



**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,

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SOUTHERN LAND  
COMPANY



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

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

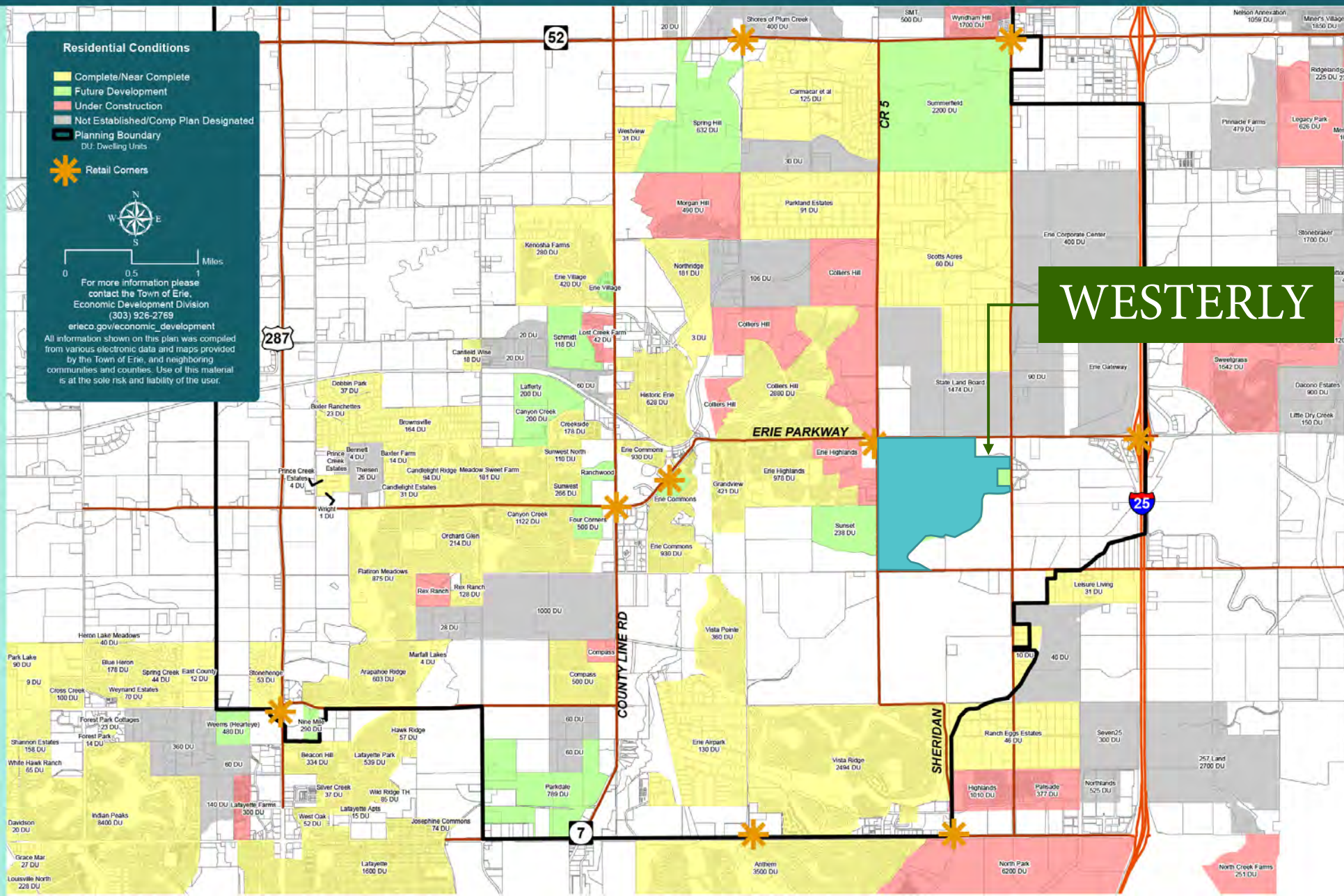




# ERIE, COLORADO

LIFESTYLES. ROOFTOPS. CUSTOMERS.

## RESIDENTIAL DEVELOPMENT CONDITIONS 2020



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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 2<sup>nd</sup> 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







