



Village Cooperative of Erie



Presentation Overview

- ✓ Introduction – Site Plan Approval Request
- ✓ Introduction – Project Support and Need
- ✓ Village Cooperative locations in CO and owners in a Village Cooperative
- ✓ Site Plan
- ✓ Addressing all concerns and questions
- ✓ Conclusion

Introduction – Project Support

- ✓ Tonight is a site plan approval request for our 64 home, for sale, Village Cooperative senior housing community
- ✓ As a first step before tonight's meeting, we went through a PD amendment process to allow for our Village Cooperative use on this site.
- ✓ As you may recall, the Planning Commission unanimously approved our PD amendment request in February of 2024.
- ✓ The Town Council then unanimously approved our PD amendment request in May of 2024.
- ✓ Our next step in the process was the design, review and approval request for our site plan
- ✓ We have concluded our design and review process for our site plan with the City of Erie and the Erie planning staff fully recommends our site plan
- ✓ We ask the Planning Commission to approve our site plan tonight which would be our final step for the approval of this project

Introduction – Housing Need

- ✓ We have a creative and well-established ownership housing model that is age-restricted and will offer its owners and their families tremendous value both short and long term.
- ✓ Age-restricted housing at a good value is **desperately** needed in Erie
- ✓ We have already had over 900 families contact us for information about this project.
- ✓ With your approval, we predict this number to increase to over 1,500 families.
- ✓ Nearly 70% of the homes are already sold and with this high of a number, it is expected that we will have a long wait list for homes before this community ever opens.

Colorado Area Locations

- Briargate - Colorado Springs, CO – Open Community
- Centennial, CO – Open Community
- Fort Collins, CO– Open Community
- Grand Junction, CO– Open Community
- Greeley, CO– Open Community
- Lakewood, CO– Open Community
- Longmont, CO– Open Community
- Loveland, CO– Open Community
- Broomfield, CO – Open Community
- Chatfield (Littleton, CO) – Open Community
- Ute Valley – Colorado Springs – Under Construction



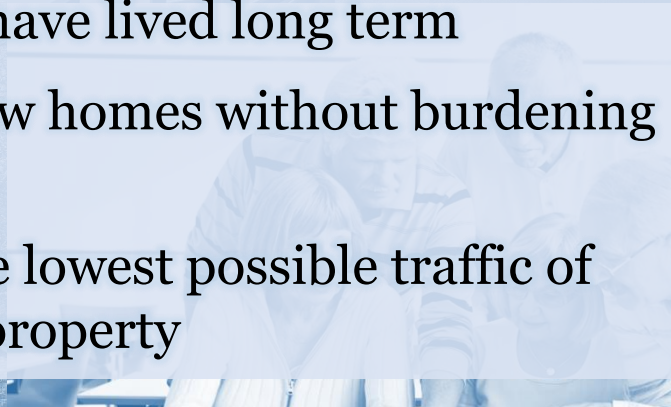
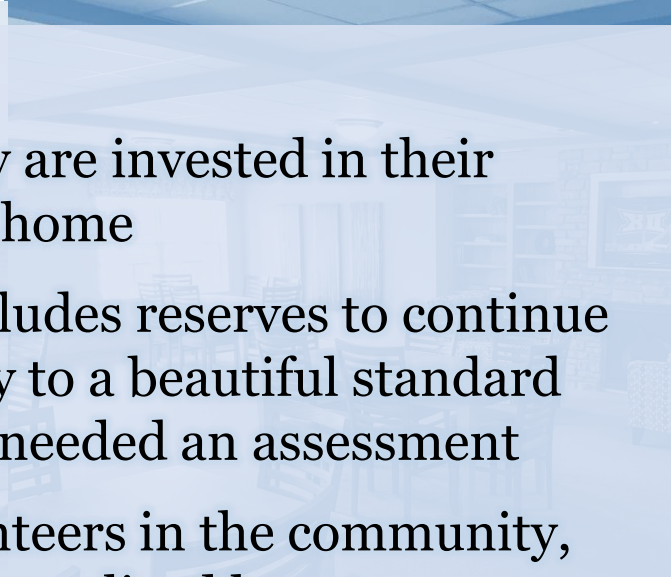
Who are the owners?

