



WESTERLY

ERIE • COLO



ABOUT SOUTHERN LAND

Founded in 1986 by Tim Downey, Southern Land Company is a creative real estate development firm headquartered in Nashville, Tennessee.

Our mission is simple:

“Together, we create unique and beautiful environments that boost happiness and enhance lives.”

We enrich and connect lives through the meticulous creation of unique and beautiful environments that enhance people’s lives and the communities they live in. Southern Land Company achieves its mission because we:

- **Deliver long-term viability and benefits to our investors, employees, residents and partners,**
- **Create distinctive settings where people want to live, work and shop,**
- **Uphold stringent standards for community, residential and commercial development,**
- **Enhance quality of life through careful attention to detail and diversity in architecture and design,**

SOUTHERN LAND
COMPANY



IN-HOUSE CAPABILITIES

01 FINANCIAL

- Capital Markets
- Investor Relations
- Exit Strategy

02 DEVELOPMENT

- Site Selection
- Acquisition
- Entitlements
- Project Management

03 DESIGN

- Land Planning
- Architecture
- Civil Engineering
- Horticulture
- Interior Design

04 CONSTRUCTION

- Homebuilding
- Commercial Construction
- Budgeting and Scheduling
- Infrastructure, Utilities, & Grading

05 OPERATIONS

- Property Management
- Home Sales
- Residential & Commercial Leasing
- Marketing
- Events & Programming



Project Precedents
Westhaven | Franklin, TN

1,500 ac Site
2,750 Housing Units
100,000 sf Commercial



Project Precedents
Westhaven | Franklin, TN

Community Building

- Housing Diversity
- Integration of Uses
- Programming
- Celebration of Identity
- Walkability



PROJECT TEAM
WESTERLY

1

DEVELOPER

Erie Land Company, LLC

2

PLANNING & URBAN DESIGN

Southern Land Company, LLC

3

PLANNING & LANDSCAPE ARCHITECTURE

PCS Group, Inc.

4

CIVIL ENGINEER & TRAFFIC ENGINEER

Matrix Design Group

5

ENVIRONMENTAL CONSULTANT

Western Environment and Ecology, Inc.

6

MINE SUBSIDENCE

Western Environment and Ecology, Inc.

7

GEOTECHNICAL

A.G. Wassenaar, LLC

8

ECOLOGICAL CONSULTANT

Ecological Resource Consultants, Inc.

9

GENERAL CONTRACTOR

Contour Services, LLC

10

PRE-CONSTRUCTION SERVICES

Terra Forma Solutions, Inc.

11

LEGAL CONSULTANT / LAND USE

Otten Johnson Robinson Neff & Ragonetti, PC

12

LEGAL TITLE

Fox Rothschild, LLP

13

LEGAL CONSULTANT / METROPOLITAN DISTRICT

White Bear Ankele Tanaka & Waldron

14

LEGAL CONSULTANT / METRO DISTRICT BOND COUNCIL

Sherman & Howard, LLC

15

BOND BROKER

DA Davidson Companies

16

RESTORATION SPECIALIST

Duraroot Environmental Consulting



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WESTERLY RE-ZONE

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ERIE, COLORADO

LIFESTYLES. ROOFTOPS. CUSTOMERS.

