



A Sustainable Vision for Erie

GOLDEN RUN

Collaborative Planning with Erie

- Open and transparent
- Ground-breaking, national demonstration project
- Golden Run is committed to Erie
- Growth can be profitable to the Town of Erie



A Sustainable Vision for Erie

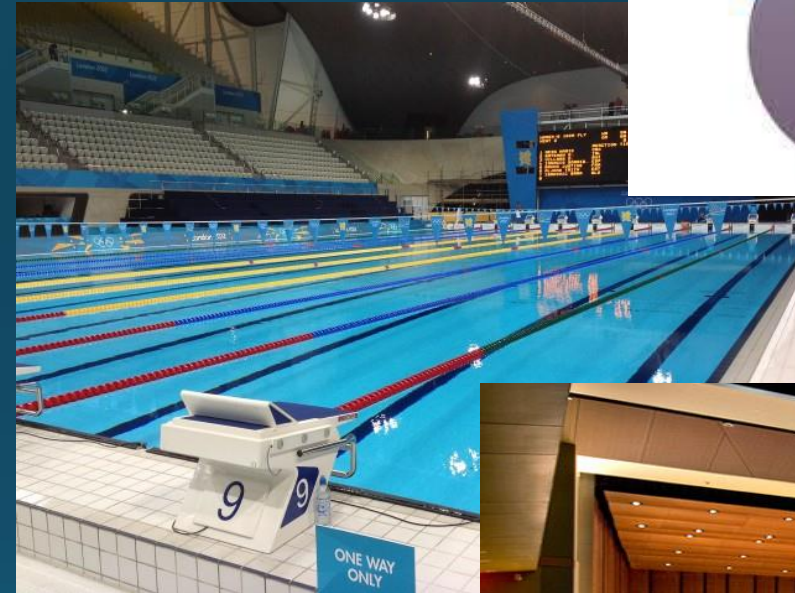
- Golden Run will deliver sustainable economic development by:
 - Providing world-class amenities making Erie a national attraction
 - Supplying a demographic base which will drive long-term economic development while minimizing impacts on the environment and municipal services
 - Implementing a 100-year development plan
 - Establishing a substantial commercial tax base
 - Attracting primary employers to Erie that will provide thousands of new jobs
 - Creating millions of dollars in top-quality new development and associated jobs



Courtesy WDG Architecture

Amenities

- World-class athletic training facilities
- Regional and national retail
- Performing arts center
- Art district
- Cinema complex
- Hotels and other lodging options
- Restaurants and cafés
- Senior care and major medical facilities
- Ultra-speed internet (1Gb)
- City-wide community gardens
- Open spaces, trails and dog park
- Transit center
- Multi-purpose, multi-generational, community-wide education facilities
- Business Incubator



Provide a Significant Demographic Base

There must be enough people within a short distance of amenities and commercial services to provide sustainable activity within any mixed-use development.



Courtesy www.streets.mn

A Model of Environmental Sustainability

- Pedestrian-centric development will reduce automobile trips
- Bike and pedestrian trail connections to Erie and the region
- Innovation and increased resource productivity in the built environment
- Renewable energy production
- High utilization of infrastructure
- Living Building Challenge
www.living-future.org/lbc
- Sustainability Council



Courtesy Streetsblog.org

Sustainability Council

Guiding the principles of sustainability in all aspects of Golden Run

- Professor Harold Feiveson, Senior Energy Policy Research Scientist, Princeton University
- David Hiller, Executive Director, Colorado Renewable Energy Collaboratory
- Dr. Michael Knotek, Executive Director, Renewable and Sustainable Energy Institute, University of Colorado
- Dr. Mark Levine, Director, Burns School of Real Estate & Construction Management, University of Denver
- Hunter Lovins, J.D., Author, and President, Natural Capitalism Solutions
- Sherman Miller, Executive Director, University of Colorado Real Estate Center
- Dr. Andrea Neal, President, Blue Ocean Sciences, Santa Barbara, CA
- Governor Bill Ritter, Executive Director, Center for the New Energy Economy
- Dr. Oakleigh Thorne, II, Founder, Thorne Ecological Institute & Thorne Nature Experience

New Jobs

By attracting primary employers, bringing millions of dollars in new economic development, and adding commercial employment, thousand of jobs will be created within the community.



Courtesy American General Corporation

Other Strategies

- Economies of scale
- Innovative community planning using form-based codes
- 100-year development plan
- Required reduction in energy and water consumption
- Vehicle free-zones to safe-guard pedestrian activity within the neighborhood core



Courtesy southsideworks.com

Mature Citizens

- Seniors are an rapidly increasing demographic
- They have high levels of fixed and disposable income
- We want to keep our families in the area, including parents and grandparents
- Golden Run will emphasize and serve this important sector by providing the following types of facilities:
 - Patio homes
 - Apartments and condominiums
 - Independent living
 - Assisted living
 - Memory care
 - Skilled nursing care
 - Therapy care
 - Alzheimer care
 - Hospice care



Courtesy www.besthomescarenm.com

Demographic Numbers

World-class amenities, primary employers, and a sustainable base for commercial activity will require approximately 40,000 people within ½ mile of Golden Run.