# Commercial







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PRELIMINARY PLAT

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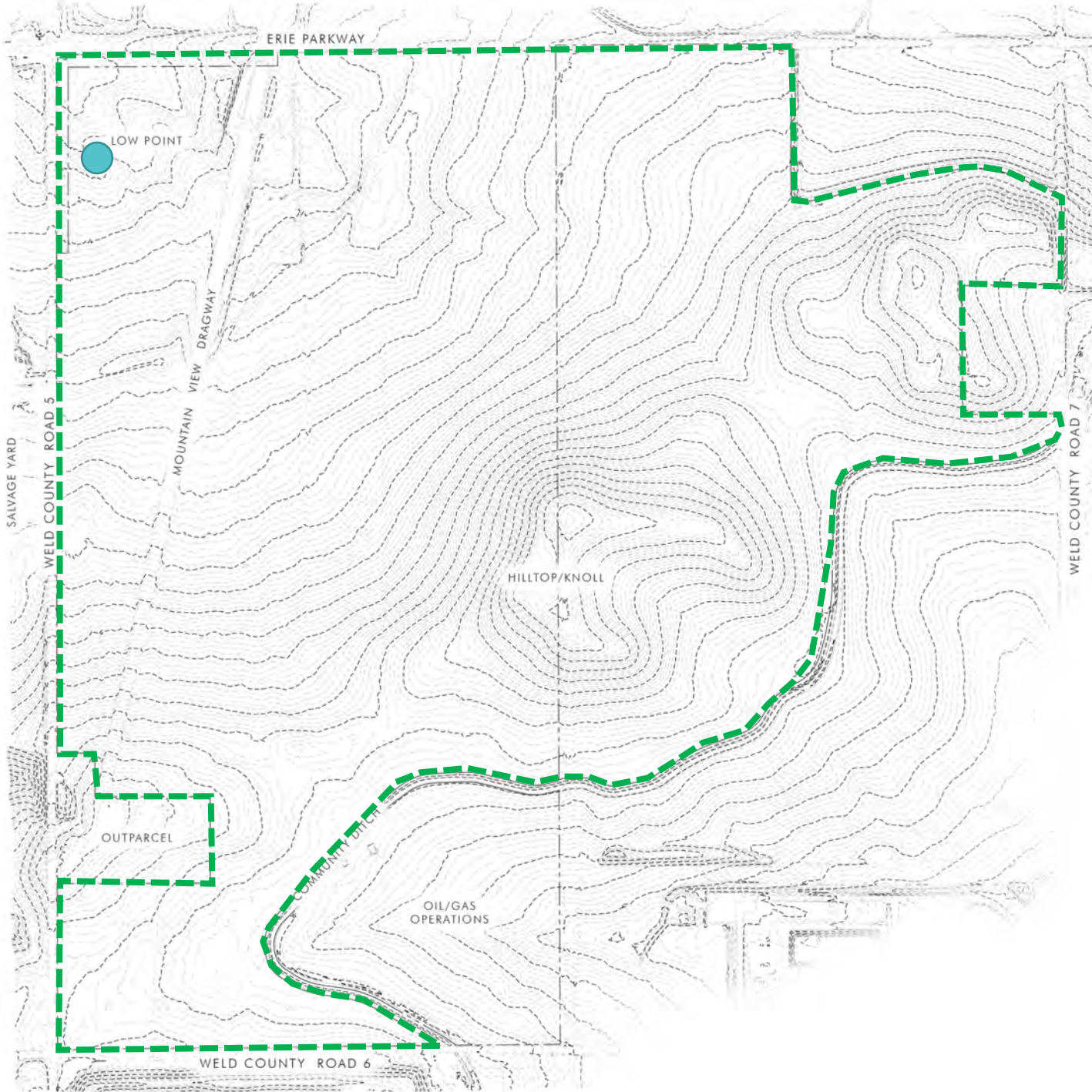
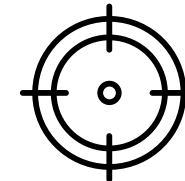


# Site Inventory



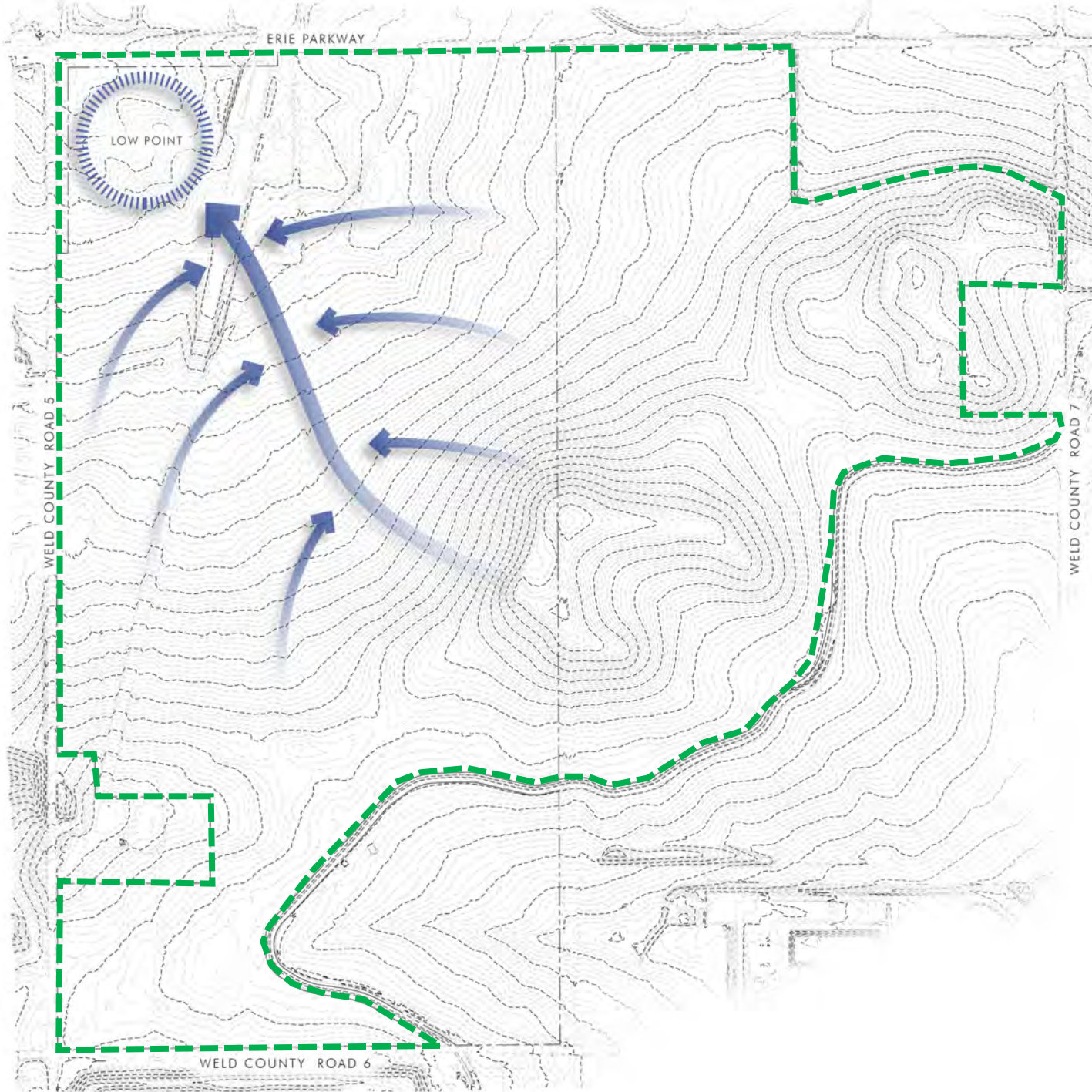
Potential Red Tail Hawk nest, prior to any construction activities a clearance survey will be conducted. If the nest is active construction activities would need to include a 1/3<sup>rd</sup> mile buffer between February 15<sup>th</sup>, and July 15<sup>th</sup>.