RESIDENTIAL DEVELOPMENT CONDITIONS 2020

Residential Conditions

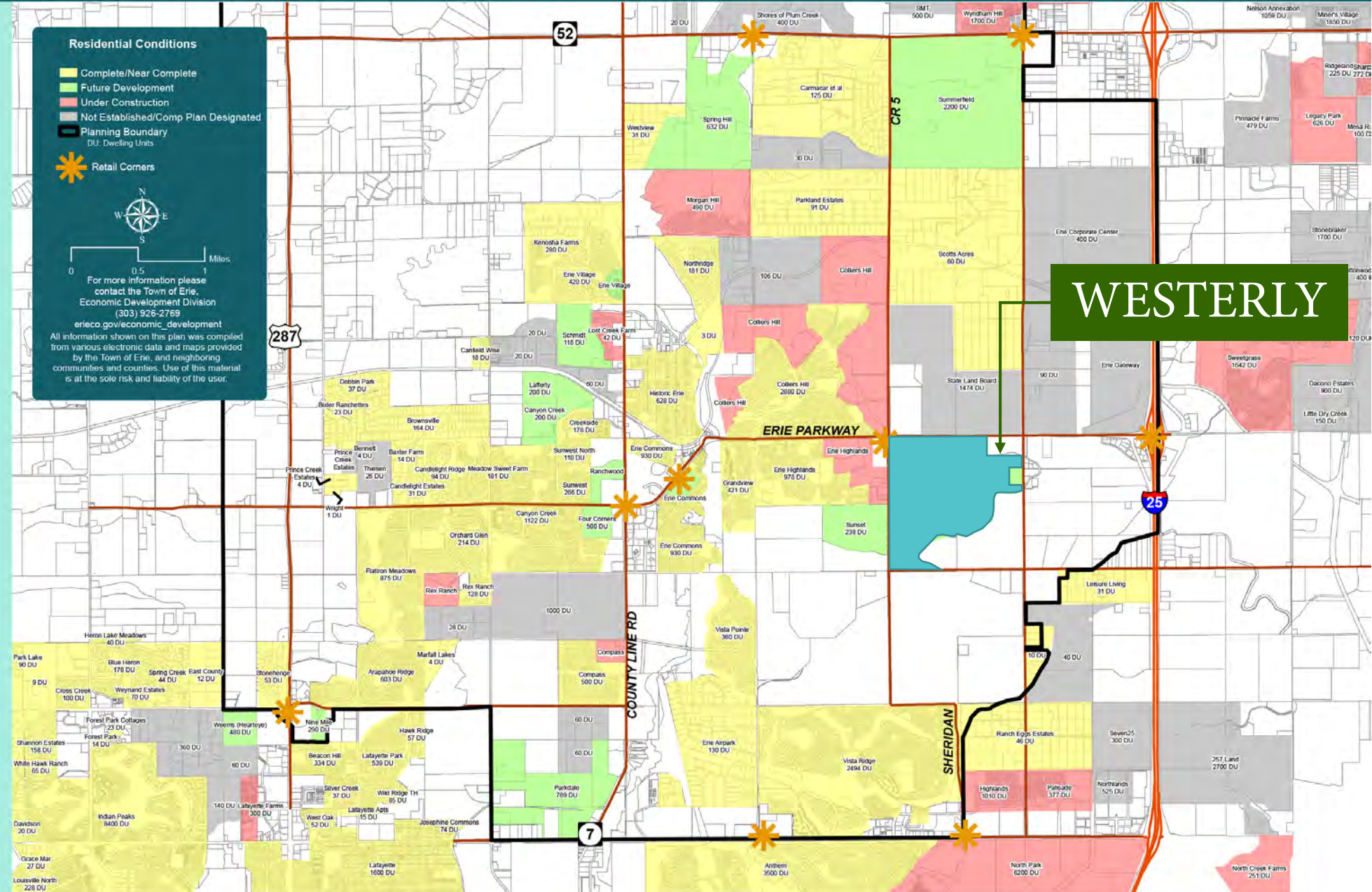
- Complete/Near Complete
- Future Development
- Under Construction
- Not Established/Comp Plan Designated
- Planning Boundary
- DU: Dwelling Units
- Retail Corners



0 0.5 1 Miles

For more information please contact the Town of Erie, Economic Development Division (303) 926-2769 erieco.gov/economic_development

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



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PROJECT HISTORY / TIMELINE

MID - 2017

- Southern Land Company purchases the Dearmin & Swink Property.

LATE - 2017

- Southern Land presents an initial Sketch Plan for the Dearmin portion of the property.

2018 - 2019

- Southern Land works with the Town on Annexing and Zoning the Swink portion of the Westerly Community, and refines the overall Community design.

EARLY 2019

- Southern Land presented an updated Sketch Plan to both Planning Commission and Board of Trustees for the Dearmin portion of the property.

JANUARY 2020

- The Annexation, Initial Zoning, and Annexation Agreement is completed for the Swink property.

