DRAFT COMPREHENSIVE PLAN CONTENT



COMPREHENSIVE PLAN TABLE OF CONTENTS

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Chapter 1: Introduction – Vision & Values

Introduction

What is the Comprehensive Plan?

The Town of Erie Comprehensive Plan is an officially adopted policy document that outlines the community's vision and goals for the future. The Comprehensive Plan provides guidance for Town leadership, residents, and staff in making choices regarding Erie's future, quality of life, and experience. The written goals and strategies of the Comprehensive Plan, along with the Future Land Use map, provide guidance for decisions affecting growth and annexation, the use and development of land, preservation of open space, and the expansion of public facilities and services. The policy recommendations, maps and graphics contained in this Plan, and within each chapter, are interrelated and should be used in context.

Community and Stakeholder Engagement

The Plan is more than a policy document for the Town; rather, it is a guide for the whole community, and therefore public engagement in developing the Plan is key. From the start of the planning process, staff created opportunities for the public to engage and have conversations about Erie's future. The update to the 2015 Comprehensive Plan began in late 2022, with four windows of work and engagement:

- Phase 1: Setting the Stage (December 2022 – April 2023)
- Phase 2: Defining the Direction (May 2023 – December 2023)
- Phase 3: Scenario Planning (January – June 2024)
- Phase 4: Policy Framework & Realizing the Plan (July – October 2024)

During each phase, staff held pop-up events at local community hubs like the Erie Community Center and interacted with people at scheduled events throughout the Town such as the Farmer's Market, Arbor Day, Town Fair, Strider Derby and more. Each phase also included an online survey, distributed through newsletters, flyers, and social media. More information on engagement is in the Appendix.

Stakeholders involved in the update process include the Town Council, Planning Commission, the Plan Advisory Committee (PAC), and the Technical Advisory Committee (TAC). The TAC and PAC met regularly throughout the planning process to provide feedback on interim work products, identify and develop a deep understanding of issues and opportunities, coordinate with other Town initiatives, and provide input on strategies. The PAC is made up of representatives from each of the Town's Advisory Boards and Taskforces as well as the Town Council and Planning Commission. The TAC consists of staff from the Town's Departments and Divisions.

How to Use the Plan

Erie's Comprehensive Plan contains goals and policies that provide guidance pertaining to essential aspects of life in Erie — from growth and housing to services like water and streets. The Comprehensive Plan sets the overall vision for the Town of Erie, supported by additional Strategic

Plans for specific topic areas. Chapters 3-9 are structured with introductory content, numbered goals, and specific policies supporting those goals. The document is comprised of interrelated components:

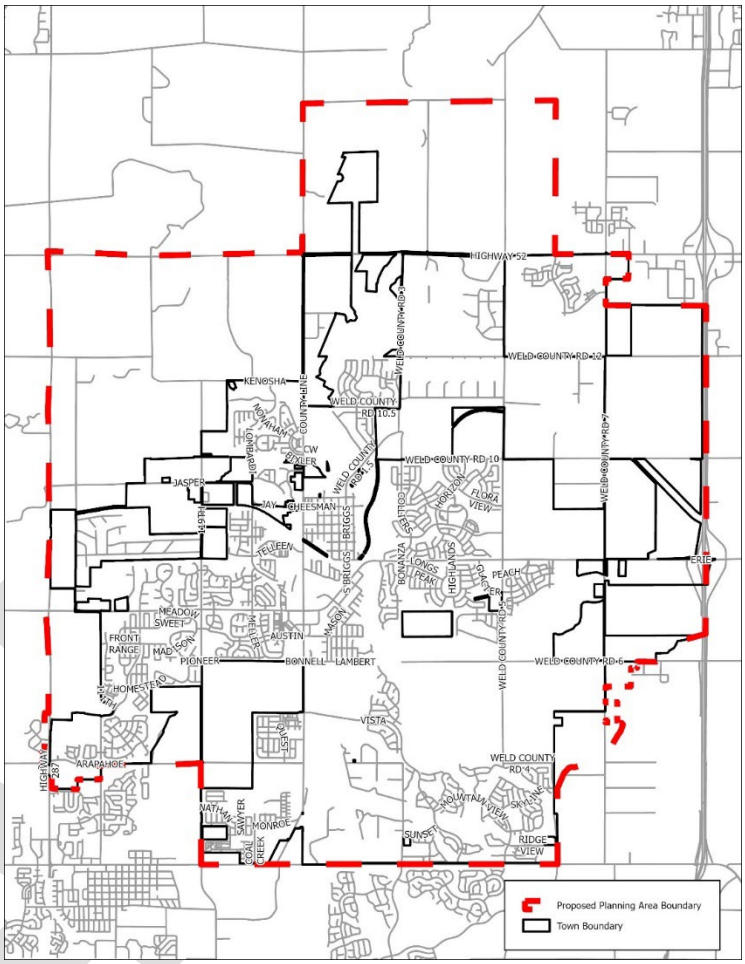
- Chapter 1: Introduction
  - Comprehensive Planning purpose and process; Vision & Values
- Chapter 2: Future Land Use Plan
  - Future Land Use Map and land use classifications, providing guidance for development patterns within the Town's Planning Area.
- Chapter 3: Community Building Blocks
  - Goals and policies for Erie's community building blocks for neighborhoods, destinations, public realm, rural character, and growth management, complementing the Future Land Use Plan.
- Chapter 4: Public Facilities, Services, and Infrastructure
  - Goals and policies for utilities, water conservation, flood control, wastewater and stormwater management, and public facilities.
- Chapter 5: Natural Resources, Conservation, and Resilience
  - Goals and policies for climate change and sustainability, air quality, resiliency against climate change disruptions, and protection of nature.
- Chapter 6: Housing
  - Goals and policies for thriving neighborhoods, affordable housing
- Chapter 7: Economic Vitality
  - Goals and policies for fiscal sustainability, local workforce development, business retention and growth, entrepreneurship, and community programming.
- Chapter 8: Transportation and Mobility
  - Goals and policies for multimodal transportation, connectivity, safety, and sustainability.
- Chapter 9: Livability and Community Design
  - Goals and policies for parks, recreation, open space, and trails; schools and libraries; public health and safety; neighborhoods; culture, arts, and entertainment; and historic preservation
- Chapter 10: Implementation
  - Policies for the Town's implementation of the Comprehensive Plan and its government performance
  - Implementation Matrix (Not included in current review period)
- Appendix
  - Supporting documents, such as the Existing Conditions Report and Engagement Summary. (Not included in current review period)

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Planning Area Boundary

The Future Land Use Plan Map guides land uses within the Planning Area Boundary. The Planning Area Boundary identifies the area in which Erie wishes to influence land use decisions and asks other jurisdictions to recognize Erie's rights. The map below illustrates the relationship between Erie's incorporated boundary and its Planning Area Boundary. Urban-scale development in existing unincorporated county sites is expected to require annexation into the Town.

Use the interactive map to see the Planning Area Boundary more closely: Interactive Map



Vision & Values

The Vision, Key Principle, and Core Values define the overall direction of the plan and are a result of extensive research and analysis (Existing Conditions Report in Appendix A) and public outreach (Engagement Summary Appendix B).

- **Vision.** The Town's Vision informs and shapes Erie's policies and actions moving forward.

Erie is a sustainable, livable, and connected community that creates positive, memorable, and lasting impressions for its residents and visitors. The Town is committed to collaboratively managing our diverse natural, cultural, fiscal, social, and capital resources.

- **Key Principle.** Key Principles are foundational themes or concepts that inform and direct decisions or actions.

Equity: Embracing and celebrating our differences, the Town recognizes the power of open dialogue in addressing challenging topics and making informed decisions that create an equitable community. Erie is committed to the creation of space, accessibility, and opportunity that leads to equal human experiences.

- **Core Values.** Core Values are the root beliefs that guide Erie when making decisions, solving problems, and navigating challenges and opportunities.

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Sustainability Erie is resilient and adaptable.	**Livability** Erie is tailored to the community's needs.	**Connectivity** Erie is connected with each other and to our places.
Through visionary leadership and innovation, Erie can balance economic growth, social equity, and environmental stewardship. A balanced approach creates opportunities for all, safeguards the needs of vulnerable community members and groups, and proactively mitigates our environmental footprint, ensuring a resilient future for generations to come.	Erie strives to provide a positive lived experience through the built environment, diverse array of housing and transportation choices, exceptional community services, and leisure and recreational experiences that are accessible to all.	The health and identity of our community is tied to the social infrastructure that is created by all members of the community. The connections between people and places help facilitate social support networks and meaningful relationships that collectively contribute to the wellbeing and vitality of the community.



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Chapter 2 – Future Land Use Planning

Introduction

The Future Land Use Plan creates a vision for development throughout the Town and Planning Area. The Future Land Use Plan and classifications were formulated through public input, technical analysis and reports, and stakeholder feedback.

- **Draft Future Land Use Map.** Every parcel within the Town of Erie and Planning Area is designated with a use classification that indicates what the primary use is currently or what it could be in the future. The Future Land Use Map should be looked at and used in connection with the policies found within the chapters of the Comprehensive Plan.
- **Land Use Classifications**. Defines the range of size of density, primary and secondary uses, and defining characteristics for each land use identified on the Future Land Use Map. Provides policies on the character and location of individual land uses. These goals and policies provide specific direction for property owners, elected and appointed community leaders, and Town staff and administrators in making decisions regarding the location and design of development within the Planning Area. This Chapter should be used in conjunction with the Future Land Use Map and with other goals and policies contained in this Plan.
- **Anticipated Growth.** Provides the methodology for updating the Future Land Use Map**,** which includes community engagement, fiscal and market analysis, and technical advisory reviews. Evaluates the potential buildout in terms of residential units, population, commercial square footage, and jobs.

Draft Future Land Use Map

The Future Land Use Map is a visionary document the helps show what future uses can be found within the Planning Area. Every parcel within the Town of Erie and Planning Area is designated with a use classification that indicates what the primary use is currently or what it could be in the future.

Since much of Erie's growth occurred in the last 20 years, the Future Land Use Map generally retains existing uses with some adjustments. For example, if a new neighborhood is zoned and built with single-family detached housing, the Future Land Use Map designates it as Residential – Low and if it is zoned and built with a three-story multifamily development, the Future Land Use Map designates it as Residential – High. The Future Land Use Map also assigns designations to sites that are not developed or are currently underutilized[1], identified as "opportunity sites." Opportunity sites are a crucial aspect of the Future Land Use Plan, as the Town uses them to align potential future development with community priorities.

You can review the Draft Future Land Use Map on the next page, or at the following link to zoom in more closely on specific neighborhoods and parcels: https://experience.arcgis.com/experience/bf0d5f436ef34161acbc87fa64c9cc19. You can click on a parcel to see more information about its designated future land use.

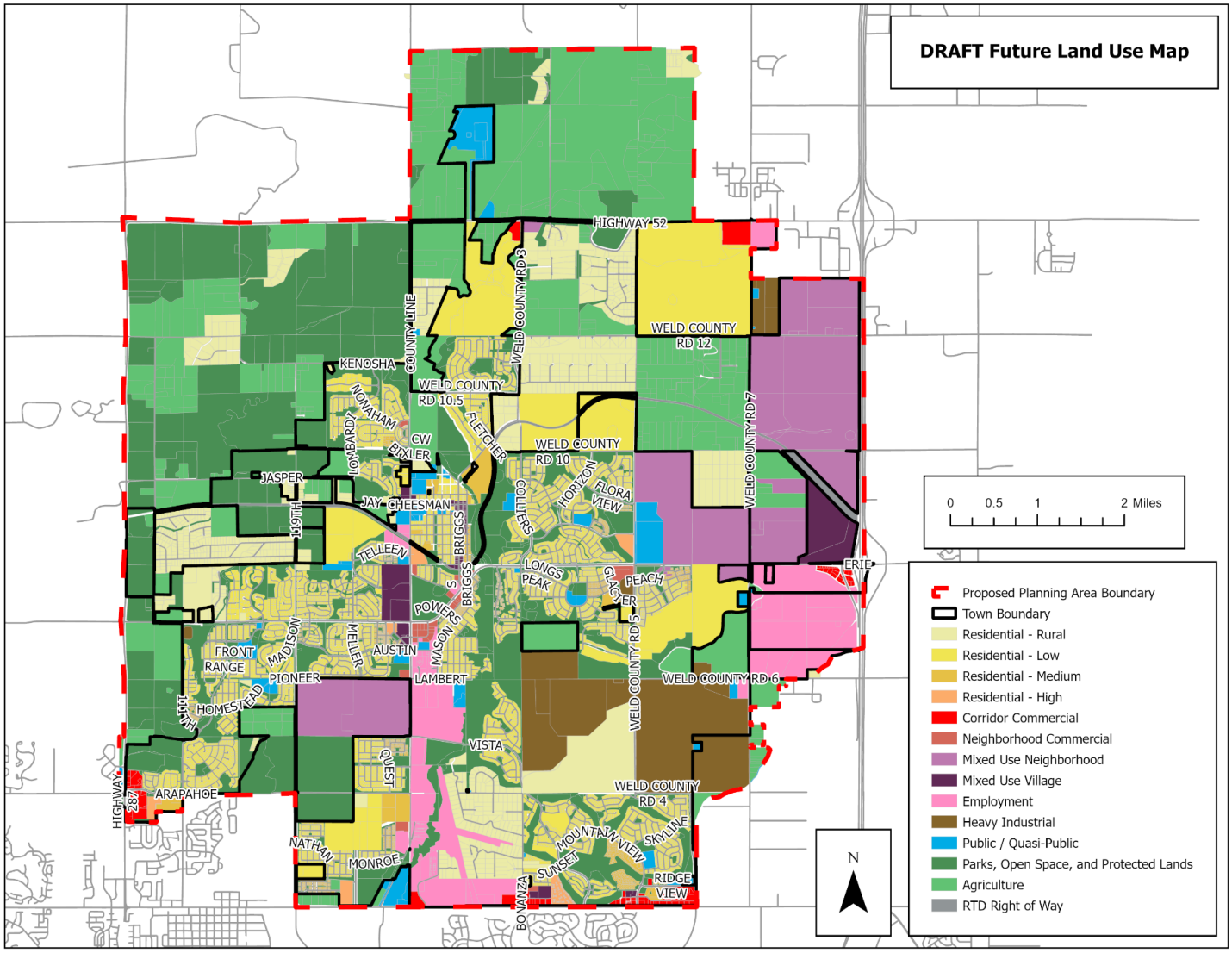
When reviewing the Draft Future Land Use Map, it is important to keep a few things in mind:

- A use designation on an undeveloped parcel does not mean that the parcel will be developed. The use assigned to the property only indicates what the primary use could become if the land were to be developed.

