

# SOUTHERN LAND COMPANY

WESTERLY

PRELIMINARY PLAT #3

JUNE - 2024

# 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.”

Southern Land Company primarily develops residential properties supported by retail, office and recreation projects that enable residents to live generous, comfortable lifestyles. We integrate market intelligence, architecture, landscape services and design to yield long-term benefits for our investors, residents, employees and partners. Additionally, we craft communities across the country that consistently surpass expectations for quality, and earn record-setting returns.

SOUTHERN LAND  
COMPANY

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# 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

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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

LEGAL CONSULTANT / LAND USE

Otten Johnson Robinson Neff & Ragonetti, PC

10

LEGAL TITLE

Fox Rothschild, LLP

11

RESTORATION SPECIALIST

Duraroot Environmental Consulting





# PROJECT HISTORY / TIMELINE

|              |  |
|--------------|--|
| 2017         | <ul style="list-style-type: none"><li>• Southern Land presents an initial Sketch Plan for the Dearmin portion of the property and rezoning for the Dearmin portion of the property, and purchases both the Dearmin and Swink properties.</li></ul>   |
| 2018 - 2019  | <ul style="list-style-type: none"><li>• Southern Land works with the Town on Annexing and Zoning the Swink portion of the Westerly Community.</li></ul>  |
| JANUARY 2020 | <ul style="list-style-type: none"><li>• The Annexation, Initial Zoning, and Annexation Agreement is completed for the Swink property.</li></ul>  |
| 2020 - 2024  | <ul style="list-style-type: none"><li>• The initial phases of the Westerly community are well underway in terms of both horizontal and vertical construction with homeowners now living in the community. The Westerly team has continued entitlement efforts for the community and has several new Filings in design &amp; process.</li></ul>   |
| JUNE 2024    | <ul style="list-style-type: none"><li>• This brings us to this evening; we are requesting approval of a Third Preliminary Plat for the Westerly community. This Preliminary Plat is for the portion of the property formerly known as the Swink property, the proposal is for 264 lots on the approximately 150 acres, about 1.7 du/ac, with almost 54 acres of Open Space, which is almost 35% of the property.</li></ul> |





# ERIE, COLORADO

## LIFESTYLES. ROOFTOPS. CUSTOMERS.

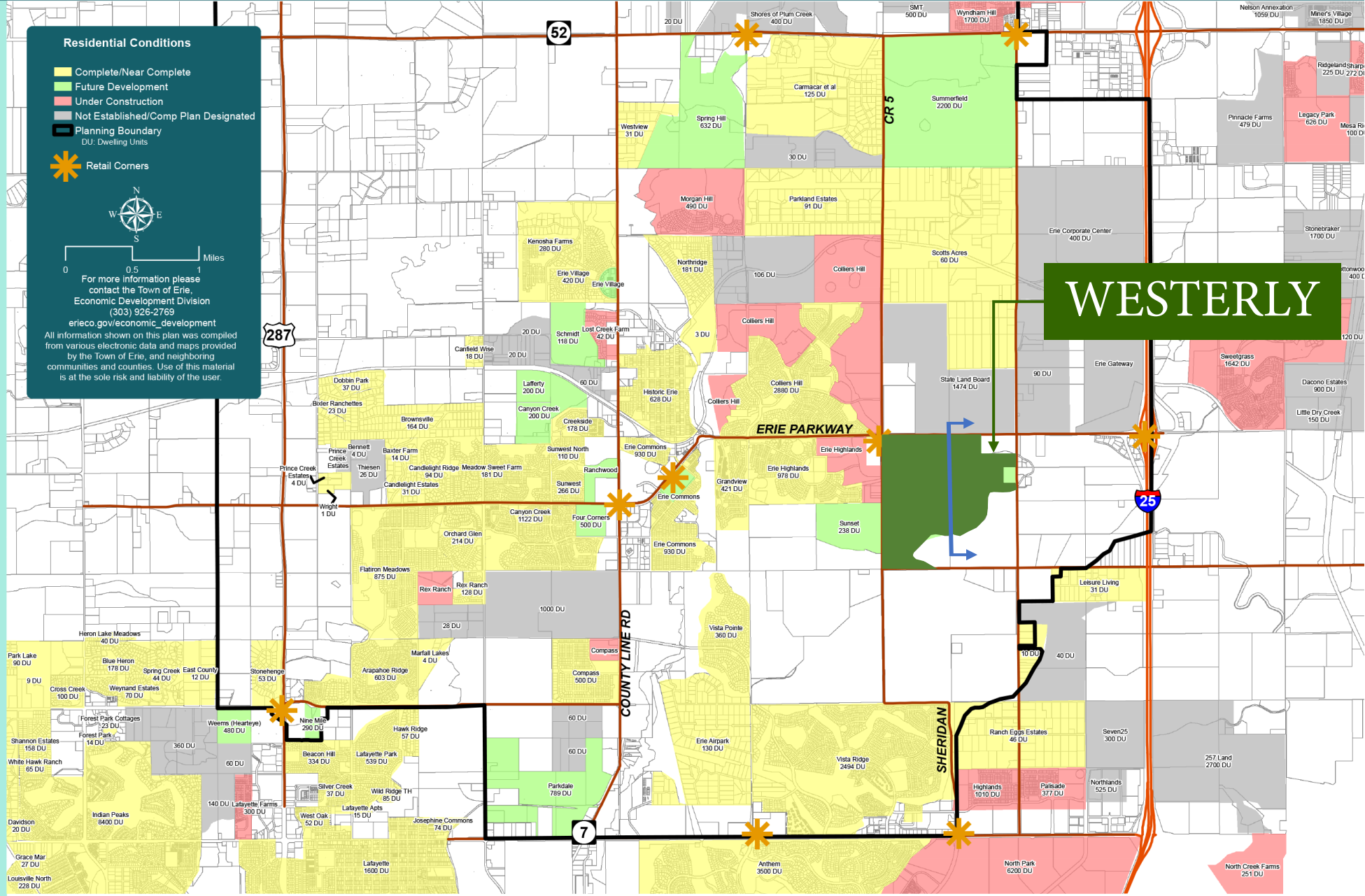
# RESIDENTIAL DEVELOPMENT CONDITIONS 2020