MAY 2020

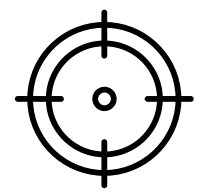
- Re-Zoning for the NMU portion of the Dearmin property – this was done to reflect the current Sketch Plan.

Overall Sketch Plan

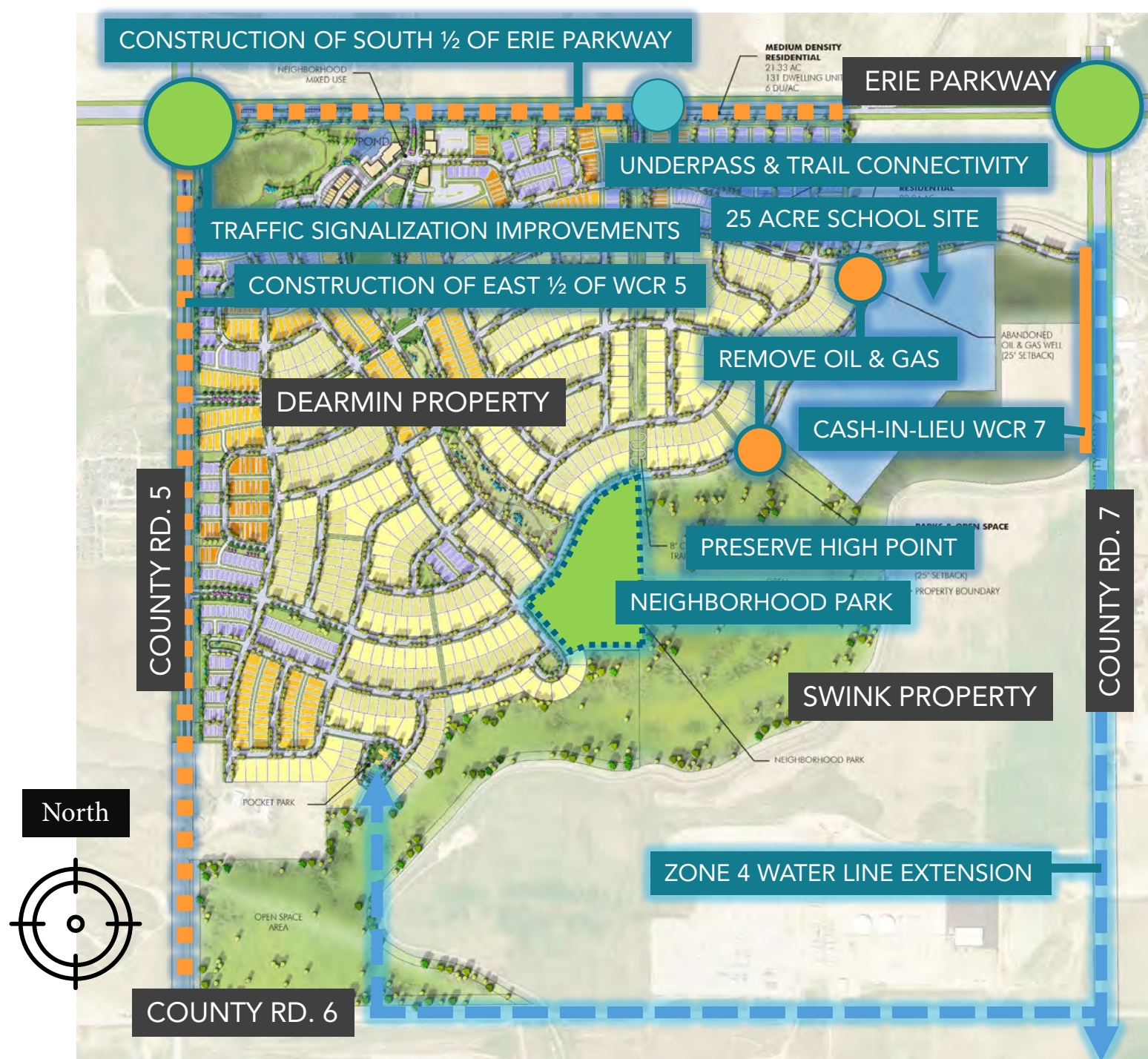


PRODUCT TYPE	LOT SIZE	TYPE
LW	22' X 50' (MIN)	MIXED USE - LIVE/WORK ALLEY LOAD
G2	24' X 70' (MIN)	TOWNHOME ALLEY LOAD
G1	56' X 72' (MIN)	DUPLEX ALLEY LOAD
F	22' X 90' (MIN)	TOWNHOME ALLEY LOAD
D1/D2	35' X 90'	SFD ALLEY LOAD
C	50' X 110'	SFD FRONT LOAD
A	60' X 110' (MIN)	SFD FRONT LOAD
P	70' X 110'	SFD FRONT LOAD
COMM	N.A.	FIRST FLOOR AREA (SQ. FT.)

North



WESTERLY PROJECT BENEFITS



WESTERLY PROJECT BENEFITS

ERIE PARKWAY



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COMM	N.A.	FIRST FLOOR AREA (SQ. FT.)

NOTES:

1. ALL OIL AND GAS EASEMENTS ARE SHOWN ON THE ALTA'S FOR SWINK AND DEARMIN, BOTH OF WHICH THE TOWN HAS.
2. DEARMIN S.U.A., INCLUDING EASEMENT GRANTED ON HALF SECTION LINE, IS INCLUDED IN PRELIMINARY PLAT APPLICATION.

