



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
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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



ERIE, COLORADO

LIFESTYLES. ROOFTOPS. CUSTOMERS.

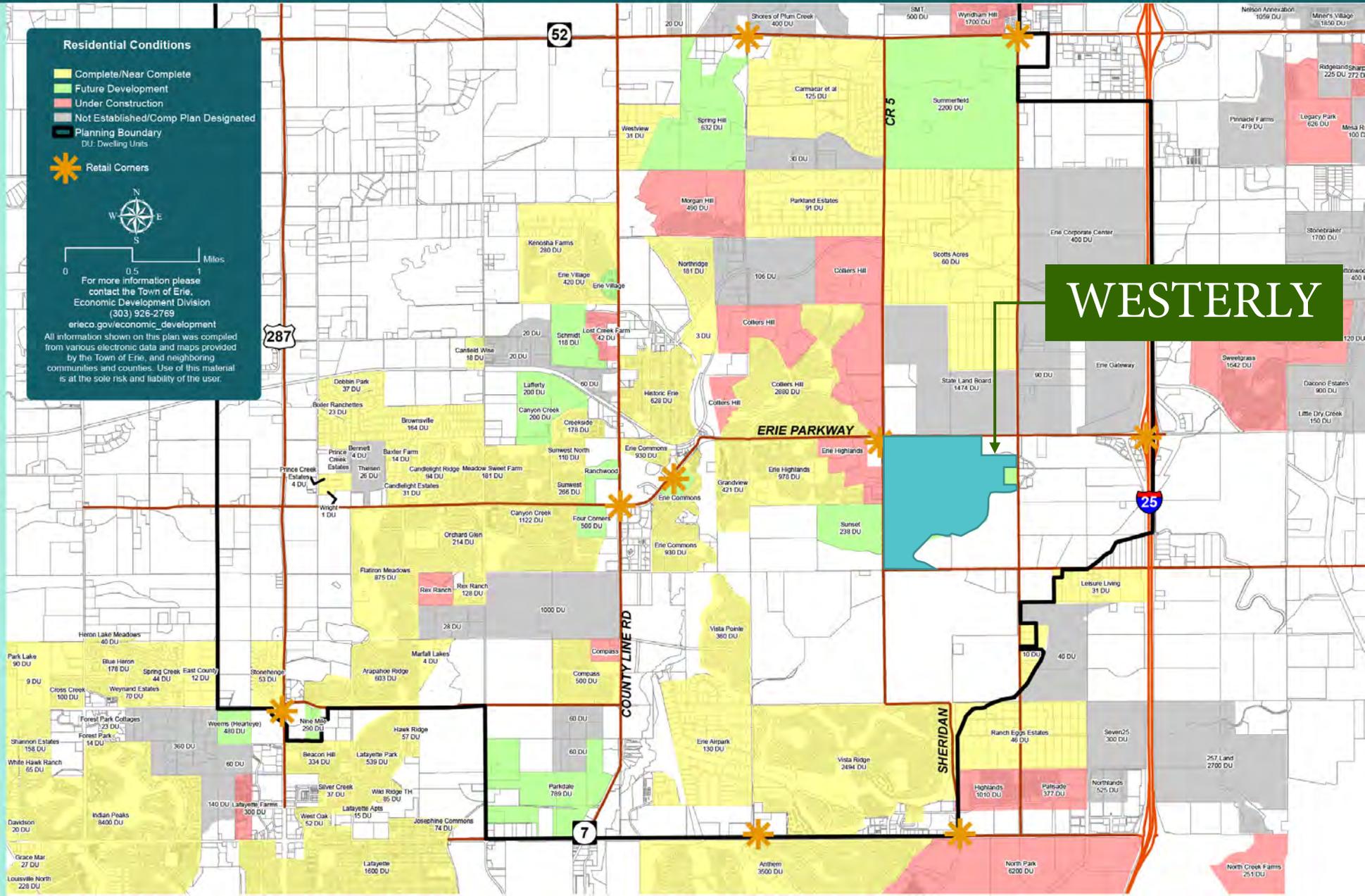
RESIDENTIAL DEVELOPMENT CONDITIONS 2020

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

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 presents an initial Sketch Plan for the Dearmin portion of the property, and rezoning for the Dearmin portion of the property.

DEC - 2017

- Southern Land Company purchases the Dearmin & Swink 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-JULY 2020

- Re-Zoning for the NMU portion of the Dearmin property was unanimously approved, this request was made to match the boundaries being proposed with the Preliminary Plat. On July 2nd Planning Commission unanimously recommended approval of the PUD & Preliminary Plat.



