

Colliers Hill

Bridgewater P.U.D. Amendment No. 5
Board of Trustees | November 10, 2020





240 FT (BLDG-BLDG)

370 FT (BLDG-BLDG)

380 FT (BLDG-FL)

Filing 4F Duplex

Filing 4I MF

Filing 4H SFA

Filing 4C SFD

Filing 4G SFD

Community Park

ERIE PARKWAY

COLLIERS PKWY

WELD CO. ROAD 5

FLORA VIEW DR.



Context Map

Proximity to future elementary school and existing middle and high schools.

Proximity to planned and existing parks and open space.

Proximity to Old Town Erie and Interstate 25.

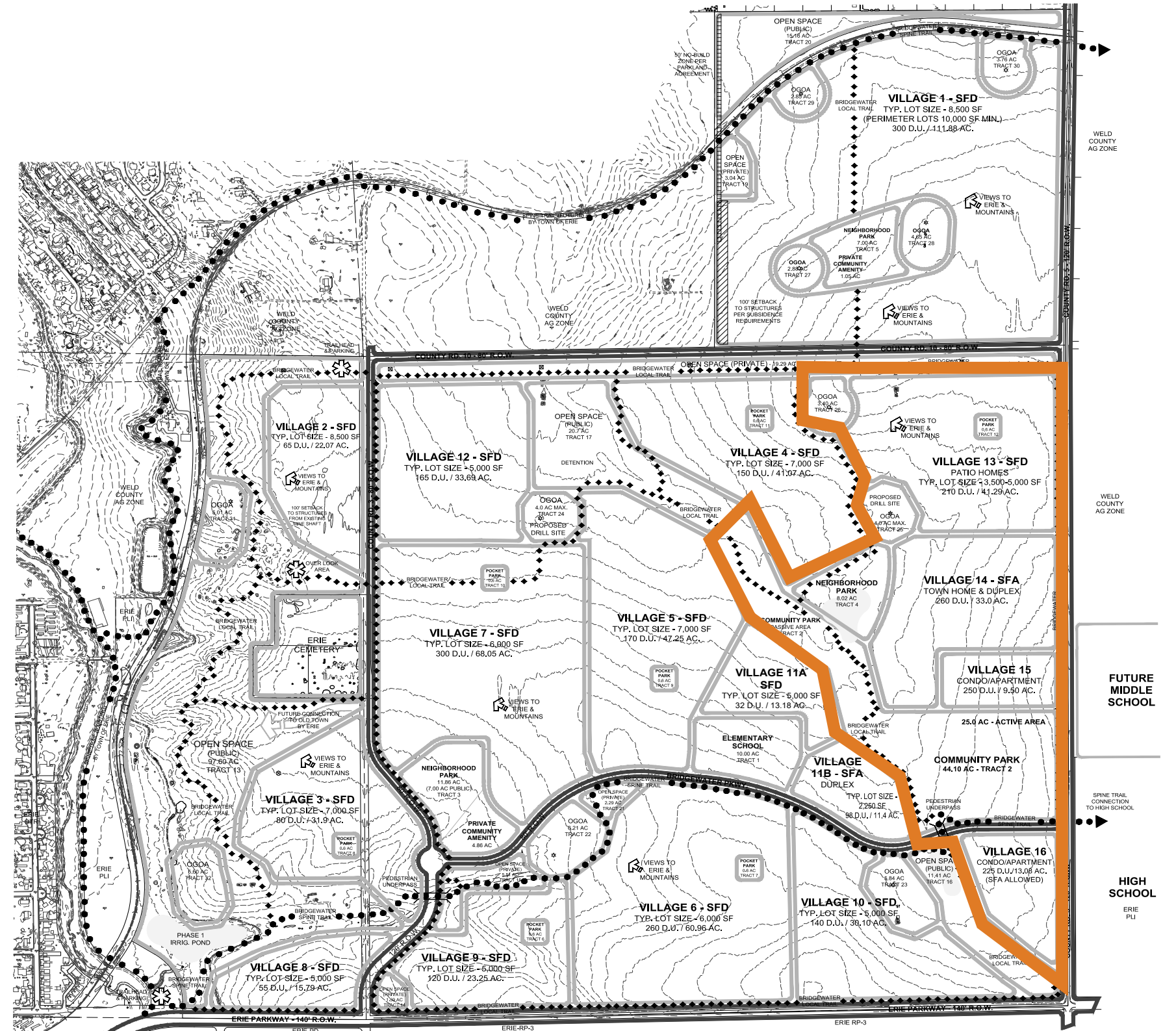
Diversity in Housing:

- - Single family detached
- (3 size variations)
- - Single family attached (duplex)
- - Future Single family attached (townhome)
- - Future Multi-Family



Existing Entitlements

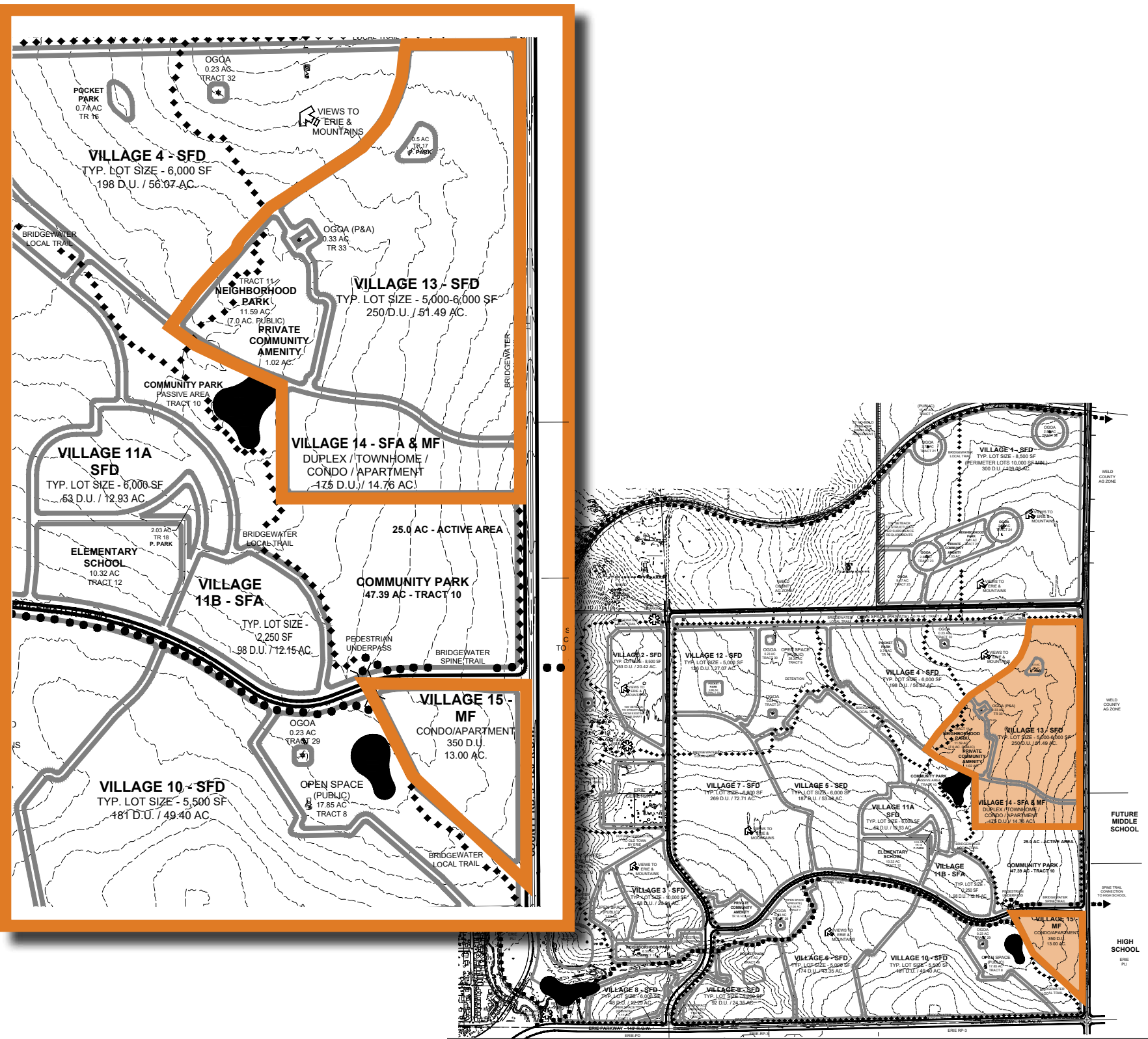
- Currently Village boundaries, acreages, and unit distribution are outdated and do not reflect currently approved plats
- Permits SFD, SFA, and MF along eastern portion of community
- Permits a transferring of dwelling units between village boundaries so as to not exceed a maximum unit count of 2,880
- Includes development of a future Community Park, Neighborhood Park, and Pocket Park