North

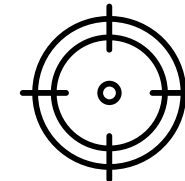




# Concept Drainage

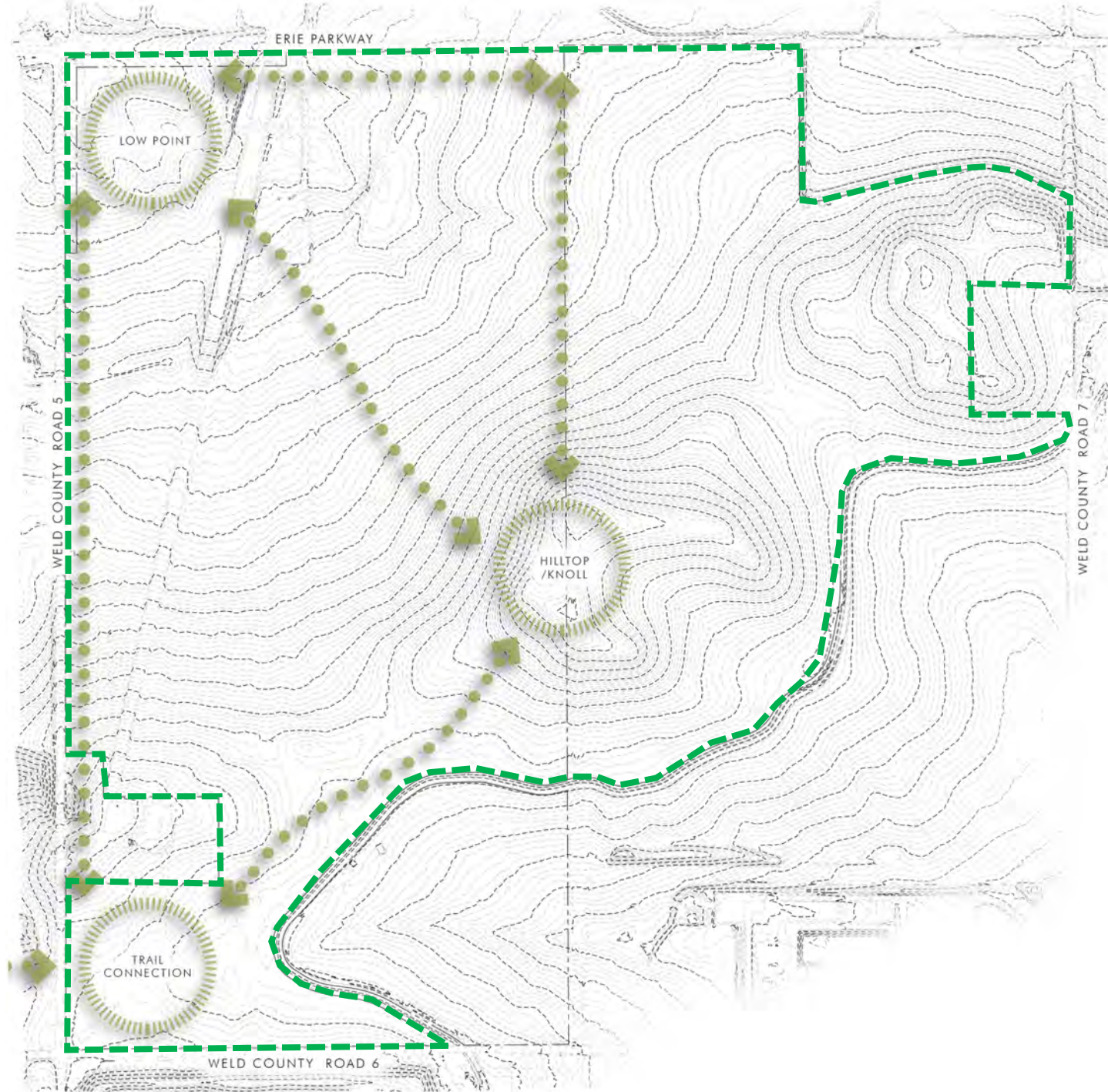


North

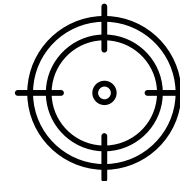




# Concept Open Space

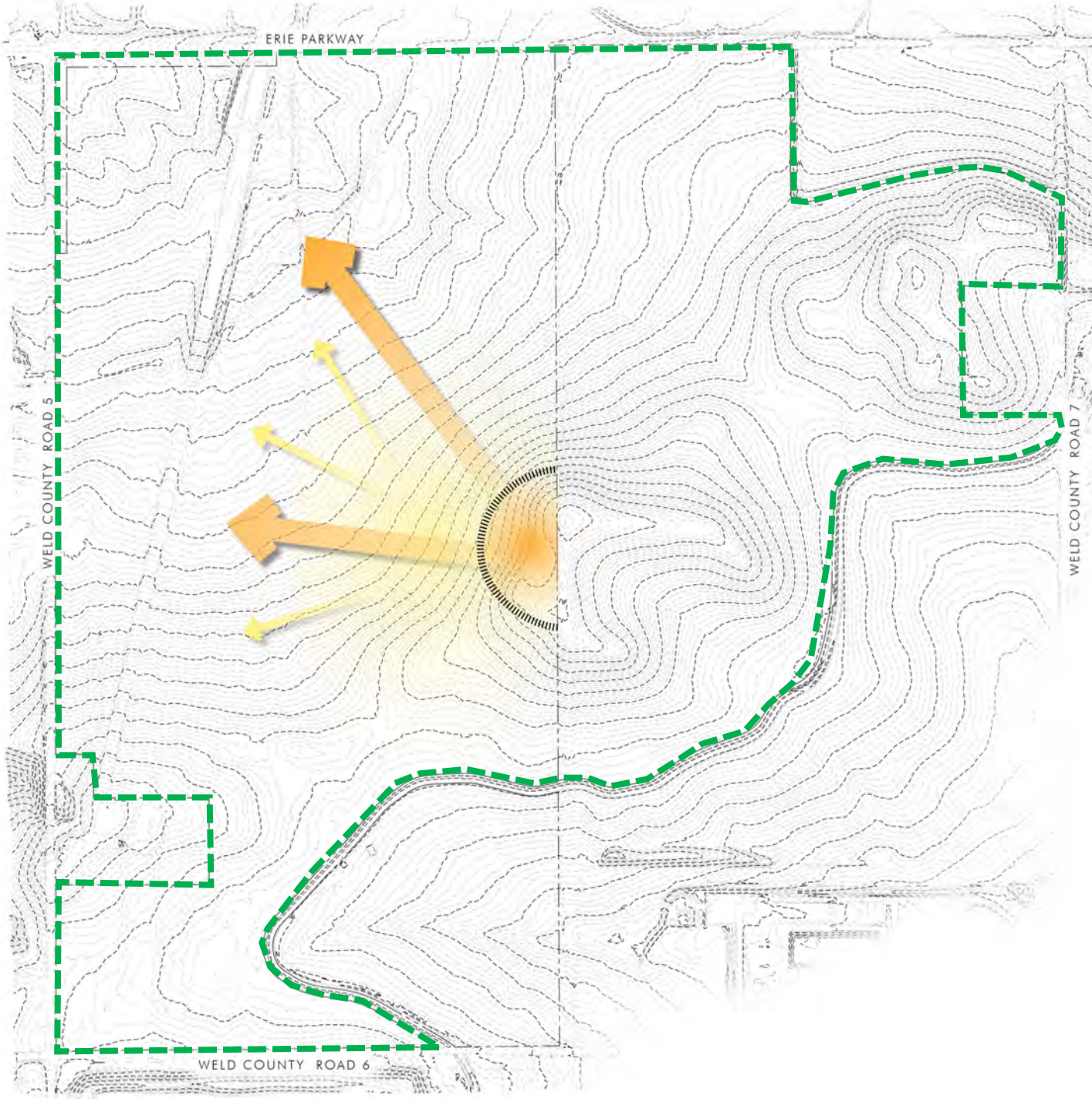


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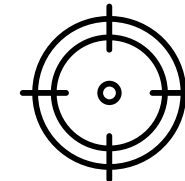