Project Precedents
Westhaven | Franklin, TN

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



Project Precedents
Westhaven | Franklin, TN



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INSPIRATION

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Community Building

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





Open Space / Amenities



Community Events



Concept – Town Center







WESTERLY

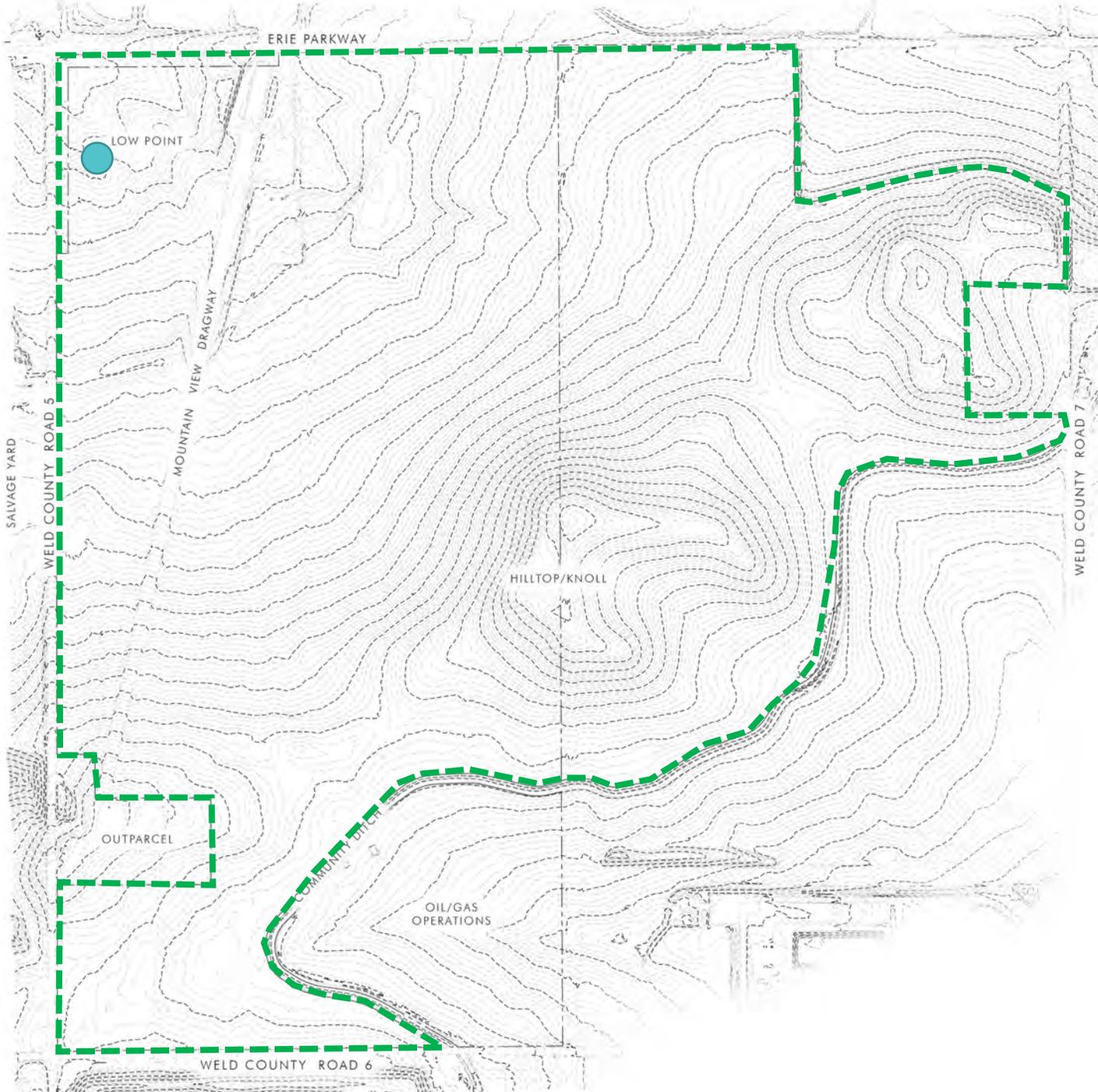
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PRELIMINARY PLAT

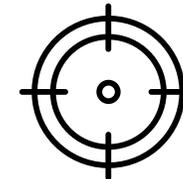
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Site Inventory

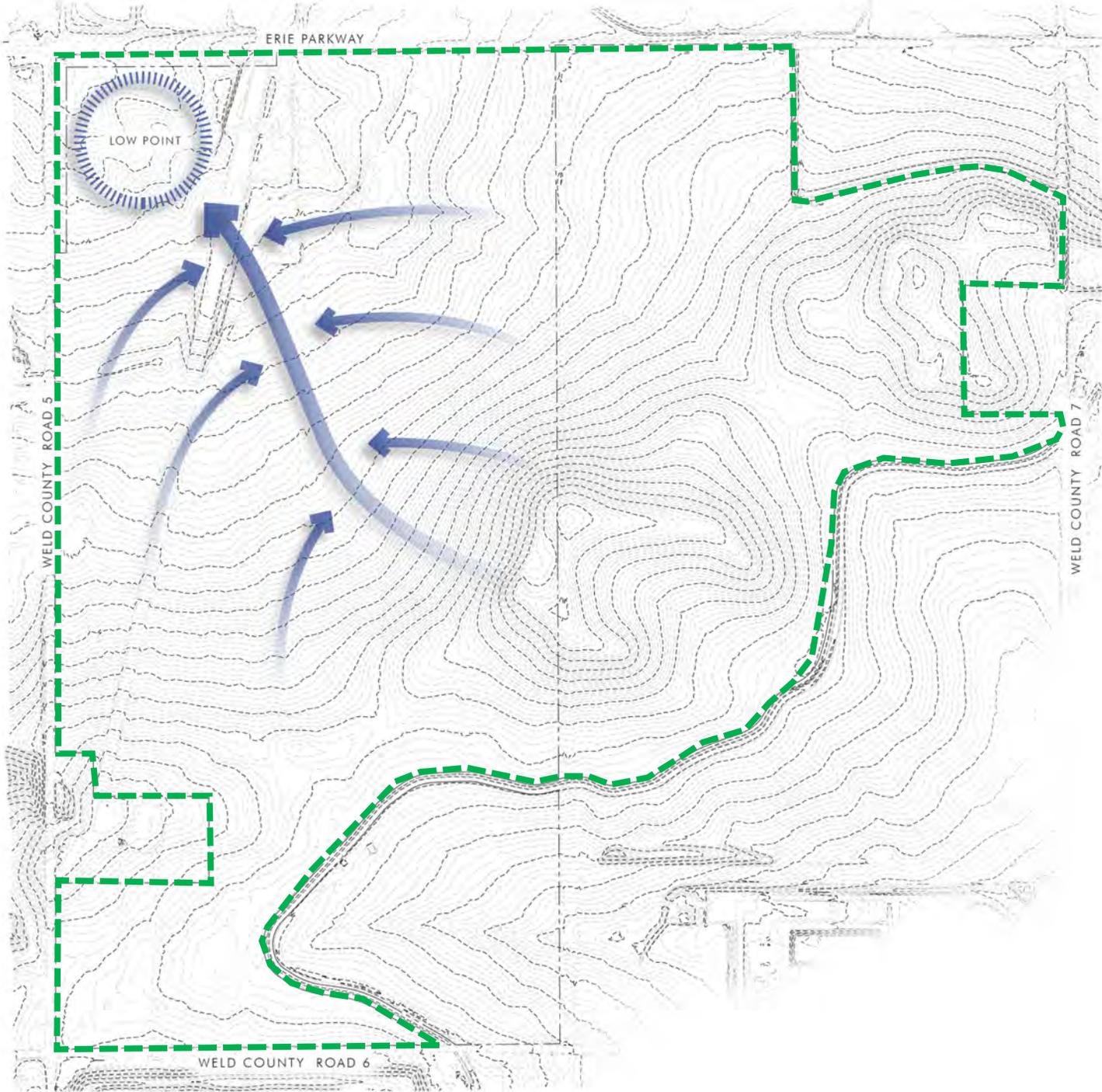
- Potential Red Tail Hawk nest, prior to any construction activities a clearance survey will be conducted. If the nest is active construction activities would need to include a 1/3rd mile buffer between February 15th, and July 15th.