**Residential Conditions**

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

For more information please contact the Town of Erie, Economic Development Division (303) 926-2769 [erieco.gov/economic\\_development](http://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.



# WESTERLY

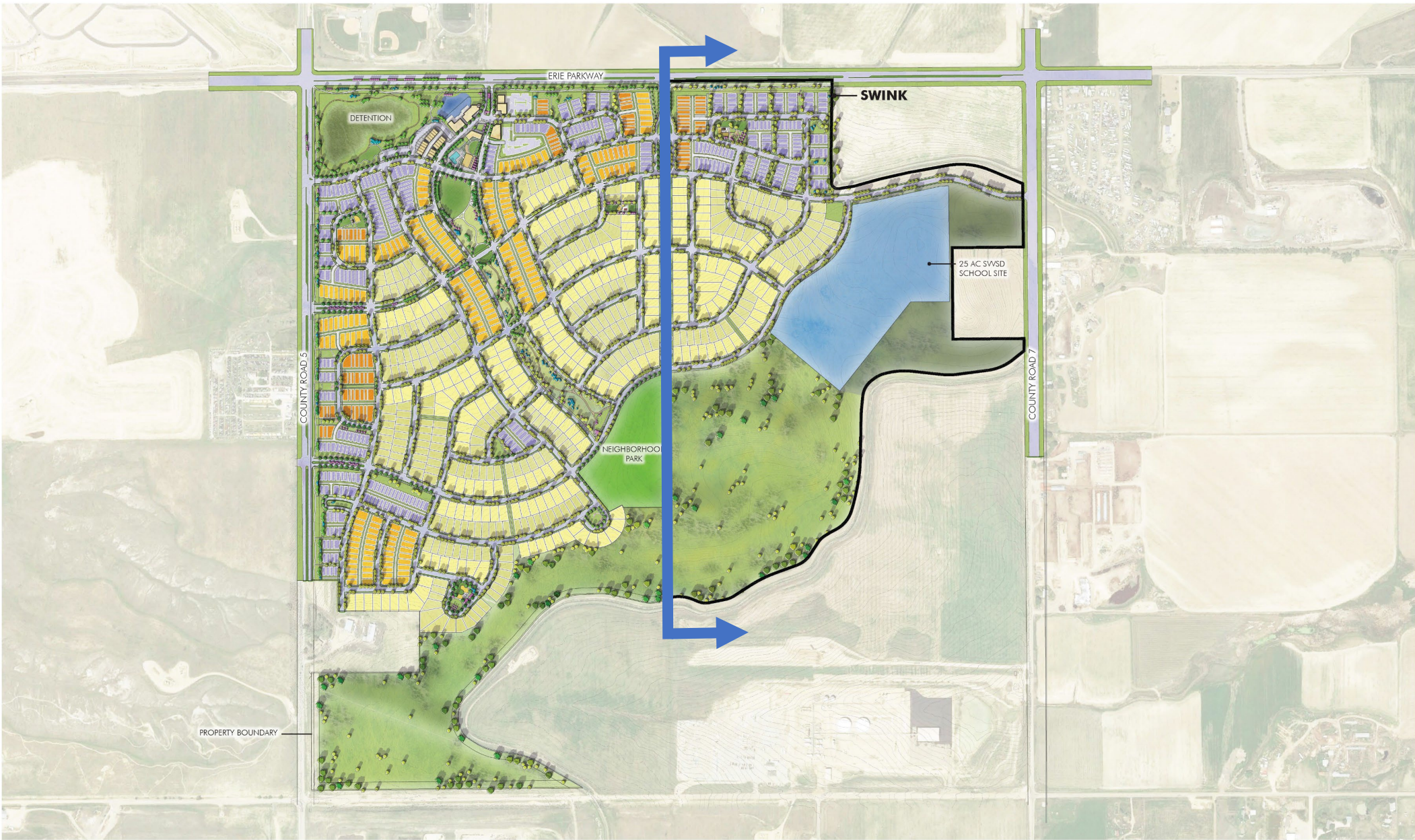


## WESTERLY

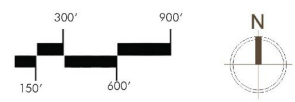
ERIE • COLO



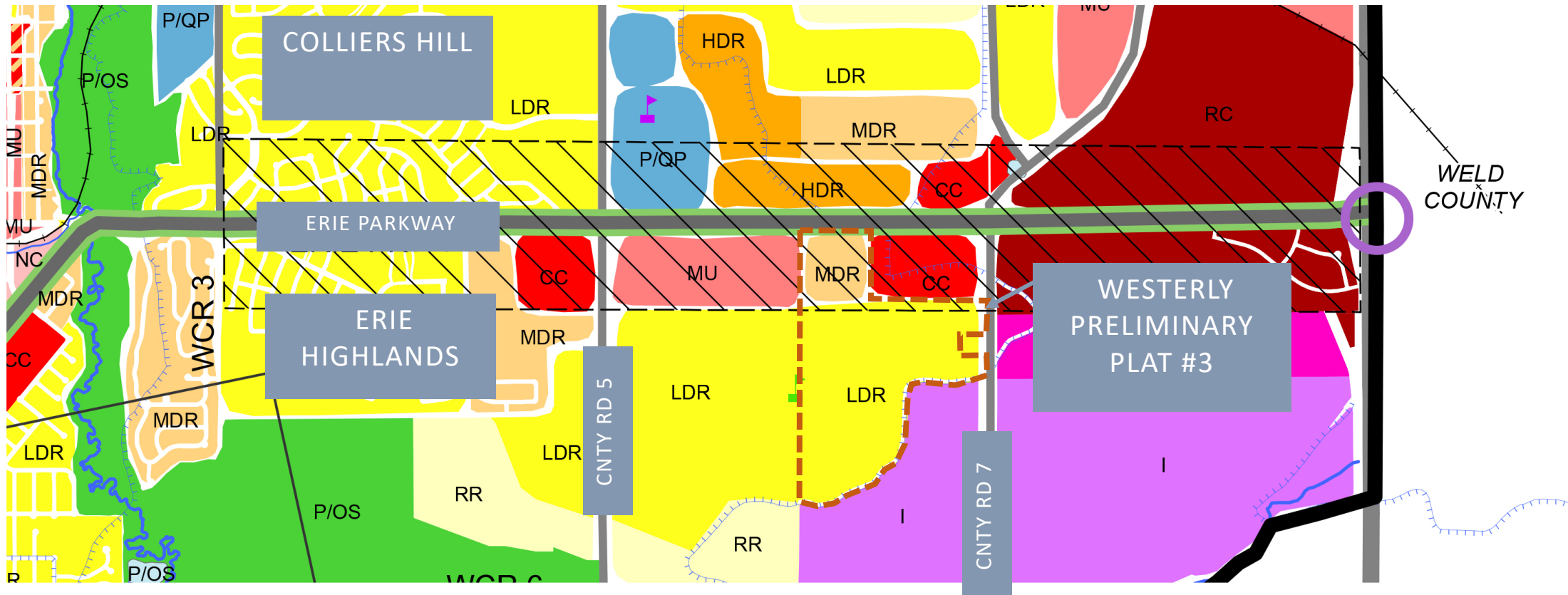
ANNEXATION AGREEMENT  
CONCEPT PLAN



SWINK ANNEXATION AND DEARMIN EAST AGREEMENT

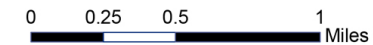






### Land Use Plan Legend

|                                     |   |                                |
|-------------------------------------|---|--------------------------------|
| Agriculture                         | Medium Density Residential (6-12 du/ac) | Business                       |
| Parks/Public Open Space             | High Density Residential (12-20 du/ac)  | Industrial                     |