P.U.D. Amendment No. 4

Proposed Updates

- Proposed updates to all Village boundaries, acreages, and unit distribution per currently approved plats
- Permits SFD, SFA, and MF along eastern portion of community
- Permits a transferring of dwelling units between village boundaries so as to not exceed a maximum unit count of 2,880
- Includes development of a future Community Park, Neighborhood Park, and Pocket Park

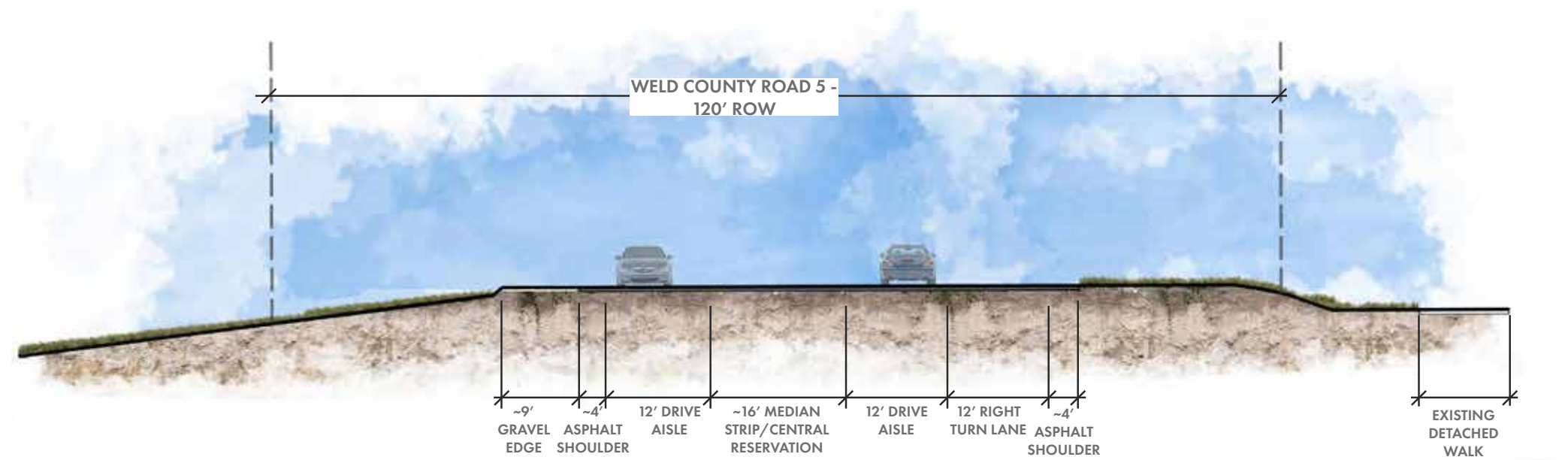


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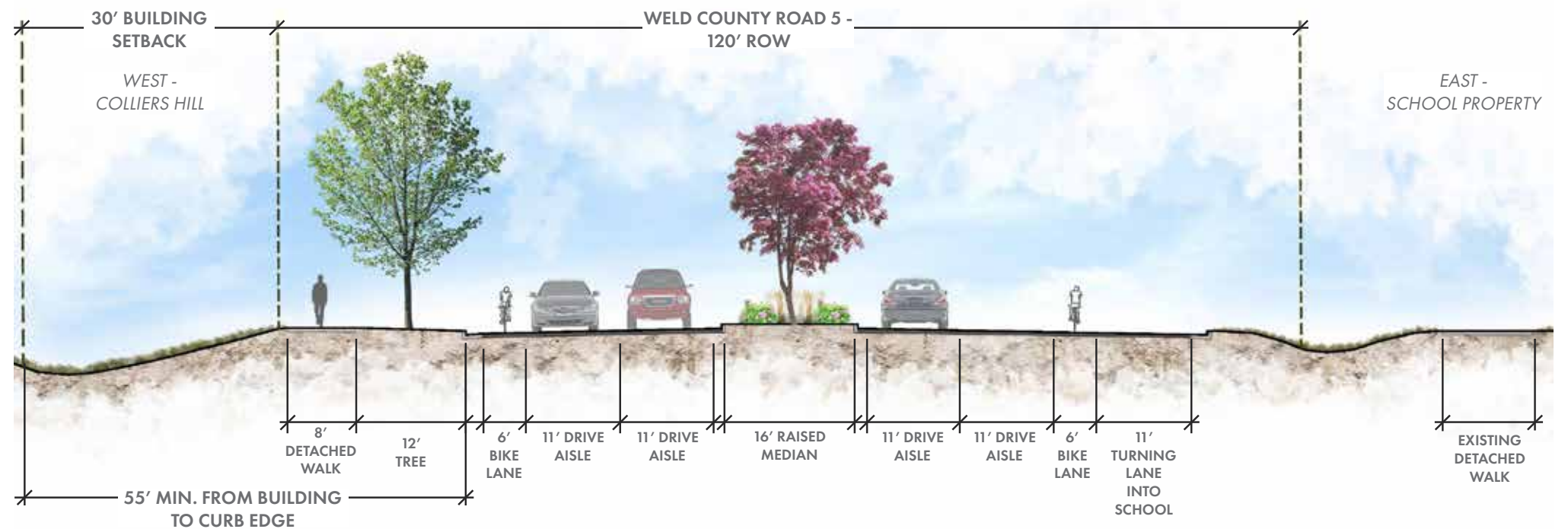
Proposed Updates

1. Maximum building length from 156 ft to 160 ft
2. 335 multi-family units permitted and allowed maximum units per building to 36 units
 - Permitted with unit transfer between Villages
 - Allows for a full-suite of first-class amenities to be provided
 - Allows for additional unit variety for broader range of income levels
3. Allow tandem stalls to count 1:1 toward parking requirements
4. Commitment for additional **architectural enhancements over and above UDC**

General Site Improvements



CR 5 | Existing Condition



CR 5 | Proposed Condition

General Site Improvements



SCALE: N.T.S.