Courtesy www.burnaby.ca



Courtesy www.transect.org

Allowable Zoning and Population

<u>Zoning Designation</u>	<u>Areas (acres)</u>	<u>Allowable Density (units/acre)</u>	<u>Total Units</u>
Medium Density Residential	88	12	1056
High Density Residential	138	20	2760
Mixed Use	95	226	21,470
Total	320	-	25,286
* Mixed Use zoning in the Town of Erie UDC does not define density limits.			

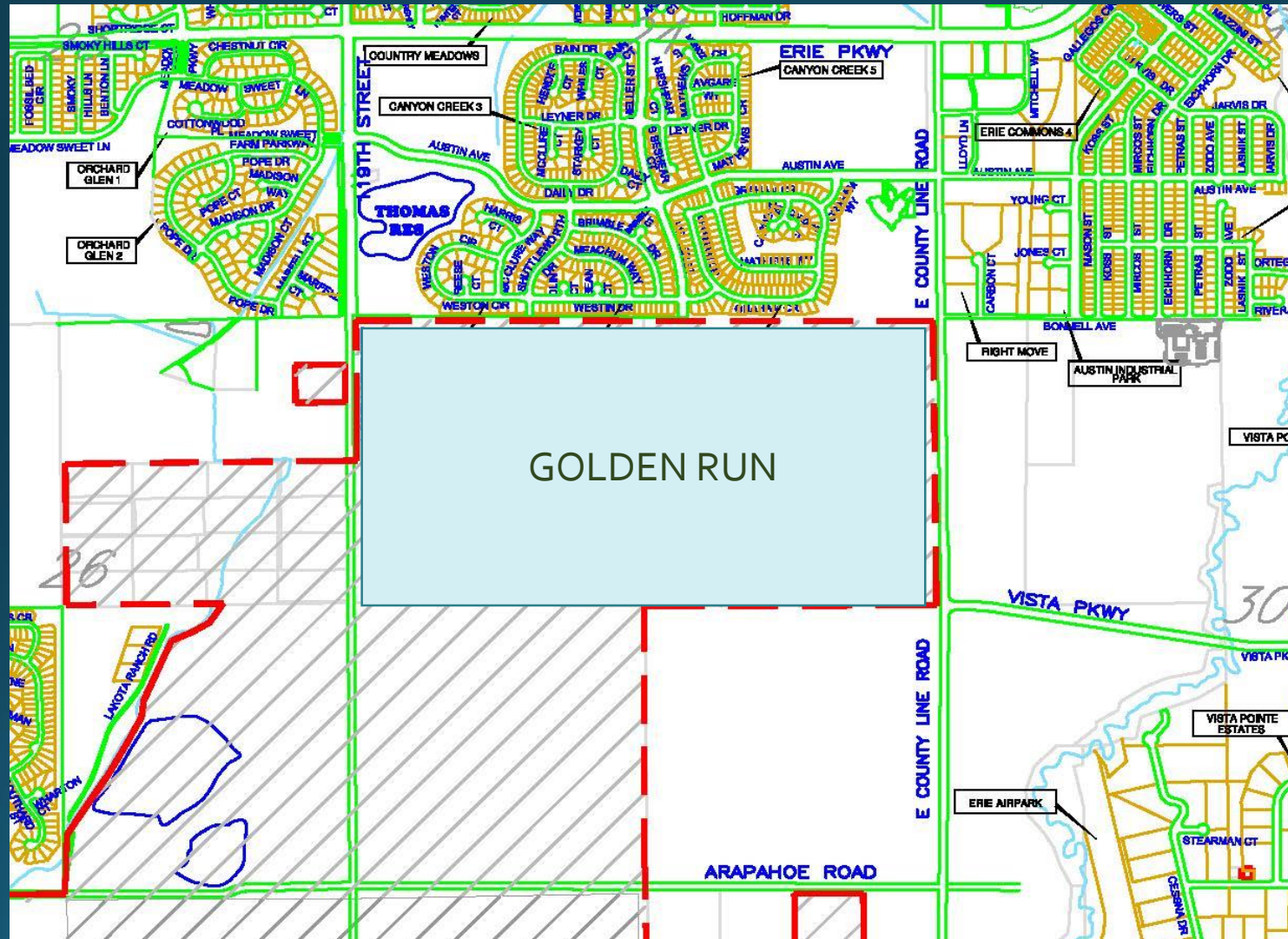
	<u>Persons/Unit</u>	<u>Total People</u>	
Target Population	1.5	38,000	

