

An aerial architectural rendering of a modern residential development. The scene shows a mix of multi-story townhomes and houses, green spaces with trees, a winding road, and a body of water in the background. The image is overlaid with a large, dark blue, stylized 'A' shape that frames the text.

Strauss Lakes Metropolitan Districts

Conceptual Review

March 5, 2024

Project Team

Cottonwood Land and Farms, LLC

Bill McDowell

White Bear Ankele Tanaka & Waldron

Robert Rogers | Audrey Johnson

TB Group

Cathy Mathis | Cavan Anton

Brownstein Hyatt Farber Schreck

Carolynne White | Angela Hygh

McDermott Properties

Arthur McDermott | Andy Seed

Sanitas Group

Curtis Stevens

Fehr & Peers

Ann Bowers

Cedar Creek Associates

Jesse Dillon

Anderson Consulting Engineers

Brad Anderson | Brian Smith

Purpose of Hearing

An opportunity for City Council members and the public to provide comments in response to the Letter of Interest



Background

- Cottonwood Land and Farms, LLC owns 185 acres located at the northeast corner of Horsetooth Road and Ziegler Road
- Property was previously used for sand and gravel mining, a concrete batch plant, and an asphalt plant



Historical Benefits

Open Space, Parks, and Water

- **Donated Property to Open Space**
 - Strauss Cabin and Surrounding Land
 - Riverbend Ponds Natural Area
(~200+ acres)
 - Running Deer Natural Area
(~200 acres)
 - Hageman Earth Cycle Operation
(~15 acres)
- Bargain Sale and Donation of Topsoil and Fill Material for East Community Park
- Rigden Reservoir
 - Coordination with the City on the removal of 700,000 yards of fill to maximize storage capacity.
- Access Easements to the POE Natural Area and East Community Park
- Foothills and Drake Drainage Channels



LOT SUMMARY

	LIVE / WORK LOTS	44
	LARGE TOWNHOMES	338
	SINGLE FAMILY HOMES	82
	CARRIAGE HOME LOTS	127
	SMALL TOWNHOMES	192
	MEDIUM TOWNHOMES	32
	CSU / COMMUNITY / WORK FORCE APARTMENTS	204
	PAIRED HOMES	144
	McDERMOTT AFFORDABLE HOUSING	144
	MIXED USE UNITS	16
TOTAL		1,323



Benefits of Metro Districts

Growth Pays Its Own Way



- **Fill the Void** - no other public entity is able to fund public improvements necessary for development
 - Major Infrastructure Examples: Intersection at Horsetooth & Zeigler, multiple bridges over Fossil Creek Reservoir Inlet Ditch, significant drainage improvements
- **Reduce cost** of public improvements through access to low-cost, tax-exempt financing
- **Proportionate** – rather than front-loaded costs of public improvements on new home sales and affordable housing projects, costs are paid via tax-deductible property mill levies over 40 years
 - Homeowners pay proportionate share of use of improvements while they own property

Residential Evaluation Points System

In addition to providing substantial public benefits in the form of critical public infrastructure, the Districts will also enable the Project to meet and exceed the City's requirements for the Residential Evaluation Points System ("REPS")

Category	Required Points	Project Points
Housing	—	5
Energy Conservation and Renewables	—	10
Indoor Water Conservation	3	3
Outdoor Water Conservation	7	7
Neighborhood Livability	5	5
Total	30	30

Energy Conservation & Renewables

Category	Points (Affordable)	Points (Market)
Enhanced Energy Performance: DOE Zero Energy Ready Home Performance Path Certified with balanced mechanical whole dwelling ventilation	4	4
Heat homes with efficient electric heat	2	
Build airtight homes with balanced whole dwelling ventilation with heat or energy recovery		1
Qualifying connected thermostats	1	1
Air source heat pump electric water heaters	2	
Provide EV-installed charging for buildings containing R-1 or R-2 occupancies	1	1
Installation of 50-75% of total energy need in solar, depending on the phase of the project and associated housing type		3
Totals	10	10

Indoor Water Conservation

Category	Required Points	Project Points
Install leak detection and notification system	—	1
Submetering for individual condo and/or multi-family units	—	1.5
Efficient Plumbing Design (WaterSense Section 3.3 New Home Speciation)		0.5
Total	3	3.0

Outdoor Water Conservation

Category	Required Points	Project Points
Efficient Residential Irrigation Systems	—	2
Water efficient Landscaping of residential front yards	—	2
Separate drip system for trees within parkways and medians	—	2
Stormwater Innovation	—	1
Total	7	7