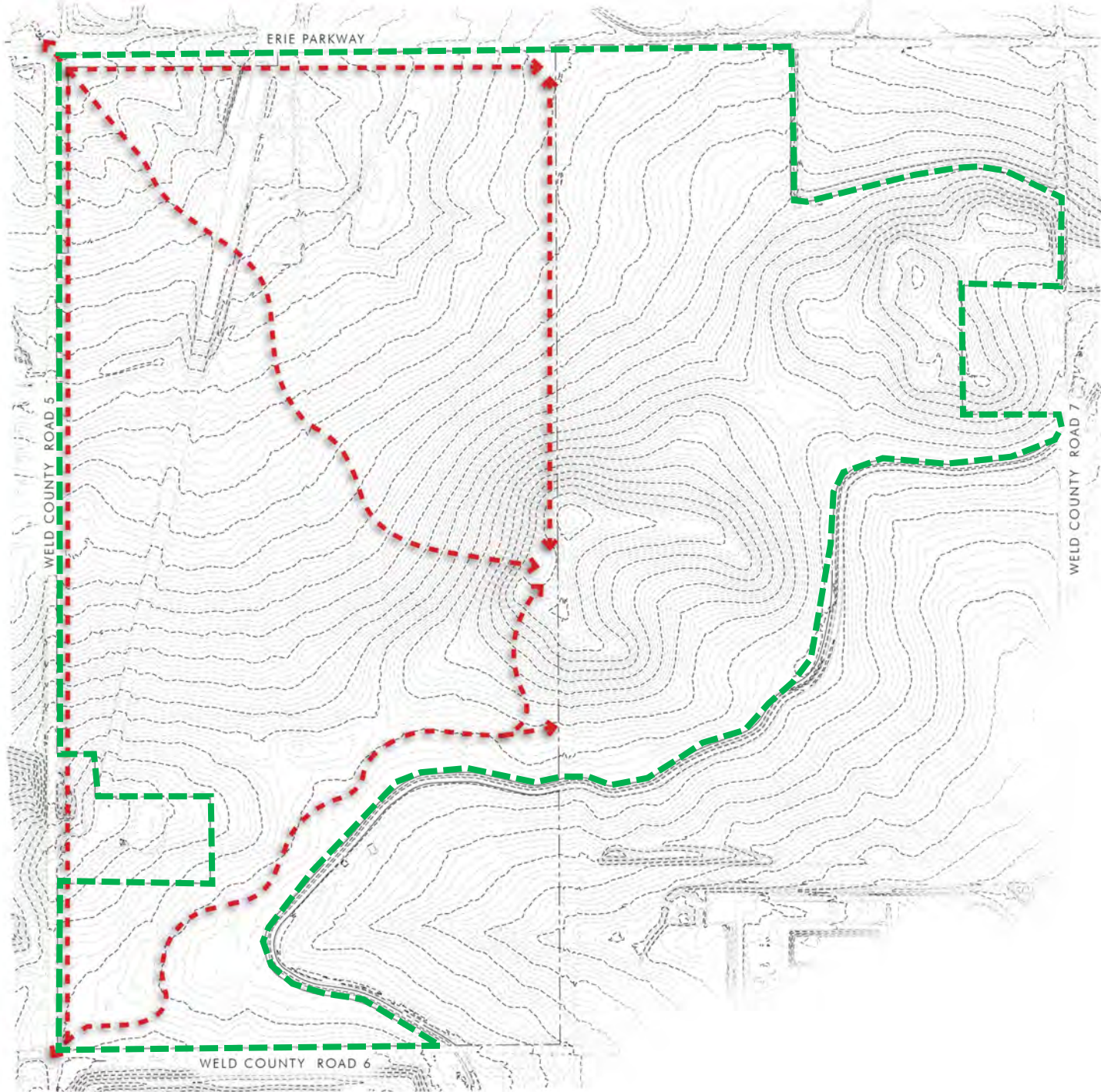
# Concept - Views



North

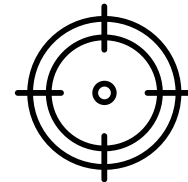






# Multi-Use Trails








North



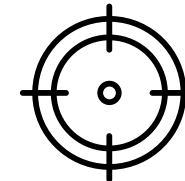


# Overall Master Plan



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



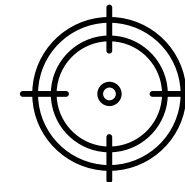


# Preliminary Plat Area



PRODUCT TYPE	LOT SIZE	TYPE
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 G1	56' X 72' (MIN)	DUPLEX ALLEY LOAD
 F	22' X 90' (MIN)	TOWNHOME ALLEY LOAD
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 A	60' X 110' (MIN)	SFD FRONT LOAD
 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





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



The Open Space dedication area available for the first preliminary plat is 49.46 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 855 units.

PARKS AND OPEN SPACE DEDICATIONS			
	TYPE	REQUIREMENT	REQUIRED (AC)
	POCKET PARKS	0.5 AC / 1,000 residents	0.79
	NEIGHBORHOOD PARKS	3 AC / 1,000 residents	4.75
	COMMUNITY PARKS	5 AC / 1,000 residents	17.34