| Public/Quasi Public                 | Downtown District                       | Reservoirs                     |
| Landfill                            | Neighborhood Commercial                 | County Boundary                |
| Airport                             | Community Commercial                    | Planning Area Boundary         |
| Rural Residential (0-2 du/ac)       | Regional Commercial                     | Areas of Special Consideration |
| Low Density Residential (2-6 du/ac) | Mixed Use                               | Canal/Ditch                    |
|                                     |   | Railroad                       |
|                                     |   | Community Gateways             |
|                                     |   | I-25 Interchange (Future)      |
|                                     |   | Elementary School              |
|                                     |   | Middle School                  |
|                                     |   | High School                    |
|                                     |   | Proposed                       |



Sources: Boulder CO GIS, Weld CO GIS, CDOT, Town of Erie  
 Note: This map is intended to serve as a guide for future land use patterns within the Town of Erie's Planning Area Boundary and is advisory in nature. Land Use patterns depicted on the map are generalized, recognizing that development proposals may contain a mixture of land uses and density levels which achieve the intent of the Town of Erie Comprehensive Plan. Adopted Date: Dec. 21, 2005.

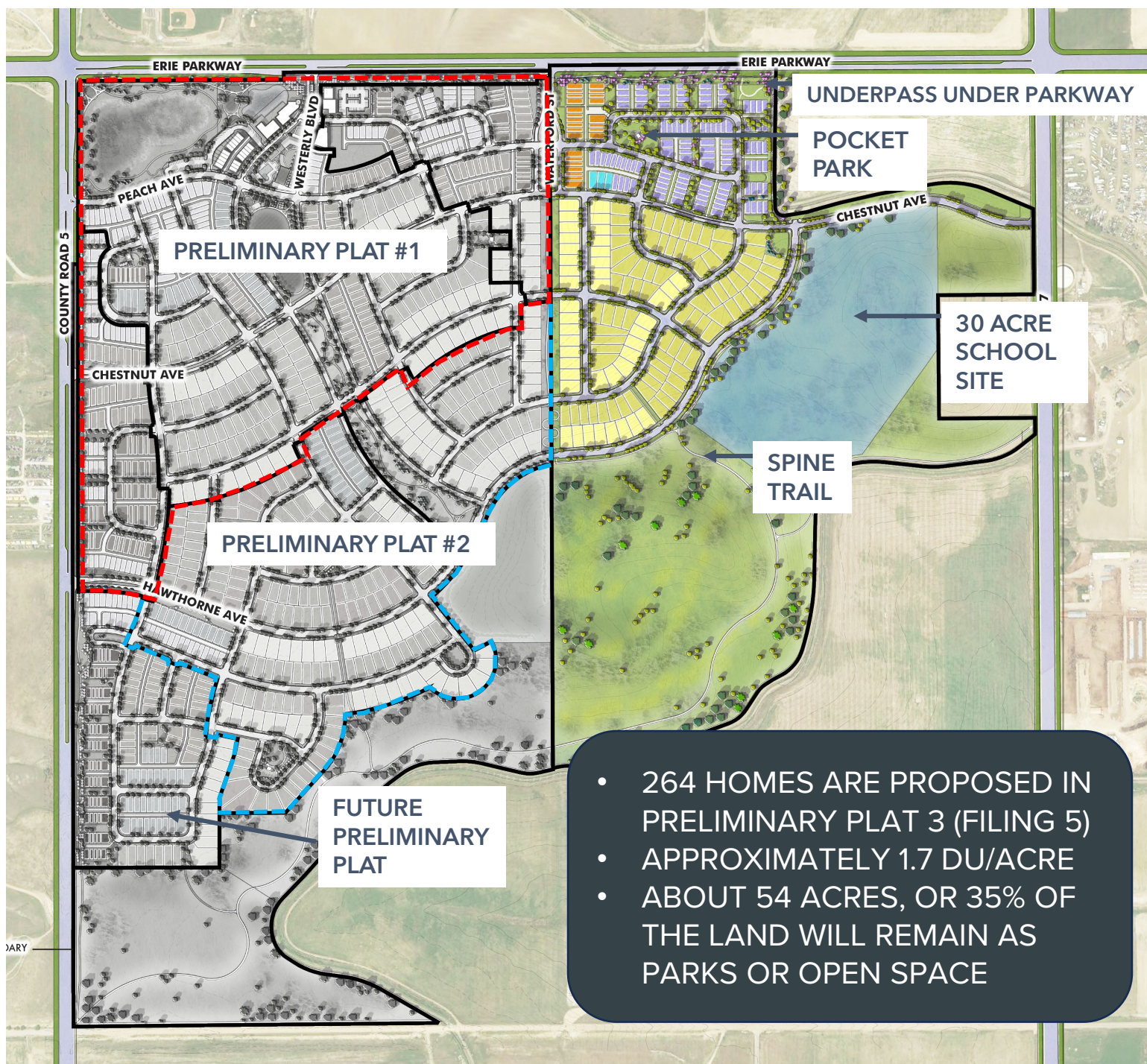
The Comprehensive Plan contains guidelines for the refinement of the generalized areas depicted on the map. These guidelines should be referred to by applicants prior to the preparation of a development submittal and by Town staff, elected, and appointed officials as part of the development review process.