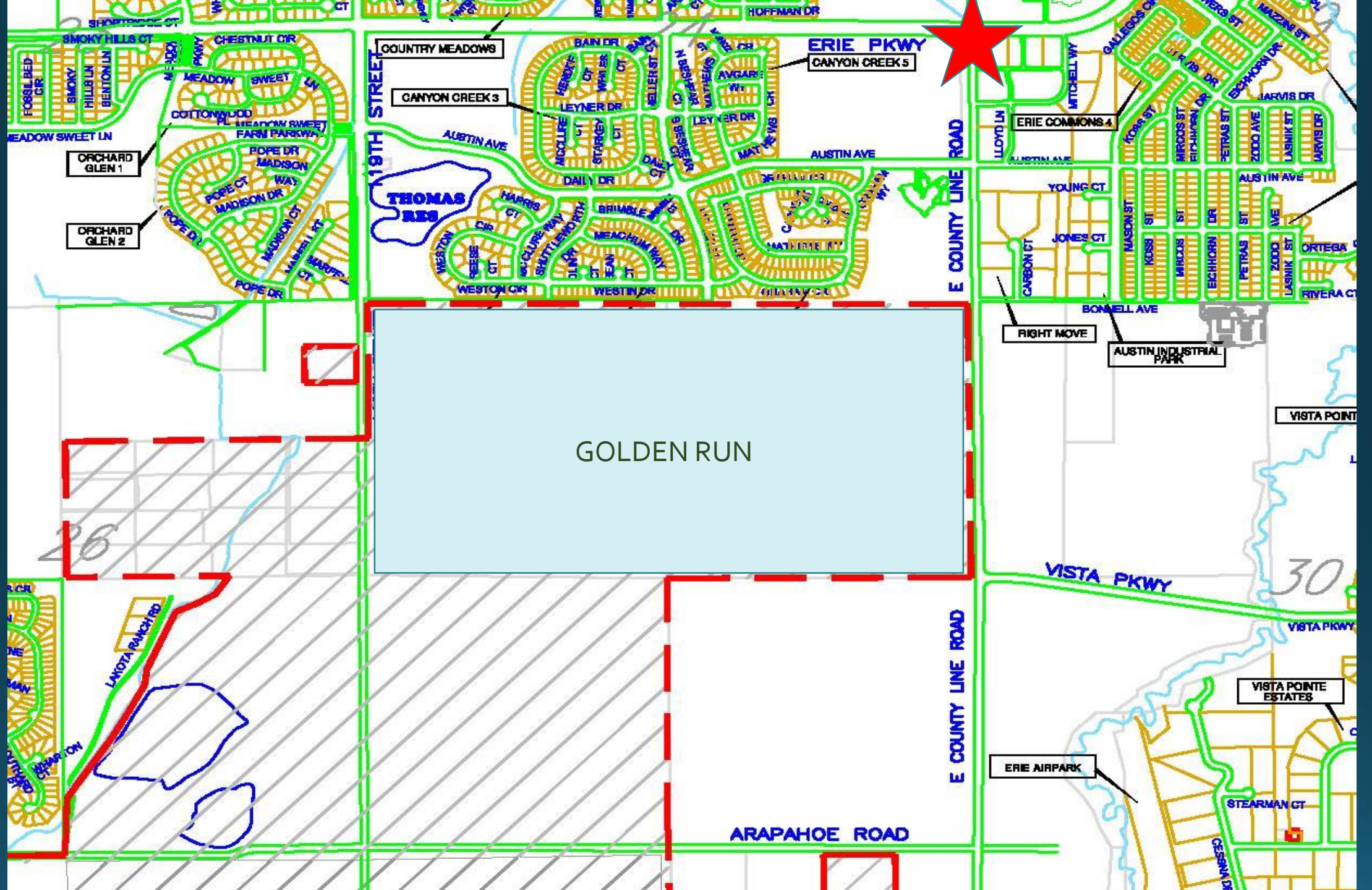
Zoning

- Form-based codes
- The SmartCode
- Pedestrian sheds
- Neighborhood layout
- Building height
- Vehicle free zones
- Trails and open space



