

Executive Summary

DEVELOPMENT SUMMARY

Independence (f/k/a Bandera) is a 1011.94-acre site located in Elbert County. The site is master planned for 920 single-family lots with a 14.7 - 24.7-acre school site, a 2-acre site to be dedicated to the Elizabeth Fire Protection District, a 1-acre site to be dedicated to the Elbert County Sheriff's Office and at least 430 acres (42.5%) of open space. Park space consists of a central park and community center, along with several neighborhood parks located to be conveniently accessible for residents. Central water & central wastewater treatment will be provided, with recovered water used for irrigation. A new regional water and sanitation district will be formed to construct, operate and maintain water and wastewater systems, along with several metropolitan district(s) formed to enforce covenants, conditions and restrictions and to own and manage parks and open space lands.

PRELIMINARY AND FINAL PLAT APPLICATIONS

- Subdivision applications will break the community in multiple phases, allowing for responsiveness to market demand. A Preliminary Plat is being submitted for the entire site concurrently with the submittal of a Final Plat for Neighborhood 1 (including phases 1-7 of the development).
- Significant changes have not been made to the arterial roads or the location or flows of spinal water and sewer infrastructure.

LOCATION

- Immediately north of CR 158/Hilltop Road, adjacent to Douglas County.
- 7 miles northwest of Elizabeth and 8 miles southeast of Parker.



SITE CHARACTERISTICS

- Rolling hills with panoramic mountain views.
- Includes several drainage channels.
- Limited areas with slopes exceeding 20%

ZONING

- Planned Unit Development (PUD) with a density of 920 single-family residential lots.
- Preliminary and Final Plats are consistent with the previously approved PUD.
- Elbert County Attorney and Staff have confirmed PUD zoning.



LAND USES

- 920 single family residential lots
- 430+ acres (42.5%+) open space
- 18 acres of spinal roads
- 14.7 - 24.7-acre school site
- 2 acres to be dedicated to the Elizabeth Fire Protection District
- 1 acre to be dedicated to the Elbert County Sheriff's Office.

DENSITY

- Density based on 1 unit per 1.1 acres, consistent with the approved PUD for the property.

- Lots are clustered to provide large open spaces tracts and a variety of housing types.

HOUSING TYPES

- At least six (6) housing types that will range in size and may include zero maintenance patio homes, shotgun homes, entry level homes, move-up homes and estate homes.
- This variety will significantly broaden the housing opportunities in Elbert County.

NEIGHBORHOOD PLATTING

- Neighborhoods are preliminarily designated with the number of residences estimated for each neighborhood identified; lots are not fully configured outside of Neighborhood 1 (phases 1-7 of the development) at this stage, providing flexibility for residential neighborhoods to be adjusted to satisfy market conditions.

OPEN SPACE & RECREATION

- 430+ acres (42.5%+) of dedicated open space, which will be increased with additional open space dedicated in the Final Plats of each residential planning area.
- Pedestrian trails throughout the open space will be available to the public. Meandering walking/bike path will be provided along collector roads. Trail widths and surfacing will be designed for user-groups and intended path function.
- Open space configuration is to be sensitive to wildlife habitats and migration patterns, including drainage ways and ponds.
- Variety of active and passive recreational facilities are to be provided.

ADAPTIVE REUSE OF HOMESTEAD SITE

- A creative community building will be built in the area of the existing Bentley Homestead. Certain existing structures will likely be stabilized and repurposed.

NEIGHBORING USES

- Residential uses to the south with lots ranging from 1.2 acres and larger, along with radio towers.
- Agricultural uses (future residential) to the east and north.
- Adjacent land in Douglas County on the west was recently re-zoned for residential use.

DESIGN STANDARDS

- Design guidelines will set standards for final configuration of lots and architectural styles.
- Architectural Control Committee (ACC) will review improvement plans.

WATER

- Central potable water system and Water Resource and Recovery Facility to supply irrigation.
- Water system to be owned and operated by Independence Water & Sanitation District, a new special district being formed to serve Independence.
- Adjudicated water rights are owned sufficient to meet a 300-year supply for 920 SFEs and ancillary needs.
- Potable water demand will be 293 ac-ft/yr at 0.3 ac-ft/yr SFE consumptive use and 423 ac-ft/yr of adjudicated rights are available.
- Irrigation demand of 156 ac-ft/yr will be met with 277 ac-ft/yr of reclaimed and treated effluent.
- 800,000-gallon storage tank(s) to be used for the full build-out of Independence.
- Fire hydrants will be installed as required by Elizabeth Fire Protection District (EFPD).

WASTEWATER TREATMENT

- Water Resource and Recovery Facility.
- Waste water system to be owned and operated by Independence Water & Sanitation District, a new special district being formed to serve Independence.
- Recovered and treated effluent to be used for irrigation of both common community and private landscaping.
- Storage reservoirs for recovered water for irrigation.
- System to be constructed and operated in compliance with state and local regulations.