Town Boundary Not Shown - Refer to Zoning Map for Town Boundary

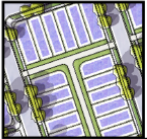
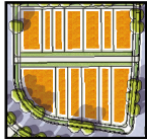

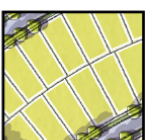

Map Revision Date: October 25, 2019



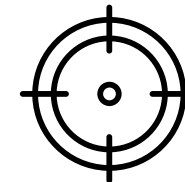




# Preliminary Plat #3

| PRODUCT TYPE  | LOT SIZE            | TYPE                   |
|---|---------------------|------------------------|
|  <b>G1</b><br>114 units  | 56' X 72'<br>(MIN)  | DUPLEX<br>ALLEY LOAD   |
|  <b>F</b><br>25 units    | 22' X 90'<br>(MIN)  | TOWNHOME<br>ALLEY LOAD |
|  <b>DSLCL</b><br>3 units | 35' X 90'           | SFD<br>ALLEY LOAD      |
|  <b>C1</b><br>80 units   | 50' X 110'          | SFD<br>FRONT LOAD      |
|  <b>A</b><br>42 units   | 60' X 110'<br>(MIN) | SFD<br>FRONT LOAD      |

North





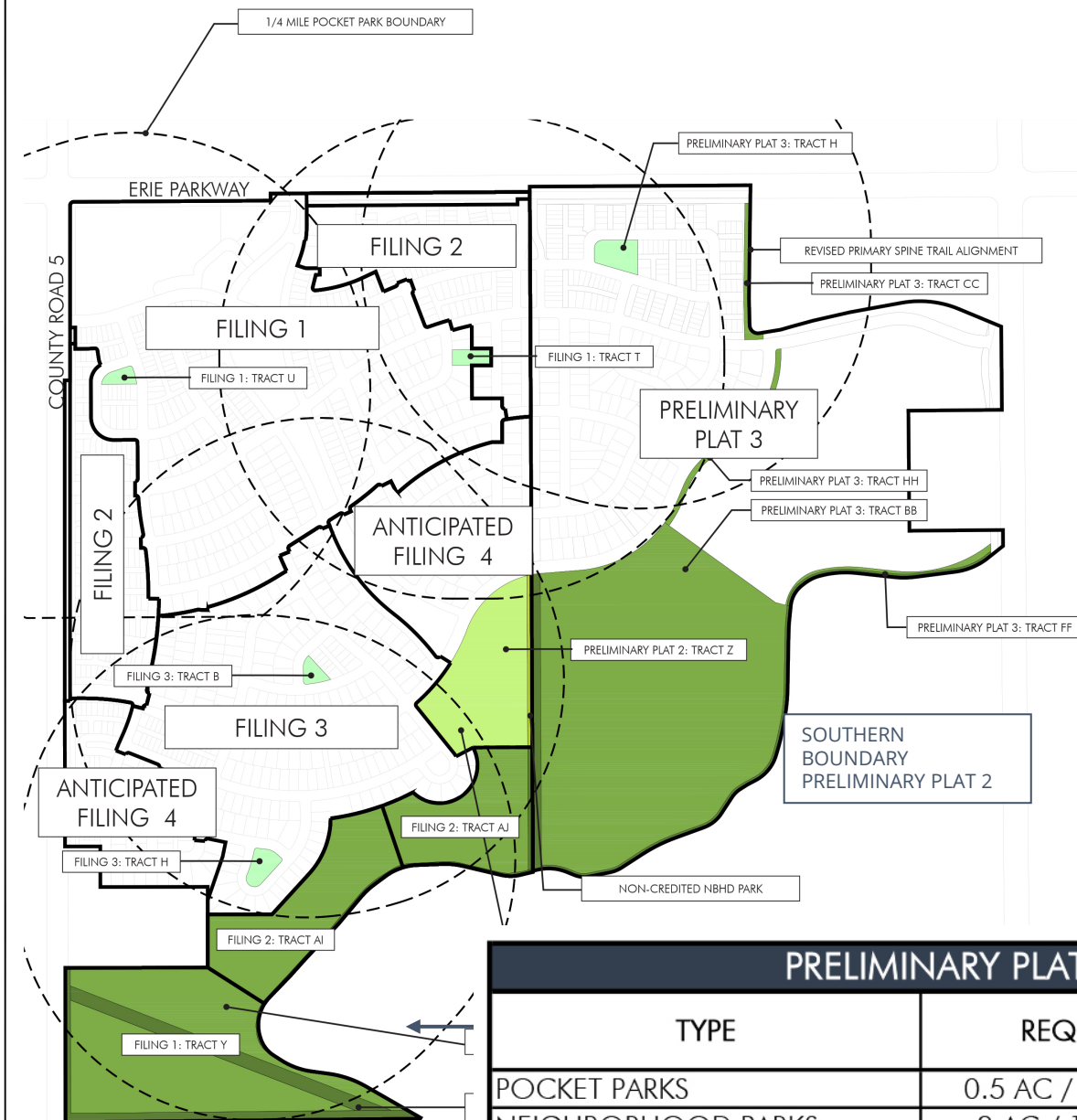


## Open Space & Parks

- 86.1 Acres for potential Dedicated Open Space, 58.9 is required.
- Approximately 10 Acres of Neighborhood Park
- 26.2 Acres of Additional Open Space/Parks
- 122.35 Total Acres of Open Space, 30% of the Site



# WESTERLY - PARK & OPEN SPACE EXHIBIT



**KEY**

- POCKET PARK
- NEIGHBORHOOD PARK
- OPEN SPACE

## WESTERLY - OVERALL PROPERTY

The Open Space dedication area available for the entire property is 86.44 acres once the area of easements, ROW, O&G setback, etc. are removed and the current AG/OS zoning boundary remains in place. This equates to enough Open Space to satisfy approximately 1,759 units.

| FILING 1 PARKS AND OPEN SPACE DEDICATIONS |                          |               |               |               |