North



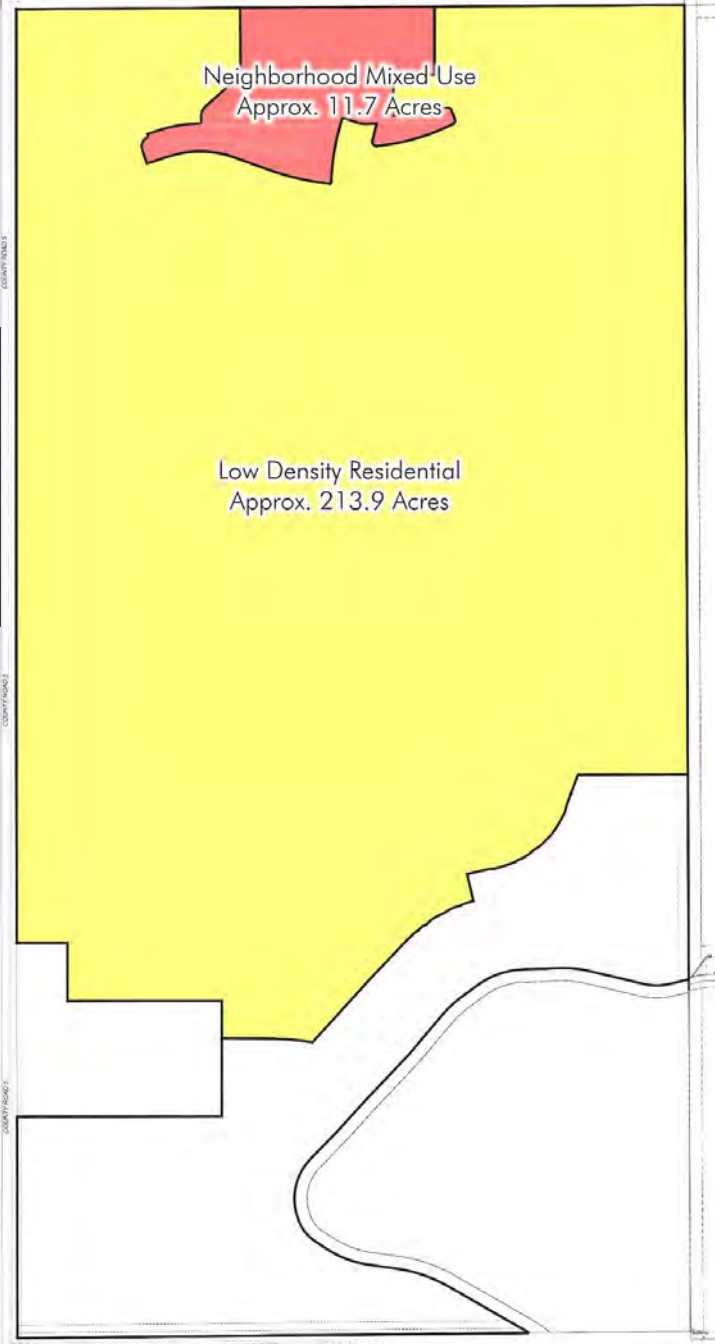
COUNTY RD. 6

ERIE PARKWAY

PROPOSED ZONING

COUNTY RD. 5

COUNTY RD. 6

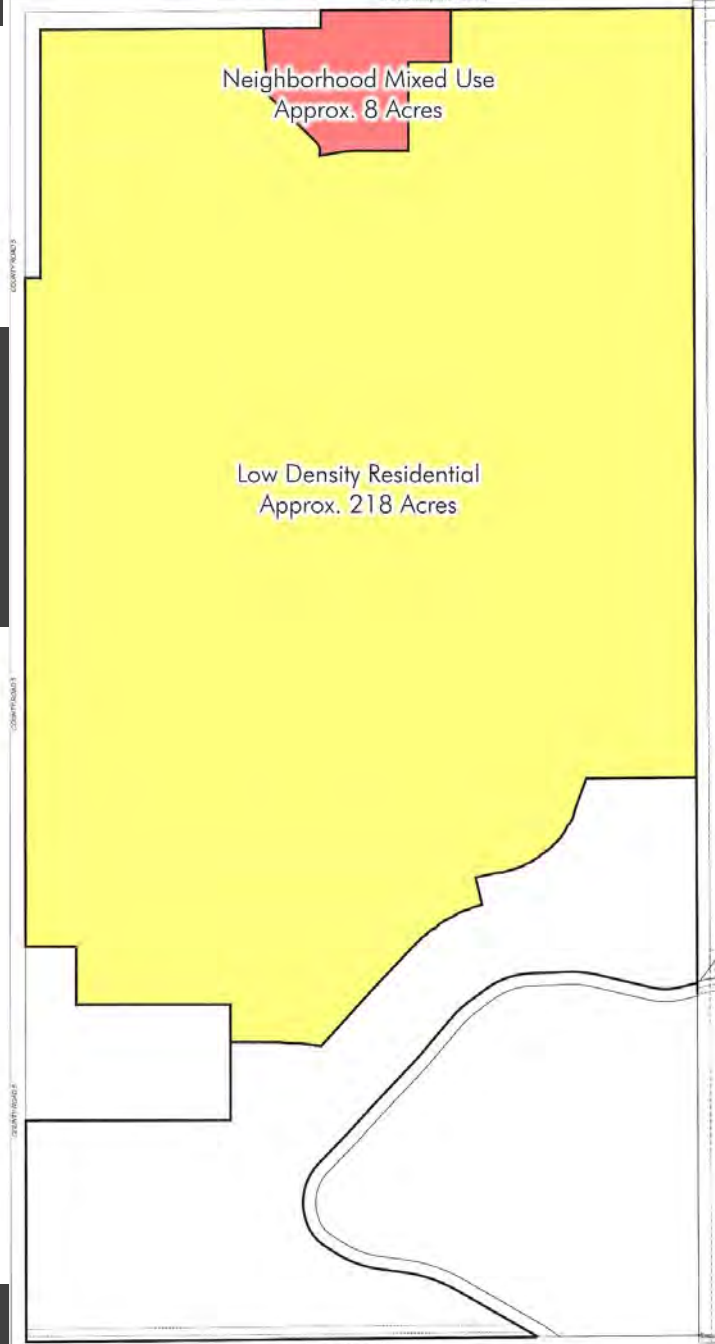


ERIE PARKWAY

EXISTING ZONING

COUNTY RD. 5

COUNTY RD. 6



Concept – Town Center





Commercial



PROJECT INFORMATION

01

- The proposal is for a minor modification to the existing Zoning to bring the Zoning boundaries into conformance with the Sketch Plan and Preliminary Plat that is being prepared.