Golden Run Site





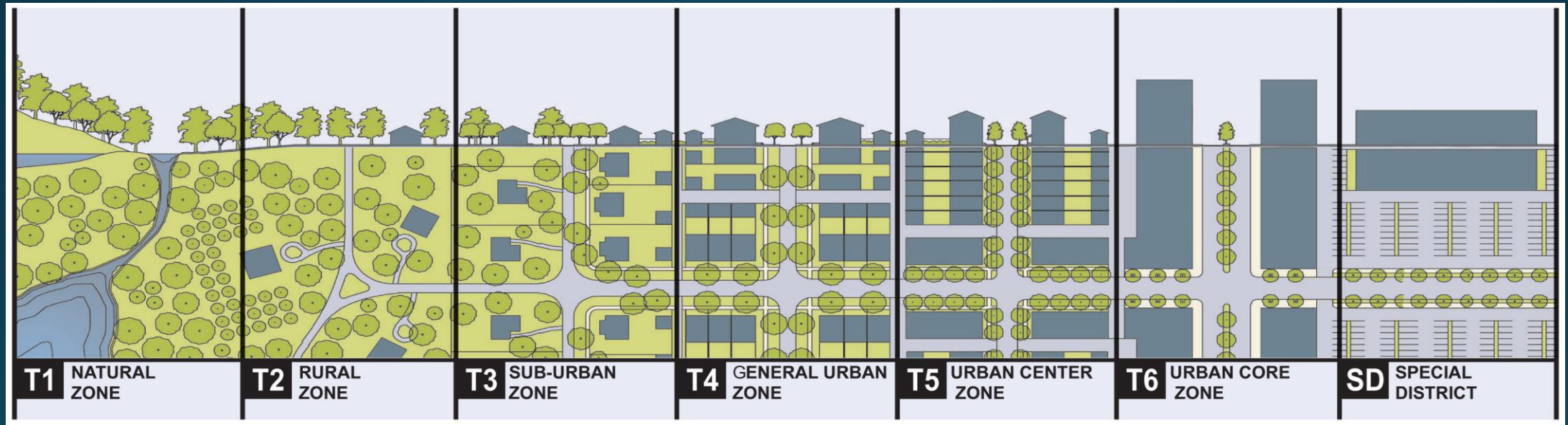
Pedestrians Sheds and Connections



Neighborhood Plan

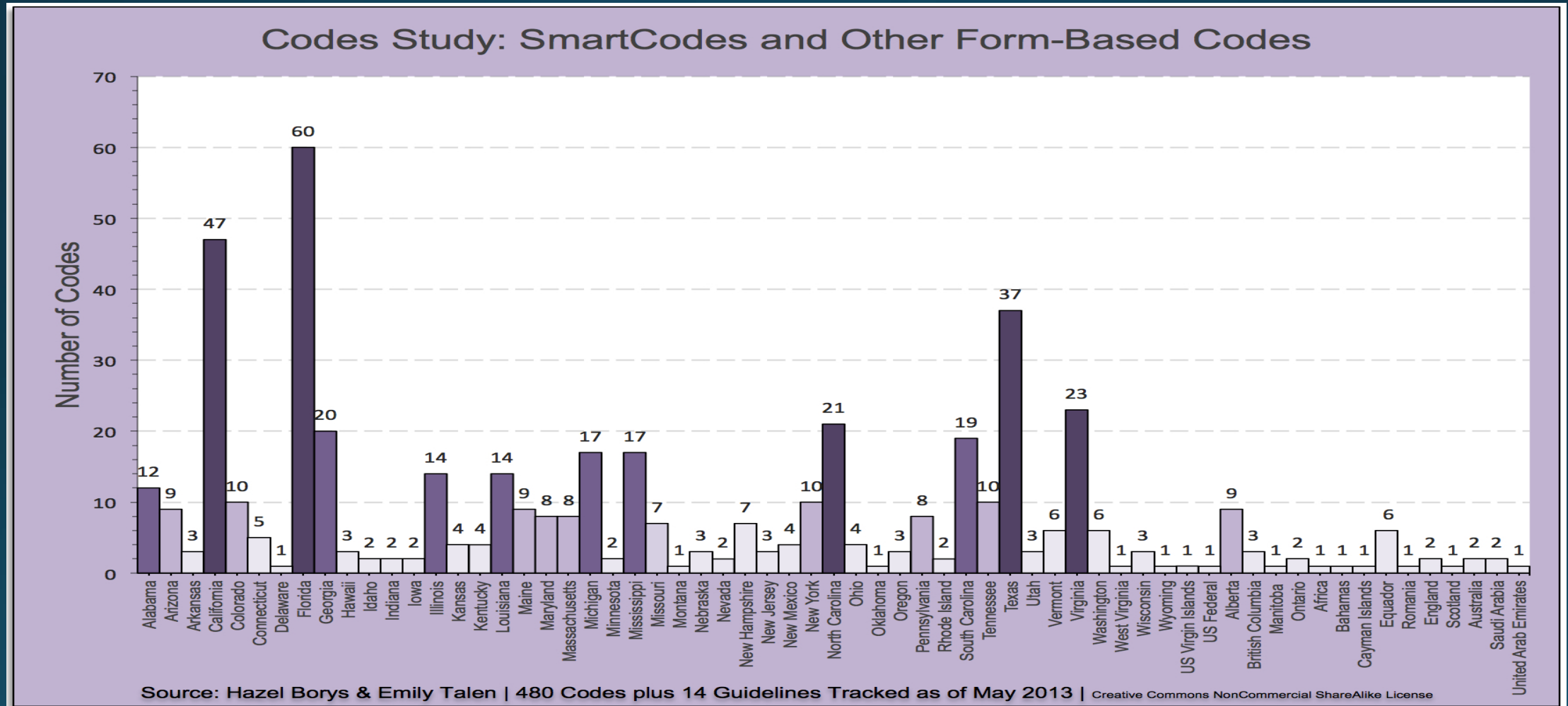


The Transect

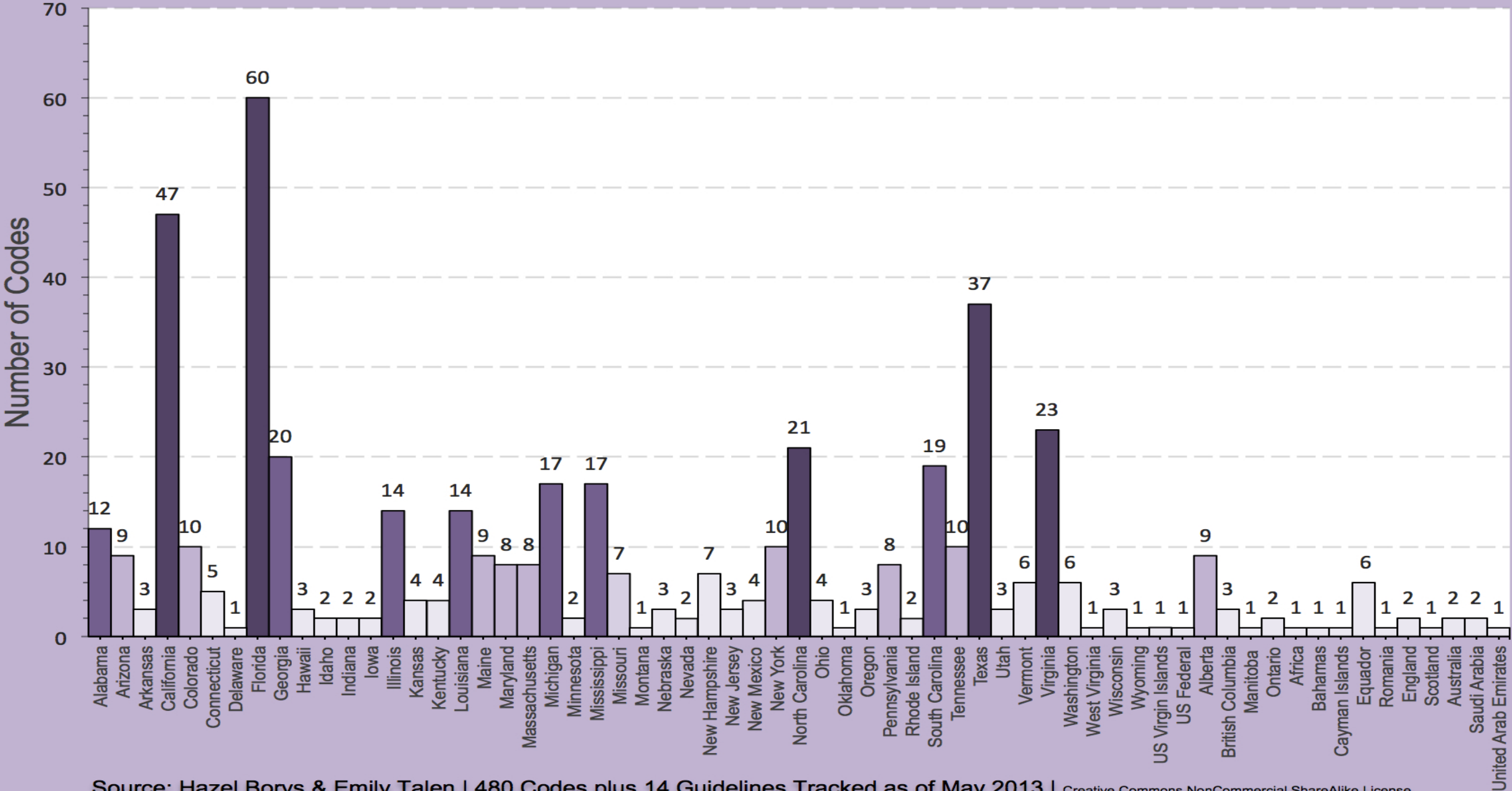