|---|--------------------------|---------------|---------------|---------------|
| TYPE                                      | REQUIREMENT              | REQUIRED (AC) | PROVIDED (AC) | CREDITED (AC) |
| POCKET PARKS                              | 0.5 AC / 1,000 residents | 0.41          | 0.81          | -             |
| NEIGHBORHOOD PARKS                        | 3 AC / 1,000 residents   | 2.48          | 0.00          | -             |
| COMMUNITY PARKS                           | 5 AC / 1,000 residents   | 4.14          | 0.00          | -             |
| OPEN SPACE                                | 17 AC / 1,000 residents  | 14.06         | 26.01         | 19.84         |

| FILING 2 PARKS AND OPEN SPACE DEDICATIONS |                          |               |               |               |
|---|--------------------------|---------------|---------------|---------------|
| TYPE                                      | REQUIREMENT              | REQUIRED (AC) | PROVIDED (AC) | CREDITED (AC) |
| POCKET PARKS                              | 0.5 AC / 1,000 residents | 0.26          | 0.00          | -             |
| NEIGHBORHOOD PARKS                        | 3 AC / 1,000 residents   | 1.55          | 0.00          | -             |
| COMMUNITY PARKS                           | 5 AC / 1,000 residents   | 2.59          | 0.00          | -             |
| OPEN SPACE                                | 17 AC / 1,000 residents  | 8.79          | 20.49         | 19.46         |