	OPEN SPACE	17 AC / 1,000 residents	26.92

Note: Open Space provided allows for 855 Units @ 2.89 residents per household for an expected total of 2,471 residents. Preliminary Plat shows 530 units.

**APPLICANT/DEVELOPER:**  
EWE LAND COMPANY, LLC  
1225 17TH STREET, SUITE 2420  
DENVER, CO - 80202  
303-867-8075

**SOUTHERN LAND  
COMPANY**

Southern Land Company, LLC  
150 W. McKee Drive, Suite 200 • Franklin, Tennessee 37067  
Phone: 615.758.3140 • Fax: 615.758.3997 • [www.southernland.com](http://www.southernland.com)



**Matrix**  
DESIGN GROUP

WESTERLY  
OPEN SPACE EXHIBIT

OPEN SPACE EXHIBIT  
LOCATED IN THE WEST HALF OF SECTION 27, TOWNSHIP 1 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

REVISIONS:

DATE 03/24/2020

**PROJECT 4:**

SHEET NO.

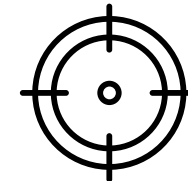
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## Trail Connections

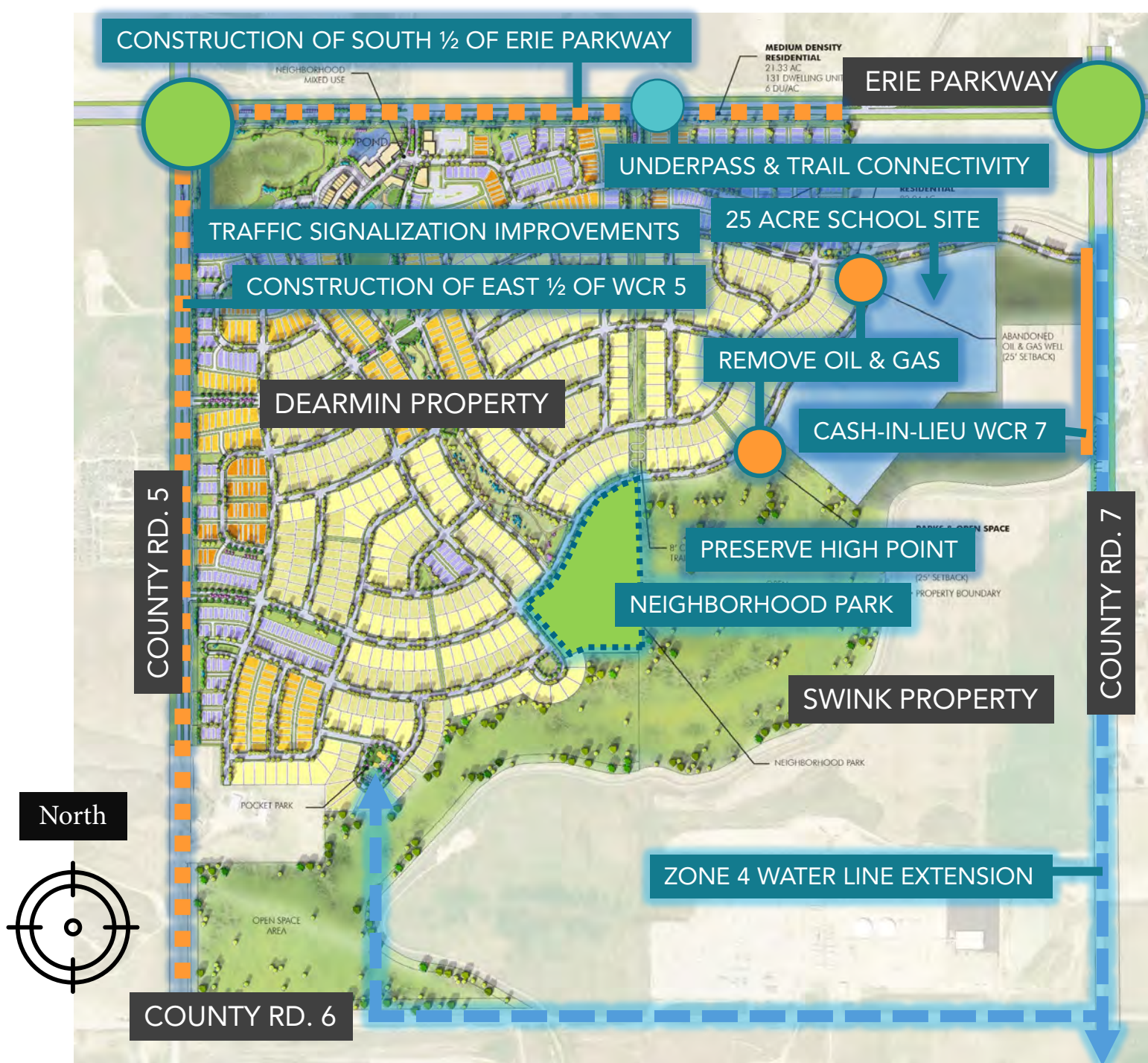
- In total there are more than 4.5 miles of trails integrated throughout the community.