- ✓ Active, independent seniors who want to:
- ✓ Own and have control
- ✓ Have a spacious home and community amenities where they plan to live and stay “forever.”
- ✓ Free themselves from home maintenance and operations
- ✓ Do not need or want a healthcare model
- ✓ Command a great location
- ✓ Desire ownership within an age-restricted community
- ✓ Looking for more and enhanced social opportunities
- ✓ Have it all for a really good value

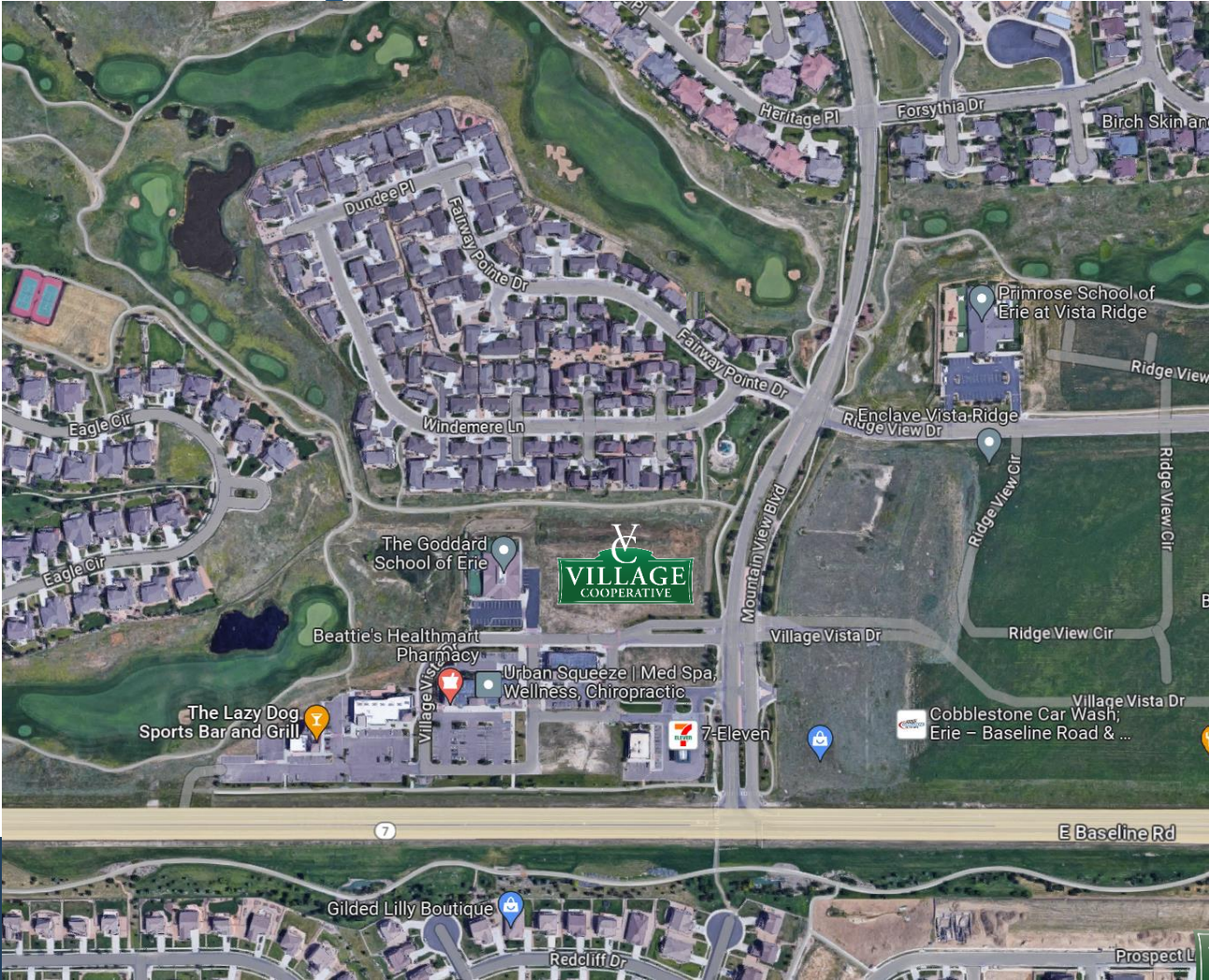


Why are they great neighbors?