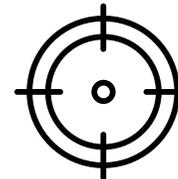
North



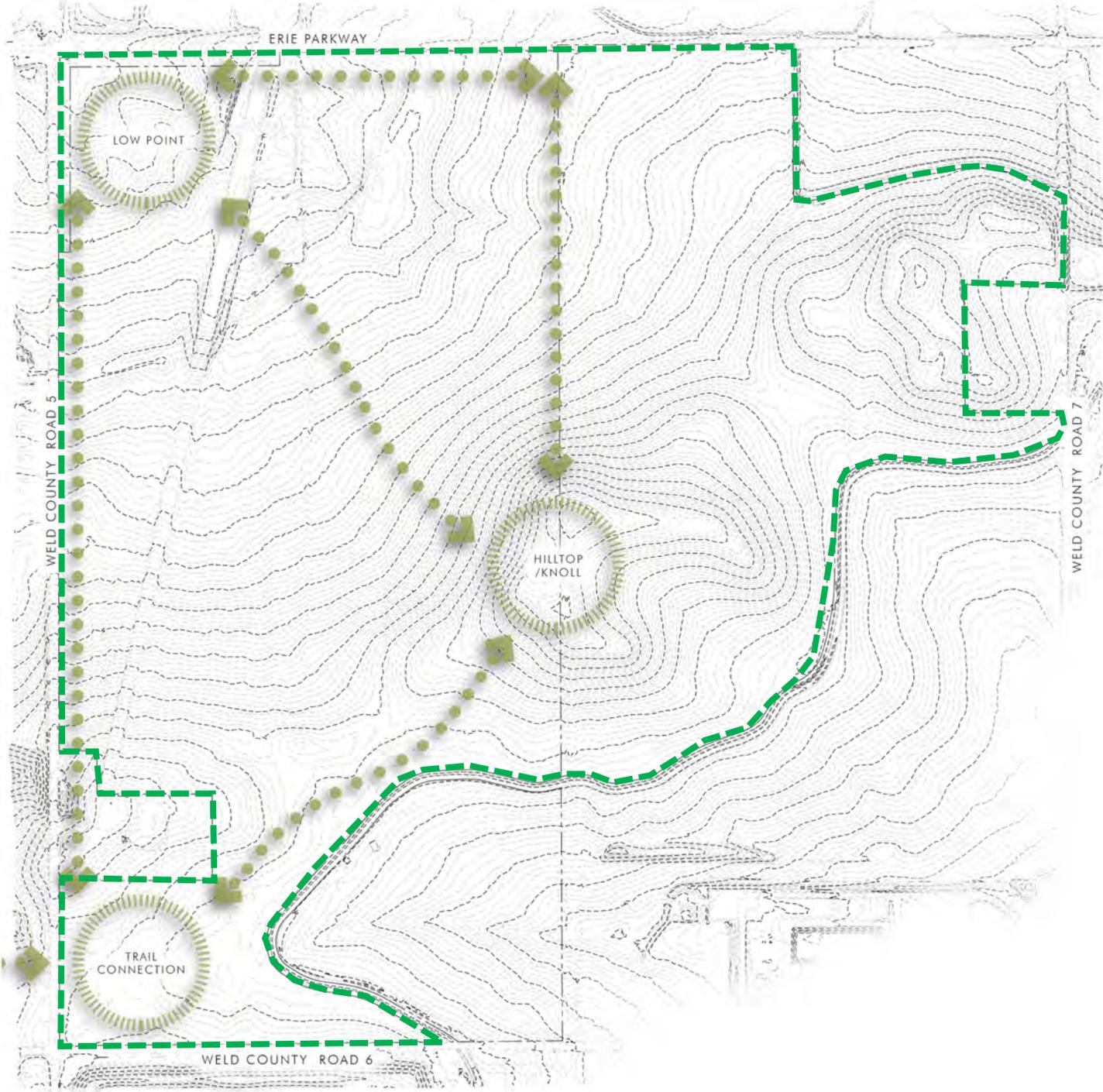
Concept Drainage



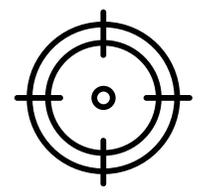
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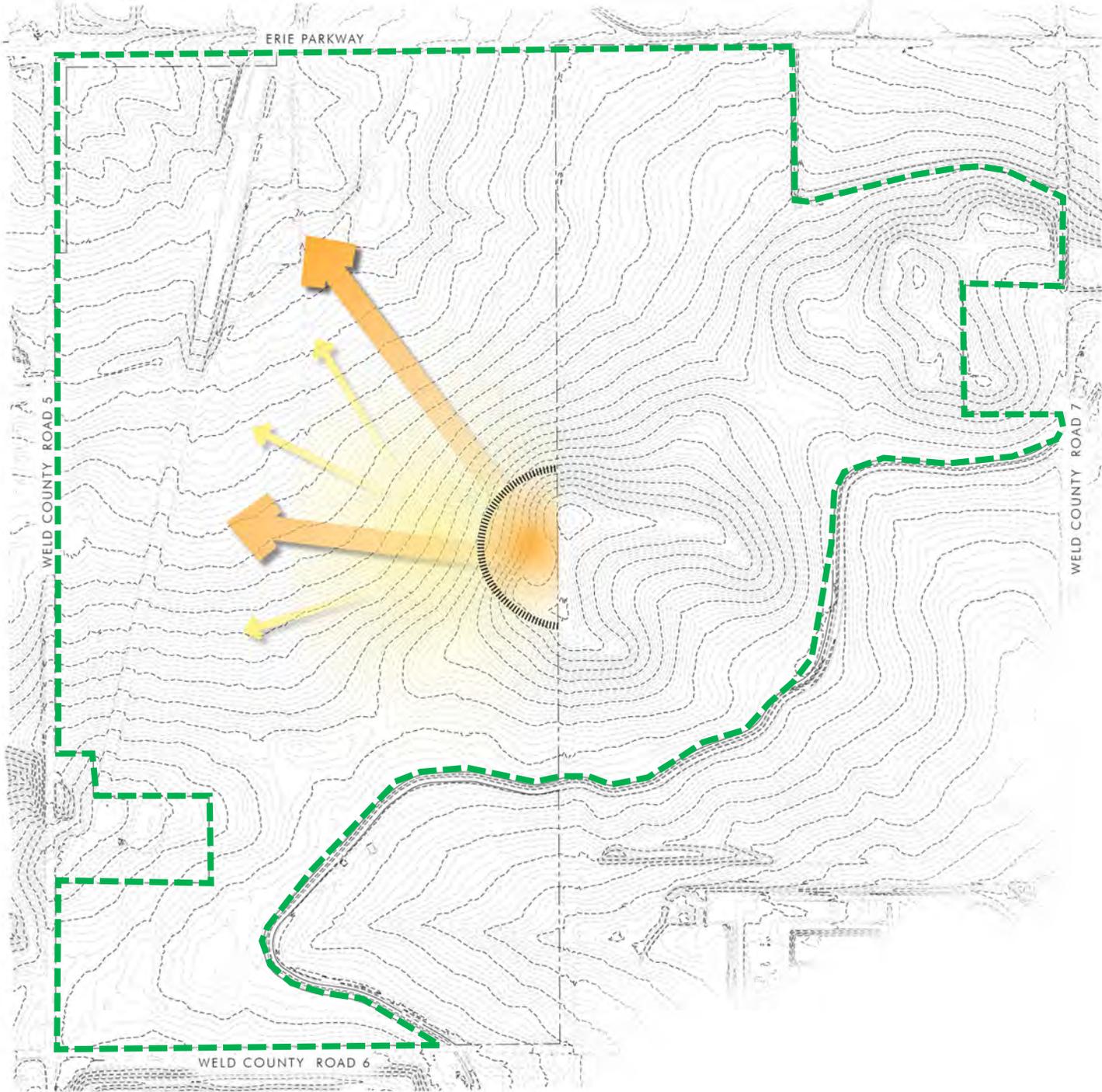
Concept Open Space



