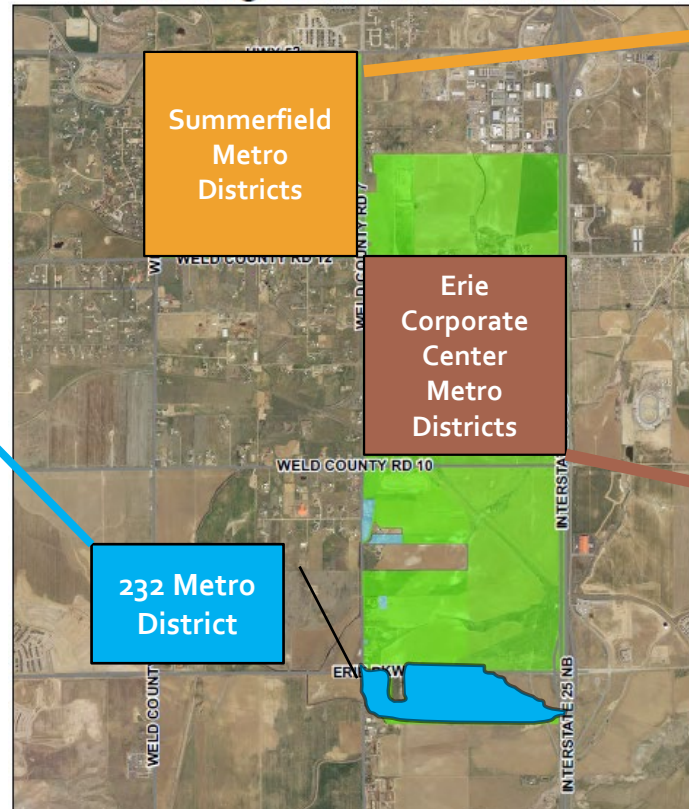


- Town of Erie
- Weld County
- Mountain View Fire Rescue District
- High Plains Library District
- St Vrain Valley School District

| District                           | TIF Increment                      | Revenue to the URA |
|------------------------------------|------------------------------------|--------------------|
| Town of Erie                       | 100% of TIF Subarea                | \$34,757,848       |
| Weld County                        | 50% of TIF Area                    | \$30,205,134       |
| Mountain View Fire Rescue District | 100% TIF Subarea                   | \$25,841,800       |
| High Plains Library District       | 100% TIF Subarea                   | \$7,162,757        |
| St Vrain Valley School District    | 100% TIF Subarea for Total Program | \$54,897,601       |
| Northern Colorado Water District   | Pass Through                       |                    |
| Left Hand Water                    | Pass Through                       |                    |
| 232 Metro District                 | Pass Through                       | (See Next Slide)   |
| Erie Corporate Metro Districts     | Pass Through                       | (See Next Slide)   |
| Summerfield Metro District         | Pass Through                       | (See Next Slide)   |
|                                    | Total:                             | \$152,660,006      |

## Metro Districts Public Improvement Obligations outlined in Service Plans

Planning area and TIF area



Summerfield Metro Districts Consolidated Service Plan

|                    |           |                   |
|--------------------|-----------|-------------------|
| Weld County Rd 5   | \$        | 1,566,505         |
| Weld County Rd 12  | \$        | 1,306,402         |
| Weld County Rd 7   | \$        | 651,495           |
| HWY 52             | \$        | 570,116           |
| Collector Streets  | \$        | 3,212,790         |
| Water              | \$        | 1,762,550         |
| Sanitary Sewer     | \$        | 3,636,625         |
| Raw Water          | \$        | 765,800           |
| Storm Sewers       | \$        | 1,485,925         |
| Parks & Open Space | \$        | 16,499,606        |
| <b>TOTAL</b>       | <b>\$</b> | <b>31,457,814</b> |

Erie Corporate Center Metro Districts Consolidated Service Plan

|                                     |                                   |           |                   |
|-------------------------------------|-----------------------------------|-----------|-------------------|
| <b>Parks &amp; Rec</b>              |                                   |           |                   |
|                                     | Parks                             | \$        | 931,219           |
|                                     | Recreational Amenity/Pool         | \$        | 750,000           |
| <b>Streets &amp; Traffic Safety</b> |                                   |           |                   |
|                                     | Weld County Rd 7                  | \$        | 620,813           |
|                                     | Weld County Rd 7.5                | \$        | 5,587,312         |
|                                     | Weld County Rd 10                 | \$        | 1,241,625         |
|                                     | Weld County Rd 12                 | \$        | 645,645           |
|                                     | BC/RC Collector Roadway           | \$        | 1,966,734         |
|                                     | Traffic Signalization             | \$        | 372,489           |
|                                     | Entry Features                    | \$        | 993,300           |
|                                     | Interchange Approvals             | \$        | 150,000           |
| <b>Storm Drainage</b>               |                                   |           |                   |
|                                     | Erie Outfall Systems Improvements | \$        | 1,117,464         |
|                                     | Ditch Improvements                | \$        | 655,578           |
| <b>Water System</b>                 |                                   |           |                   |
|                                     | Water Main Extensions             | \$        | 1,376,715         |
| <b>Sanitary Sewer</b>               |                                   | \$        | 1,602,690         |
| <b>TOTAL</b>                        |                                   | <b>\$</b> | <b>18,011,584</b> |