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- A use designation, such as Mixed Use, does not mean that the whole parcel will be developed. It can and will contain supporting uses such as dedicated parks and open spaces, trails, and other potential amenities such as community centers and schools. The location of these uses will not be known until a development proposal has been approved and the parcel has been platted.
- The State of Colorado requires every parcel within the Town's Planning Area to be assigned a particular land use. This includes properties outside of the current town boundary. This does not mean that the properties will be annexed into the Town.
- The Future Land Use Map should be looked at and used in connection with the policies found within the chapters of the Comprehensive Plan.

Use following link to zoom in more closely on specific neighborhoods and parcels. You can click on a parcel to see more information about its designated future land use. https://experience.arcgis.com/experience/bf0d5f436ef34161acbc87fa64c9cc19.



Land Use Classifications

The Land Use Classifications provide for more specific information on allowed uses and densities for each land use. See the Land Use Classifications Summary Table for a brief description of each use, or the following individual pages for each use with more detailed information.



- **Primary Use:** Primary uses are the main use of a property.
- **Location of Use:** Provides guidance on where these uses tend to be located.
- **Secondary Use:** Secondary uses are complementary to the character of the primary use and are determined on a case-by-case basis. A secondary use must be a limited use on the site.
- **Intensity:** Establishes density and intensity expectations for each land use classification.
    - Density (Dwellings per Acre): For residential uses, density is shown as the number of units per gross acre.
    - Floor Area Ratio (FAR): For commercial uses, including within Mixed Use Village and Mixed Use Neighborhood, intensities are shown as a minimum floor area ratio (FAR). FAR is the ratio of the gross building square footage to the land square footage of the gross site.

Land Use Classifications – Summary Table

DESIGNATION	SUMMARY - PRIMARY USE DESCRIPTION AND LOCATION	INTENSITY	SUPPORTING LAND USES
Residential - Rural	Residential – Rural designation provides a rural setting for larger lot housing. Typically seen as a transition between denser residential neighborhoods and natural features and/or existing rural or agricultural development.	Dwellings Per Acre: 0 to 2 FAR: N/A	Agriculture
Residential - Low	Residential - Low areas are primarily suburban-style developments with a range of single-family detached and attached homes, townhomes, patio homes. Typically seen as a transition between lower density and higher density neighborhoods or commercial uses.	Dwellings Per Acre: 2 to 8 FAR: N/A	Public/Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands

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Residential - Medium	Residential - Medium accommodates a mix of housing types, from small lot single family developments and duplexes to townhouses and garden apartments. Typically seen as a transition between lower density and higher density neighborhoods or commercial uses.	Dwelling Per Acre: 8 to 18 FAR: N/A	Public/Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands
Residential - High	Residential – High accommodates townhomes, condos, apartments, and stacked flats. Typically located along transit lines and arterial roads and near activity centers and Employment uses.	Dwellings Per Acre: 18 to 30 FAR: N/A	Public/Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands
Mixed Use Neighborhood	Mixed Use Neighborhood includes shopping, residences, entertainment, and services within a walkable block system. The housing within this designation can range from single-family detached to duplexes, townhomes, rowhomes, and condos. Typically located along or near major transportation corridors.	Dwellings Per Acre: 6 to 12 FAR: 0.45	Parks, Open Space, and Protected Lands; Public/Quasi-Public
Mixed Use Village	Mixed Use Village accommodates a primarily vertical mix of residential, commercial, retail, and office uses in a compact, pedestrian-oriented environment. Typically located along or near major transportation corridors.	Dwellings Per Acre: 12 to 30 FAR: 0.45	Parks, Open Space, and Protected Lands; Public/Quasi-Public
Neighborhood Commercial	Neighborhood Commercial consists of small-scale retail, office and services in locations that serve as neighborhood hubs, where residents can meet their daily needs. Vehicle-oriented uses are discouraged.	Dwellings Per Acre: N/A FAR: 0.3	Parks, Open Space, and Protected Lands
Corridor Commercial	Corridor Commercial is for auto-oriented commercial businesses that draw people from the region, along highways and arterial roads. Big-box stores, and other national or regional commercial and retail uses tend to locate in these areas.	Dwellings Per Acre: N/A FAR: 0.25	Parks, Open Space, and Protected Lands
Employment	Employment provides flexibility to support a variety of employment opportunities, such as business parks, research and development facilities, business incubators, light industrial/manufacturing, and higher education and technical schools.	Dwellings Per Acre: N/A FAR: 0.25	Parks, Open Space, and Protected Lands; Complementary commercial uses like breweries or distilleries and with tasting rooms, retail, restaurant, entertainment. Limited storage facilities, warehouse, and distribution

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Heavy Industrial	Heavy Industrial is meant for existing industrial uses that are difficult to integrate with less intense uses due to their negative impacts of traffic, noise, pollutants, or odors. Existing Oil and Gas sites are assigned the Heavy Industrial use when they are the majority use of the site.	Dwellings Per Acre: N/A FAR: 0.15	
Public / Quasi-Public	Public/Quasi-Public includes uses related to general community services, such as public safety facilities, schools, places of worship, community centers, municipal facilities, and/or public utilities.	Dwellings Per Acre: N/A FAR: N/A	Parks, neighborhood commercial
Parks, Open Space, and Protected Lands	Parks, Open Space, and Protected Lands include public and private recreation activities and wildlife habitat. This designation also includes properties protected by conservation easements or similar legal means.	Dwellings Per Acre: N/A FAR: N/A	Agriculture
Agriculture	This designation is primarily for agricultural purposes and can include farms and other agricultural operations, mixed with large lot residential.	Dwellings Per Acre: < 0.5 FAR: N/A	

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Residential – Rural

The Residential – Rural designation is larger lot (half-acre and up) residential developments with typical densities up to 2 dwellings per acre. This development type tends to be near Agricultural or open spaces, on the outskirts of Town.

Intensity
Dwellings Per Acre: 0-2
FAR: N/A



- **Primary Use**
  - Residential – Rural designation provides a rural setting for large-lot, very low-density housing. Typically located as a transition between denser residential neighborhoods and natural features and/or existing rural or agricultural development. Lot sizes and layouts will be dependent upon topographical constraints.
- **Location of Use**
  - Residential-Rural developments tend to be located at the edges of Town boundaries.
  - These developments are either located off county roads, or within smaller rural subdivisions served by private roads.
- **Secondary Use**
  - Allow Agriculture uses in Residential – Rural areas, such as keeping of large animals, growing crops, and homesteading while ensuring compatibility with Residential and adjacent uses.
  - Allow clustering of residential development in the Residential – Rural designation to accommodate greater flexibility in housing options on rural and agricultural sites while not exceeding the maximum gross density for the site.

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Residential – Low

The Residential – Low designation includes a variety of housing styles and types with typical densities of 2 to 8 dwellings per acre. Many different lot sizes, architectural styles, and housing types are found within this land use category. In addition to residential uses, parks and open spaces provide important amenities and gathering spaces for residents and visitors.

Intensity
Dwellings Per Acre: 2-8
FAR: N/A



- **Primary Use**
  - Residential - Low areas are primarily suburban-style developments with a range of single-family detached and attached homes, townhomes, and patio homes.
- **Location of Use**
  - Residential-Low is appropriate in locations outside of activity centers and where development characteristics are suburban.
  - Main access points for Residential-Low developments should occur off collector or minor arterial roads.
  - Typically seen as a transition between lower density and higher density neighborhoods or commercial uses.
- **Secondary Use**
  - Parks, Open Space, and Protected Lands should be incorporated within the residential neighborhood in alignment with code requirements.
  - Cluster single family detached housing in Residential-Low to provide open space and preserve natural features, while maintaining the overall gross density of the designation.
  - Allow limited Neighborhood Commercial uses in Residential-Low to integrate day-to-day services and amenities into existing neighborhoods.
  - Allow limited Public / Quasi-Public uses.

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Residential – Medium

Residential – Medium contains attached and detached housing types of 8 to 18 dwelling units per acre. Access to transit and/or proximity to the Employment designation can lead to an increase in densities. Parks and open spaces provide integral gathering spaces within the Residential – Medium category.

Intensity
Dwellings Per Acre: 8-18
FAR: N/A





- **Primary Use**
  - Residential - Medium accommodates a mix of housing types, from small-lot single family developments and duplexes to townhouses and garden apartments.
- **Location of Use**
  - Residential-Medium can be a transition between lower-density and higher-density residential types and non-residential uses.
  - Access to Residential-Medium developments can occur off many street types, depending on the scale of the project, capacity, and design of the road.
- **Secondary Use**
  - Parks, Open Space, and Protected Lands should be incorporated within the residential neighborhood in alignment with code requirements.
  - Cluster housing in Residential-Medium to provide open space and preserve natural features, while maintaining the overall gross density of the designation.
  - Allow limited Neighborhood Commercial uses in Residential-Medium to integrate services and amenities into existing neighborhoods.
  - Allow limited Public / Quasi-Public uses.

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Residential – High

The Residential – High designation accommodates 18 to 30 dwellings per acre in the form of townhomes, condos, apartments, and stacked flats. These areas are located along transit lines and arterial roads and near activity centers and Employment uses.

Intensity
Dwellings Per Acre: 18-30
FAR: N/A





- **Primary Use**
  - Residential – High designation accommodates attached homes, two-to four-plexes, condos, and apartment buildings.
- **Location of Use**
  - Locate Residential-High near intersections of arterials and collector streets, along existing or planned transit, and near existing or planned amenities and infrastructure.
  - Residential-High can provide a transition between commercial or employment areas and lower density neighborhoods.
- **Secondary Use**
  - Parks, Open Space, and Protected Lands should be incorporated within the residential neighborhood in alignment with code requirements.
  - Allow limited Neighborhood Commercial uses in Residential-High to integrate services and amenities into existing neighborhoods.
  - Allow limited Public / Quasi-Public uses.

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Mixed Use Neighborhood

The Mixed Use Neighborhood designation includes shopping, residences, entertainment, and services within a walkable block system. The housing within this designation can range from single-family detached to duplexes, townhomes, rowhomes, and condos with densities of 6 to 12 units per acre.

Intensity
Dwellings Per Acre: 6-12
FAR: 0.45



- **Primary Use**
  - Mixed Use Neighborhood accommodates a mix of residential, commercial, retail, and office uses in a compact, pedestrian-oriented environment.
- **Location of Use**
  - Locate Mixed Use Neighborhood along or near major transportation corridors to maximize access to transit, employment, amenities, and services.
  - Locate Mixed Use Neighborhood along collector streets to promote vibrant, successful commercial uses. Mixed Use Neighborhood may be appropriate along local street types as long as the built environment is appropriately scaled to travel capacities of the roadway.
  - Mixed Use Neighborhood areas may also be used to provide a transition between commercial or employment centers and residential neighborhoods.
  - Both vertical (stacked) and horizontal (side-by-side) mixed-use is encouraged provided it is well-connected to surrounding neighborhoods.
- **Secondary Use**
  - Parks, Open Space, and Protected Lands should be incorporated within the mixed use neighborhood.
  - Allow limited Public / Quasi-Public uses.

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Mixed Use Village

Similar to Mixed Use Neighborhood, the Mixed Use Village contains retail, services and housing, but at a greater intensity. Densities in this designation go from 12 units to 30 units per acre and can include apartments and stacked flat housing types.

Intensity
Dwellings Per Acre: 12-30
FAR: 0.45





- **Primary Use**
  - Mixed Use Village accommodates a primarily vertical mix of residential, commercial, retail, and office uses in a compact, pedestrian-oriented environment.
- **Location of Use**
  - Locate Mixed Use Neighborhood along or near major transportation corridors to maximize access to transit, employment, amenities, and services.
  - Locate Mixed Use Village along arterials and/or collector streets to promote vibrant, successful neighborhood centers.
  - Mixed Use Village areas may also provide a transition between commercial or employment centers and residential neighborhoods.
  - Both vertical (stacked) and horizontal (side-by-side) mixed-use is encouraged provided it is well-connected to surrounding neighborhoods.
- **Secondary Use**
  - Parks, Open Space, and Protected Lands should be incorporated within Mixed Use Village areas.
  - Allow limited Public / Quasi-Public uses.