North





# WESTERLY PROJECT BENEFITS





# WESTERLY PROJECT BENEFITS





# 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

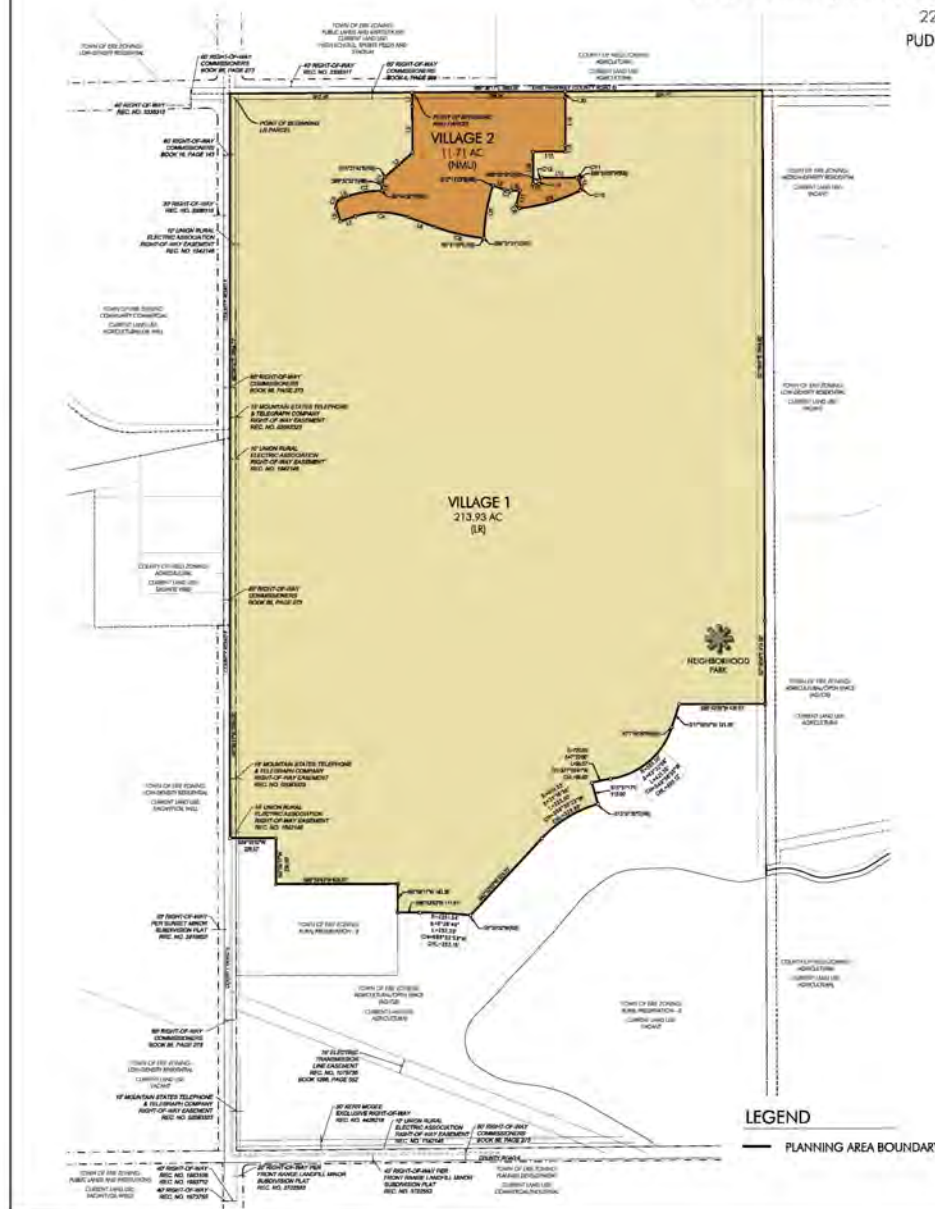
SOUTHERN LAND  
COMPANY



# 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



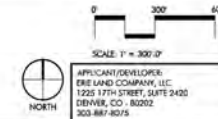
## USE TABLE

VILLAGE		PERMITTED PRINCIPAL USES
LR	VILLAGE 1	SINGLE FAMILY FRONT LOAD
		SINGLE FAMILY ALLEY LOAD <sup>1</sup>
		DUPLEX ALLEY LOAD <sup>1</sup>
		TOWNHOME ALLEY LOAD <sup>1</sup>
NMU	VILLAGE 2	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

	MINIMUM LOT STANDARDS			MINIMUM LOT SETBACKS (FT.)					
LOT TYPE	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 DAMAGE - 20	NOT APPLICABLE	8	8	FRONT - 15	PRIN. - 35' ACC. 20'	
	48 CORNER LOTS		ACC. - 25						ACC. - 5
SINGLE FAMILY ALLEY LOAD	34	3,000	8	2	8	8	FRONT - 0	PRIN. - 35' ACC. 20'	
	37 CORNER LOTS								
DUPLEX ALLEY LOAD	24	1,700	8	10	8	5	FRONT - 0	PRIN. - 35' ACC. 20'	
	27 CORNER LOTS								
TOWNHOME ALLEY LOAD	20	1,200	8	5	8	3	FRONT - 0	PRIN. - 35' ACC. 20'	
	28								
VILLAGE TWO									
LIVE WORK	60	1,000	5	NOT APPLICABLE	8	5	FRONT - 0	PRIN. - 45' ACC. 20'	
	70 CORNER LOTS								
1. 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.									
2. 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.									
3. 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.									
4. 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.									
5. ON SINGLE FAMILY FRONT LOADED LOTS, REAR SETBACKS SHALL ALLOW FOR AN ENCROACHMENT INTO THE SETBACK OF UP TO 6 FEET FOR A ROOF TO BE CONSTRUCTED OVER AN AT GRACE PATIO OR OVER A DECK WHICH IS LESS THAN 30 INCHES ABOVE GRADE.									
6. UTILITY EASEMENTS MAY BE MORE RESTRICTIVE THAN MINIMUM SETBACKS, THE GREATER OF THE MINIMUM SETBACK OR THE UTILITY EASEMENT SHALL GOVERN.									
7. 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.									