232 Metro District Service Plan

|                                                                                                    |                      |                      |
|----------------------------------------------------------------------------------------------------|----------------------|----------------------|
| Earthwork                                                                                          | \$                   | 1,260,000            |
| Sanitary sewer                                                                                     | \$                   | 589,500              |
| Water                                                                                              | \$                   | 977,500              |
| Irrigation Tap Fee                                                                                 | \$                   | 85,720               |
| Storm Drainage                                                                                     | \$                   | 431,250              |
| Storm Sewer                                                                                        | \$                   | 250,000              |
| <b>Roadways</b>                                                                                    |                      |                      |
|                                                                                                    | Collector            | \$ 300,000           |
|                                                                                                    | Local                | \$ 935,000           |
| Erosion control                                                                                    | \$                   | 500,000              |
| Dry utilities                                                                                      | \$                   | 891,000              |
| Landscape                                                                                          | \$                   | 800,000              |
| Landscaping - adjoining Erie Pkwy & Frontage Rd                                                    | \$                   | 360,000              |
| Wayfinding Signage                                                                                 | \$                   | 700,000              |
| <b>Off-site Improvements</b>                                                                       |                      |                      |
|                                                                                                    | Lane on Erie Pkwy    | \$ 384,000           |
|                                                                                                    | Sewer main extension | \$ 184,800           |
| water main loop                                                                                    | \$                   | 224,400              |
| Project management @ 5%                                                                            | \$                   | 403,999              |
| Contingency @ 30%                                                                                  | \$                   | 2,783,151            |
| <b>PHASE 1 TOTAL ESTIMATE</b>                                                                      | <b>\$</b>            | <b>12,060,320</b>    |
| <b>If Additional Public Improvements are required financial model supports Improvements up to:</b> |                      | <b>\$ 25,000,000</b> |

Totals Public Improvement Obligations by Metro Districts

|                       |           |                   |
|-----------------------|-----------|-------------------|
| Summerfield           | \$        | 31,457,814        |
| Erie Corporate Center | \$        | 18,011,584        |
| 232 Metro             | \$        | 12,060,320        |
| <b>Total</b>          | <b>\$</b> | <b>61,529,718</b> |

**Table 3**  
**I-25 Urban Renewal Area**  
**Weld County Impact Analysis**  
**Development Program (25 years)**

|                           |         |
|---------------------------|---------|
| <b>New Development:</b>   |         |
| Mixed Residential (units) | 1,820   |
| Retail (sq ft)            | 700,000 |
| Employment (sq ft)        | 900,000 |
| Oil and Gas (wells)       | 49      |

|                                          | Cumulative Total By: |              |              |              |              |
|------------------------------------------|----------------------|--------------|--------------|--------------|--------------|
|                                          | 2021                 | 2026         | 2031         | 2036         | 2041         |
| <b>Weld County</b>                       |                      |              |              |              |              |
| Property Tax Revenues from Existing Base | \$89,526             | \$181,217    | \$275,310    | \$371,677    | \$470,570    |
| Property Tax Increment Generated by URA  | \$7,212,866          | \$20,212,786 | \$32,048,299 | \$45,861,473 | \$60,410,269 |
| Property Tax Increment Retained by URA   | \$3,606,433          | \$10,106,393 | \$16,024,150 | \$22,930,736 | \$30,205,134 |

Source: Ricker | Cunningham.

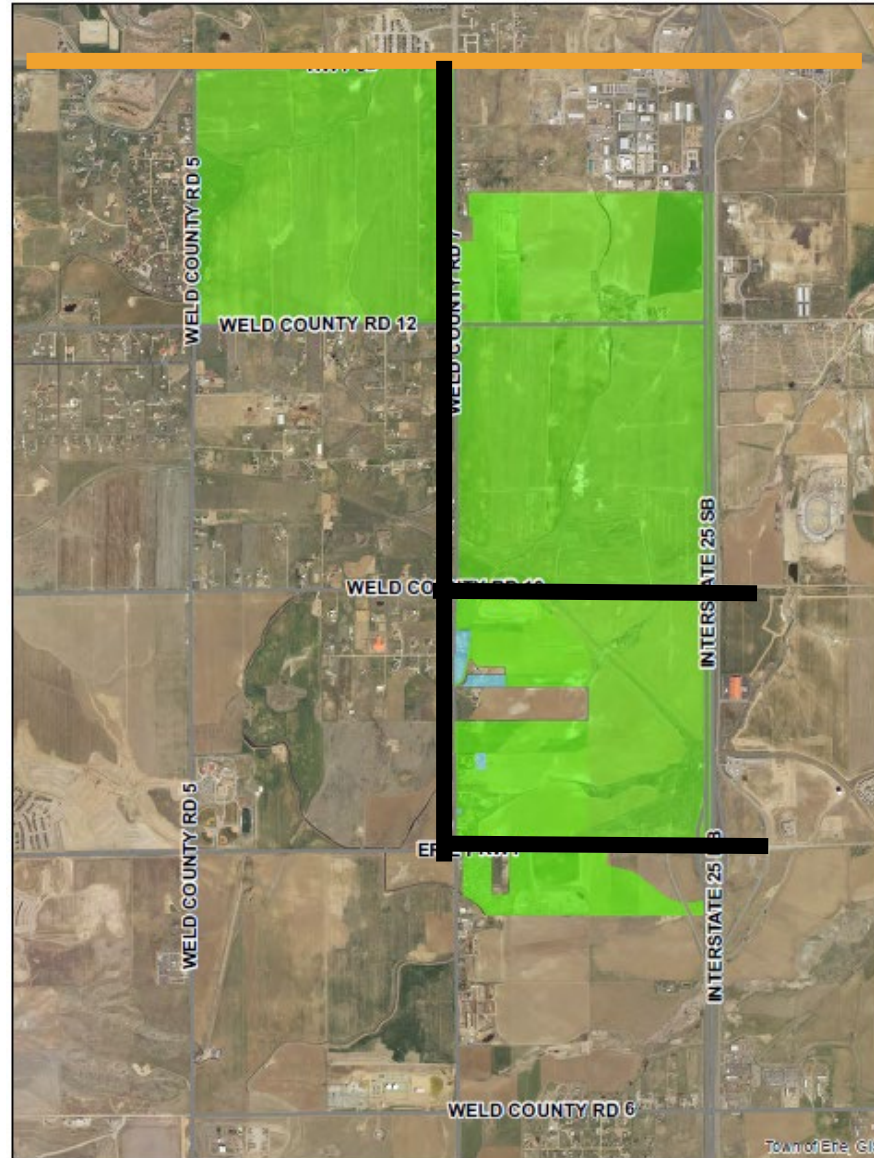
Appendix:

# Status Report for Consents for Inclusion

| CONSENT OF PROPERTY OWNER FOR INCLUSION IN I-25 URA |                                              |                |
|-----------------------------------------------------|----------------------------------------------|----------------|
| Parcel Number                                       | Property Owner                               | Consent Status |
| Parcel No. 146715300082                             | Cleland Dairy Farms LLC                      | Complete       |
| Parcel No. 146715000036                             | PUBLIC SERVICE CO OF COLORADO                | in process     |
| Parcel No. 146715300081                             | Cleland Dairy Farms LLC                      | Complete       |
| Parcel No. 146715300002                             | Rhonda Lynn Cleland and Gary Lee Cleland     | Complete       |
| Parcel No. 146715300001                             | Sarah A. Kosorok Revocable Trust             | in process     |
| Parcel No. 146715000056                             | Luvins Arms                                  | Complete       |
| Parcel No. 146715000058                             | Mary J. Mueller and La Verne A. Mueller      | No             |
| Parcel No. 146715200002                             | RJ & Co                                      | Complete       |
| Parcel No. 146715000074                             | Brian D. Lane                                | in process     |
| Parcel No. 146715200001                             | Laura L. Towndrow and Albert L. Towndrow Jr. | No             |
| Parcel No. 146715200076                             | Justin D. Baker and Lindsey R. Sampler       | in process     |
| Parcel No. 146715200083                             | George H. Ruff                               | in process     |
| Parcel No. 146715200084                             | Anadarko E&P Company LP                      | Complete       |