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Neighborhood Commercial

The Neighborhood Commercial designation consists of small-scale retail, office and services in locations that serve as neighborhood hubs, where residents can meet their daily needs.

Intensity
Dwellings Per Acre: N/A
FAR: 0.3



- **Primary Use**
  - Neighborhood Commercial accommodates a mix of retail, restaurants/cafes, small-scale professional office, childcare centers and other daily convenience shopping and services in a pedestrian-oriented environment.
  - Limit development and redevelopment to non-vehicular oriented land uses. Vehicular-oriented land uses include drive-throughs, gas stations, oil change facilities, etc.
- **Location of Use**
  - Locate Neighborhood Commercial at the intersection of two arterial streets, a collector and arterial street, or collector and local street.
- **Secondary Use**

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Corridor Commercial

This designation is for auto-oriented commercial businesses that draw people from the region, along highways and arterial roads. Big-box stores, and other national or regional commercial and retail uses tend to locate in these areas.

Intensity
Dwellings Per Acre: N/A
FAR: 0.25

Source: Boulder Daily Camera



- **Primary Use**
  - Corridor Commercial accommodates a mix of retail, commercial, office, entertainment, and auto-oriented commercial uses that serve the region and are inappropriate in neighborhoods or pedestrian-oriented areas.
- **Location of Use**
  - Locate Corridor Commercial only along arterial and highway corridors, near the edges of Town boundaries.
- **Secondary Use**
  - Ensure that development adjacent to the airport is of compatible airport-related use.

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Employment

Intensity
Dwellings Per Acre: N/A
FAR: 0.25



This classification is for uses that generate employment such as industrial/flex space, light manufacturing, medical/technical facilities, aeronautical, and incubator spaces.

- **Primary Use**
  - Employment provides flexibility to support a variety of employment opportunities, such as business parks, research and development facilities, business incubators, light industrial/manufacturing, and higher education and technical schools.
- **Location of Use**
  - Locate Employment in areas in proximity to existing or planned transit services, and/or along major transportation corridors.
- **Secondary Use**
  - Allow complementary commercial uses like breweries or distilleries with tasting rooms, retail, restaurant, entertainment.
  - Limit storage facilities, warehouse, and distribution.
  - Ensure that development adjacent to the airport is of compatible airport-related use.
  - Allow limited Residential in Employment designations to foster a mix of uses and walkable environments, if compatible and not negatively impactful to the primary Employment uses.
  - Parks, Open Space, and Protected Lands should be incorporated within Employment areas. Ensure that development supports multimodal connections to adjacent trails, parks, and open space.
  - Allow limited Public / Quasi-Public uses.

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Heavy Industrial

This designation is meant for existing industrial uses that are difficult to integrate with less intense uses due to their negative impacts of traffic, noise, pollutants, or odors. At the time that Heavy Industrial uses cease and mitigation is complete, a new land use designation may be applied to the area. Existing Oil and Gas sites are assigned the Heavy Industrial use when they are the majority use of the site. When Oil and Gas sites are not the majority use, the surrounding or major use will be indicated based on its corresponding classification.

Intensity
Dwellings Per Acre: N/A
FAR: 0.15

Source: Front Range Landfill



- **Primary Use**
  - Heavy Industrial is intended to accommodate existing heavy manufacturing, oil and gas, and landfill operations.
- **Location of Use**
  - Heavy Industrial uses should not be expanded, and new designations should not be mapped.
  - Heavy Industrial uses should be located away from population centers due to their potential environmental impacts.
  - Ensure buffering and screening are in place to limit visual and operational impacts to the surrounding uses.
  - Ensure that operational traffic generated does not pass through residential areas.
- **Secondary Use**

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Public/Quasi-Public

Intensity
Dwellings Per Acre: N/A
FAR: N/A



Public/Quasi-Public includes uses related to general community services, such as public safety facilities, schools, places of worship, community centers, municipal facilities and/or public utilities.

- **Primary Use**
  - Public/Quasi-Public includes uses related to general community services, such as public safety facilities, schools, places of worship, community centers, municipal facilities and/or public utilities.
- **Location of Use**
  - Locate Public/Quasi-Public uses in close proximity to neighborhoods.
- **Secondary Use**
  - Allow Parks, Open Space, and Protected Lands to be incorporated within Public/Quasi-Public areas. Ensure that development supports multimodal connections to adjacent trails, parks, and open space.
  - Allow limited commercial uses to integrate services and amenities.

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Agriculture

These areas comprise existing large-scale sites used primarily for agricultural purposes as well as areas within the floodplain. Agricultural areas are expected to remain unchanged for long periods of time.

Intensity
Dwellings Per Acre: < 0.5
FAR: N/A



- **Primary Use**
  - This designation is primarily for agricultural purposes and can include farms and other agricultural operations, mixed with large lot residential.
- **Location of Use**
  - Agriculture uses tend to be located at the edges of Town boundaries, particularly to the north, off county roads.
- **Secondary Use**
  - Cluster limited residential development where the maximum gross density is not exceeded, and agricultural uses are not negatively impacted to accommodate greater flexibility in housing options on rural and agricultural sites.

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Parks, Open Space, & Protected Lands

These areas include public and private recreation activities and wildlife habitat. This designation also includes properties protected by conservation easements or similar legal means.

- **Primary Use**
  - Wildlife habitat, recreational facilities, agricultural operations, trails, playgrounds, community gathering spaces
- **Location of Use**
  - Parks, Open Space, and Protected Lands are located throughout Erie's Planning Area.
- **Secondary Use**
  - Allow Agriculture uses where not negatively impactful to surrounding uses and/or habitat.





Intensity
Dwellings Per Acre: N/A
FAR: N/A

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Anticipated Growth

The update to the Future Land Use Map (FLUM) prioritizes the Comprehensive Plan's core values of sustainability, livability, and connectivity, and reflects analysis and guidance from multiple sources:

- **Community Engagement:** Three windows of community engagement informed the creation of the draft FLUM. See the Appendix for the community engagement summary.
    - Windows 1 & 2: These engagement periods gathered insight on the community's vision and values. The results of the two windows indicated the community's desire for increased access to daily needs and jobs within Town while still prioritizing Erie's small-town character, open space, and identity.
    - Window 3: Using the results of windows 1 & 2, the planning team drafted three different buildout scenarios reflecting potential futures for Erie. The updated FLUM reflects aspects from each scenario based on community voting and feedback.
- **Fiscal Analysis:** The Land Use Fiscal Analysis studied Erie's current fiscal revenues and costs and projected how different land use patterns will impact Erie's fiscal sustainability in the future as it grows. The analysis emphasized the need for a greater diversity of housing types in Erie, such as adding some higher density housing and smaller unit sizes, and for more commercial opportunities, like local neighborhood services.
- **Market Analysis:** The Economic Market Analysis evaluated Erie's office, industrial, retail, and hospitality uses in relation to the broader region to understand drivers for future employment and demand for commercial and employment space in the next 20 to 30 years.
- **Internal & Advisory Committee Review:** The Technical Advisory Committee (TAC) and Plan Advisory Committee (PAC) participated extensively in the Comprehensive Plan process, including the development and review of the FLUM. The TAC includes representatives from Town staff and provided technical review of the FLUM from different perspective such as Housing, Transportation, and Public Works. The PAC represented diverse community interests in its review of the FLUM with representatives from the Town's boards and commissions including Town Council, Planning Commission, Sustainability Advisory Board, and the Open Space and Trails Advisory Board.

Buildout

Evaluation of the Future Land Use Map includes the maximum new potential build-out in terms of residential units, population, jobs, and commercial and employment square footage. The buildout reflects existing, planned, entitled, and potential future development. A majority of the buildout is already existing, entitled, or planned. The planning team measured potential future development within Erie based on the vacant and underutilized parcels ("opportunity sites") in the Planning Area. This potential buildout is planned for and accommodated in the policies in other chapters, like Public Services, Infrastructure, and Facilities; Transportation and Mobility; and Livability and Social Health.

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	Existing	Entitled	Planned	Opportunity Sites – 2050-2055 Estimate	Estimated Town of Erie Buildout 2050-2055
Description	*Already built*	*Approved development*	*In development review process; not approved*	*Potential development in vacant and underutilized parcels in the Planning Area*[1]	
Housing (Units)	12,000	5,000	10,000	0 - 3,000	**27,000 - 30,000 units**
Population (Residents)	36,000	13,000	24,000	0 - 7,000	**73,000 - 80,000 residents**
Commercial & Industrial (Square Footage)	1,700,000	400,000	3,400,000	0 - 6,100,000	**5,500,000 - 11,600,000 SF**
Employment (Jobs)	5,000	1,000	7,000	0 - 12,000	**13,000 - 25,000 jobs**
Jobs to Housing Ratio	0.42	0.20	0.80	4.0	**0.48 - 0.83**

Note: Housing units, population, and jobs rounded to the nearest thousand. Commercial square footage rounded to the nearest hundred thousand.



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[1] Vacant parcels consist of land without a primary use or structure. Underutilized parcels have land values that exceed the value of existing improvements or structures.

Chapter 3: Community Building Blocks

Introduction

Erie is experienced through its neighborhoods, open spaces, and destinations. These places—the mix of uses and opportunities to connect within them—are what cultivates Erie's identity and sense of belonging for residents, workers, and visitors. As Erie grows, community building blocks help to preserve the small-town experience of living in Erie while providing essential amenities and services. Policies throughout the Comprehensive Plan around neighborhoods, transportation, parks and open space, economic development, and much more complement the Future Land Use Plan to support and enhance the experience of living in Erie.

- **Neighborhoods.** Neighborhoods are the backbone of an Erie resident's experiences, sense of belonging, and connection to their environment, neighbors, and daily life. They provide accessibility and connectivity to parks, commercial centers, schools, and other services that support the social and economic health of the town.
- **Destinations.** The Town supports vital commercial activity centers where residents and visitors can create community and connect with each other. Expanding opportunities for employment and commercial development reduces the need for residents to travel to neighboring communities to work, shop, and meet other daily needs. The Town continues to support and expand three major local destinations in Erie: Historic Old Town, Erie Town Center, and Erie Gateway, as well as regional commercial centers like Nine Mile Corner and Vista Ridge/CO-7.
- **Public Realm.** By creating memorable and distinct experiences along streets and in public spaces, Erie will be a gathering place for people of all ages to enjoy. Ensuring the use of high-quality materials and building design, preserving key vistas and views within public space, and incorporating public art, will lead to a visually engaging and distinctively built community.
- **Rural Character.** Erie's rural character—one of the many benefits of its agricultural heritage and its setting in the northern Front Range—is highly valued by the community. Natural and environmentally sensitive areas should be protected, contributing to the health of ecosystems and quality of life of residents and visitors.
- **Growth Management**. As Erie grows, sustainable development patterns are critical to preserve the high-quality experience of living in Erie and ensure fiscal responsibility into the future. The Town uses criteria to consider annexation and development phasing thoughtfully and in concert with available resources and services.

Goals

C1. Design connected neighborhoods. Encourage diverse housing types, open space, amenities, and distinct identities.

C2. Cultivate unique destinations. Foster destinations that serve as commercial activity centers and community gathering spaces.

C3. Create a high-quality, visually engaging environment. Design gateways, corridors, public spaces, and parks that emphasize Erie's identity and high quality of life.

C4. Preserve areas of rural and agricultural character. Protect natural and environmentally sensitive areas.

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C5. Promote a sustainable development pattern. Ensure a fair share approach to the cost of growth and consider annexation and development phasing thoughtfully and in concert with available resources and services.

Policies

Goal C1: Design connected neighborhoods.	
Policy	**Policy Details**
C.1.1. *Mix of Housing Types:* Neighborhoods should contain a variety of housing types to provide a more diverse selection of lifestyles and housing pricing for Erie residents.	Addressing the needs and desires of the community, neighborhoods will provide a mix of housing types such as single-family detached, single-family attached, townhomes, and mixed-use developments containing apartments and condominiums. Designed in correlation with adjacent uses, future developments will relate to neighboring densities, orientation, and amenities provided to ensure that cohesion and is seen and experienced while still maintaining a distinctive sense of place.
C.1.2. *Connectivity:* Navigating Erie should be straightforward whether driving within or between neighborhoods, key destinations, services, and amenities.	Moving people, goods, and services through the community is achieved through direct connections, from local neighborhood street networks to a larger, easily navigable network of roadways, sidewalk and trail connections, and bikeways. Neighborhood street networks should be designed for comfort and all modes of transportation with short block lengths, minimal dead ends or cul-de-sacs, connections to neighboring developments including commercial and employment uses, parks and amenities, and effective signage and wayfinding.
C.1.3. *Parks & Open Space:* Neighborhoods should include or be easily accessible to a range of parks and open space amenities to appeal to residents of all ages and abilities.	Neighborhoods should maintain an adequate availability and dispersal of park and open space designations that serves the need of the immediate area. Ensure that existing parks and open spaces near future developments are recognized and prioritized for expansions and connections. For denser developments including mixed use or commercial uses, refer to the Mixed-Use Development Parks and Open Space Vision Guide to ensure adequate parks and open space typologies are provided.
C.1.4. *Activity Centers:* Each neighborhood should include an activity center for its residents.	Activity centers may include a mix of commercial development, parks, open space, and other community facilities, where appropriate, to serve the needs of neighborhood residents. Larger, commercially oriented activity centers may serve more than one neighborhood. Integrating small-scale retail uses into existing neighborhoods should be evaluated to help reinforce availability of services and amenities in single use neighborhoods.
C.1.5. *Preservation of Natural Features:* Neighborhoods should be planned to maximize the preservation and	These areas can be incorporated into required open spaces, required setbacks, and park sites.