The SmartCode

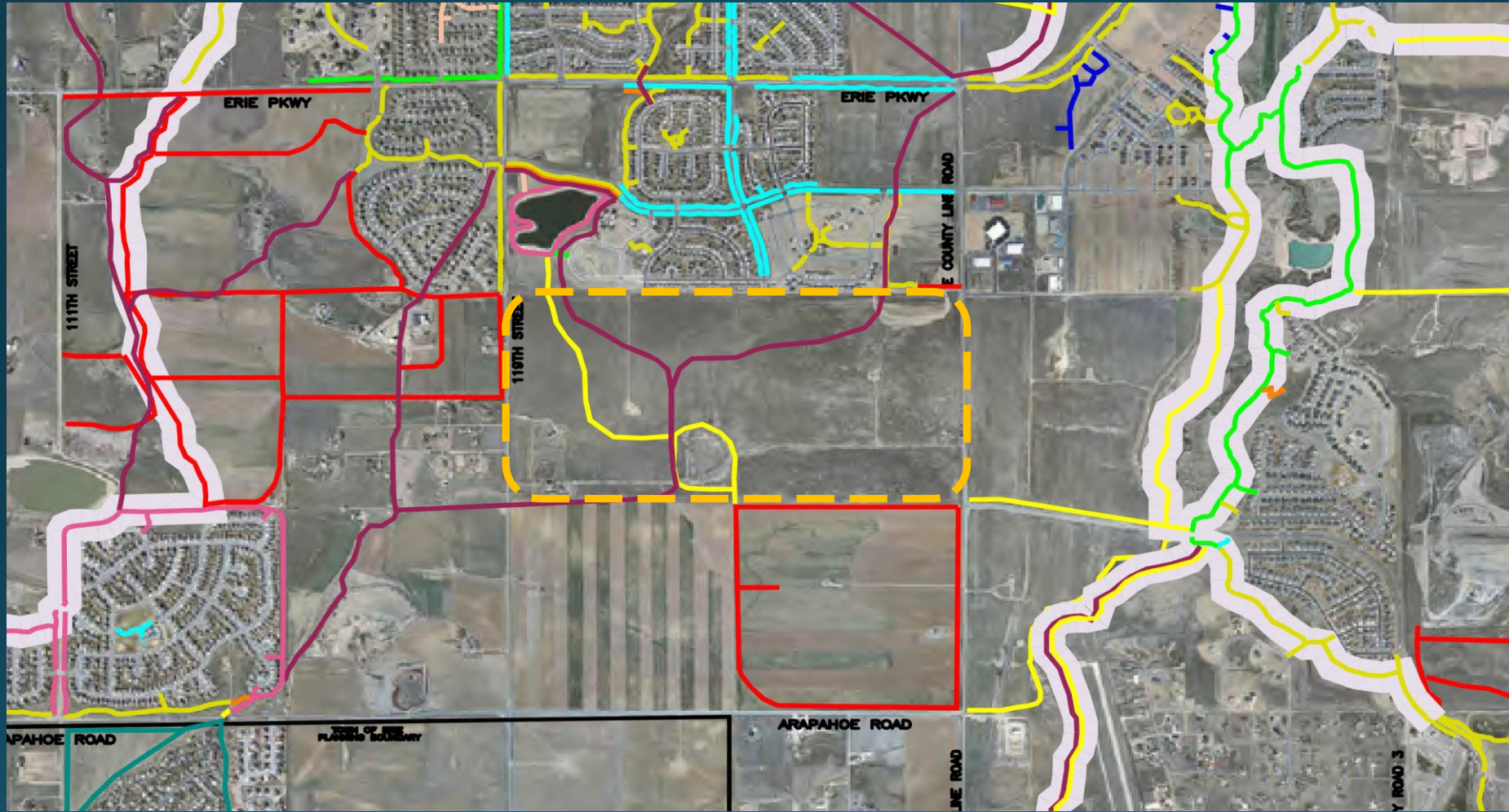
- The SmartCode can be found at www.transect.org
- The SmartCode and other Form-based codes have been adopted in the following states and countries:



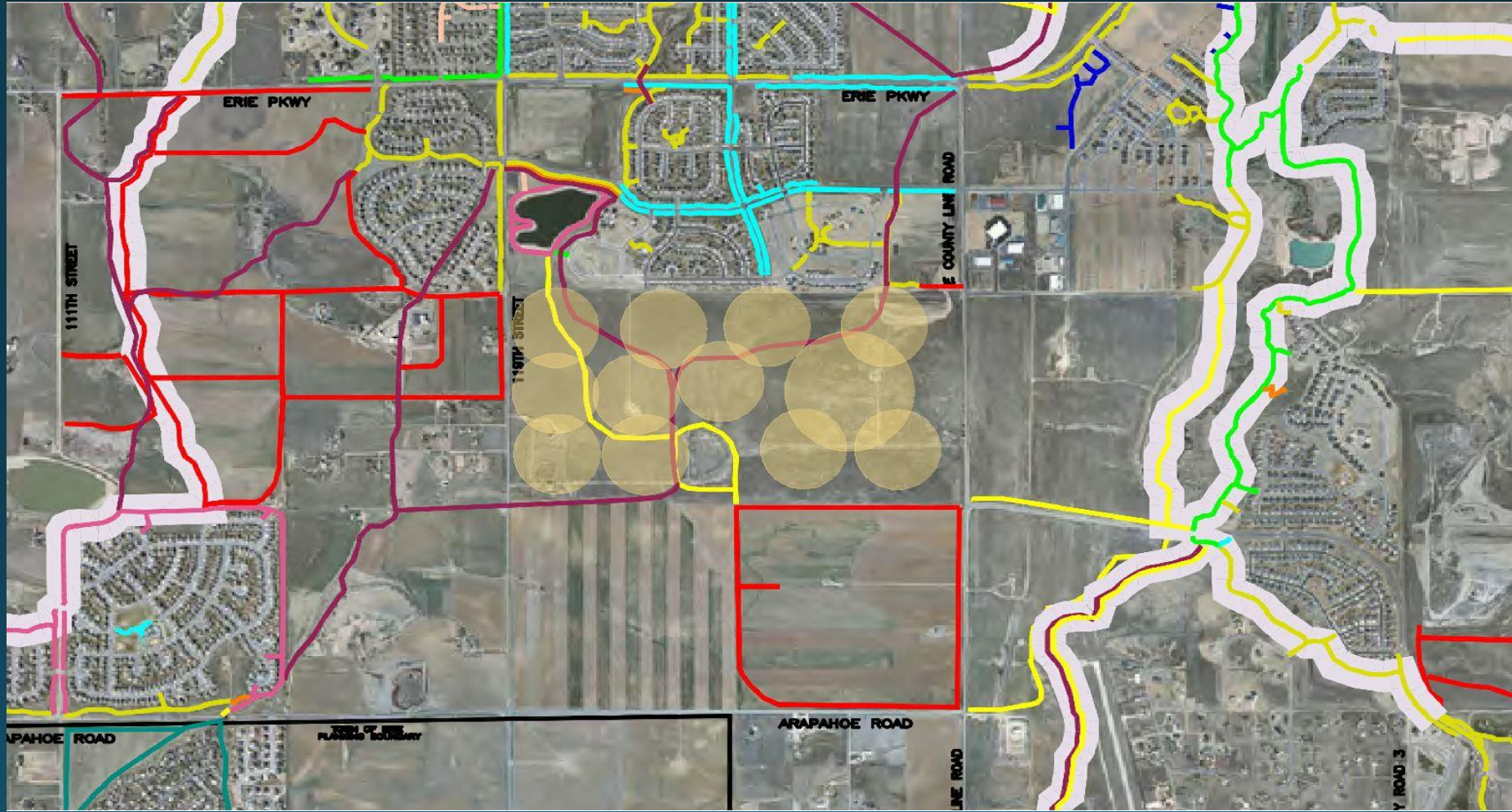
Codes Study: SmartCodes and Other Form-Based Codes