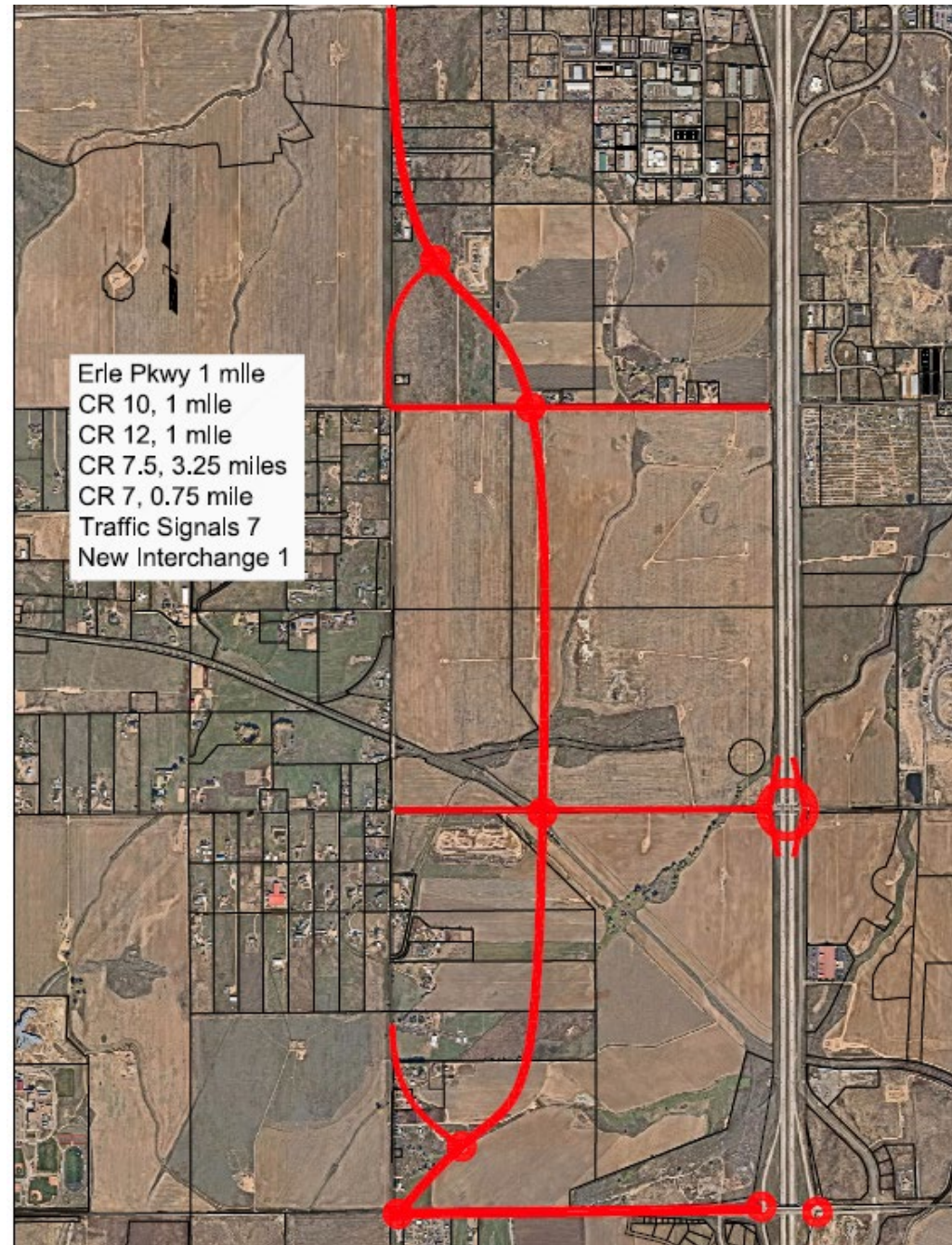
# Highway 52 Improvements

Planning area and TIF area

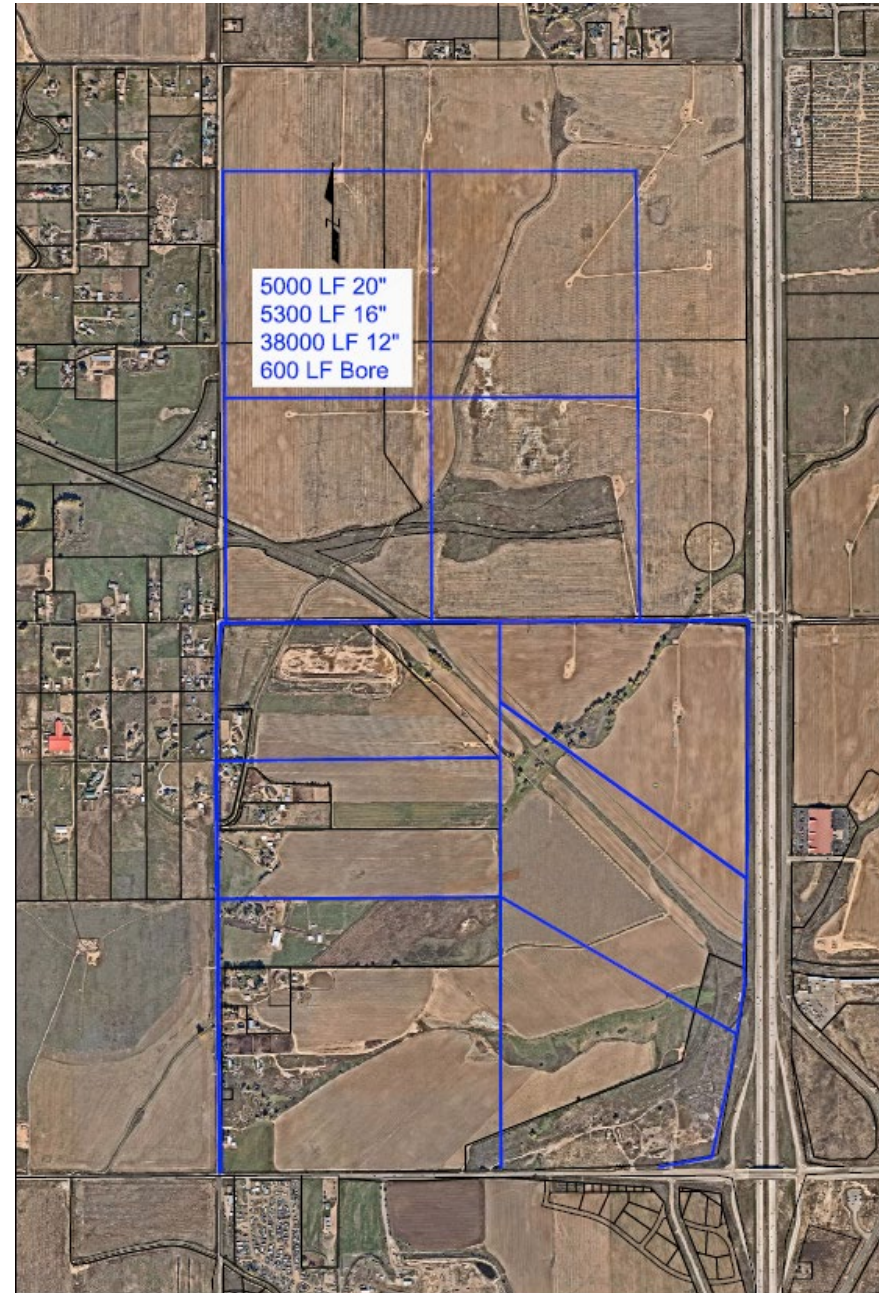


**Coordinate with Weld County and property owners along SH 52 to implement improvement plan while introducing new infrastructure**