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enhancement of natural features, such as drainages, significant trees and views, topography, and other features.	
C.1.6. *Distinct Identity:* Neighborhoods should be planned to incorporate unique characteristics that serve as identifiers for residents, such as distinct streetscape elements, architectural styles, and neighborhood center features.	Neighborhoods should incorporate features that visually and physically link them to the Town while maintaining a distinct individuality. This can occur through branding and wayfinding, trail connections, public art, a focus on high quality design elements, or other features that serve to create a distinct and identifiable place.

Goal C2. Cultivate unique destinations.	
Policy	**Details**
C.2.1. Preserve Historic Old Town as a primary destination that celebrates Erie's history and fosters a thriving small business environment.	• Encourage a transition towards a more mixed-use pattern of development along Briggs, Wells, and Cheesman Streets. • Preserve existing historic commercial structures and promote adaptive reuse for new retail and restaurant uses. • Promote arts, programming and events along Briggs Street and in Coal Creek Park to serve as an entertainment hub, celebrate Erie's history and identity, and attract visitors to small businesses. • Increase connections within and to/from Historic Old Town through multiple transportation methods (walking, biking, e-micromobility, auto, transit). • Explore creative parking solutions to manage existing supply and consider additional opportunities as needed to support business demands, while limiting unnecessary surface parking to preserve the historic downtown feel.
C.2.2. Establish Erie Town Center as a walkable, mixed-use neighborhood that serves as a commercial and entertainment hub.	• Integrate residential, retail, office, hotel, entertainment, civic, and park and open space uses within the Town Center site. • Include a diversity of housing types, including affordable housing options. • Serve unmet retail demand within the center of Town, including food, beverage, and grocery. • Provide affordable commercial spaces for small businesses to promote economic diversity. • Create a vibrant civic and entertainment space for the community. • Encourage creative parking solutions to reduce overall parking while meeting retail and business demand.

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	• Implement clear connections to other important amenities and destinations, including Historic Old Town, schools, and parks and open space.
C.2.3. Facilitate the development of Erie Gateway to provide a walkable, transit-ready, mixed-use neighborhood environment and grow Erie as a hub for innovation and economic growth.	• Attract commercial spaces tailored to science and technology entrepreneurship. • Include a diversity of housing types, with new affordable housing options. • Prioritize transit-oriented development, including convenient access for residents and workers to bus and rail transit. • Establish a new employment center along I-25 to increase Erie's daytime workforce, allow residents to work closer to home, and support local retail. • Promote a safe and walkable environment. • Connect the neighborhood with trails and bike paths and establish unique parks and open spaces. • Activate public spaces and retail destinations.

Goal C3. Create a high-quality, visually engaging environment throughout the town.

Policy	Details
C.3.1. *Foster vibrant public spaces and main streets through activation and building design.*	Locate retail and active uses along main streets and the periphery of public spaces. Encourage sidewalk or parklet seating to bring business activity out into the public realm. Ensure design of buildings fronting onto active streets and spaces is visually engaging with entrances, ample fenestration, durable materials, and varied massing and articulation.
C.3.2. Create a built environment that is accessible, usable, and of high quality of design.	Emphasize pedestrian scaled design and ensure all building elevations are designed to achieve high quality design with durable materials, articulation and variation in massing. Develop design standards that incorporate universal design principles (step-free entrances, rest areas along pedestrian routes, smaller curb radii, etc.). Provide safe, protected pedestrian connections through development and parking areas to maximize connectivity within and between developments and amenities.
C.3.3. Ensure all streets are designed with all forms of transportation in mind and with respect to speed.	Refer to the Transportation Mobility Plan and Street Standard and Specifications to ensure that street segments are accessible for all current or future forms of transportation.
C.3.4. Reinforce key corridors and entries into the Town through streetscape and building design.	Enhance the visual quality and design of the I-25 and Erie Parkway interchange through landscape and bridge improvements.

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	Ensure building design and orientation as well as streetscape design reinforce Erie's identity and visual quality along key corridors and edges of the Town, including: • Erie Parkway • County Line Road • Hwy 52 • Hwy 7

Goal C4. Preserve areas of rural and agricultural character.	
Policy	**Details**
C.4.1. Protect natural and environmentally sensitive areas, contributing to the health of ecosystems and quality of life of residents.	Ensure that new developments retain natural features and environments as part of their open space, parks, and trail systems. Plan for connections of the natural environment that accommodate wildlife. Integrate natural features like wetlands, creeks, and historic agricultural or mining properties into new development as unique features and markers.
C.4.2. Ensure Erie retains a mix of built and rural environments that reflect the Town's history and geography.	Work with neighboring communities and counties to identify areas to preserve as rural and agricultural in character and use.

Goal C5: Promote a sustainable development pattern.	
Policy	**Details**
C.5.1. Prioritize new development based on how it meets Comprehensive Plan vision, priorities, and resource constraints	The Town will use the following criteria to prioritize new developments in the Development Review Process: • **Comp Plan Vision:** Aligns with the Comprehensive Plan values of Sustainability, Livability, and Connectivity. • **Land Use Designation**: Is consistent with the land use classification found in the Future Land Use Map. • **Fiscal Sustainability:** Generates tax and other revenues greater than the fiscal impacts of providing Town services for the life of the development. • **Water Resources and Utility Capacity:** Is considered in the context of remaining current water rights, actual water supply, and sewer treatment capacity. • **Employment Base Expansion:** Creates quality new jobs, especially on major transportation/transit corridors. • **Unique Open Space or Recreational Amenities:** Connects existing trails and provides new open space or recreational amenities for residents.

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	• **Variety of Housing Opportunities**: Creates housing opportunities that align with Erie's Housing Needs Assessment, including housing for the elderly or other special populations, smaller unit sizes, affordable homeownership units, and/or workforce rental units (or provides financial or land contributions towards affordable housing in lieu of providing on site).
C.5.2. Consider costs and benefits of annexations and proposed development on a case-by-case basis.	The annexation and proposed development should have a demonstrated significant benefit to the Town. Tangible and intangible benefits to consider include: • sales tax generation, • employment base expansion, • surplus water rights acquisition, • unique open space or recreational amenities for the Town, • housing opportunities for the elderly or other special populations, and • utility or service upgrades or benefit to other areas of the Town. The annexation and proposed development can be integrated into the Town's existing or planned utility, transportation, public safety, and general services system in a financially responsible manner. The fiscal impacts of extending and providing Town services for the life of the development will be weighed against the anticipated tax and other revenues generated from the proposed development. Necessary infrastructure improvements should not be planned, constructed, or funded in such a manner as to impose an unreasonable level of public or private debt relative to realistic build-out as based upon sound demographic and growth projections annually estimated by the Town.
C.5.3. Require new development to pay for infrastructure and services for all utilities.	The Town will not expand services and infrastructure unless new development or redevelopment pays for the full cost (capital and operational) of expanding infrastructure and providing services for all utilities. The developer must pay for all water, sewer, drainage, roads, and parks/recreation infrastructure to serve new development.
C.5.4. Require new development to provide adequate public facilities at the time of development.	Adequate public facilities (or corresponding land dedication and/or fee-in-lieu) must be in place or planned for within a reasonable time of the start of new development.

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Chapter 4: Public Facilities Services & Infrastructure

Introduction

The availability and quality of water, wastewater and stormwater management, and other utilities and services affect the safety and quality of life for residents and the economic stability of the Town. As Erie continues to grow rapidly, the Town is responding quickly to keep pace with the necessary infrastructure and utilities. Ultimately, the capacity to provide these essential services defines the growth potential and fiscal wellbeing for the Town. The Town must continue to maximize sustainability and long term environmental and fiscal resilience in the provision, operation, and maintenance of utilities over time.

The Town's biggest cost priorities are water supply and conservation, wastewater treatment, and street maintenance. In order to keep down larger costs in the long term, the Town conducts continuous financial planning for maintenance of these services. The Town will promote a development pattern that maximizes sustainability and fiscal responsibility through cost-effective and efficient provision of infrastructure and public facilities.

Sustainability is a driver in all public facilities, service, and infrastructure decisions. The Town of Erie is committed to reducing reliance on natural gas and focusing on more green energy sources. The Town strives to be a model for residents and businesses with energy efficient design of its public facilities and shift to an electric vehicle fleet and applicable equipment. To this end, the Town is already operating Class-A Biosolids systems, hydro-turbines at its water treatment facilities and solar systems at Town Facilities.

This section will include policies for the following:

- **Electricity, Natural Gas, and Telecommunications |** The Town will pursue innovative technologies and work closely with utility providers to ensure reliable, quality service. The Town has made a commitment to being carbon neutral by 2050 and will continue to pursue solar and other renewable energy sources.
- **Water Supply and Conservation |** Erie's water management strategies center around maintaining a long-term reliable, reusable, diversified, and sustainable water supply as the Town grows. The Town will enhance and protect its water supply and quality.
- **Stormwater Management, Drainage, Flood Control, and Wastewater Management |** Green infrastructure is a stormwater management priority for the Town to balance out more dense land uses and mediate floodplain impacts.
- **Public Facilities and Street Maintenance |** The Town continues to prioritize street maintenance, street safety, and high-quality public facilities for all residents. Public facilities are well-maintained, employ back-up power sources, and renewable energy practices.

Goals

P1. Provide efficient and reliable utility service. Maintain efficient, reliable and affordable service as Erie grows.

P2. Encourage water conservation. Conserve water resources through education and efficient practices.

P3. Pursue sustainable stormwater management and flood control. Employ sustainable stormwater, wastewater, and flood control infrastructure best practices and emerging technologies and ensure the Town's resources are utilized to their highest and best use.

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P4. Maintain inclusive and effective public facilities. Provide equitable access to Erie's high standard of public facilities and utilities.

Policies

Goal P1: Provide efficient and reliable utility service.		
Policy	**Policy Details**	**Core Values**
P.1.1. Continually plan for utility infrastructure needs, including short and long-term financial and sustainability planning.	Review and update utility plans at least once every 5 years to ensure utility infrastructure can support the level of growth. Memorialize use of the Sustainability Plan in Public Works decisions.	Livability Sustainability
P.1.2. Reduce reliance on natural gas in Erie, including moving towards solar and other renewable energy sources.	Use Erie public facilities as a model for residents and employees in Erie in moving away from natural gas towards electrification (e.g. Town Hall construction, Town's transition of fleet to EV). Refer to the Town's Sustainability Strategic Plan for strategies to offset with renewable resources and engage in programs such as Community Solar Gardens and green energy programs. Eliminate use of leaded gas at the airport as soon as possible, dependent on FAA processes.	Sustainability
P.1.3. Explore trash, recycling, and compost service provision options to meet resident needs.	The Town currently has a Recycling Center that is free of charge for residents to use. The Town will continue to evaluate the viability of a "single hauler" trash, recycling, and compost service for all residents as well as enforcement of the Town's waste ordinance.	Livability Sustainability
P.1.4. Participate in regional utility planning efforts and explore the joint use of regional infrastructure to provide cost savings to Erie.	Continue to work closely with utility providers and regional partners to ensure reliable service and opportunities for partnership.	Livability Sustainability
P.1.5. Explore innovative technologies for telecommunications and utility infrastructure and service delivery.	Continue to evaluate the advantages of Smart Cities and similar technology. Explore opportunities for transportation smart signaling, including through state traffic communication projects.	Livability Sustainability Connectivity

Goal P2: Encourage water conservation.		
Policy	**Policy Details**	**Core Values**

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P.2.1. Continue to conserve water resources through more efficient practices in codes and standards.	Refer to the Drought and Water Supply Shortage Plan. Update the Unified Development Code (UDC) to promote water conservation for vegetation and landscape requirements. Regularly update water wise landscape and irrigation design standards and specifications as applicable.	Sustainability
P.2.2. Continue community education efforts around household water conservation.	The Town currently offers an array of rebate programs to encourage water conservation and the replacement of traditional turf grass in yards. The Town will continue to implement innovative ways of increasing public awareness of water conservation techniques including encouraging and rewarding water conservation efforts.	Sustainability
P.2.3. Explore a landscaping ordinance for low-water-use plant materials and outdoor watering schedules.	Develop a water conservation landscaping ordinance, which may include guidance on selecting low-water-use plant materials, enforcement of water use regulations like an outdoor water use schedule, and efforts to replace non-functional turf in residential and commercial developments. Eliminate all non-functional turf from Town properties and work with HOA's to do the same.	Sustainability
P.2.4. Continue to pursue local water sources developed in line with the Colorado Water Plan.	The Town will continue to review its water sources and pressures on water supplies due to climate change.	Sustainability