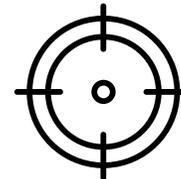
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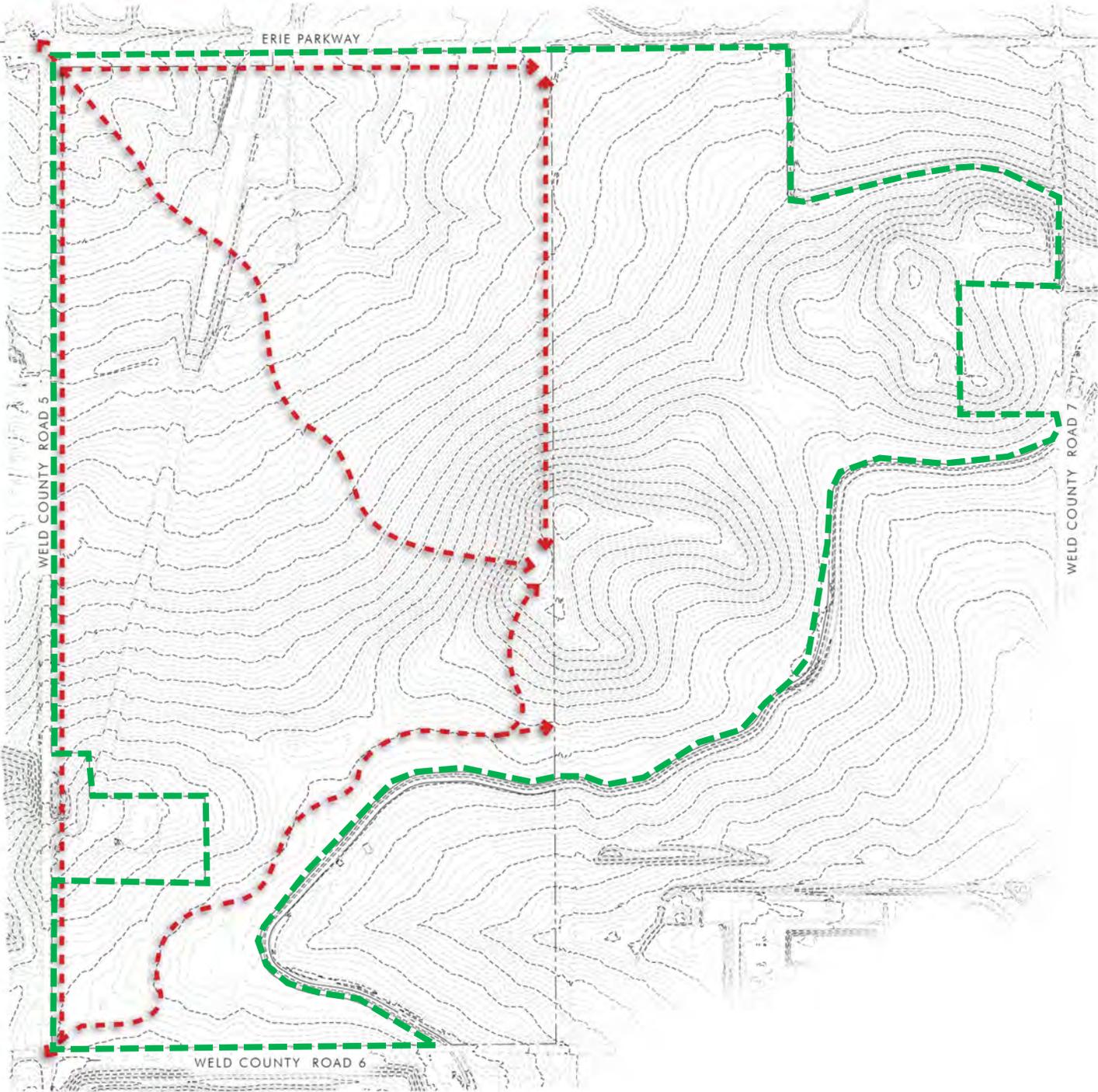
Concept - Views



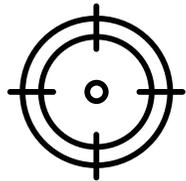
North



Multi-Use Trails



North

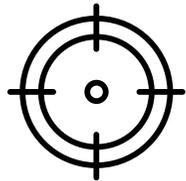


Overall Master Plan



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

North



Preliminary Plat Area



PRODUCT TYPE	LOT SIZE	TYPE
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 COMM	N.A.	FIRST FLOOR AREA (SQ. FT.)