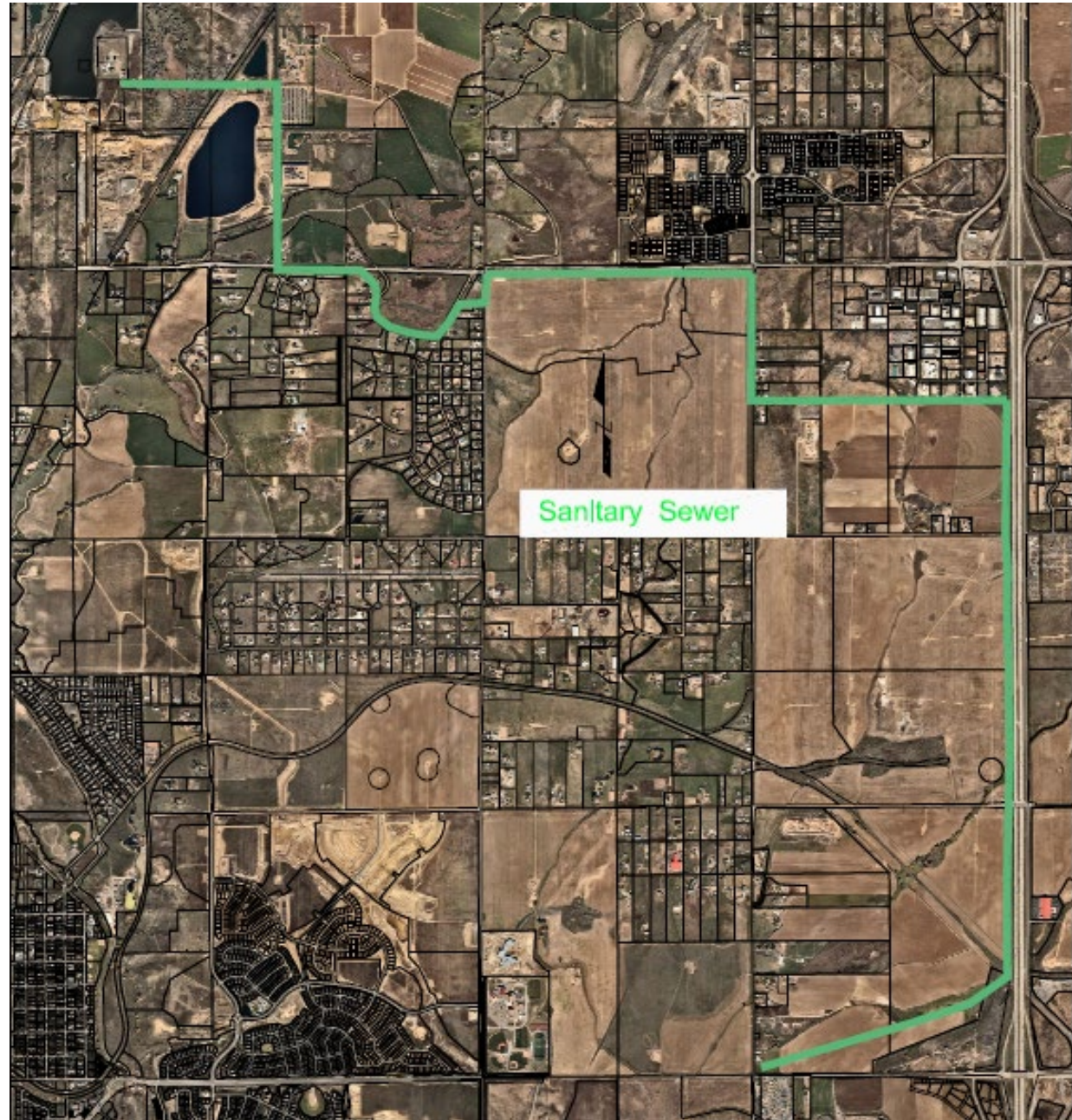
Cost estimate  
for **ROADS**  
based on these  
assumptions