Goal P3: Pursue sustainable stormwater management and flood control.		
Policy	**Policy Details**	**Core Values**
P.3.1. Promote green infrastructure to reduce impermeable areas and diversify water quality treatment strategies beyond extended detention basins and underground detention systems.	Explore opportunities for rain gardens, permeable pavers, bioswales, runoff reduction measures and other treatment options for water quality. Update UDC with green infrastructure requirements for new construction to balance the impacts of more dense land uses, such as permeable pavements for parking lots and green roofs. Refer to and update as necessary the Town's two strategic Outfall Systems Plans for east and west of Coal Creek. Additional stormwater quality management measures may include: • Storm sewer replacements. • Opportunities for joint use facilities that promote water quality treatment.	Livability Sustainability

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	• Reduced use of non-native turfgrass and vegetation that requires high water use. • Best practices for nonpoint source pollution in agricultural areas and from lawns in residential areas.	
P.3.2. Pursue a watershed approach to water quality.	Work with communities within the Town's watershed to implement coordinated water, stormwater, and wastewater management plans.	Livability Sustainability
P.3.3. Enhance design standards to allow for public art and innovative design solutions regarding stormwater management, use of native vegetation, open space, and play areas.	Explore ways to enhance stormwater facilities as public amenities, such as incorporating murals and other public art. Continue to coordinate with Parks & Recreation Department to use Coal Creek and other stormwater management as a resource and amenity.	Livability Sustainability
P.3.4. Prioritize creek restoration, water quality projects and other flood alleviation and preparedness measures where floodplains impact residents the most.	Maintain continuous review and updates of flood control capacity, design, and preparedness in relation to flood risk. Continue creek restoration projects along Coal Creek over the long term to promote greenway connectivity, fish and wildlife habitat, and water quality.	Livability Sustainability
P.3.5. Use street design to prevent concentrated flow and reduce flooding risks, in alignment with the Transportation Mobility Plan.	Follow TMP guidance, to use slotted curbs to prevent concentrated flow and grass buffers to reduce flooding risks.	Livability Sustainability
P.3.6. Update Town's municipal stormwater measures to adhere to best practices and criteria in stormwater maintenance.	Follow standards and guidelines from the Mile High Flood District and other best practices like the Denver Green Continuum.	Livability Sustainability
P.3.7. Continue to pursue sustainable wastewater management practices.	Follow best practices for use of high-quality class A biosolids on turf, shrubs, and native areas (and not in gardens for edible plants). Continue to use treated effluent in the Town's re-use water system, which allows better utilization of our water rights and lower cost for outdoor irrigation for use in common spaces of developments as well as Town parks. Encourage gray water systems, where allowed and beneficial.	Livability Sustainability

Goal P4: Maintain inclusive and effective public facilities.		
Policy	**Policy Details**	**Core Values**

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P.4.1. Prioritize street maintenance to avoid more exponential replacement costs.	Follow and align budget planning with the Transportation Mobility Plan and the Town's 5-year plan for pavement condition index (PCI) monitoring to a minimum score of 70, re-striping, and concrete programs to ensure the Town avoids an exponential rise in costs to replace roads. The Town will periodically review its standards and specifications to adhere to best practices and strive for continuous improvement.	Sustainability Connectivity
P.4.2. Continue to maintain and create public facilities at a high standard to ensure Erie meets the needs of current and future residents.	Follow the Guiding Principles of the Facilities Strategic Plan for all new and existing public facilities to allow Erie to inclusively and effectively serve the community, including: sustainable and energy efficient design, best practices in safety, efficiency, and adaptability for growth, and responsible financial stewardship.	Livability Sustainability
P.4.3. Coordinate with School Districts on locations for future schools, traffic impacts and safety, telecommunication infrastructure, and sustainability education.	The Town will work closely with the Boulder Valley and St. Vrain Valley School Districts to ensure that general locations for future school sites are refined as more detailed neighborhood level planning occurs for the future growth areas identified in the Comprehensive Plan. The capacity of existing schools, traffic impacts, telecommunication infrastructure, and student safety will also be considered as part of future development proposal reviews and approvals. The Town will continue to collaborate, share data and information, and refer development proposals to the school districts. The Town, through the Sustainability Advisory Board and Sustainability Division, will also coordinate with the School Districts on promoting sustainability education in schools.	Livability Sustainability Connectivity



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Chapter 5: Natural Resources, Conservation & Resilience

Introduction

Erie's growth will prioritize balance to ensure an environmentally secure, equitable and resilient future. As Erie continues to pursue smart, sustainable growth, it is imperative that growth is balanced with preservation, protection, and restoration of valuable environmental and natural resources. This will be accomplished through watershed-conscious land use planning, strategic open space acquisitions and greenway development, greenhouse gas emission reduction, and nature-based solutions for flood and climate hazard mitigation planning. While sustainable and resilient practices can be found in every chapter of the Comprehensive Plan, the following topics will be prioritized within this chapter.

Climate Change & Sustainability: The Town of Erie will continue its efforts to plan and mitigate the likely impact of regional climate change by ensuring a secure, sustainable, and resilient environmental future for Erie residents. Routine, broad-based policies and planning efforts that direct and guide the town, developers, and residents will be established in partnership with state and regional planning efforts.

Air Quality: As the Town of Erie and the surrounding communities continue to experience poor air quality, Erie will continue to push forward in establishing measures to reduce contributions and offset and reverse impacts. Through direct action from the Town and development community, Erie will be a place known for improving the quality of life and health indicators through many areas including air quality.

Climate Disruptions & Resiliency: As climate change alters weather patterns and creates a greater frequency and distribution of natural hazards, ensuring resiliency including preparedness and adaptability is an important priority for the Town. By planning for the future and being able to adapt to the changing environment, Erie can ensure that the community feels prepared, educated, and equipped to respond to future potential events.

Nature-Based Solutions: Erie residents value connection to the natural environment and the Town of Erie is committed to increasing the use of nature-based solutions (NBS) within new development and infrastructure projects. Developing and maintaining green infrastructure that meets the needs of the community is crucial to ensure that the town has a sustainable and resilient future for years to come.

Goals:

N1 Plan for a sustainable future: Planning efforts will guide Erie to continual sustainable decisions.

N2 Reduce air pollution: The Town of Erie and future developments are committed to net zero emissions.

N3 Prepare for and increase community resiliency to climate change: Erie will quickly and effectively respond to and recover from climate change related events.

N4 Protect, prioritize & enhance nature: Nature based solutions will support the physical and social health of the community.

Policies:

Goal N1: Plan for a sustainable future		
Policy	**Policy Details**	**Core Value**
N.1.1 Establish a Climate Action Plan for the Town.	Working with Town staff and supporting organizations, create a Climate Action Plan	Sustainability

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	based on the Green House Gas inventory numbers. Greenhouse gas inventories are collected and updated every 2 years.	Livability
N.1.2 Review and update the Sustainability Plan for the Town.	Update the Sustainability Plan regularly to ensure goals and policies reflect the community's desires and address the current environmental issues. This process will take place every 5 years.	Sustainability Livability
N.1.3 Advocate for and align with climate forward state and national policies.	Support and continue to foster relationships with membership organizations that can advocate on behalf of the Town when it comes to climate related state policy.	Sustainability Livability
N.1.4 Promote Brownfield Remediation of vacant or underutilized industrial properties.	Remediate current and/or previous vacant and underutilized industrial and commercial properties to ensure that they are environmentally safe and prepared for less invasive and damaging uses.	Sustainability Livability
N.1.5 Integrate green building practices into the design of new buildings and the retrofitting of existing buildings.	Prioritize timely building code amendments that strengthen and advance green building practices and requirements. Support the adoption of creative new technologies such as green roofs and low carbon building techniques and materials.	Sustainability Livability

Goal N2: Reduce air pollution		
Policy	**Policy Details**	**Core Value**
N.2.1 Mitigate sources of pollution created from vehicular dependency and auto focused development.	Align with the priorities in Erie's Transportation and Mobility Plan (TMP), especially those that emphasize multimodal transportation and reduce vehicle miles traveled with privately owned vehicles.	Sustainability Livability
N.2.2 Retire fossil-fuel based transportation from the Town's fleet.	Retire fossil-fuel based transportation by continuing to install EV charging stations throughout the community. Continue to transition current and future Town fleet vehicles following the EV Procurement Policy.	Sustainability Livability

Goal N3: Prepare for & increase community resiliency to climate change		
Policy	**Policy Details**	**Core Value**

N.3.1 Minimize impervious surface areas throughout the community.	Craft development policies that promote and incentivize the use of pervious paving, bioswales, rain gardens, and infiltration basins in the efforts to mitigate stormwater runoff and flooding through changes to codes, guidelines and standards, and specifications.	Sustainability Livability
N.3.2 Evaluate the need to raise the baseline flood elevation standards.	Consider raising the baseline flood elevation standards to 5 feet, while not counting the 5 feet in height maximums.	Sustainability Livability
N.3.3 Explore the creation of Resilience Hubs throughout the Town.	Resilience Hubs are community-serving facilities augmented to support residents during extreme events as well as “blue sky” days. They are most often microgrids unaffected by blackout events that also serve hubs to coordinate communication, distribute resources, and reduce carbon pollution while enhancing the quality of life for residents.	Sustainability Livability Community
N.3.4 Consider the adoption of a Community Wildfire Protection Plan (CWPP) specifically for the Town.	Continue to partner with Boulder and Weld County CWPPs to explore the potential benefits of establishing an Erie-specific CWPP. CWPPs outline specific resilience interventions that can be taken by local governments and households/neighborhoods and guide future land use decision-making regarding evolving fire risks. Utilize strategies from Colorado’s Planning for Hazards Guide to strengthen disaster preparedness.	Sustainability Livability
N.3.5 Explore the creation of an Extreme Heat planning and response plan.	Work with town departments and supporting organizations to address the impacts of extreme heat conditions.	Sustainability Livability

Goal N4: Protect, prioritize & enhance nature		
Policy	**Policy Details**	
N.4.1 Protect and expand Erie’s tree canopy on both public and private property.	Prioritization of tree canopy growth will increase urban cooling, air quality, and overall resiliency within the Town of Erie. Work with private property owners to encourage and continue to incentivize the planting of water-wise trees on private property and the replacement of dead or dying trees.	Sustainability Livability

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	Require that all future developments and Town Capital projects preserve and protect the existing tree canopy through Best Management Practices (BMPs) or provide fee-in-lieu to supplement the Tree Impact Fund. Require street trees to be part of all planned public capital improvement projects and private development projects.	
N.4.2 Integrate Nature Based Solutions into planning documents and development standards.	Include nature-based solutions in proposed capital projects, Erie's Hazard Mitigation Plan long-term goals and actions, and Erie's stormwater management program. Use alternative measures to reduce parking requirements, such as transportation demand management.	Sustainability
N.4.3 Preserve and establish wetland areas and other natural low-lying areas to reduce flooding impacts on the town.	Limit development in areas that are current/former wetland or natural floodplain areas to preserve their function as storage for stormwater. Prioritize acquisition of these areas for preservation along with creative water slowing techniques to reduce flooding impacts, i.e. rain gardens. Establish no-development buffer zones and other protections around waterways, wetlands, riparian areas, and floodplains. Consider development of constructed wetlands to help enhance water quality (for ecological purposes) within the Coal Creek watershed.	Sustainability Livability

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Chapter 6: Livability & Social Health

Introduction

This chapter addresses everyday elements that impact how a person may see, feel, or interact with their community. A highly livable and socially connected community is the result of creating spaces that connect to one's physical or psychological wellbeing; providing consistent and reliable community amenities; providing opportunities for the community to express themselves; and preserving the history and culture of the area. To ensure that the Town of Erie is maintaining or enhancing the quality of life and experience of its residents, the following topics are included within this chapter.

- **Parks, Recreation, Open Space, and Trails:** The Town of Erie is a community dedicated to providing parks, open spaces, recreational opportunities, and trails that contribute to a high quality of life for all residents, employees, and visitors to Erie. As the Town grows, continued equitable access to these opportunities throughout the community is a priority.

- **Schools and Libraries:** Through partnerships with the area school districts and libraries, Erie is committed to creating an environment for educational growth, lifelong learning, and social connection for its residents. The Town of Erie will continue to assist the school districts in its ongoing planning efforts to ensure the number, size, and location of school lands and facilities adequately meet the needs of the growing population.

- **Public Health and Safety:** The health and safety of Erie's residents will continue to be a priority as the community grows. Through continued community interaction and alignment of the built environment with the public's needs and wants, Erie can ensure that its residents feel not only healthy, but safe within their home and within the community. This outcome will be achieved through continual partnership and assistance from the local safety and enforcement teams and additional Town staff.

- **Neighborhoods:** Like the broader Front Range region and State as a whole, Erie is projected to see a shift in its demographic makeup and average household size through the year 2050. In aligning with this projected shift, the Town is committed to promoting neighborhoods that can serve the needs of all current and future residents. Through the focus of creating adaptable and mixed-use neighborhoods, Erie can ensure that everyone feels they have a place to call home.