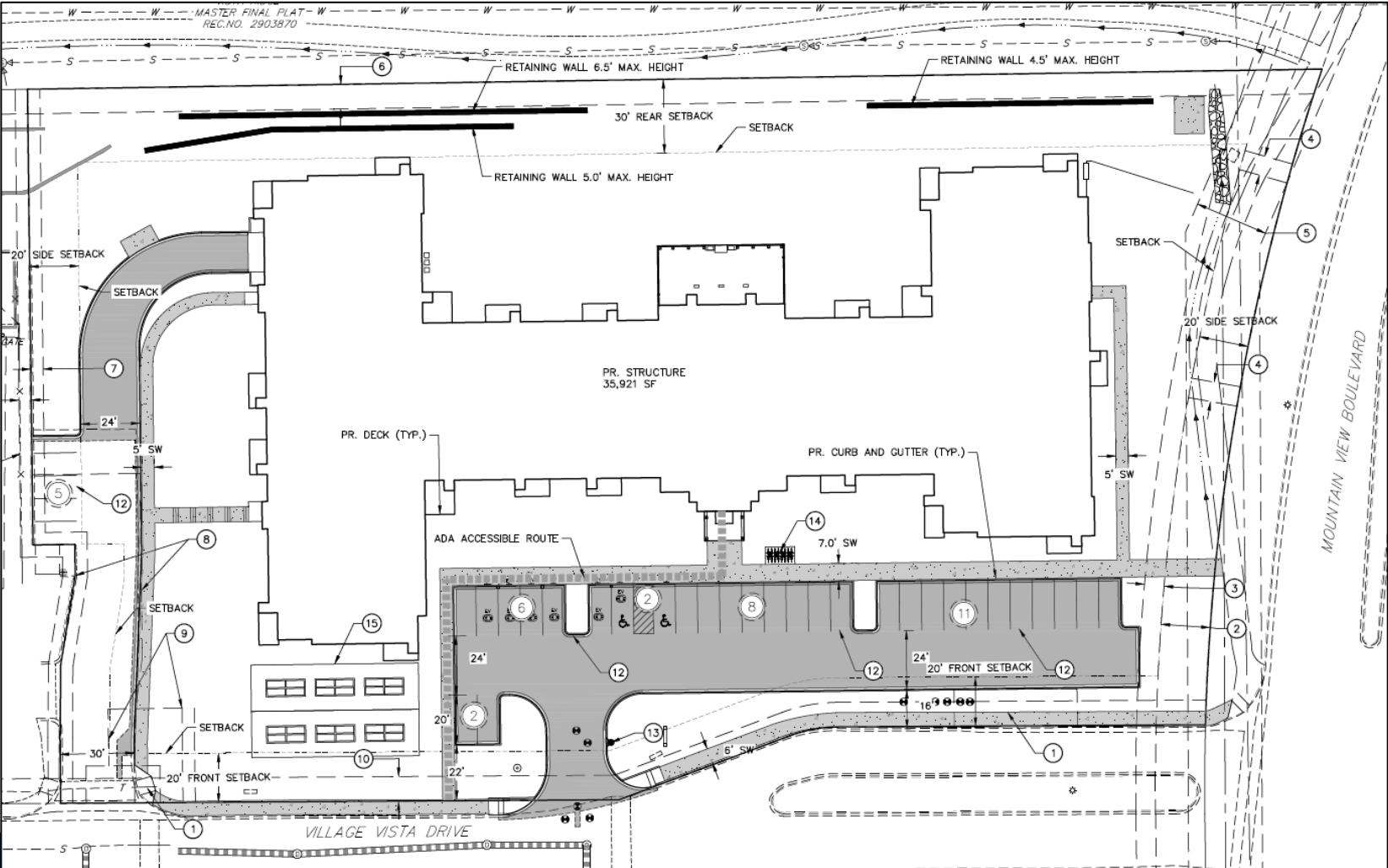
- ✓ They are very quiet
- ✓ They are owners. And they are invested in their community, property, and home
- ✓ Their operating budget includes reserves to continue to maintain the community to a beautiful standard long term. We have never needed an assessment
- ✓ The owners are often volunteers in the community, giving back to where they have lived long term
- ✓ The cooperative creates new homes without burdening city services
- ✓ The community creates the lowest possible traffic of any potential uses for the property



Site location of the Village Cooperative of Erie



Site Plan





Conclusion

- ✓ All site plan review and comments have been addressed
- ✓ Our Village Cooperative site plan meets or exceeds all staff and code requirements
- ✓ Our Village Cooperative product and target market has a rapidly growing need here in Erie
- ✓ We ask for your support with a YES vote tonight.
- ✓ Thank you!