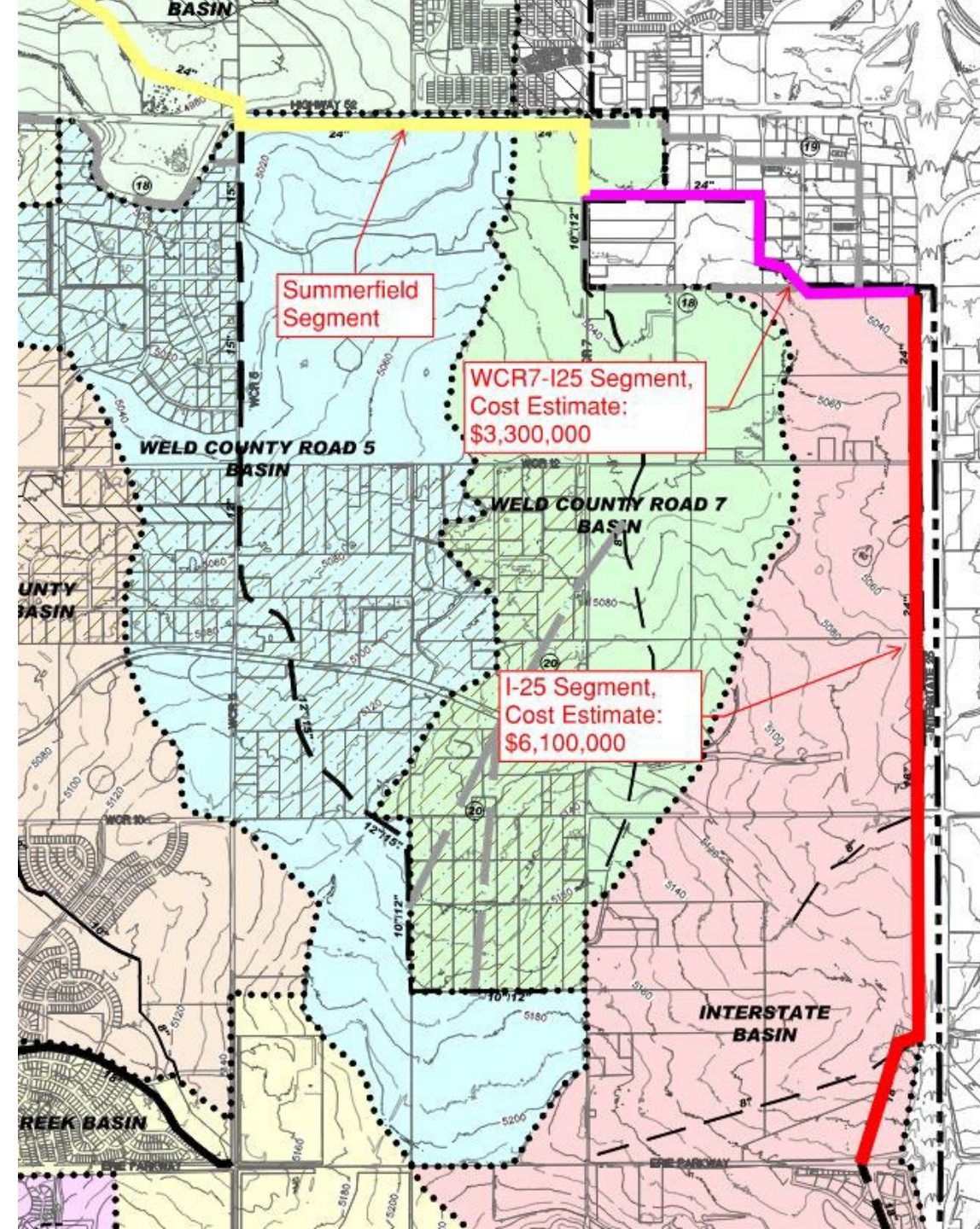
Cost estimates  
on **WATER**  
infrastructure  
based on these  
assumptions