- **Culture, Arts, and Entertainment:** The availability of arts and entertainment can play a significant role in enhancing the identity of Erie and ensuring that everyone feels welcome and celebrated. By partnering with public and private entities, Erie will have the ability to preserve and create atmospheres that enhance the community experience and sense of belonging through public art and entertainment.

- **Historic Preservation:** Understanding, preserving and celebrating Erie's history will continue to be an important element of the Town's identity and experience. Historic preservation will ensure that generations to come will be able to recognize and know the influential developments and people that helped create Erie and set the stage for the Erie of today and tomorrow.

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Goals:

L1 Connect neighborhoods with parks, open space, & trails: Residents will have access to variety of active and passive recreational opportunities.

L2 Support partners in Erie's education, health, & safety: The community will be well educated, healthy and safe within the Town.

L3 Foster supported and adaptable neighborhoods: Neighborhoods will meet the needs of their residents.

L4 Celebrate Erie's identity with arts, culture & entertainment: Visitors and residents of Erie will feel welcome and celebrated.

L5 Preserve Erie's history: Recognize, preserve, enhance, and celebrate the history of the town.

Policies:

Goal L1: Connect neighborhoods with parks, open space, & trails		
Policy	**Details**	**Core Value**
L.1.1 Update the Parks, Recreation, Open Space, and Trails (PROST) Plan for the Town of Erie.	Update the PROST Plan every 5-10 years or when the goals and strategies are no longer relevant for the Town of Erie and its residents.	Sustainability Livability
L.1.2 Connect the community through a network of public and private parks, open space, greenways and trails.	When considering the development of future parks and trails facilities prioritize residential areas that are currently not served within a 5-minute walk. Connections and access should also be considered for areas with Commercial and Employment Flex uses. Codify the Mixed-use Parks and Open Space Vision Guide to provide for greater flexibility and design solutions for mixed-use developments, while meeting parks, trails, and open space goals.	Sustainability Livability Connectivity
L.1.3 Encourage the creation and usage of trails to decrease automobile trips and create recreational opportunities.	Ensure the trail system is designed to serve both recreation users as well as commuters. Align with the priorities and goals of the Transportation and Mobility Plan. Work with developers to ensure connections are made to future development sites.	Sustainability Livability Connectivity
L.1.4 Update and implement the Erie Trails and Open Space Wayfinding Master Plan as needed.	Ensure that existing and future trails, greenways, parks, and open spaces are identifiable through the usage of signage, wayfinding, and markers. Key destinations,	Livability Connectivity

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	such as Downtown, Erie Community Center, the library, schools, and other locations should be prioritized.	
L.1.5 Protect, maintain, and manage open space that has significant value.	Work with developers to ensure that open space is adequate and positively impactful to the community. In cases where open space acreage requirements cannot be met, utilize fee-in-lieu that can be used to acquire land of higher significant value. Prioritize the protection, maintenance, restoration, and management of current and future opens spaces utilizing site-specific land management strategies. Work with the Open Space Trails Advisory Board to help identify future open space potential.	Sustainability Livability Connectivity

Goal L2: Support partners in Erie's education, health & safety		
Policy	**Details**	**Core Value**
L.2.1 Continue proactive planning and coordination with the Boulder Valley and St. Vrain Valley School Districts.	Provide opportunities for the area school districts to continually be able to review and voice their feedback towards future development sites as they impact school capacities. Ensure that all future school facilities are designed in coordination with Town Staff to maximize safety and access opportunities.	Livability Connectivity
L.2.2 Partner with High Plains Library system and school districts to address the needs of youth.	Determine programming and partnership efforts that can lead to the growth and celebration of the youth in the community.	Livability Connectivity
L.2.3 Continue to partner with Mountain View Fire Rescue District (MVFRD) for development review and emergency planning.	Work with MVFRD to continue provide development review feedback for future developments, understand hazards and concerns as the town continues to grow. Provide support and technical advice for new urbanist and mixed use design.	Sustainability Livability
L.2.4 Align with and update the Erie Police Strategic Five-Year Plan as needed.	Work with the Erie Police Department to ensure that the current strategic plan implementation is meeting the goals of the department. As the community continues to	Livability Connectivity

	grow and specific actions steps and goals are met, begin the engagement and research into future needs and opportunities that could exist with an update to the strategic plan.	
L.2.5 Encourage the use of grassroot and community safety techniques within current and future developments.	When evaluating current and future development, ensure that community safety practices and design are included. This can be done through ensuring that all developments take into consideration pedestrian scale design and amenities that contribute to one's physical and psychological interaction with an area and fellow individuals. These tactics should not only be taken into consideration for current and future development but also within the parks, trails, and open spaces throughout the community. Explore the potential of updating the Unified Development Code to include additional language that aligns with the principals of Crime Prevention Through Environmental Design. (CPTED).	Livability Connectivity

Goal L3: Foster supported and adaptable neighborhoods		
Policy	**Details**	**Core Value**
L.3.1 Promote the adaptability of neighborhoods to meet the needs of the changing community	As the community continues to grow and demographics begin to shift, ensure that neighborhoods can adapt to the change in needs and desires. This could include introducing housing unit styles such as adding ADUs or live/work developments, housing cooperatives, community farming and gardening, keeping of farm animals, and use of emerging green infrastructure. Routine engagement with the community is crucial to ensure that the Town is well-versed and aware of evolving wants and needs.	Sustainability Livability Connectivity
L.3.2 Explore the expansion and establishment of community-based beautification and safety programs.	Examine the need to revise, expand, or create programming and or grant opportunities, such as the Erie Neighborhood Improvement Program, that can assist with the needs of the community. This includes both residential and commercial areas.	Sustainability Livability Connectivity

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L.3.3 Develop area plans that will work in conjunction with the Comprehensive Plan and Historic Preservation Master Plan.	Create an area plan for Old Town to document existing resources, identify opportunities, and develop strategies to address threats to historic assets and character. Area plans provide detailed information and solutions that guide future physical and regulatory characteristics for a smaller geographic area. These plans are more specific in nature than a Comprehensive Plan.	Sustainability Livability Connectivity
L.3.4 Foster stable, attractive neighborhoods and downtown through infill and good design.	Work with developers to ensure that future commercial development and redevelopment within Downtown/Old Town is consistent with and complementary to the historic development patterns and scale. Housing development and redevelopment within Downtown/Old Town should consider the historic character of the neighborhood, while allowing increased density. ADUs may be an opportunity to increase housing available in Old Town while preserving existing structures.	Livability Connectivity

Goal L4: Celebrate Erie's identity with arts, culture, & entertainment		
Policy	**Details**	**Core Value**
L.4.1 Establish a public art program to ensure funding is set aside for all public projects to incorporate or contribute to the Town's public art.	Evaluate the creation of an impact fee applicable to all development and/or a % of total project value or capital projects.	Connectivity
L.4.2 Encourage and allow the use of underutilized spaces as exhibition space for local artists.	Working alongside property owners to explore the possibilities of using underutilized spaces to showcase different forms of arts like murals, sculptures, performances, and placemaking. Pieces and exhibitions should contribute to the identity and/or history of the area.	Connectivity
L.4.3 Continue and expand placemaking programming for events, amenities, and activities.	Promote placemaking/arts and culture efforts that contribute to creating a greater emphasis on identity to ensure that residents and visitors know when they are entering the Town.	Connectivity
L.4.4 Evaluate the need for the creation of an Arts and Entertainment Facility.	Conduct an Arts and Entertainment facility analysis to determine space needs, market	Livability

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	demands, and community needs and partnership opportunities.	Connectivity
L.4.5 Align with and implement the Public Art and Placemaking Plan.	Utilize the Public Art and Placemaking plan in current and future developments to help establish unifying experiences for the community. Ensure that Erie will be a unique place to live and visit, with its own sense of place.	Livability Connectivity

Goal L5: Preserve Erie's History		
Policy	**Details**	**Core Value**
L.5.1 Update the Historic Preservation Master Plan.	Review the current goals and policies of the Historic Preservation Master Plan to determine implementation status and applicability. Ensure that the update to the plan is in alignment with the community and Advisory Board. Ensure that updates to the Historic Preservation Master Plan are also consistent with the Comprehensive Plan.	Sustainability Livability Connectivity



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Chapter 7: Housing

Introduction

Erie's significant population and housing growth over the last two decades has outpaced many of the surrounding municipalities along the Front Range, with families choosing Erie for its small-town feel, open space amenities, commuting distance to major employment centers, and much more. Looking to the future, Erie will continue to offer a close-knit community feel with an expanded variety of housing options available to current and new residents. Future mixed-use neighborhoods will provide spaces for people to live, work, shop, and dine with easy connectivity.

The Town's Affordable Housing program prioritizes the development and preservation of affordable housing in Erie in coordination with regional initiatives and guided by the Town's identified housing needs. The Housing Needs Assessment identified market conditions and affordability challenges in Erie, emphasizing the prevalence of large single-family detached housing - the most expensive type of housing to build. Housing cost increases have significantly outpaced wage increases, aggravating the mismatch in the market between what is available and what is affordable and leading to more households paying a higher percentage of their income in housing costs. The Assessment found gaps in housing for the following populations:

- **Workforce:** Essential workers who strengthen the community fabric of Erie struggle to live in the town, including teachers, librarians, health care workers, first responders, and municipal employees. As residents seek more services and amenities, these establishments will need employees who may want the option to live in Erie as well.
- **Young Adults & Families:** Erie is missing smaller, more affordable starter homes for younger adults and families looking for their first homeownership opportunity.
- **Aging Adults**: Erie needs a wider variety of housing types to support older adults aging in their community, including homes that accommodate downsizing, provide greater ADA accessibility, are affordable to people or households with fixed incomes, and allow access to services with less reliance on cars.

The Assessment outlined strategies for the Town to act through land use policy and regulation, financial subsidies, and land purchases and disposition. While these actions require time and resource investments from the Town, a diverse housing stock is crucial to supporting many other goals of the Comprehensive Plan, including:

- **Economic Vitality:** Elevate Erie highlighted resident interest in more employment, businesses, and local retail options. A variety of housing types is key to attracting these uses by making it easier for employees to live and work in the same community.
- **Livability and Social Health:** With the shift to more remote and hybrid work available to more workers, the opportunity to access services within or close to your neighborhood is now much more important to many residents.
- **Sustainability:** Reduced housing unit sizes helps reduce greenhouse gas emissions in Erie, as smaller units require lower energy use from utilities like heating and cooling.
- **Transportation and Mobility:** By creating pockets of more dense neighborhoods, Erie can increase connectivity via bike, walk, and transit connections.
- **Fiscal Responsibility:** Growth requires investment in utilities and infrastructure in the long term. Focusing on building first where infrastructure already exists and building more dense housing types

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can lower those costs and improve the Town's fiscal sustainability. At the same time, an increase in commercial activity can generate more property and sales tax to offset these costs.

Goals

H1. Increase the diversity of housing types. Multiple housing types should be available to households at different income levels to meet the community's needs.

H2. Reach 12% affordable housing stock. Strive to have 12% of the Town's housing stock as affordable by 2035.

H3. Foster thriving, accessible neighborhoods. Facilitate programs and resources for seniors to age in Erie and make housing accessible for individuals with disabilities.

H4. Reduce housing costs. Reduce long term housing costs through sustainability initiatives for new construction and existing homes.

Policies

Goal H1: Increase the diversity of housing types.		
Policy	**Policy Details**	**Core Values**
H.1.1. Locate higher-density housing and mixed-use development in areas that are currently served or will be served by bus transit.	Establish higher density housing and mixed-use neighborhoods in areas that are connected to major transportation and transit corridors, located near amenities and services, and walkable to key employment destinations. Encourage a range of residential densities and housing options for all income levels in these locations.	Livability Sustainability Connectivity
H.1.2. Increase housing options through development code changes aligned with comprehensive plan policies.	Allow the use of innovative housing types such as clustering, co-housing, Single Room Occupancy buildings (SROs), mixed-use developments, and accessory dwelling units (ADUs) to increase housing options. Encourage condominiums and co-ops as a way for younger families to access their first homeownership opportunity and for seniors to downsize. Monitor/advocate for important state legislation to improve conditions for new diverse housing options, including privately-owned condominiums and attached ownership products.	Livability

Goal H2: Reach 12% affordable housing stock.		
Policy	**Policy Details**	**Core Values**
H.2.1. Implement an inclusionary housing	Implement a policy requiring a percentage of affordable units for every residential development. The inclusionary housing program	Livability

program so that all new residential development will contribute to creating the affordable housing needed for Erie.	would also have a fee-in-lieu option for developers. Revenue from fees-in-lieu would be placed in the Town's affordable housing fund and used for future affordable housing development and programs.	
H.2.2. Facilitate the creation of affordable housing through land acquisition and public/private partnerships with private and non-profit organizations.	The fee-in-lieu for the inclusionary housing program can be used to fund land acquisition and gap financing, in addition to general funds or external funding sources like state or federal grants, depending on the project.	Livability
H.2.3. Pursue new and innovative approaches to reduce the cost of affordable housing development.	Approaches may include: • Economic incentives such as rebates or credits for development-related fees and taxes, either Town-wide or in specific areas to incentivize infill affordable development. These policy items should be included with the Town's economic incentive policy. • Changes to expedite the development review process and reduce upfront development costs.	Livability
H.2.4. Actively collaborate with the Boulder County Regional Housing Partnership to advance efforts to achieve the region's goal of 12% affordable housing by 2035.	Approaches include: • Coordination of jurisdictions on the expedited review process for affordable developments to encourage regional alignment. • Collaborating on spending recommendations for Boulder County 1B funds (County special tax to support affordable housing). • Continuing to explore partnership opportunities with Weld County.	Livability
H.2.5. Pursue grants and other resources to support and subsidize the preservation of affordable housing.	Preserve existing affordable housing (income-restricted and naturally occurring) that serves renters and homeowners across a broad income spectrum. Resources may include a home repair program for lower income households.	Livability