**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

**SOUTHERN LAND COMPANY**  
Southern Land Company, LLC  
1500 W. MacArthur Drive, Suite 200 - Fort Collins, Colorado 80504  
970.225.1941 ext. 100 - Fax 970.225.1941 - www.southernland.com

**pcs group inc.**  
www.pcsgroupinc.com  
1500 W. MacArthur Drive, Suite 200 - Fort Collins, Colorado 80504  
970.225.1941 ext. 100 - Fax 970.225.1941 - www.pcsgroupinc.com

**Matrix DESIGN GROUP**

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: 06.25.2019  
PROJECT #: PUD 001039-2019

**PUD OVERLAY MAP**

SHEET NO.  
**2 OF 4**

APPLICANT/DEVELOPER:  
ERIE LAND COMPANY, LLC  
1225 17TH STREET, SUITE 2400  
DENVER, CO 80202  
303.887.8075



## 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	

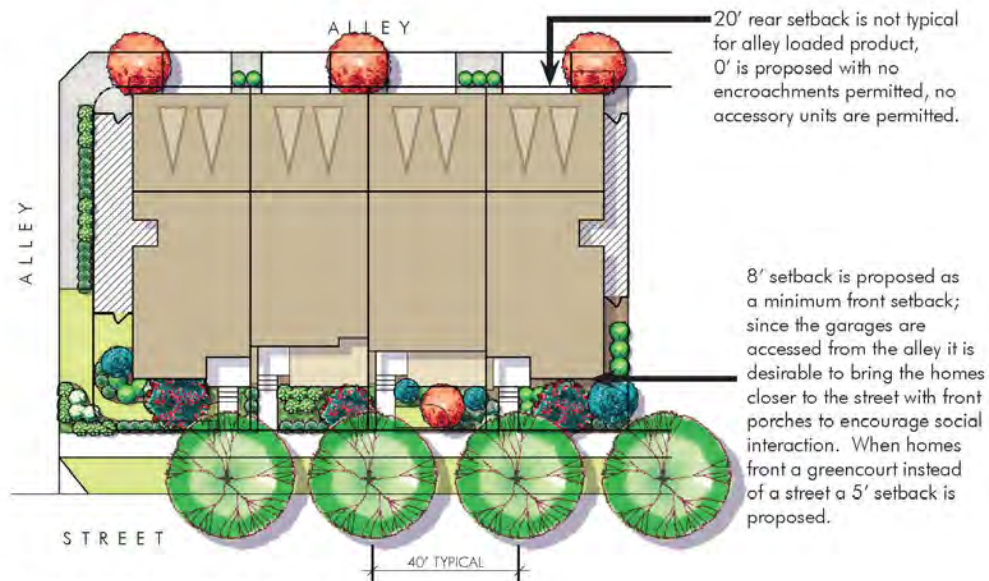




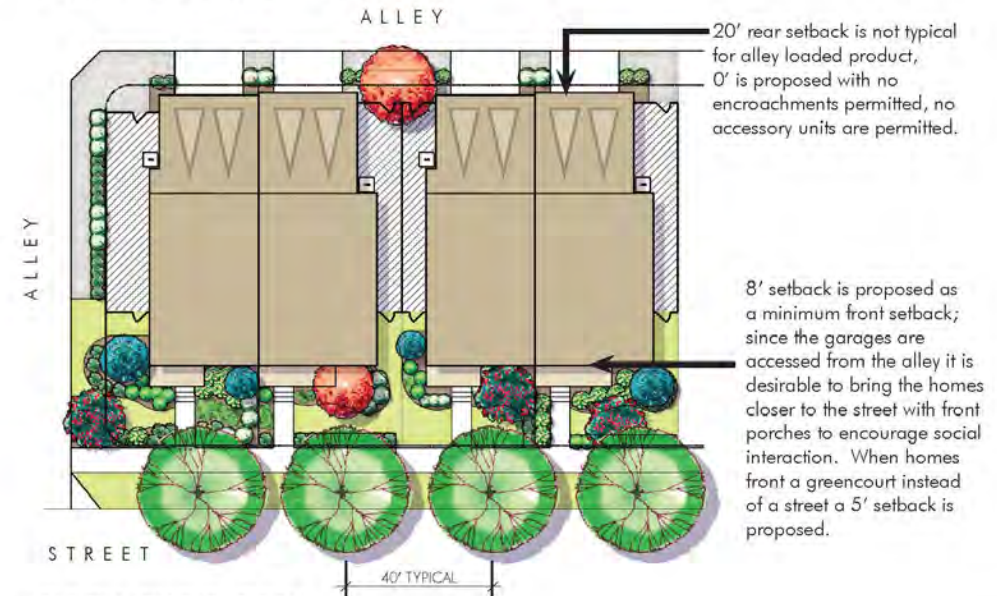
SINGLE FAMILY FRONT LOAD - TYPICAL



SINGLE FAMILY ALLEY LOAD - TYPICAL



TOWNHOME ALLEY LOAD - TYPICAL

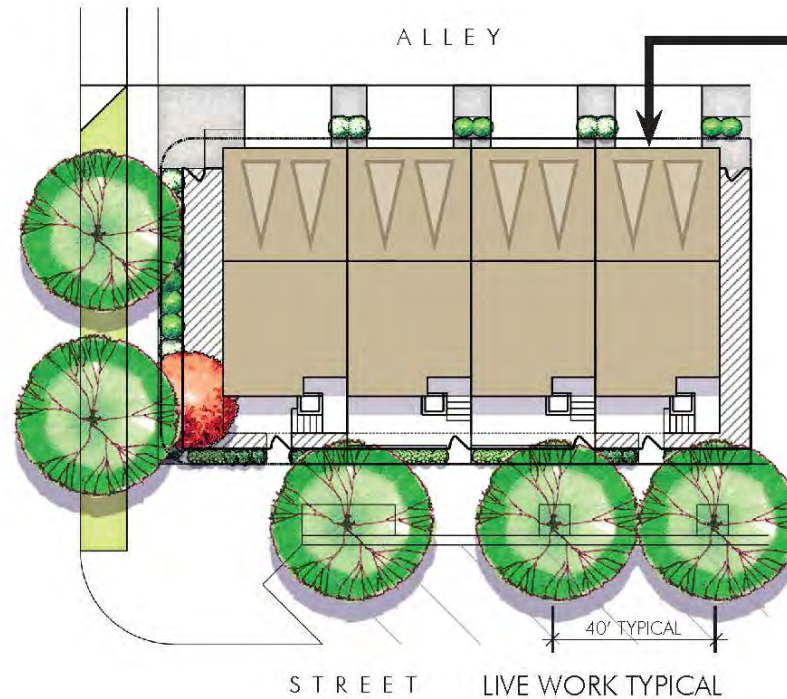


DUPLEX ALLEY LOAD - TYPICAL