Neighborhood Livability



Category	Required Points	Project Points
Off-Site Trail Connection	—	1
Level 3 EV Charging Stations	—	1
Trail Connection Provided to School	—	1
Community Gathering Spaces	—	1
Access to Parks and Open Spaces	—	1
Total	5	5

Neighborhood Livability

Parks & Open Space

- Every Residence is within a Five-Minute Walk to a Park
 - **Silver Poplar Park** – Focused on preservation and propagation of established silver poplar grove
 - **Flatiron Pond Park** – Active recreation (fishing, canoeing, trails)
 - **Morrison Park** – Passive recreation
 - **Pollinator Park** – Designed to support native pollinator species
- Plaza/Outdoor Gathering Spaces



Housing

Category	Required Points	Project Points
Limit Unit Size for 20% of Single-Family Homes *Includes 2 density breakpoints and the DOE multiplier	—	3
10%+ Affordable Rental Housing	—	2
Total	5	5



Proposed Service Plan

Financing Public Infrastructure

- Estimated Cost of Public Improvements:
\$92,482,466
- On-Site: water, storm and sanitary sewer (including a lift station), streets, landscaping, parks, recreation, and trail improvements
- Off-Site:
 - Horsetooth & Zeigler Intersection
 - Extension of William Neal and Percheron Roads
 - Bridges over FCRID
 - Sidewalk and road improvements to Zeigler, Horsetooth Road
 - Construction of bike and pedestrian trails connecting to Poudre River Trail and Rigden Farm

Adhering to City's Model

- The Districts' proposed Service Plan will conform to the City's Model Service Plan adopted on April 20, 2021
- Land use approvals related to annexation, re-zoning, etc. will proceed through the City's review process concurrently with City review of proposed Districts

Additional Public Benefits

Environmental Sustainability

- DOE Zero Energy Ready (ZER) Home Performance Path Certified
- Wide Sidewalks and Enhanced Pedestrian Crossings
- New Bridges over the Foothills Drainage Channel, FCRID and Box Elder Ditches
- Replacement of the Horsetooth Road Bridge
- Electric Vehicle Charging Stations
- Individual Xeriscape Courtyards, Low Water Pocket Parks, and Greenspaces

Additional Public Benefits

Critical Public Infrastructure

Construction of Pedestrian Improvements:

- Access points to parks via cars, bikes, and pedestrians
- Bike/pedestrian bridges:
 - Foothills Drainage Channel
 - Corner Parcel to the East
 - Over FCRID along William Neil Parkway
- Bike/pedestrian trails connecting subdivisions to the west of Zeigler Road to the East Community Park

Other Contributions:

- Intersection of Horsetooth and Zeigler
- Horsetooth Road east to the Box Elder Ditch
 - FCRID Bridge
- Zeigler Road
 - Signals at William Neal Parkway
 - Eastern Sidewalk Improvements
- Poudre River Trail Connections

Additional Public Benefits

High Quality Smart Growth

- Alley Loaded Construction
- Smaller Lot Size, including use by easement of neighbors' lots
- Live/Work Units
- Increased Multifamily Development and Attached Single Family Homes
- Enhanced Pedestrian Crossings, Trails, and Bridges
- Improved Bus Stop on William Neal
- Wider than required Sidewalks
- Trail System Enhancements
- Four Parks along with Multiple Greenspaces
 - Flatiron Pond Park (~15 acres)
 - Pollinator Park (~1.5 acres)
 - Silver Poplar Park (~1.6 acres)
 - Morrison Park (~2.0 acres)