Goal H3: Foster thriving, accessible neighborhoods.		
Policy	**Details**	**Core Values**
H.3.1. Create housing across a broad income spectrum in existing developed areas of	The Town of Erie Affordable Housing Policy encourages infill development through allowance for an increase in density, no minimum lot sizes, reductions in setbacks and more flexibility in other development requirements. Explore other policy changes to	Livability

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Town, also known as "infill development."	encourage affordable infill development, including more flexibility in codes while still meeting important safety and design standards.	
H.3.2. Explore opportunities to increase feasibility of building accessory dwelling units (ADU).	Approaches to explore may include: • Establishing and identifying partnership and grant opportunities for innovative financing programs to encourage production of ADUs; • Exploring the possibility of converting existing basements to ADUs in coordination with the Building Division. • Reducing permit fees for affordable ADUs. • Minimizing requirement of water tap and dedication fees for new ADUs. • Developing pre-approved standard plans for ADUs and duplexes, with "Stock Plan" code compliance review by the Building Division.	Livability
H.3.3. Explore resources to make housing accessible for individuals with disabilities.	Support development of housing in compliance with the Fair Housing Act. Explore opportunities to partner with local service providers to ensure adequate levels of housing services and resources for individuals with disabilities.	Livability
H.3.4. Facilitate programs and resources for **s**eniors to age in Erie.	Explore programs and resources for seniors to age in the Erie community, which may include incentivizing housing units that are affordable, accessible, safe, and manageable and connecting this housing to amenities and support services.[1]	Livability

Goal H4: Reduce housing costs.		
Policy	**Details**	**Core Values**
H.4.1. Reduce long-term housing costs through sustainability measures, such as energy-efficient appliance installations, weatherization services, and solar incentives for qualifying low and moderate-income households.	Maximize use of existing local, regional, and state resources: • Energy Outreach Colorado • State Weatherization Program • Boulder County EnergySmart initiative • Town of Erie Energy Efficiency Incentive Program	Livability Sustainability
H.4.2. Pursue grants and other resources to increase	Leverage existing and future resources at the local and state level. New programs may include down payment assistance, closing cost assistance, and homeownership training/education	Livability

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access to affordable rentals and homeownership.	to help expand affordability in areas highlighted by the Housing Needs Assessment.	



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Chapter 8: Economic Vitality

Introduction

The Town's economic development base continues to thrive and grow alongside exponential residential growth, with increasing employment opportunities and commercial services within Erie. Looking to the future, the Town's updated land uses align with economic development priorities, identifying key employment growth areas and prioritizing infill and mixed-use development that will help to attract new employers and amenities. Economic development efforts will continue to focus on strategies in the following areas:

- ***Fiscal Sustainability and Economic Resilience***

  Expanding opportunities for employment and commercial development is vital to enhance tax revenues generated in the Town as well as to reduce the need for residents to travel to neighboring communities to work, shop, and meet other daily needs. The local economy must be diverse in industry and size in order to withstand shifts in the macroeconomy.

  The Town's economic development incentives are a crucial tool to attracting employers and services that align with Town priorities. Economic development efforts will include attracting a diverse mix of targeted industries, like energy and natural resources, biosciences, aerospace, electronics, quantum technology, food and agriculture, health and wellness, and outdoor recreation. Establishing more employment centers will not only add high-wage jobs and increase private investment in the community, but also create a larger daytime population to support growth of Erie's retail and service industry.

- ***Local Workforce Development***

  Building and supporting a local workforce is a key priority emerging from the Elevate Erie process, as few residents both live and work in Erie. The Town must be an active partner with the K-12 school system, technical and community colleges, higher education institutions, and local businesses to prepare the future workforce for an evolving employment landscape. Participation in regional sector partnerships like the Boulder County Talent Collaborative and NoCo Works (Northern Colorado) will be key to bridging the gap between workforce and employers.

  Over the next decade, the new updated land use map will increase opportunities for more employment centers, especially along the I-25 corridor, which may reduce commutes for Erie residents and increase the number of residents who can work in Erie. A diverse housing stock, affordable housing options, and increased connectivity must be paired with new commercial investments to support workers.

- ***Business Retention, Growth, and Attraction***

  Ensuring the sustainability and growth of locally-owned, unique, and creative businesses is essential for Erie's economic future. Through strategic focus on business retention and expansion initiatives, the Town aims to drive job creation, create a strong sense of place, and bolster the overall economic vitality of our community. By providing targeted support, building strong relationships with the business community, and cultivating favorable conditions for such enterprises to succeed, the Town aims to enhance our community's profile within the region, attract visitors, and stimulate economic growth while preserving Erie's small-town feel and unique identity.

  As Erie's population continues to grow and new employment centers emerge, the Town will focus on proactive retail attraction efforts to diversify the retail and entertainment opportunities available throughout the town with creative and sustainable parking methods. Unique business environments

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accessible through multiple transportation modes (walking, biking, transit, vehicles) will encourage residents and visitors to spend retail dollars locally before looking elsewhere for goods and services.

- ***Entrepreneurship***

  The Town aims to cultivate a robust entrepreneurial ecosystem that supports an array of new business ventures at every stage of their startup journey. Existing initiatives, such as Erie Coworking and the Erie Makerspace, offer invaluable resources to new businesses, and the Town seeks to provide additional lower-cost commercial space. In the near-term, the Town's vision includes establishing an incubator with the private sector to cultivate diverse food-based businesses and provide a site for ongoing, comprehensive startup support, including classes, one-on-one coaching, and access to invaluable business resources. Looking to the future, the I-25 Erie Gateway project is envisioned to include commercial spaces tailored to science and technology entrepreneurship, further solidifying Erie's position as a hub for innovation and economic growth.

- ***Programming and Activation***

  The Town is committed to preserving Erie's cherished small-town feel by filling Erie with vibrant, engaging spaces that improve residents' quality of life and draw visitors to our community. Placemaking initiatives, in coordination with parks and open space efforts, include public art, strategic wayfinding signage, and the cultivation of lively business districts in Historic Old Town and beyond. The Town continues to invest in the creation of welcoming destination environments that are vibrant and walkable, encourage community interaction, promote local businesses, and stimulate tourism.

  The Town continues to facilitate relationships with various partners to advance its efforts, including Town of Erie Urban Renewal Authority, Erie Chamber of Commerce, Erie Economic Development Council, Erie Airport Economic Development Advisory Board, NoCo REDI, Upstate Colorado, Metro Denver EDC, Colorado OEDIT, and Regional Sector Partnerships (NoCo Works and BoCo Talent Collaborative).

Goals

E1. Foster a diverse economy and tax base. Support an economy that is responsive to market challenges and emerging trends.

E2. Increase Erie's local workforce. Provide access to job opportunities, training, and diverse housing options.

E3. Support and attract small businesses. Champion a diverse range of businesses to better meet resident's consumer needs and add to overall quality-of-life.

E4. Support entrepreneurship. Increase gateways to entrepreneurship, reducing barriers to entry for new Erie businesses.

E5. Create vibrant spaces and events. Expand opportunities for entertainment and programming in business districts that attract community members to support local businesses.

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Policies

Goal E1: Foster a diverse economy and tax base.		
Policy	**Policy Details**	**Core Values**
E.1.1. Continue to promote, adapt, and create economic development incentives in response to market challenges and opportunities.	Promote existing incentives like Town of Erie Urban Renewal Authority (TOEURA) Tax Increment Financing (TIF), Downtown Revitalization Incentive Grant Program, and Enhanced Sales Tax Incentive Program (ESTIP). Use data, best practices, and innovation to update and create additional new incentives as needed based on changes to the market, business environment, and community needs.	Sustainability Livability
E.1.2. Encourage infill development and adaptive reuse of existing structures and properties through economic development incentives.	Use and promote incentives to encourage infill development (both Historic Old Town and other existing neighborhoods). Focus on infill and adaptive reuse in areas already served by infrastructure to achieve many other goals in the Comprehensive Plan, including increasing housing diversity, promoting connectivity between homes and jobs, and reducing greenhouse gas emissions.	Sustainability Livability Connectivity
E.1.3. Proactively facilitate development through acquisition, visioning, and public-private partnerships.	Facilitate development that advances Comprehensive Plan goals.	Sustainability Livability Connectivity
E.1.4. Develop and use service obligation analysis to ensure developments will cover incentive investments and operating costs through direct or indirect revenue.	Emphasize the retention and recruitment of unique independent retailers or development projects that have a positive impact on sales-tax generation, specifically focused on increasing retail-sales inflow and reducing retail-sales leakage. Work with the Planning & Development Department to explore cost benefit analyses for future developments, including tax revenue received vis-a-vis incentive investments and operating costs.	Sustainability
E.1.5. Prioritize employment opportunities in targeted, emerging industries.	Focus economic development efforts on target industries highlighted by regional and state industry studies: energy and natural resources, biosciences, aerospace, electronics, quantum technology, food and agriculture, health and wellness, and outdoor recreation.	Connectivity Sustainability

Goal E2: Increase local workforce.

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Policy	Policy Details	Core Values
E.2.1. Use and adapt economic development incentives to promote mixed-use neighborhoods, including affordable options, near employment.	Promote, adapt, and create incentives and flexibility for commercial and employment uses within mixed-use developments that have diverse housing opportunities. Work with the Affordable Housing division to identify opportunities for increased affordable housing options near key employment areas.	Sustainability Livability Connectivity
E.2.2. Explore opportunities to increase access to childcare for residents and employees.	Conduct analysis of childcare availability and needs, best practices, and options for increasing attainable childcare options.	Sustainability Livability
E.2.3. Partner with local institutions to advance workforce development.	Continue, build, and expand partnerships with Erie High School's Academy of Engineering and Aerospace, Erie Municipal Airport, local community colleges (Aims and Front Range), CU Boulder, and Innovation Center of St. Vrain Valley School District (SVVSD). Explore work-based learning opportunities at SVVSD and BVSD.	Sustainability Livability Connectivity

Goal E3: Support and attract small businesses.		
Policy	**Policy Details**	**Core Values**
E.3.1. Build strong relationships with Erie's existing business owners and operators to understand the needs of the business community, share necessary resources, and provide timely support.	Continue building trusting relationships with business owners both in person and across various media. • Engage in regular business walks and conduct annual business satisfaction survey. • Provide access to supportive resources through the monthly economic development newsletter, the Economic Development website, social media, and other channels as necessary. • Foster a collaborative business environment by continuing to invest in the success of partner organizations such as the Erie Chamber of Commerce and Erie Economic Development Council.	Livability
E.3.2. Continue supporting Historic Old Town small business environment, including focus on business retention and expansion.	Encourage continued redevelopment and investment in Historic Old Town, while preserving its small-town feel. Promote placemaking like public art, wayfinding, and vibrancy to support vacant lots becoming drivers for the community. Strengthen Historic Old Town as a restaurant destination, including working with businesses to develop and program special events utilizing Briggs St. and Coal Creek Park. Use the Downtown Revitalization Incentive	Livability Sustainability

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	Grant Program and TOEURA to further incentivize investment and reinvestment. Connect businesses to additional relevant state and county funding opportunities.	
E.3.3. Cultivate a mix of local, unique, and creative businesses to ensure a sustainable and diverse industry mix, generate tourism, and contribute to the distinctive character of the community.	Focus proactive attraction, retention, and expansion efforts on locally owned, unique, and creative businesses in Erie's various business districts, using incentives and supportive resources. Encourage walkability and creative and sustainable parking methods. Strengthen relationships and create programs with lenders who can provide a range of financing options for businesses. Promote Erie's business community through such tools as the Town website, social media, and the Erie Business Map.	Livability Sustainability
E.3.4. Ensure permitting and licensing processes are clear and efficient to promote, and not inhibit, businesses coming to the Town.	Continue engaging with local businesses to understand challenges in the permitting and licensing processes and identify areas for process improvements. Consider new tools and simplified development approval processes, reducing the barriers to entry for business.	Sustainability

Goal E4: Support entrepreneurship.		
Policy	**Policy Details**	**Core Values**
E.4.1. Facilitate entrepreneurial growth that taps into Erie's local assets and strengths by supporting business incubators and working with local companies and universities.	Continue building and expanding opportunities to shared spaces or turnkey commercial space for all stages of entrepreneurship, starting from the Erie Coworking Space and the Makerspace. Identify action steps and resources needed for a small business incubator for food related businesses and a science and technology incubator.	Livability
E.4.2. Create a holistic, no-wrong-door entrepreneurial ecosystem with supportive services that supports business founders throughout their entrepreneurial lifecycle.	Establish an entrepreneurship network with a coordinated approach across providers that supports entrepreneurs at all stages. This model allows entrepreneurs to find support including with initial inception and connection to Small Business Development Center resources. Maximize existing regional and state resources, like the Northern Colorado Innovation Hub.	Livability