02

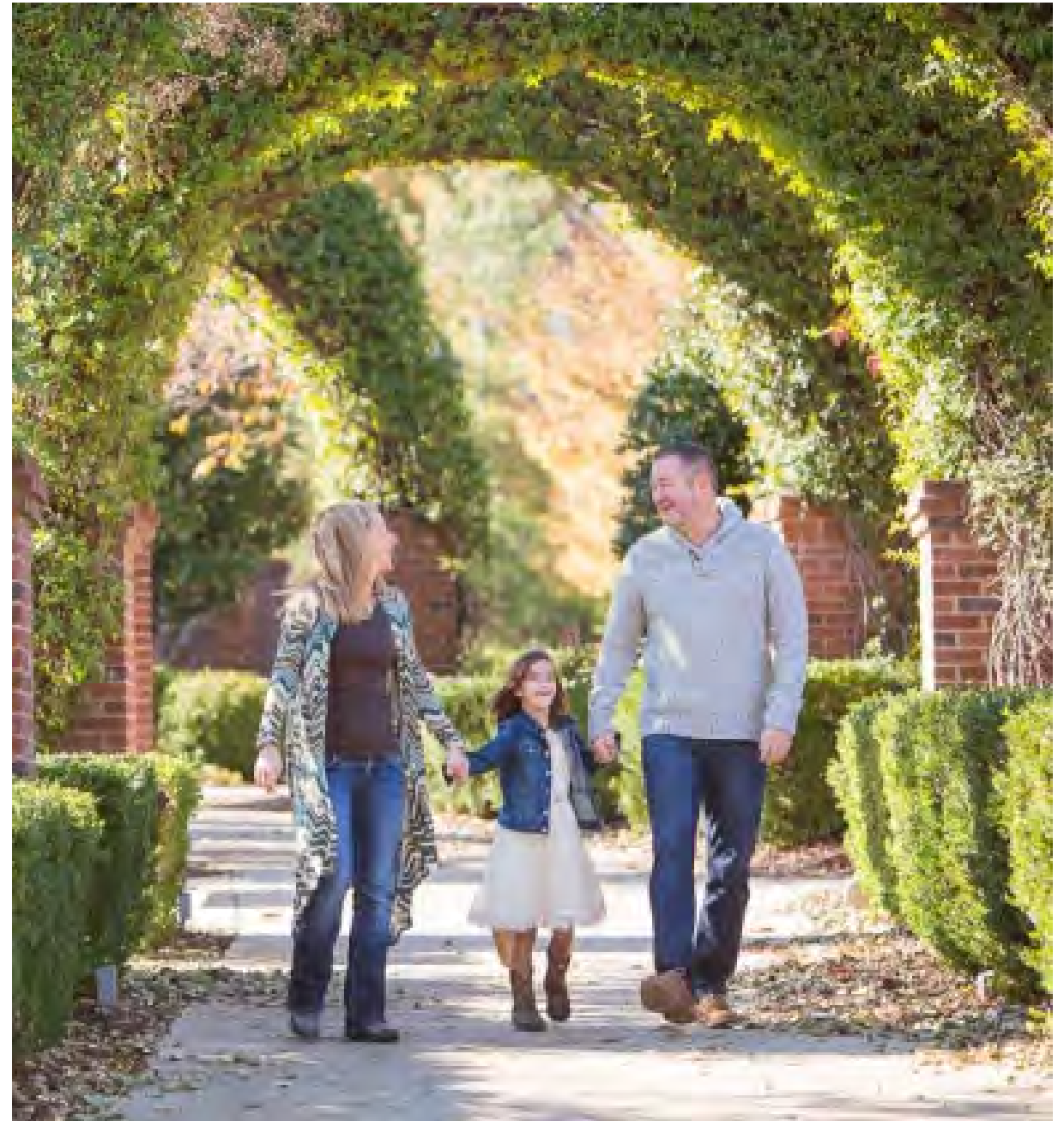
- The proposal increases the amount of Neighborhood Mixed Use by approximately 3.7 acres, an approximate 45% increase from the previous zoning boundary.

03

- This reconfiguration matches the intent, and is consistent with the design concepts that Andres Duany has presented with the Town Center planning.

04

- Staff has recommended approval based on the review of the approval criteria.





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