| ANTICIPATED FILING 3 PARKS AND OPEN SPACE DEDICATIONS |                          |               |               |               |
|---|--------------------------|---------------|---------------|---------------|
| TYPE  | REQUIREMENT              | REQUIRED (AC) | PROVIDED (AC) | CREDITED (AC) |
| POCKET PARKS  | 0.5 AC / 1,000 residents | 0.36          | 1.02          | -             |
| NEIGHBORHOOD PARKS                                    | 3 AC / 1,000 residents   | 2.17          | 0.00          | -             |
| COMMUNITY PARKS                                       | 5 AC / 1,000 residents   | 3.62          | 0.00          | -             |
| OPEN SPACE  | 17 AC / 1,000 residents  | 12.29         | 0.00*         | -             |

| ANTICIPATED FILING 4 PARKS AND OPEN SPACE DEDICATIONS |                          |               |               |               |
|---|--------------------------|---------------|---------------|---------------|
| TYPE  | REQUIREMENT              | REQUIRED (AC) | PROVIDED (AC) | CREDITED (AC) |
| POCKET PARKS  | 0.5 AC / 1,000 residents | 0.17          | 0.00          | -             |
| NEIGHBORHOOD PARKS                                    | 3 AC / 1,000 residents   | 1.05          | 9.77          | 9.21          |
| COMMUNITY PARKS                                       | 5 AC / 1,000 residents   | 1.75          | 0.00          | -             |
| OPEN SPACE  | 17 AC / 1,000 residents  | 5.93          | 0.00          | -             |

| PRELIMINARY PLAT 3 PARKS AND OPEN SPACE DEDICATIONS |                          |               |               |               |
|---|--------------------------|---------------|---------------|---------------|
| TYPE  | REQUIREMENT              | REQUIRED (AC) | PROVIDED (AC) | CREDITED (AC) |
| POCKET PARKS  | 0.5 AC / 1,000 residents | 0.38          | 0.91          | -             |
| NEIGHBORHOOD PARKS                                  | 3 AC / 1,000 residents   | 2.29          | 0.00          | -             |
| COMMUNITY PARKS                                     | 5 AC / 1,000 residents   | 1.66          | 0.00          | -             |
| OPEN SPACE  | 17 AC / 1,000 residents  | 5.65          | 53.56         | 50.1          |

| PRELIMINARY PLAT 3 PARKS AND OPEN SPACE DEDICATIONS |                          |               |               |               |
|---|--------------------------|---------------|---------------|---------------|
| TYPE  | REQUIREMENT              | REQUIRED (AC) | PROVIDED (AC) | CREDITED (AC) |
| POCKET PARKS  | 0.5 AC / 1,000 residents | 0.38          | 0.91          | -             |
| NEIGHBORHOOD PARKS                                  | 3 AC / 1,000 residents   | 2.29          | 0.00          | -             |
| COMMUNITY PARKS                                     | 5 AC / 1,000 residents   | 1.66          | 0.00          | -             |
| OPEN SPACE  | 17 AC / 1,000 residents  | 5.65          | 53.56         | 50.1          |

**SOUTHERN LAND COMPANY**  
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people creating spaces  
**pcs group inc.**  
 www.pcsinc.com  
 po box 18077, phoenix, az 85065  
 1.303.331.4956, 1.303.331.4908

**Matrix DESIGN GROUP**

WESTERLY  
 PARK & OPEN SPACE EXHIBIT

REVISIONS:

|    |  |
|----|--|
| 1) |  |
| 2) |  |





**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.





**NEW UDC  
REQUIRED  
SETBACKS**

**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.



# PROJECT INFORMATION

01

- The Preliminary Plat being proposed is consistent with the Concept Plan that was approved with the Annexation and Zoning when the Swink property was Annexed.