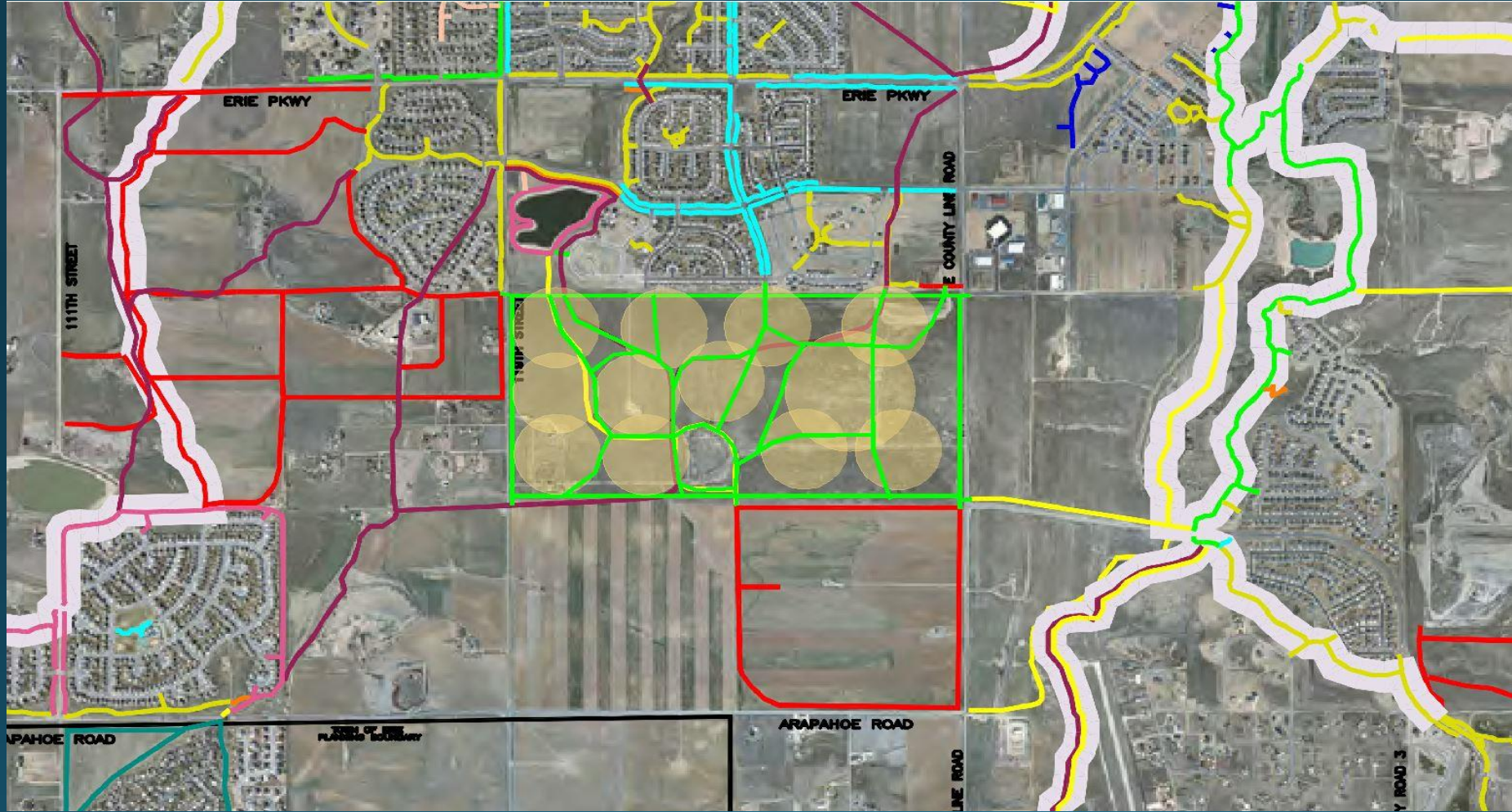
Existing and Planned Bike Trail Network

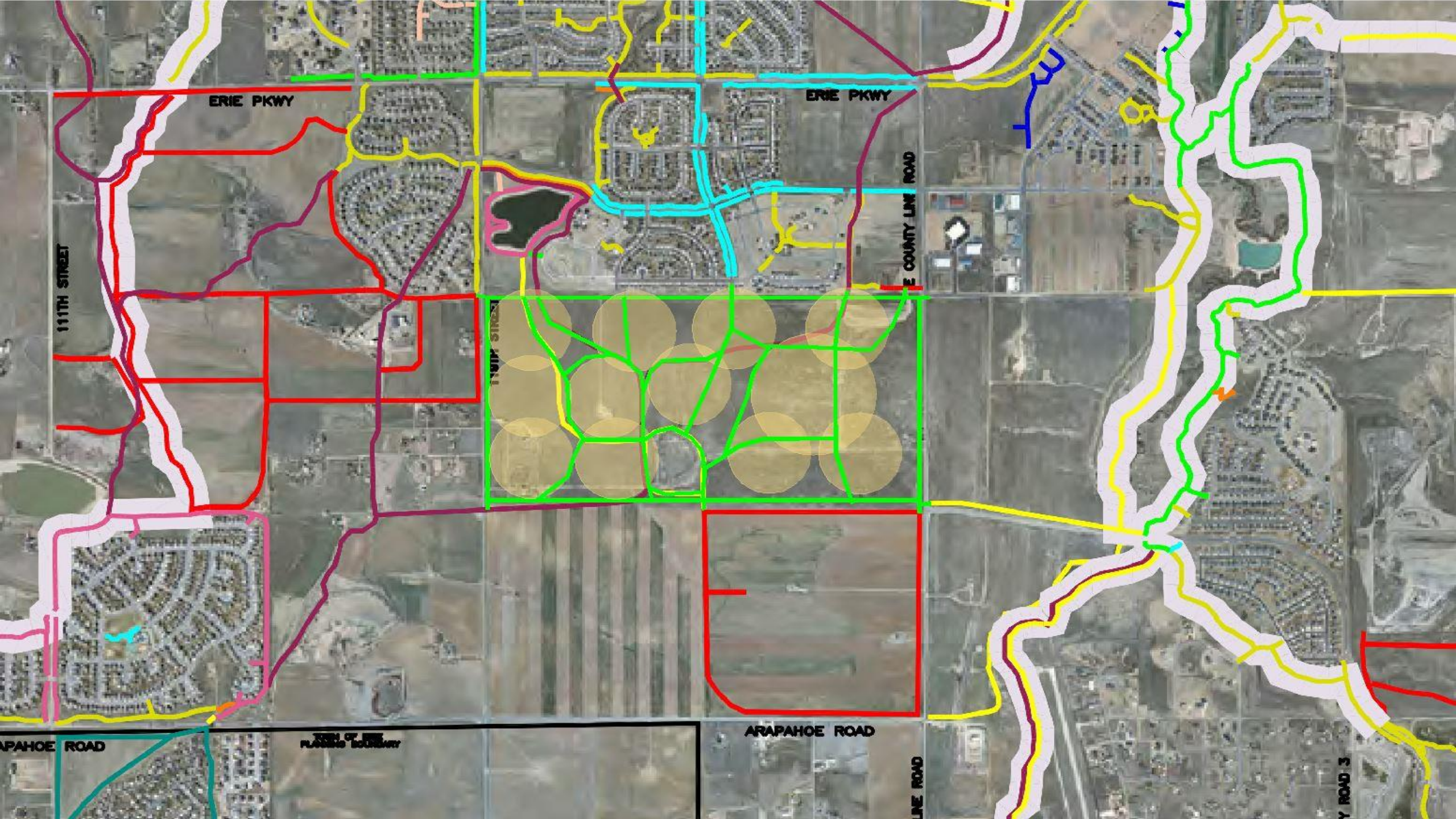


Shed Overlay with Trail Network



Golden Run Trail Network





ERIE PKWY

ERIE PKWY

111TH STREET

E COUNTY LINE ROAD

TWIN STREET

ARAPAHOE ROAD

TOWN OF ERIE
PLANNING BOUNDARY

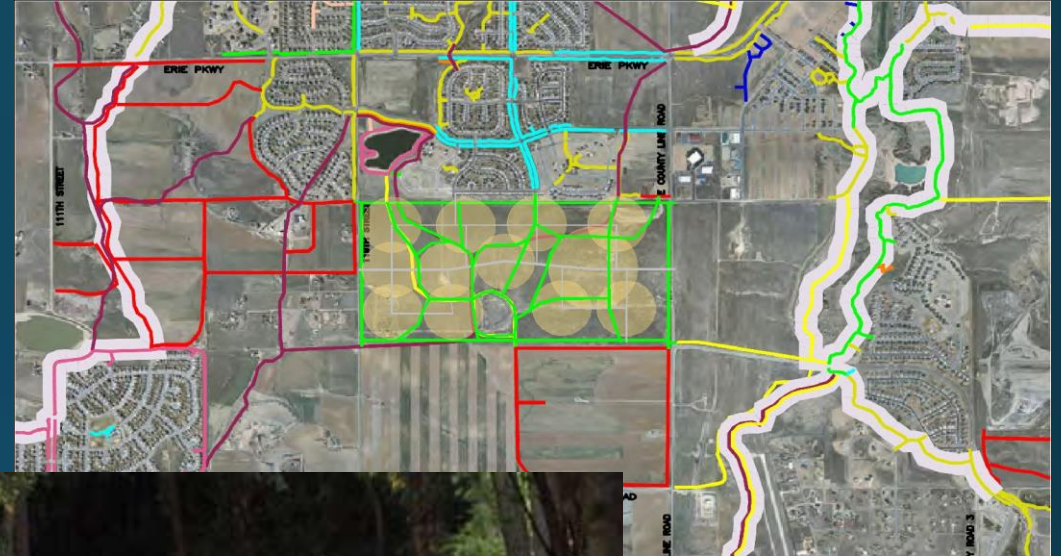
ARAPAHOE ROAD

E COUNTY LINE ROAD

Y ROAD 3

Multi-Use Trail Network

- 7 ½ miles of multi-modal and single mode trails
- Walking, running, skateboarding and rollerblading, cycling, and equestrian
- Workout stations
- Adjacent to +/- 600 acres of open space
- ½ mile to Four Corners



Courtesy www.aarp.org



Courtesy Carlisle East Side Neighbors

The Sustainable Vision

- Creativity
- Amenities
- Demographics
- Collaboration
- Golden Run