## 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. - 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.





SOUTHERN LAND  
COMPANY

WESTERLY - STREETSCAPE  
ALLEY 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"





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





## REPRESENTATIVE STREETSCAPES





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PROJECT IMAGERY

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COMPANY





















































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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

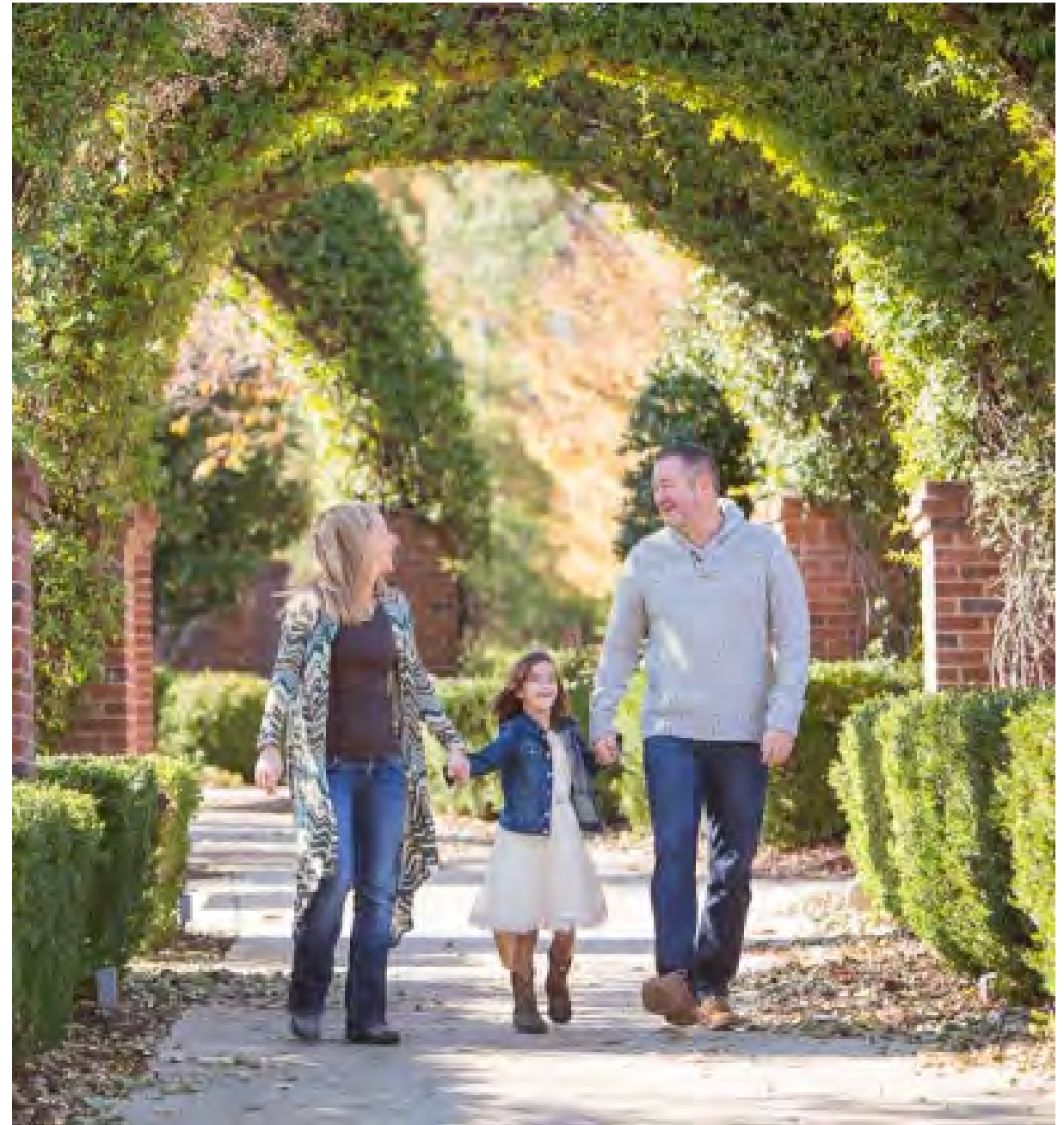
- The proposal provides 47.41 acres of dedicated Open Space, 26.92 acres is required with this Preliminary Plat. In addition all required Park dedication requirements are being met, and in total this Preliminary Plat includes 73.86 acres of Parks and Open Space – 28%.

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.







WESTERLY








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# Overall Master Plan



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North