Goal E5. Create vibrant spaces and events.		
Policy	**Policy Details**	**Core Values**

E.5.1. Continue and expand programming for events, amenities, and activities that promote small businesses.	Expand opportunities for entertainment in business districts that attract residents and nonresidents to shop at local businesses. Continue support for events beyond Historic Old Town, such as Boulder Valley Velodrome races/community events, Erie Air Fair, and in Town Center as it is developed and activated. Support existing Entertainment District in Historic Old Town and pursue additional commercial and entertainment destination areas at Erie Town Center and Erie Gateway. Organize outdoor food truck related events (in Historic Old Town and at Erie Town Center), startup competitions, and commercial kitchens as a near-term strategy to develop Erie as a restaurant market. Identify incentives that could specifically attract restaurants and other neighborhood retail.	Livability
E.5.2 Expand use of the Erie Municipal Airport to be more of a community resource and amenity.	Advance opportunities for the Erie Municipal Airport to be a community resource, retail and employment center, and economic driver for the Town, as recommended in the 2023 Erie Community Survey. Implement findings in the Erie Airport Economic Development Study Update and Erie Airport Crosswind Runway Evaluation to consider new development and employment opportunities at Erie Airport, maximizing use of this Town asset and making the airport a true benefit to the entire Town. Explore connections with Boulder Valley School District, St. Vrain Valley School District, Front Range Community College, and Aims Community College for experiential learning, as well as connections with Mountain View Fire Protection District for shared resources and facilities for emergency services.	Livability Sustainability

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Chapter 9 – Transportation & Mobility

Introduction

Transportation infrastructure, programs, and services are critical to advancing connectivity, livability, and sustainability within Erie. Erie's roads play a significant role in the experience of many residents, employees, and visitors traveling between their neighborhoods, schools, jobs, services, and recreation. As Erie grows, its transportation networks and options are growing in tandem. Roadway design reflects the various modes of transportation available in Erie, providing access to the natural environment and Erie's amenities.

This chapter provides overarching goals and policies to shape Erie's transportation network within the framework of land use. Land use and travel demand are closely linked and have a reciprocal relationship, as development patterns impact travel behaviors in terms of number of trips taken and type of transportation mode used. A more detailed analysis of existing and future transportation networks, including roadway system plan and roadway function classifications, can be found in the Transportation and Mobility Plan (TMP).

The following transportation themes came out of engagement efforts from December 2022 to June 2024. These themes align Erie's identity and transportation system:

- **Multimodal Options.** Hand in hand with changes to the future land use map, Erie is focusing on transit improvements to effectively serve more dense, mixed-use land uses. Expanding multimodal options to increase walking, rolling, biking, or taking transit can have a large impact on reducing the Town's carbon emissions and meeting its sustainability goals.
- **Connectivity.** In order to be most effective, Erie's multimodal transportation network will be well-connected and direct. Erie designs its streets, intersections, trails, and transit to reduce out of direction travel and provide mobility options for vulnerable populations.
- **Safety and Comfort.** The Town prioritizes continuous maintenance and safety improvements on the roadway network as traffic volumes increase. A Vision Zero Plan and continued thoughtful street, trail, and facility designs will help minimize crashes.
- **Sustainable and Innovative.** The Town is invested in the future of transportation, including innovative solutions to help plan for the future.

Erie continues to work closely with the Colorado Department of Transportation (CDOT), Weld County, Boulder County, Denver Regional Council of Governments (DRCOG), Regional Transportation District (RTD), and other regional partnerships to pursue best practices, connections, and resource opportunities.

Goals

T1. Promote multimodal transportation options. Provide a comprehensive set of transportation options that are convenient, reliable, connected, intuitive, and accessible for all who need them.

T2. Ensure seamless and accessible transportation connections. Improve connectivity between neighborhoods, schools, jobs, services, and recreation.

T3. Provide safe and comfortable travel around Town. Design and maintain Erie's transportation system with safety and comfort as the leading factor.

T4. Embrace sustainable and innovative transportation. Reduce carbon emissions and vehicle miles traveled while promoting health and sustainability.

Policies

Goal T1. Promote multimodal transportation options.		
Policy	**Policy Details**	**Core Values**
T.1.1. Explore ways to maximize the connection between land uses and transportation to promote transit-oriented development.	Locate higher density residential uses, mixed use neighborhood and village uses, and commercial uses around transit bus stops and align future transit towards these uses.	Connectivity Livability Sustainability
T.1.2. Minimize the provision of new parking through parking management at population destinations like Historic Old Town.	Develop a parking strategy for the Town that encourages creative parking solutions while meeting retail and business demand.	Connectivity Sustainability
T.1.3. Incorporate Transportation Demand Management and other programs within new development to improve multimodal transportation efficiency and options and reduce vehicle trips.	Require Transportation Demand Management (TDM) in the development review process to ensure adequate multimodal access (bike, pedestrian, transit, auto), including connecting development to nearby amenities and neighborhoods via walking/biking paths. New development near transit stops should incorporate thoughtful crossings and more bike and pedestrian connections that make it easier and safer to access the transit stop. Development on a transit corridor should consider transit stops and contribute towards stop amenities.	Connectivity Livability Sustainability
T.1.4. Establish and update transportation improvement priorities, including consideration for the timing of improvements in relation to development.	Consider tradeoffs in decisions about transportation investments, balancing vehicle travel with the needs and experience of people walking, biking, and taking transit. Prioritize equity in the geographic distribution of transportation investments, including both capital improvements and maintenance.	Connectivity Livability Sustainability
T.1.5. Support multimodal transportation options to address the first/last mile gaps to transit stops.	Work with current and future partners to expand transit services including microtransit, car shares, and mobility hubs. Prioritize trails and sidewalks that connect transit stops with areas of demand, such as commercial and residential areas. Prioritize construction of multimodal facilities that improve connectivity and eliminate gaps in the network.	Connectivity Livability Sustainability
T.1.6. Continue collaboration with RTD and other regional partners in improving and expanding transit services.	Continue to participate in discussions with the Regional Transportation District (RTD), the Colorado Department of Transportation (CDOT), regional MPOs, and surrounding jurisdictions to ensure the Town's plans and standards are compatible with the ongoing transportation planning efforts of these groups and to ensure that future locations for transit	Connectivity Livability Sustainability

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	facilities can be identified and set aside in conjunction with future development.	

2. Ensure seamless and accessible transportation connections.		
Policy	**Policy Details**	**Core Values**
T.2.1. Design roadway and trail alignments to improve connectivity between neighborhoods and other developments.	Increase connections between uses to improve safety, choice, and efficiency. Revise development regulations to require connectivity for all modes of travel. Create a connected network of low volume roadways for people walking and biking.	Connectivity Livability Sustainability
T.2.2. Integrate land use planning and traffic management.	Ensure intersections and access points are safely and efficiently distributed in neighborhoods and on arterial roads to increase route options and reduce out of direction travel. Establish access management requirements that limit driveways on arterials and collectors. Reduce traffic reliance on arterial streets by providing internal circulation and connections between developments using collector street systems in and around large neighborhood and commercial areas.	Connectivity Livability Sustainability

3. Provide safe and comfortable travel around Town.		
Policy	**Policy Details**	**Core Values**
T.3.1. Adopt a Vision Zero Policy and develop a Vision Zero Action Plan.	Follow Transportation and Mobility Plan (TMP) guidance to advance Vision Zero, Neighborhood Speed Management Program, and Pedestrian Crossing Treatment Policy for existing and new streets. Set the Town up for success in applying for federal funding for implementation projects. Apply the FHWA's Safe Systems Approach, "by building and reinforcing multiple layers of protection to both prevent crashes from happening in the first place and minimize the harm caused to those involved when crashes do occur." • Apply for Safe Streets 4 All Action Plan funding. • Develop a Vision Zero Action Plan that is SS4A eligible. • Apply for SS4A Implementation Grant funding.	Connectivity Livability
T.3.2. Ensure that roadway design meets safety guidelines and the needs of users.	Work with partners such as the Mountain View Fire and Rescue District and Town of Erie Police and Public Works departments during the capital improvement planning and design process. Adopt and comply with local and national	Connectivity Livability

	standards, guidelines, and policies that prioritize safety and include emergency planning.	
T.3.3. Update Street Standards as needed based on data and best practices.	Consider the following for the Town's Street Standards: • Street standard updates should include best practices and data driven analysis based on land use, crash history, designated multimodal network, trip generation, non-motorized activity, and sustainability opportunities. • Incorporate green infrastructure and permeable surfaces into transportation infrastructure standards and design. • Deploy universal and sustainable travel design using national guidance and best practice such as National Association of City Transportation Officials (NACTO). • Evaluate reducing roadway design and speeds to maximize safety and comfort on Erie's road network.	Connectivity

Goal T4. Embrace sustainable and innovative transportation.		
Policy	**Policy Details**	**Core Values**
T.4.1. Reduce vehicle miles traveled through land use, design, policies, and programs.	Reduce vehicle trips through mixed-use and walkable developments that encourage and safely accommodate alternative modes of travel. Design commercial destinations to maximize connectivity to surrounding development and minimize pedestrian and bicyclist conflicts with vehicles.	Connectivity Sustainability
T.4.2. Support advanced transportation technology that efficiently uses resources.	Explore technology to lower vehicle emissions and moderate single occupancy vehicle travel demand.	Connectivity Sustainability



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Chapter 10: Implementation Plan

Introduction

Implementing the Comprehensive Plan requires tracking progress on actionable strategies, engaging with the community in an inclusive and transparent manner, and supporting a fiscally sustainable and well-supported Town organization. The following are critical themes to implementing the Comprehensive Plan:

- **Performance Measurement**
- **Inclusive Community Engagement and Transparency**
- **Town Organization Practices**

Policies

I1. Performance Measurement	
Policy	**Policy Details**
I.1.1. Prioritize alignment with the Comprehensive Plan when producing and promoting projects, plans, and developments within the Town.	Ensure that all projects are linked back to the Comprehensive Plan by mentioning specific goals and strategies in which they align. This connection should be shown at all phases of a project including inception, production/construction, completion, and promotion.
I.1.2. Track and report progress on the Comprehensive Plan goals and strategies.	Establish a process for tracking and reporting progress, in alignment with accreditation programs and performance measures as established by each department.
I.1.3. Review the Implementation Plan on an annual basis and update as needed.	Departments will review and update action steps, priorities, implementation timelines, and resources needed as projects progress.

I2. Community Engagement & Transparency	
Policy	**Policy Details**
I.2.1. Evaluate current programs and practices for opportunities to improve the community's service experience with the Town.	Implement national best practices and local community feedback to ensure service provision meets quality expectations of residents.
I.2.2. Educate the community through strategic and routine updates on developments and programs within the town.	The Town will use social media and other outreach platforms to provide the community with relevant and routine status updates on ongoing projects and initiatives. A well-informed community will help shape the future of Erie in alignment with community needs and wants.

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I.2.3. Strive to reflect the Erie community in Town boards, committees, and commissions.	Promote community involvement in boards, committees, and commissions from a diversity of residents.
I.2.4. Increase access to resources and information for residents with disabilities.	Partner with local organizations and ensure that documents are in alignment with State and Federal accessibility standards.
I.2.5. Continue improving procedures and standards to maximize engagement potential from the community in planning and development processes.	The Town's Communications and Community Engagement Department and the Development, Diversity, Equity, and Inclusion Manager will continue working to ensure that engagement processes are routine and cohesive across Town departments. This should include tracking existing and future engagement items and the techniques used to maximize engagement potential from the community.

I3. Town Organization Practices	
Policy	**Policy Details**
I.3.1. Align budget decisions to implement the Comprehensive Plan.	Ensure adequate resources for Comprehensive Plan strategies. Incorporate checklist items into budget review that reflect what specific Comprehensive Plan element the budget request will support.
I.3.2. Pursue external funding opportunities.	Pursue local, regional, and federal funding sources. Participate in local, regional, and state partnerships to keep Erie "at the table" for future funding opportunities. The Finance team will continue to evaluate staff capacity for grant management when searching for and pursuing future grants.
I.3.3. Foster collaboration across departments to ensure all departments are able to implement and support the Comprehensive Plan.	Continue coordination with multidisciplinary teams for projects, plans, and developments. When kicking off new initiatives, staff will identify relevant departments to keep informed and engaged.
I.3.4. Hire high-quality talent and provide opportunities to develop the capabilities and capacity of Town employees.	Continue proactive recruiting efforts, including sourcing candidates on LinkedIn, advertising on a variety of jobs boards and associations, attending local career fairs, and partnering with local Weld County and Boulder County workforce centers. Update onboarding and recruiting experience as needed based on new employer feedback. Strive for high employee engagement scores. Continue to develop and offer learning opportunities rooted in the Town's needs. Learning opportunities include equity, diversity, and inclusion training, leadership training, risk and safety training, and position training.

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I.3.5. Promote volunteer opportunities within Town staff.	Continue to provide staff time for volunteering and connect staff to volunteer opportunities within the community.
I.3.6. Align with the Town's Vision & Values.	Continue to use the Town's Vision & Values during recruitment, onboarding, and employee performance reviews.



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