North



Open Space & Parks

- 44.71 Acres of Dedicated Open Space, 26.92 is required.
- 4.75 Acres of Neighborhood Park
- 24.40 Acres of Additional Open Space/Parks
- 73.86 Total Acres of Open Space, 28% of the Site

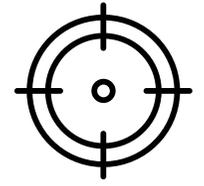




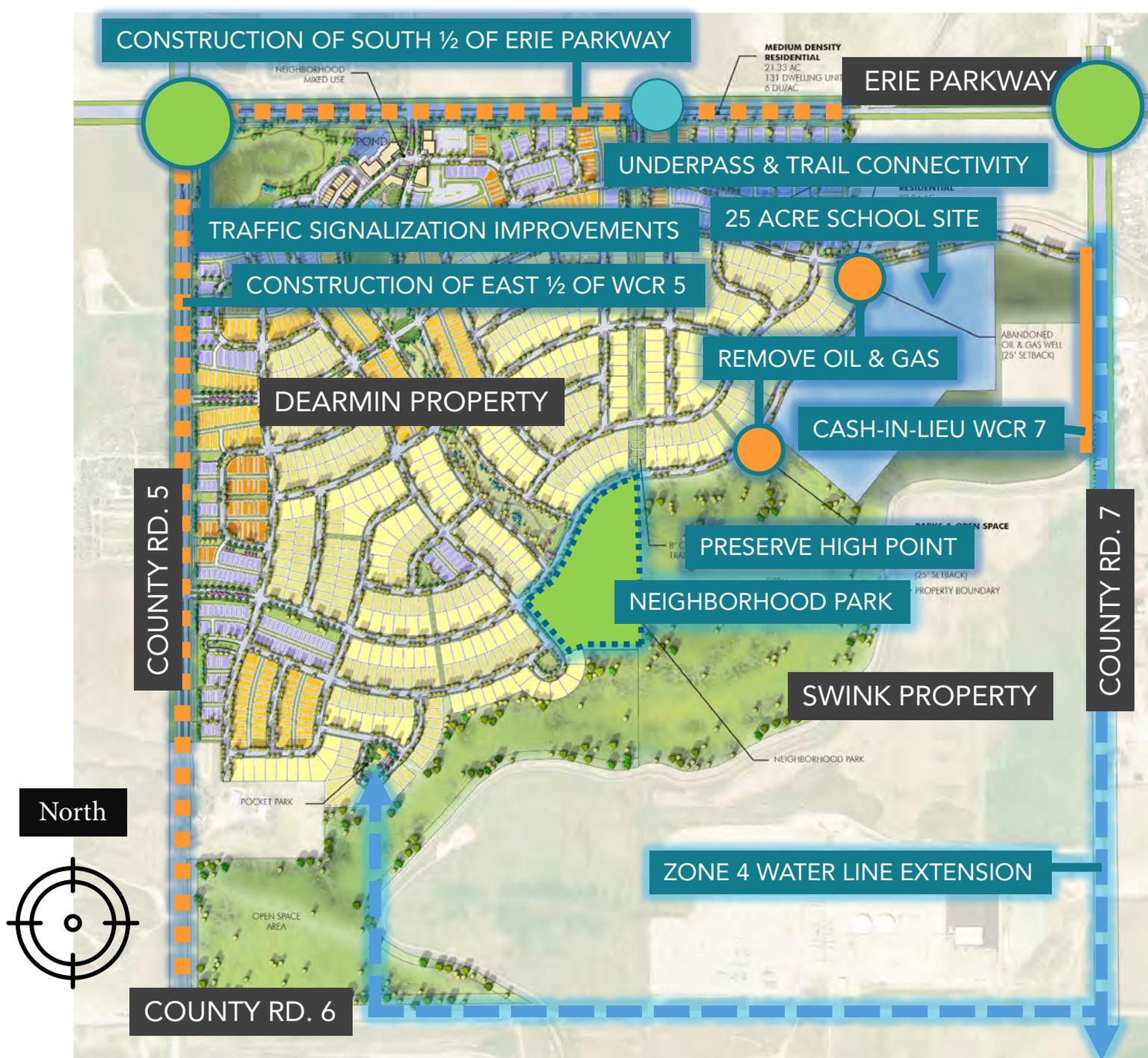
Trail Connections

- In total there are more than 4.5 miles of trails integrated throughout the community.

North



WESTERLY PROJECT BENEFITS



WESTERLY PROJECT BENEFITS



ERIE PARKWAY

PRODUCT TYPE	LOT SIZE	TYPE
LW	22' X 50' (MIN)	MIXED USE - LIVE/WORK ALLEY LOAD
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COMM	N.A.	FIRST FLOOR AREA (SQ. FT.)

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

North



COUNTY RD. 6

WESTERLY PROJECT BENEFITS



Westerly Sustainability Master Plan

- Land Plan
- Homes built to a minimum of Energy Star 3.0
- Minimum HERS Scores of 60
- Solar Ready Homes
- Fiber to the Home from CenturyLink (up to 1Gps up and down available), coax from Comcast (600Mbps up/15Mbps down)
- Petitioning carriers to conduct a coverage study to resolve current cell issues around Westerly



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PUD

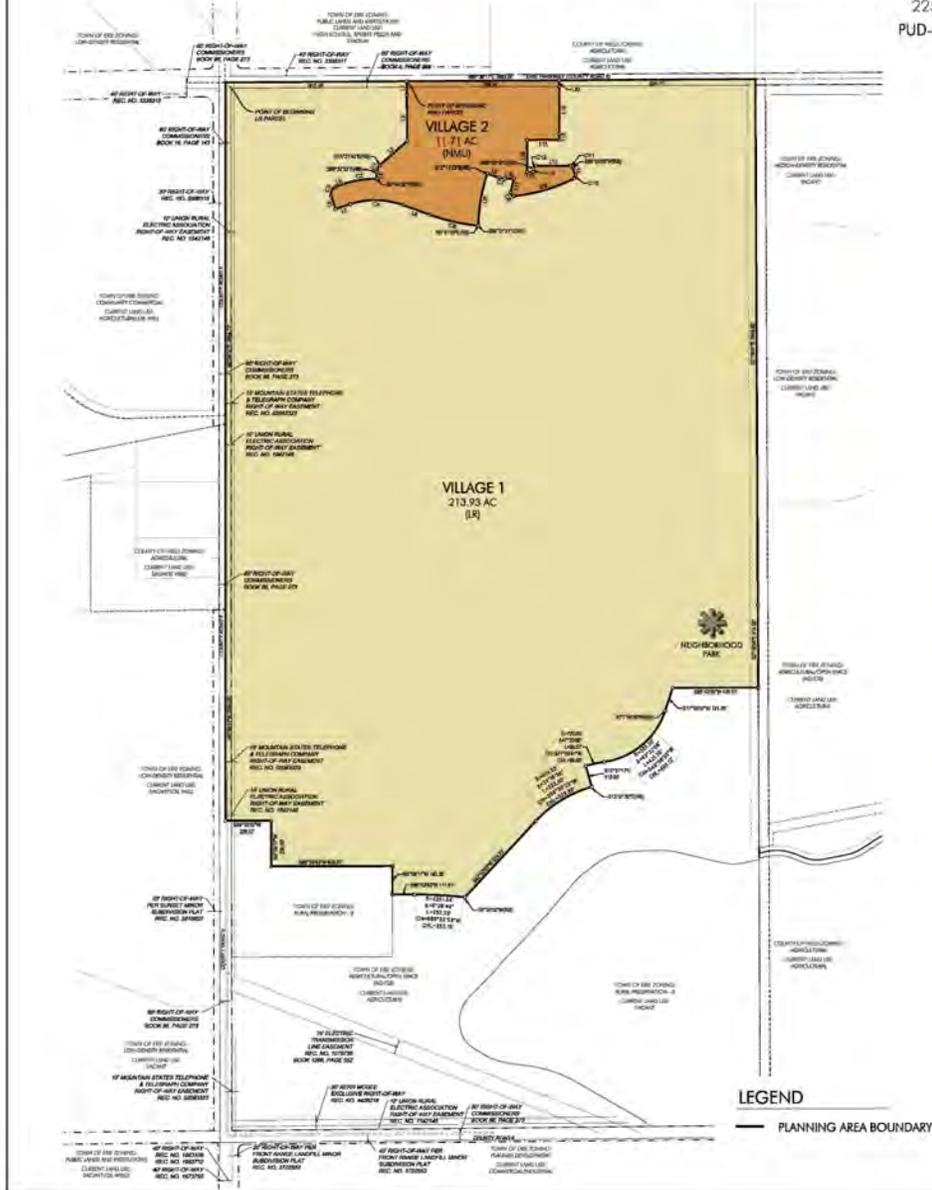
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WESTERLY - P.U.D. OVERLAY DISTRICT

LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

225.64 ACRES
PUD-001039-2019



USE TABLE		
VILLAGE	PERMITTED PRINCIPAL USES	
LR	VILLAGE 1	SINGLE FAMILY FRONT LOAD SINGLE FAMILY ALLEY LOAD ¹ DUPLEX ALLEY LOAD ¹ TOWNHOME ALLEY LOAD ¹
	VILLAGE 2	ALL USES PERMITTED BY THE MUNICIPAL CODE IN THE NMU DISTRICT AS AMENDED
	NMU	ALL USES PERMITTED BY THE MUNICIPAL CODE IN THE NMU DISTRICT AS AMENDED

¹. ACCESSORY STRUCTURES ARE NOT PERMITTED ON LOTS WHERE VEHICULAR ACCESS IS PROVIDED TO THE REAR OF THE LOT BY AN ALLEY.

DIMENSIONAL STANDARDS SUMMARY CHART								
LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
VILLAGE ONE								
SINGLE FAMILY FRONT LOAD	45	4,500	FRONT - 15 DRAINAGE - 30 ACC - 25	NOT APPLICABLE	5	5	FRONT - 15 ACC - 5	FRONT - 15 ACC - 25
	48 CORNER LOTS							
SINGLE FAMILY ALLEY LOAD	34	3,000	5	2	5	5	FRONT - 0	FRONT - 15 ACC - 25
	37 CORNER LOTS							
DUPLEX ALLEY LOAD	24	1,700	5	5	5	5	FRONT - 0	FRONT - 15 ACC - 25
	27 CORNER LOTS							
TOWNHOME ALLEY LOAD	20	1,200	5	5	5	5	FRONT - 0	FRONT - 15 ACC - 25
	25							
VILLAGE TWO								
LIVE WORK	50	1,000	5	NOT APPLICABLE	5	5	FRONT - 0	FRONT - 15 ACC - 25
	75 CORNER LOTS							

- ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE DISTRICT INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDING THAT IS NOT ATTACHED.
- MULTIPLE PRINCIPAL BUILDINGS ON A SINGLE LOT SHALL BE SEPARATED BY A DISTANCE EQUAL TO THE DISTANCE THAT WOULD BE REQUIRED IF THEY WERE SEPARATED BY A LOT LINE.
- FRONT, SIDE, AND REAR SETBACKS SHALL ALLOW FOR ENCROACHMENTS INTO THE SETBACK OF UP TO 2 FEET FOR ABOVE-GRADE FEATURES INCLUDING EAVES, AND OVERHANGS, EXCEPT WHERE THE SETBACK IS 0, THEN NO ENCROACHMENT IS ALLOWED.
- SIDE AND REAR SETBACKS SHALL ALLOW FOR ENCROACHMENTS INTO THE SETBACK OF UP TO 3 FEET FOR WINDOW WELLS, EXCEPT WHERE THE SETBACK IS 0, THEN NO ENCROACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.
- ON SINGLE FAMILY FRONT LOADED LOTS, REAR SETBACKS SHALL ALLOW FOR AN ENCROACHMENT INTO THE SETBACK OF UP TO 4 FEET FOR A ROOM TO BE CONSTRUCTED OVER AN AT GRACE PATIO OR OVER A DECK WHICH IS LESS THAN 30 INCHES ABOVE GRADE.
- UTILITY EASEMENTS MAY BE MORE RESTRICTIVE THAN MINIMUM SETBACKS, THE GREATER OF THE MINIMUM SETBACK OR THE UTILITY EASEMENT SHALL GOVERN.
- ALL LOTS WITHIN VILLAGE 2 EXCEPT AS MODIFIED HEREBY SHALL FOLLOW THE DIMENSIONAL STANDARDS ESTABLISHED BY THE UDC FOR MAU OUTSIDE OF OLD TOWN AS AMENDED.

SOUTHERN LAND COMPANY
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Fort Collins, CO 80504
970.491.1910 ext. 1000 | 100001000