Additional Public Benefits

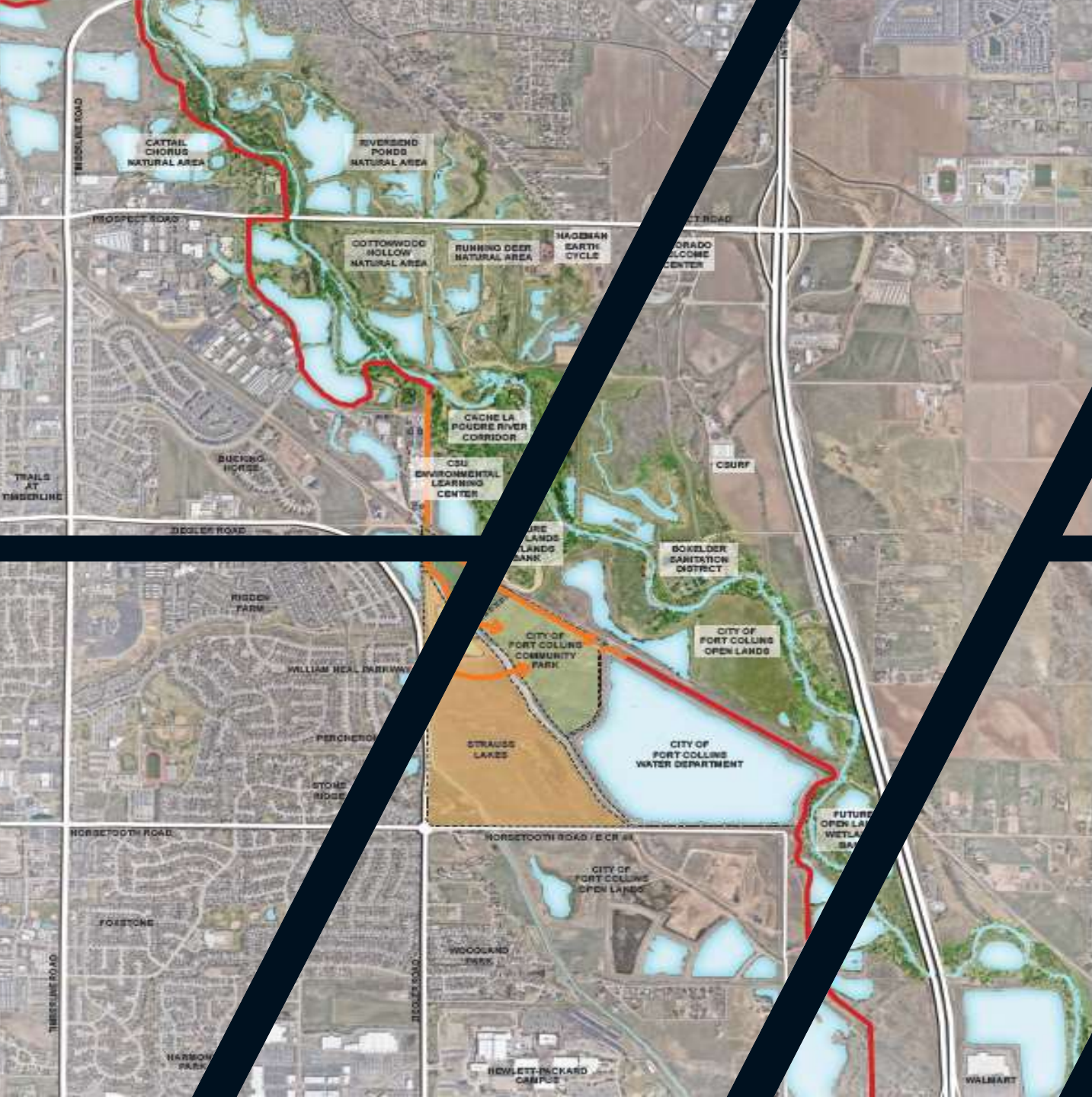
Strategic Priorities

- Affordable Housing for AMI's ranging from 30-60% for at least 10% of the total developed units.
- Consolidation of Wetlands.
- Facilitation of job growth and sales tax growth.
- East Community Park access points through vehicle, bike and pedestrian connections.
- Contribute to the improvement of the Horsetooth and Zeigler intersection.
- Contribute to the improvement of Horsetooth Road east to the Box Elder Ditch so it meets Larimer County Street standards. Including the Horsetooth FCRID bridge.
- Contribute to the improvement of Zeigler Road including signalization at the William Neal Parkway intersection, and sidewalk improvements on the east side of Zeigler Rd.
- Construction of the Foothills Drainage Channel Auto/Bike/Pedestrian Bridge.
- Construction of a Bike/Pedestrian Bridge from the corner parcel to the east.

Additional Public Benefits

Strategic Priorities Cont.

- Construction of a Bike/Pedestrian Bridge over FCRID along William Neil Parkway.
- Construction a multiple Bike/Pedestrian trails throughout the development to connect subdivisions to the west of Zeigler Road to the East Community Park.
- Contribution to the improvement of trails to connect to the Poudre River Trail.
- Contribution to the improvement of Zeigler Road including signalization at the William Neal Parkway intersection, and sidewalk improvements on the east side of Zeigler Rd.
- Construction of the Foothills Drainage Channel Auto/Bike/Pedestrian Bridge.
- Construction of a Bike/Pedestrian Bridge from the corner parcel to the east.
- Construction of a Bike/Pedestrian Bridge over FCRID along William Neil Parkway.
- Construction a multiple Bike/Pedestrian trails throughout the development to connect subdivisions to the west of Zeigler Road to the East Community Park.
- Contribution to the improvement of trails to connect to the Poudre River Trail.



Thank you

Robert G. Rogers, Esq.



Phone

303-858-1800

Email

rrogers@wbapc.com