TRAFFIC & ROADS

- Excellent access from CR 158 (south) and Hilltop Road (in Douglas County). CR 158 is paved and maintained by Elbert County.
- On-site roads to be paved and dedicated to, and maintained by, Elbert County.
- Lighting will be limited to intersections to support dark sky community characteristics.
- At full build-out, about 9,922 vehicle-trips per day will be generated.

- All traffic movements at impacted intersections on CR158 is expected to operate at a "good" Level of Service (LOS "C" or better) at full build-out.
- Independence expects to fund over \$2.3M of offsite impacts through the county approved transportation impact fee program. These funds will be used to make road improvements, including construction of CR 5 and a portion of Delbert Road to connect CR 158 (Hilltop Road) to Singing Hills Road.

UTILITIES

- Utilities to the site include electricity (IREA), telecommunications (Century Link / Comcast) and gas (Black Hills)
- On-site utilities will be underground.

DRAINAGE

- In both the Coal Creek and Running Creek watershed basins.
- Drainage patterns will not be changed.
- Nine (9) ponds will provide detention and a water quality control system. At least two (2) pond will also provide storage for treated effluent for irrigation, with additional ponds available if required.
- Detention ponds sized to accommodate impact of offsite basins and runoff from the development.
- Storm water flow off-site will not exceed historic rates.
- There are no flood plains or jurisdictional wetlands in areas proposed for development.

ECOLOGY AND ENVIRONMENTAL

- Ecological resource survey performed by CORE Consultants has determined that, although no such animals were observed, the site was conducive to the presence of burrowing owls and Colorado raptors. The developer has assembled a disturbance avoidance plan to address this possibility.
- There are no wetlands or waters of the U.S. that are subject to regulation Section 404 of the Clean Water Act in areas to be developed.

FIRE AND POLICE PROTECTION

- In Elizabeth Fire Protection District (EFPD).
- Served by Elbert County Sheriff (ECS).
- Up to two (2) acres within a residential planning area will be donated to EFPD.
- Up to one (1) acre within a residential

planning area will be donated to ECS.

- Applicant will comply with all fire code requirements, including water storage and hydrant locations.

SCHOOL

- In the Elizabeth School District.
- A 14.7 - 24.7-acre school site will be donated to the Elizabeth School District (ESD).
- Applicant will complete an agreement with the ESD for an investment per dwelling unit and land donation.

FISCAL IMPACTS

- The average annual net fiscal impact of Independence for Elbert County is estimated to be between \$92,329 and \$349,627 in positive impact, depending on the outcome of pending statutory changes to residential assessment rates.
- Will generate over \$8,234,760 in one-time fees to various governmental entities, including Elbert County, Elizabeth Schools, Elizabeth Fire and Elizabeth Parks and Recreation.

MARKET

- Residential growth from the Denver Metro Area has continued to move toward and into Elbert County.
- Parker continues to be one of the State's strongest housing markets. According to applicant's research, there is only a 2 to 3-year supply of lots remaining in Parker, a condition that should cause immediate and increased traffic at Independence.
- Independence is easily accessible to the Parker, Franktown and Elizabeth markets.
- 2016 population within 10 miles of the site was estimated to be 105,768 and is expected grow to 119,306 by 2021.
- The average household income in 2016 within 10 miles of the site was estimated to be \$137,336 increasing to \$165,140 by 2021.
- Since the revised Independence applications were submitted, the general housing market has become markedly stronger.
- The projected build-out time for Independence is 7-15 years.

DEVELOPMENT TEAM:

<i>Applicant</i>	Craft Bandera Acquisition Company
<i>Land Planner</i>	Mary Hart Design
<i>Landscape Architect</i>	Bright View (f/k/a Valley Crest)
<i>Civil Engineer</i>	CORE Consulting
<i>Water Engineer</i>	MSK Consultants / W2 Engineering
<i>Soils Engineer</i>	CTL Thompson
<i>Traffic Engineers</i>	LSC Transportation Consultants
<i>Dry Utilities Engineer</i>	Engineering Underground
<i>Survey</i>	High Prairie Survey Co. / CORE Consulting
<i>Horizontal General Contractor</i>	Contour Services
<i>Ecological / Environmental</i>	CORE Consulting
<i>Application Coordination</i>	Craft Companies
<i>Special Districts Attorney</i>	Miller & Associates
<i>Water Attorney</i>	Petrock & Fendel
<i>General Counsel</i>	Davis & Ceriani
<i>Land Use Counsel</i>	Otten Johnson Robinson Neff & Ragonetti; Fairfield & Woods; Foster Graham Milstein & Calisher
<i>Groundwater Hydrology</i>	Jehn Water Consultants
<i>Financial Consultant</i>	George K. Baum