Matrix DESIGN GROUP

WESTERLY
PLANNED UNIT DEVELOPMENT ZONING MAP
LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

REVISIONS:	
11	06.11.2019
12	11.18.2019
13	03.20.2020
14	04.16.2020
15	05.22.2020
16	06.8.2020

DATE: 09.25.2019
PROJECT #: PUD-001039-2019

PUD OVERLAY MAP

SHEET NO.
2 OF 4



DIMENSIONAL STANDARDS - UDC compared to PUD

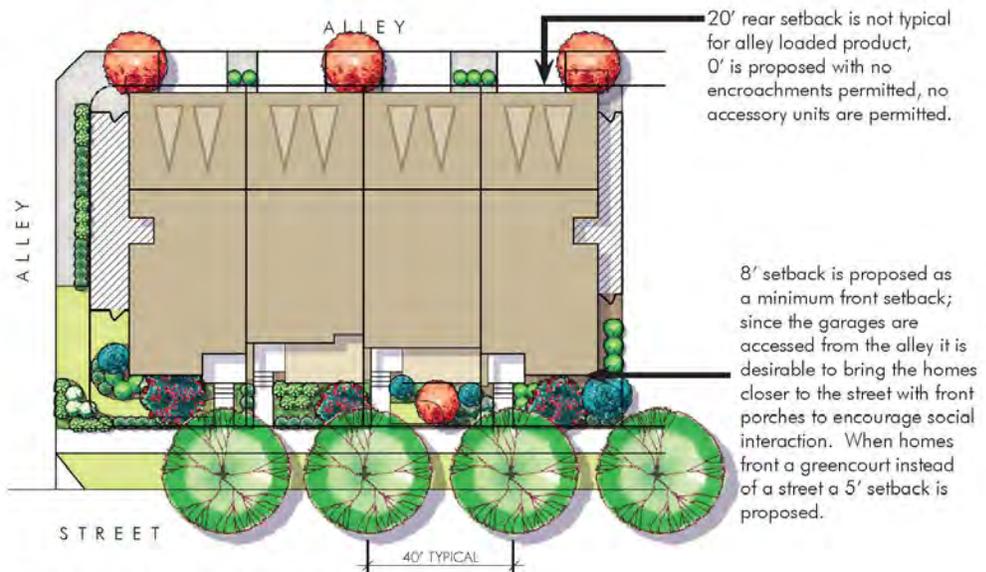
	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)				
HOUSING TYPE	WIDTH (FT.)	AREA (S.F.)	FRONT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
LR - UDC	SF: 50' 60' corner MF: none	SF: 5,000 MF: 2,500	PRIN. - 20'	20'	5'	PRIN. - 20'	PRIN. - 35' ACC. 25'
			ACC. - 30'			ACC. - 5'	
SINGLE FAMILY FRONT LOAD	45'	4,500	PRIN. - 15'	8'	5'	PRIN. - 15'	PRIN. - 35' ACC. 25'
	48' CORNER LOTS		ACC. - 25'			ACC. - 5'	
SINGLE FAMILY ALLEY LOAD	34'	3,000	PRIN. - 8'	8'	5'	PRIN. - 0'	
	37' CORNER LOTS		ACC. - NA			ACC. - NA	
DUPLEX ALLEY LOAD	24'	1,700	PRIN. - 8'	8'	5'	PRIN. - 0'	
	27' CORNER LOTS		ACC. - NA			ACC. - NA	
TOWNHOME ALLEY LOAD	20'	1,200	PRIN. - 8'	8'	5'	PRIN. - 0'	
	28'		ACC. - NA			ACC. - NA	



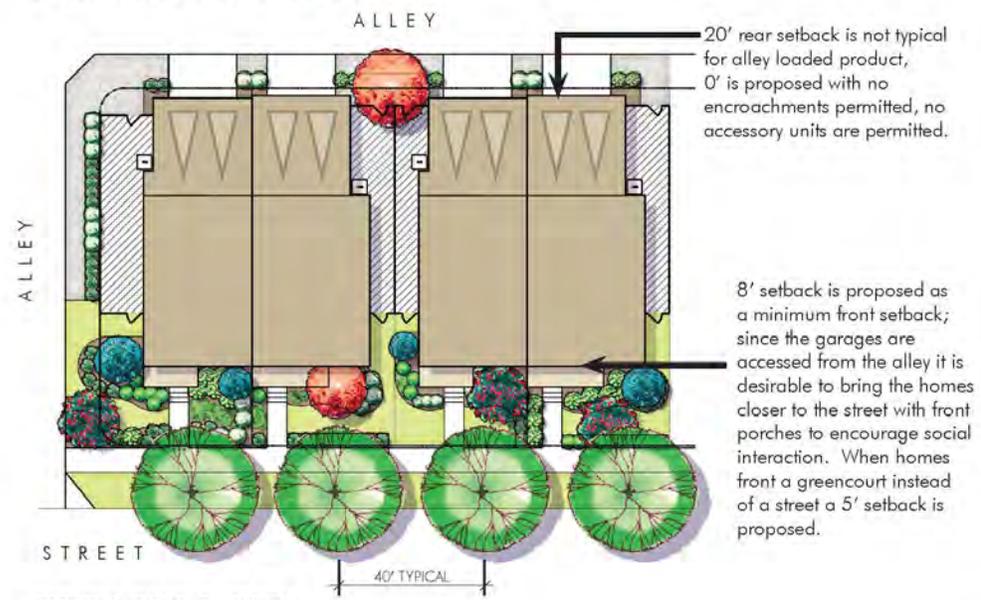
SINGLE FAMILY FRONT LOAD - TYPICAL



SINGLE FAMILY ALLEY LOAD - TYPICAL



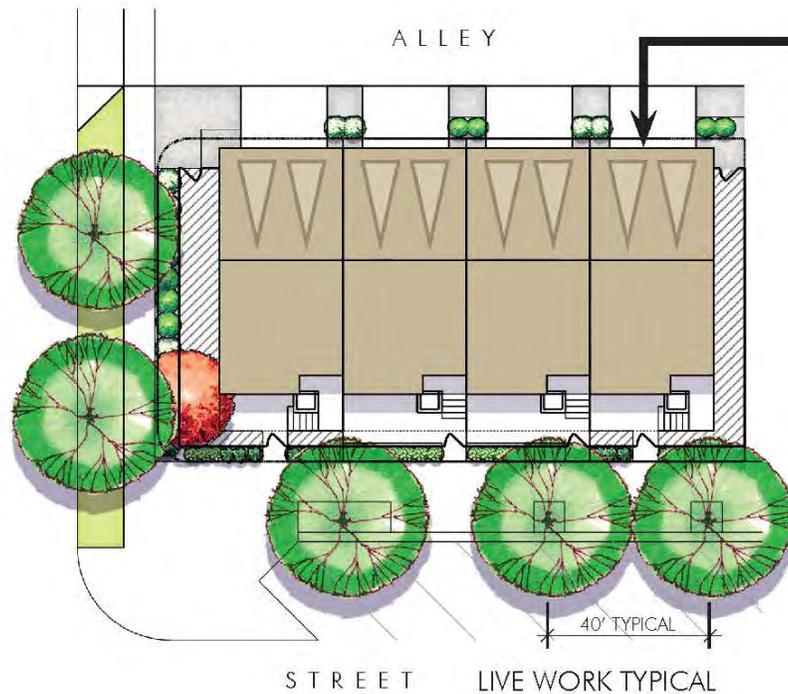
TOWNHOME ALLEY LOAD - TYPICAL



DUPLEX ALLEY LOAD - TYPICAL

DIMENSIONAL STANDARDS - UDC compared to PUD

	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)				
HOUSING TYPE	WIDTH (FT.)	AREA (S.F.)	FRONT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
NMU - UDC	25'	not listed	PRIN. - 0'	0'	0'	PRIN. - 20'	PRIN. - 45' 3 stories
			ACC. - NA			ACC. - 5'	
LIVE WORK - PUD	20'	1,000	PRIN. - 5'	8'	5'	PRIN. - 0'	PRIN. - 45' 3 stories
	28' CORNER LOTS		ACC. - NA			ACC. - NA	



20' rear setback is not typical for alley loaded product, 0' is proposed with no encroachments permitted, no accessory units are permitted.