Cost estimates  
on **SEWER**  
based on these  
assumptions



Cost estimates  
on **SEWER**  
based on these  
assumptions



# Cost estimates on SEWER based on these assumptions

| San Sewer along I25 to Erie Parkway                                                                                                                                                               |                         |                      |      |                    |                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------------------|------|--------------------|----------------|
| Date: November 17, 2017                                                                                                                                                                           |                         |                      |      |                    |                |
| Updated Unit Costs and Quantities: 2/11/2022                                                                                                                                                      |                         |                      |      |                    |                |
| Item                                                                                                                                                                                              | Description             | Approximate Quantity | Unit | Unit Cost          | Total Cost     |
| Sanitary Sewer Line                                                                                                                                                                               |                         |                      |      |                    |                |
|                                                                                                                                                                                                   | 24" Sanitary Sewer      | 6500                 | LF   | \$185.00           | \$1,202,500.00 |
|                                                                                                                                                                                                   | 18" Sanitary Sewer      | 7000                 | LF   | \$150.00           | \$1,050,000.00 |
|                                                                                                                                                                                                   | Excessive depth         | 1000                 | LF   | \$100.00           | \$100,000.00   |
|                                                                                                                                                                                                   | Bored Steel Casing      | 200                  | LF   | \$2,000.00         | \$400,000.00   |
|                                                                                                                                                                                                   | Clearing & Grubbing     | 15                   | AC   | \$2,200.00         | \$34,090.91    |
|                                                                                                                                                                                                   | Re-vegetation           | 15                   | AC   | \$5,320.00         | \$82,438.02    |
|                                                                                                                                                                                                   | Concrete wash out       | 7                    | EA   | \$1,500.00         | \$10,500.00    |
|                                                                                                                                                                                                   | Tracking Control Access | 5                    | EA   | \$3,000.00         | \$15,000.00    |
|                                                                                                                                                                                                   | Silt fence              | 13500                | LF   | \$10.00            | \$135,000.00   |
|                                                                                                                                                                                                   | Manholes                | 34                   | Ea   | \$12,500.00        | \$425,000.00   |
|                                                                                                                                                                                                   | Marker Posts            | 34                   | Ea   | \$200.00           | \$6,800.00     |
|                                                                                                                                                                                                   |                         |                      |      |                    | \$3,454,528.93 |
| Miscellaneous                                                                                                                                                                                     |                         |                      |      |                    |                |
|                                                                                                                                                                                                   | Mobilization 5%         | 1                    | Ea   | \$172,726          | \$172,726.45   |
|                                                                                                                                                                                                   | Survey and testing 2%   | 1                    | Ea   | \$69,091           | \$69,090.58    |
|                                                                                                                                                                                                   |                         |                      |      | Subtotal           | \$241,817.02   |
|                                                                                                                                                                                                   |                         |                      |      |                    |                |
|                                                                                                                                                                                                   |                         |                      |      | SUB-TOTAL          | \$3,696,345.95 |
|                                                                                                                                                                                                   |                         |                      |      | 25% Contingency    | \$924,086.49   |
|                                                                                                                                                                                                   |                         |                      |      | 20% Engineering    | \$ 739,269.19  |
|                                                                                                                                                                                                   |                         |                      |      | CONSTRUCTION TOTAL | \$5,359,701.63 |
| Easement                                                                                                                                                                                          |                         |                      |      |                    |                |
|                                                                                                                                                                                                   | 30-ft permanent         | 405000               | SF   | 1.5                | \$607,500.00   |
|                                                                                                                                                                                                   | 20-ft temporary         | 270000               | SF   | 0.5                | \$135,000.00   |
|                                                                                                                                                                                                   |                         |                      |      | Easement Total     | \$742,500.00   |
|                                                                                                                                                                                                   |                         |                      |      | GRAND TOTAL        | \$6,102,201.63 |
| Note: This Cost Estimate does not include utility locates, potholing, adjustments, resets, permits, fees. The contingency costs is intended to compensate for such incidental construction costs. |                         |                      |      |                    |                |
| Date: November 17, 2017                                                                                                                                                                           |                         |                      |      |                    |                |
| Updated Unit Costs and Quantities: 2/11/2022                                                                                                                                                      |                         |                      |      |                    |                |
| Item                                                                                                                                                                                              | Description             | Approximate Quantity | Unit | Unit Cost          | Total Cost     |
| Sanitary Sewer Line                                                                                                                                                                               |                         |                      |      |                    |                |
|                                                                                                                                                                                                   | 24 " Sanitary Sewer     | 6300                 | LF   | \$185.00           | \$1,165,500.00 |
|                                                                                                                                                                                                   | Excessive depth         | 2000                 | LF   | \$100.00           | \$200,000.00   |
|                                                                                                                                                                                                   | Bored Steel Casing      | 100                  | LF   | \$2,000.00         | \$200,000.00   |
|                                                                                                                                                                                                   | Clearing & Grubbing     | 7                    | AC   | \$2,200.00         | \$15,909.09    |
|                                                                                                                                                                                                   | Re-vegetation           | 7                    | AC   | \$5,320.00         | \$38,471.07    |
|                                                                                                                                                                                                   | Concrete wash out       | 2                    | EA   | \$1,500.00         | \$3,000.00     |
|                                                                                                                                                                                                   | Tracking Control Access | 2                    | EA   | \$3,000.00         | \$6,000.00     |
|                                                                                                                                                                                                   | Silt fence              | 6300                 | LF   | \$10.00            | \$63,000.00    |
|                                                                                                                                                                                                   | Manholes                | 16                   | Ea   | \$12,500.00        | \$200,000.00   |
|                                                                                                                                                                                                   | Marker Posts            | 16                   | Ea   | \$200.00           | \$3,200.00     |
|                                                                                                                                                                                                   |                         |                      |      | Subtotal           | \$1,895,080.17 |
| Miscellaneous                                                                                                                                                                                     |                         |                      |      |                    |                |
|                                                                                                                                                                                                   | Mobilization 5%         | 1                    | Ea   | \$94,754           | \$94,754.01    |
|                                                                                                                                                                                                   | Survey and testing 2%   | 1                    | Ea   | \$37,902           | \$37,901.60    |
|                                                                                                                                                                                                   |                         |                      |      | Subtotal           | \$132,655.61   |
|                                                                                                                                                                                                   |                         |                      |      |                    |                |
|                                                                                                                                                                                                   |                         |                      |      | SUB-TOTAL          | \$2,027,735.78 |
|                                                                                                                                                                                                   |                         |                      |      | 25% Contingency    | \$506,933.94   |
|                                                                                                                                                                                                   |                         |                      |      | 20% Engineering    | \$ 405,547.16  |
|                                                                                                                                                                                                   |                         |                      |      | CONSTRUCTION TOTAL | \$2,940,216.88 |
| Easement                                                                                                                                                                                          |                         |                      |      |                    |                |
|                                                                                                                                                                                                   | 30-ft permanent         | 189000               | SF   | 1.5                | \$283,500.00   |
|                                                                                                                                                                                                   | 20-ft temporary         | 126000               | SF   | 0.5                | \$63,000.00    |
|                                                                                                                                                                                                   |                         |                      |      | Easement Total     | \$346,500.00   |
|                                                                                                                                                                                                   |                         |                      |      | GRAND TOTAL        | \$3,286,716.88 |
| Note: This Cost Estimate does not include utility locates, potholing, adjustments, resets, permits, fees. The contingency costs is intended to compensate for such incidental construction costs. |                         |                      |      |                    |                |

# How we have changed PRIOR to the November Meeting

| What we heard:                                                      | How we have changed:                                                                                                                                                                                                              |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Heavy reliance on oil & gas & inconsistent with past URA structures | <ul style="list-style-type: none"><li>• Changed to 50% of total planning area vs 100% of oil &amp; gas sites</li></ul>                                                                                                            |
| More alignment with regional goals                                  | <ul style="list-style-type: none"><li>• Transit Oriented Development Focus on Section 15 and identify ways to enhance 52</li></ul>                                                                                                |
| What is the Town of Erie's Commitment                               | <ul style="list-style-type: none"><li>• Acquisition of 255 acres within the URA Planning Area</li><li>• Completion of 1200 acre land use master plan consistent with Weld County's LTP</li><li>• 100 % of TIF Sub Areas</li></ul> |
| What is everyone else contributing                                  | (See slide 25)                                                                                                                                                                                                                    |

## Next Steps (Goals)

- Steps to create a new URA Plan Area (Corey)
- Town of Erie Planning Commission
- Town of Erie Urban Renewal Authority Meeting
- Town of Erie Board of Trustee Meeting(s)