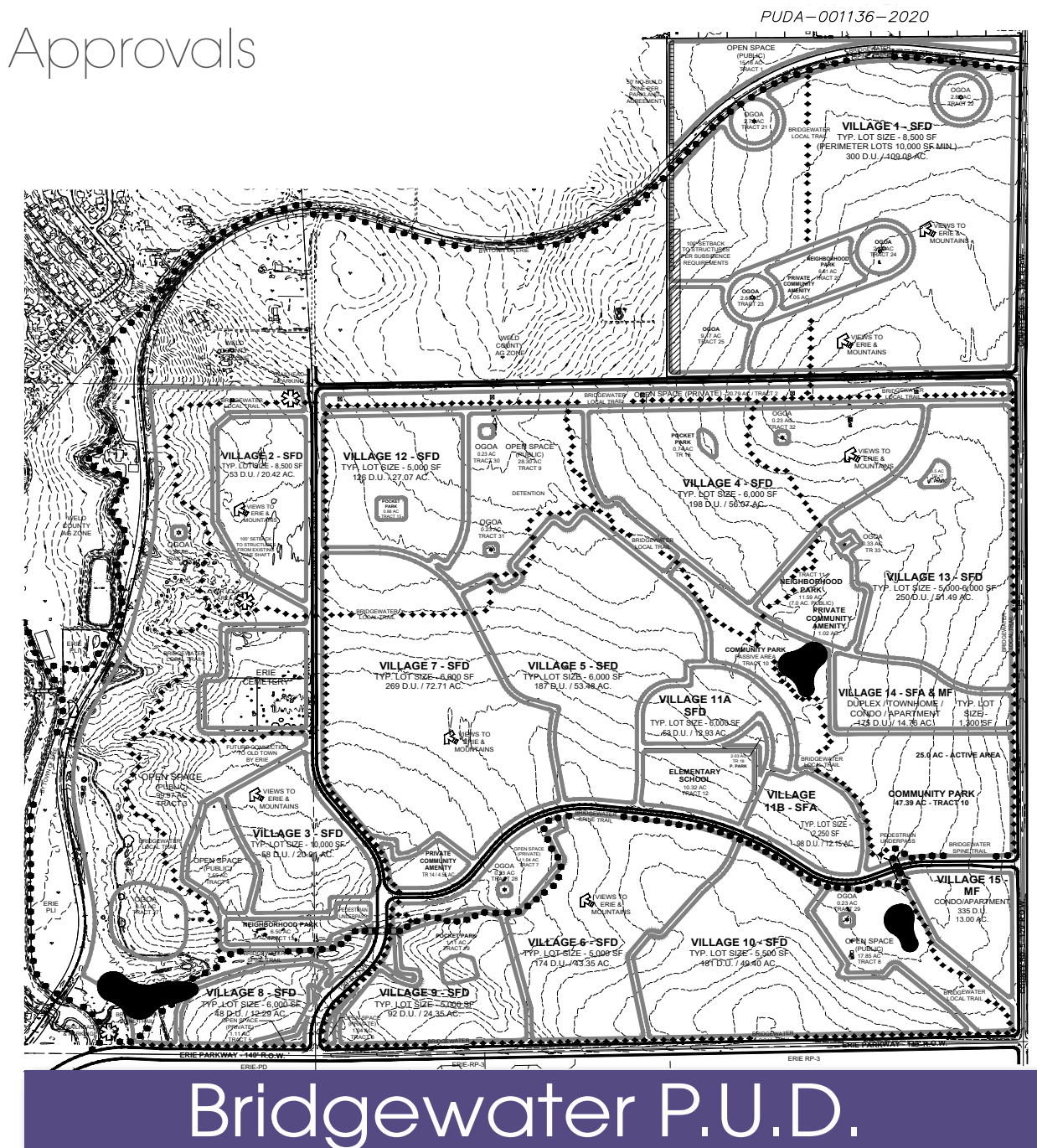
Setbacks

Continuance Discussion

- Traffic
- Population Count
- Setbacks from CR 5 and Colliers Pkwy
- Diversity and Product Change
- Process - Entitlements and Approvals