02

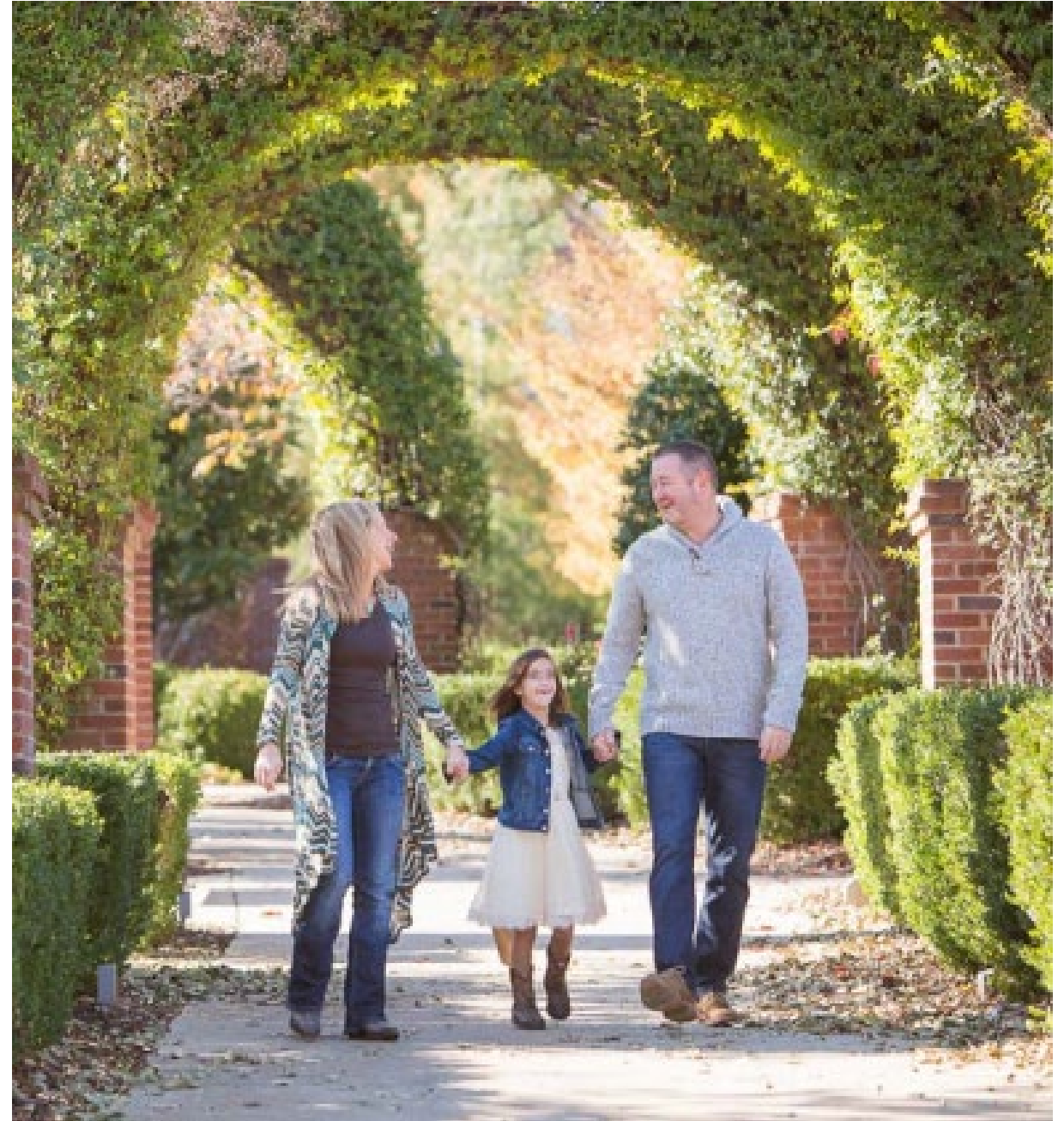
- The proposal is for a mix of Low Density Residential, Medium Density Residential, which mirrors the Land Uses identified in the Town's Comprehensive Plan. Additionally, a 30 Acre School Site and extensive Open Space are planned.

03

- The proposal has been through a thorough review and referral process with the Town and Outside Agencies and the proposal has been determined to meet all Town criteria.

04

- The Applicant is voluntarily complying with the new Oil and Gas codes to the extent possible, even though the project is grandfathered into the previous setback requirements.
- The proposal is in compliance with the Town's Comprehensive Plan and Unified Development Code.
- The proposal includes an important extension of the Town's Spine Trail network, as well as a grade separated underpass connecting underneath Erie Parkway.







**WESTERLY**

ERIE • COLO

**THANK YOU!**

**SOUTHERN LAND  
COMPANY**





WESTERLY

ERIE • COLO