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WESTERLY - STREETSCAPE
ALLEY LOAD PRODUCT

JUNE 24, 2020
SCALE 1/8" = 1'-0"



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WESTERLY - STREETSCAPE
FRONT LOAD PRODUCT

JUNE 24, 2020
SCALE 1/8" = 1'-0"



SOUTHERN LAND
COMPANY

WESTERLY - STREETSCAPE
FRONT LOAD PRODUCT

JUNE 24, 2020

SCALE 1/8" = 1'-0"



REPRESENTATIVE DUPLEX



REPRESENTATIVE TOWNHOME



REPRESENTATIVE STREETSCAPES



REPRESENTATIVE STREETSCAPES



REPRESENTATIVE STREETSCAPES



REPRESENTATIVE STREETSCAPES



© MARTY PAOLETTA

REPRESENTATIVE STREETSCAPES



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PROJECT IMAGERY

SOUTHERN LAND

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WESTERLY







FUTURE COMMERCIAL

FUTURE AMENITY

FUTURE LIVE/WORK



















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PROJECT INFORMATION

01

- The proposal is for a PUD and Preliminary Plat for the first portion of the Westerly Community, totaling 530 lots as follows, 162 alley served Duplex, 59 alley served Townhome, 167 alley served Single Family Homes, and 142 traditional front served Single Family Homes.

02

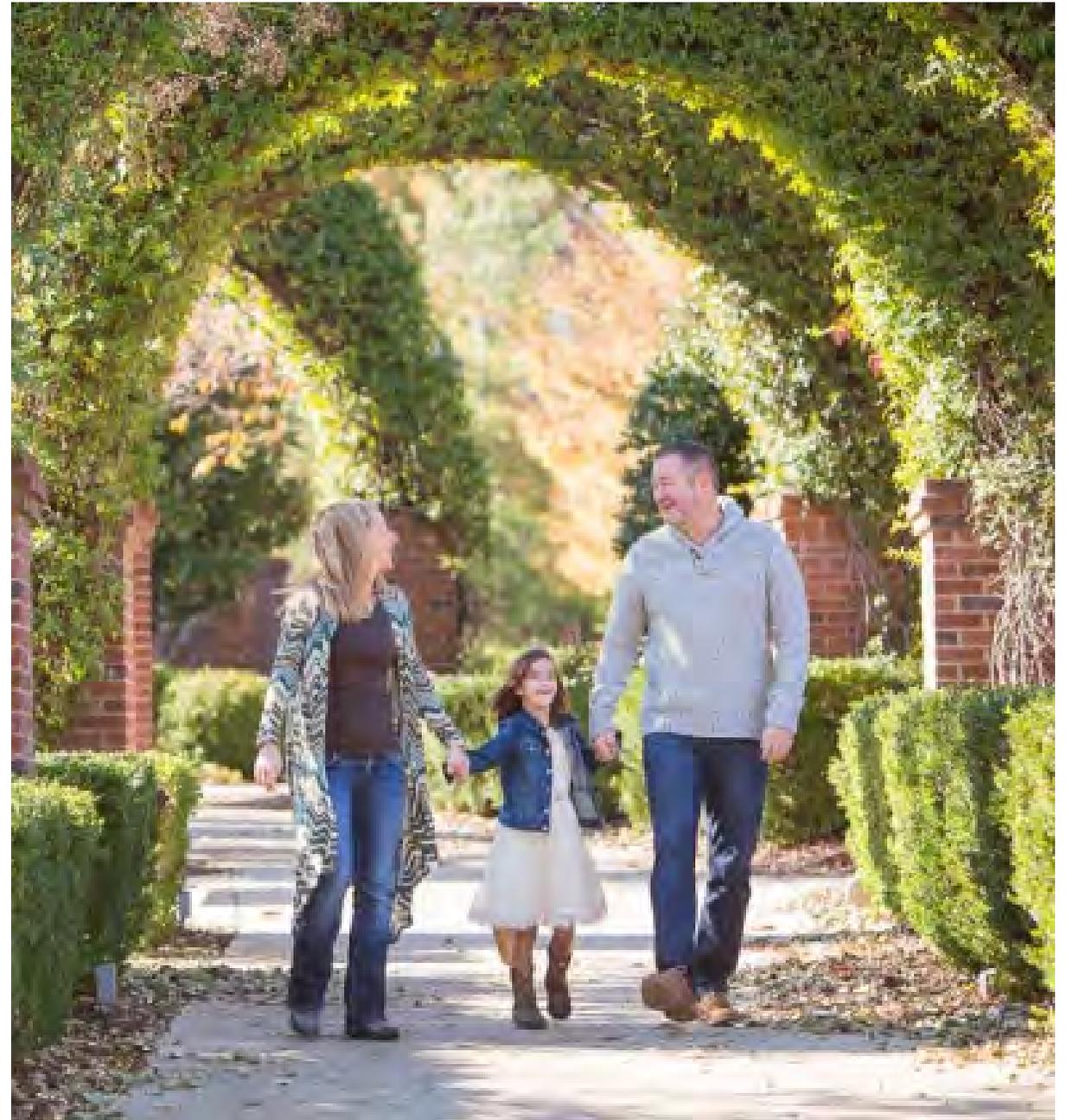
- The proposal provides 47.41 acres of dedicated Open Space, 26.92 acres is required with this Preliminary Plat. In addition all required Park dedication requirements are being met, and in total this Preliminary Plat includes 73.86 acres of Parks and Open Space – 28%.

03

- The Westerly Community provides a new and unique walkable community design, providing multiple housing options for the Town of Erie, and is consistent with the design principles established by Andres Duany for the Erie Town Center.

04

- Staff has recommended approval based on the review of the approval criteria, and Planning Commission unanimously recommended approval of the PUD and Preliminary Plat.





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Overall Master Plan



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