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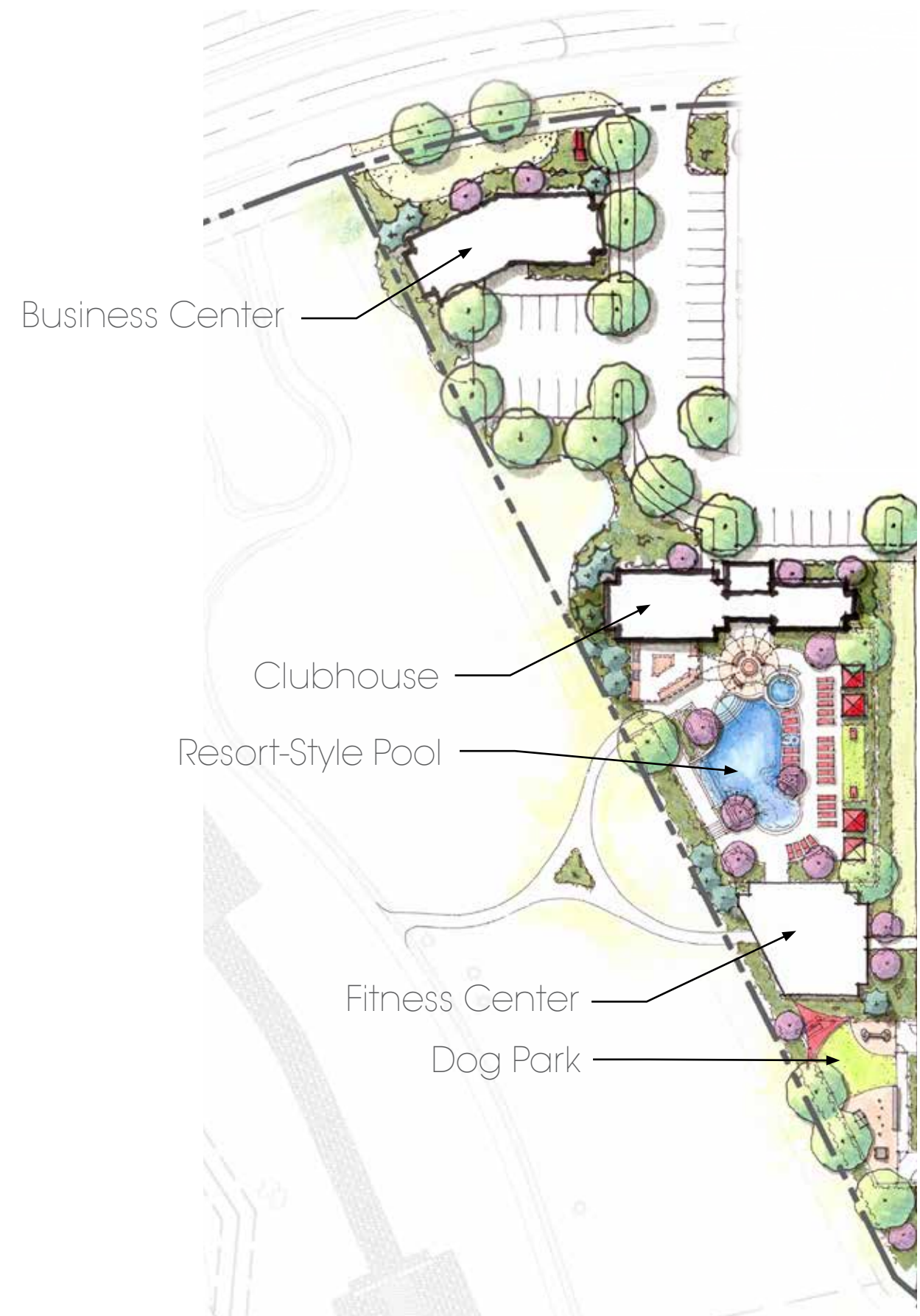


Bridgewater P.U.D.

Village 15 Amenities

Village 15 will provide a genuine, mixed-use experience for its residents, their families and friends, with the inclusion of following Class A amenities, all of which will all be free of charge to residents:

- 1,300 SF Business Center with reservable private offices, reservable conference room, communal workstations, and public computers and printers.
- 3,000 SF Fitness Center with designated spaces for cardio, weight training, spin, rowing, yoga, virtual training and barre.
- Clubhouse with private gathering spaces, fireplace, gourmet serving kitchen, pool table and other communal games.
- Resort-style pool, year-round jetted spa, covered outdoor lounge area with outdoor fireplace.
- Dogs will be welcomed and pampered with an on-site dog park, pet spa, and dog grooming tables.
- Communal mail and package delivery rooms with cold storage for food deliveries.
- Coffee bar with Starbucks coffee machine providing gourmet drip coffee, lattes, and cappuccinos on the go.



Village 15 Affordability

- We understand that many people who work in the Town of Erie aren't able to live in Erie due to **the rising cost of housing and limited rental options** available.
- Based upon publicly available salary information for Town and School District employees, the apartments at Village 15 will have an attainable array of housing options for the following types of roles in Erie (to name a few):
 - Police Officers
 - Teachers
 - Parks Maintenance Technicians
 - Permit Technicians
 - Administrative Assistants
 - Public Works Technicians
 - Building Inspectors
 - Recreation Coordinators
 - Accountants
 - Park Supervisors
 - Engineers
 - Mechanics
- Additionally, we'd like to go a step further to address the region's affordability issue by **committing up to 5% of our units at below market rates specifically for teachers and employees of the adjacent schools**, assuming there would be support from the town for this affordability component.



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