## Timeline for the adoption of a new urban renewal plan and involvement of Weld County as a taxing entity under HB 15-1348

| Timing                                                                                               | Action                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Within 30 days of commissioning a blight study for a new plan                                     | Mail blight public hearing notice to property owners, tenants, and business owners                                                                                                                                                                                                                                                                                                                                                               |
| 2. As soon as possible after commissioning a blight study                                            | Provide formal notice to Weld County, and other taxing entities, of a new plan or plan amendment containing tax allocation provisions                                                                                                                                                                                                                                                                                                            |
| 3. 30 days prior to hearing on new plan                                                              | Provide publication of notice in newspaper of general circulation and receipt of public notice by property owners, tenants, and business owners within the proposed urban renewal area                                                                                                                                                                                                                                                           |
| 4. Prior to approval of the urban renewal plan                                                       | The Town shall submit the plan to the planning commission for review and recommendation as to conformance with the general plan for the development of the Town of Erie. The planning commission submits its written recommendations to the Town within 30 days of its receipt, and the Town may proceed with the urban renewal hearing after receipt of the recommendation, or after the expiration of 30 days if no recommendation is received |
| 5. 30 days prior to hearing on new plan                                                              | Deadline for submittal of plan to County Commissioners/Impact Report                                                                                                                                                                                                                                                                                                                                                                             |
| 6. Within 120 days or "such longer or shorter period as the authority and taxing entities decide on" | The Town of Erie Urban Renewal Authority has to come to an agreement with respect to tax revenue sharing. If the Authority does not come to an agreement with any taxing entity, the parties must submit to "mediation" (as defined in C.R.S. § 31-25-107(9.5)(c))                                                                                                                                                                               |
| 7. After the expiration of 120-day negotiation period (#6, above)                                    | Options include: i) reach an agreement with any holdout taxing entities to extend the negotiation period; ii) submit to mediation; iii) reach a provisional agreement as to tax increment revenue with any holdout taxing entities so that the plan may be approved and then: later modify the plan; or substantially modify the plan (requires a public hearing and undergoing the entire process again).                                       |
| 8. Within 120 days after first public hearing on urban renewal plan                                  | Under either option, the new plan must be approved within one hundred twenty (120) days                                                                                                                                                                                                                                                                                                                                                          |
| 9. At the public hearing on adoption of a new urban renewal plan                                     | The Town Board of Trustees must: find blight; and adopt urban renewal plan.                                                                                                                                                                                                                                                                                                                                                                      |

# Long Term Transportation Focus

LEGEND

Tolled Express Lanes

General Purpose Lanes

Express Bus

Commuter Bus

Commuter Rail

Passing Track

Feeder Bus Service

Interchange Reconstruction

Number of Lanes:  
General Purpose/  
Tolled Express

Express Bus Transit Station

Commuter Bus Transit Station

Commuter Rail Transit Station

Carpool Lots

Commuter Rail Operational  
& Maintenance Facility

Commuter Bus Operational  
& Maintenance Facility

FasTracks Rail Line

FasTracks / RTD Transit Station

TRANSIT STATION LOCATIONS

| Commuter Rail                                                  | Express Bus                                                    |
|----------------------------------------------------------------|----------------------------------------------------------------|
| CR1 Fort Collins Downtown Transit Center - BNSF and Maple St.  | EB1 South Fort Collins Transit Center - US 287 and Harmony Rd. |
| CR2 CSU - BNSF between University Ave. and W. Pitkin St.       | EB2 Timberline - Harmony Rd. and Timberline                    |
| CR3 South Fort Collins Transit Center - US 287 and Harmony Rd. | EB3 East Fort Collins - I-25 and Harmony Rd.                   |
| CR4 North Loveland - BNSF and 29th St.                         | EB4 Windsor - I-25 and SH 392                                  |
| CR5 Downtown Loveland - BNSF and approximately 6th St.         | EB5 Crossroads - Loveland between Crossroads Blvd. and US 34   |
| CR6 Berthoud - BNSF and SH 56                                  | EB6 West Greeley - US 34 and SH 257                            |
| CR7 North Longmont - BNSF and SH 66                            | EB7 Greeley - US 34 and 83rd Ave.                              |
| CR8 Longmont - Sugar Mill, south of Rogers Rd.                 | EB8 Greeley Downtown Transfer Center - 8th Ave. and 8th St.    |
| CR9 Erie - I-25 and CR 8                                       | EB9 Berthoud - I-25 and SH 56                                  |
| ○ FasTracks Rail Stations to Downtown Denver                   | EB10 Firestone - I-25 and SH 119                               |
|                                                                | EB11 Frederick/Dacono - I-25 and SH 52                         |
|                                                                | EB12 Erie - I-25 and CR 8                                      |
|                                                                | EB13 Broomfield - I-25 and SH 7                                |
|                                                                | ○ DIA                                                          |

| Commuter Bus                              |
|-------------------------------------------|
| CB1 Greeley - US 85 and D St.             |
| CB2 South Greeley - 8th Ave. and 24th St. |
| CB3 Evans - US 85 and 42nd St.            |
| CB4 Platteville - US 85 and Grand Ave.    |
| CB5 Fort Lupton - US 85 and CR 14.5       |
| ○ Brighton - US 85 and SH 7               |
| ○ Commerce City - 72nd and Colorado       |

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# Critical Site for Long Term Transportation

