

CITY OF GREELEY NARRATIVE FOR PRELIMINARY SUBDIVISION APPLICATION

POUDRE HEIGHTS

LOCATION

SITUATED IN THE WEST HALF OF SECTION 1 AND THE
SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5N, RANGE 67W,
WEST OF THE 6TH PM
CITY OF GREELEY, STATE OF COLORADO
NORTH OF THE INTERSECTION OF HIGHWAY 34 (10TH STREET) AND
PROMONTORY PARKWAY

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PREPARED BY:

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PRELIMINARY SUBDIVISION PROJECT NARRATIVE

POUDRE HEIGHTS

LOCATION

The site is located within the City of Greeley, Colorado and partially within unincorporated Weld County, Colorado. The site includes area within:

- Section 1, Township 5 north, Range 67 west of the Sixth Principal Meridian
- Section 2, Township 5 north, Range 66 west of the Sixth Principal Meridian

The Site is comprised of approximately 277.6 acres of land zoned for PUD uses and is generally bound to the south by West 10th Street (Highway 34), to the east by 95th Avenue and future Lake Bluff development, to the west by Missile Park Rd and to the north by the northern border of Section 1, Township 5 north, Range 67 west of the Sixth Principal Meridian.

PROPOSED DEVELOPMENT

The main intent of the Poudre Heights project is to create a mixed-use community that includes mixed uses such as residential, commercial, and industrial uses. Low intensity industrial uses are planned on the western area of the project and progressing east transitions to a mix of uses. The mixed-use planning areas will include commercial/retail, and various types of attached and detached residential. The north section of the property will be primarily residential. Transitioning from high density within the mixed-use area to lower density residential adjacent to the bluffs. Poudre Heights will be a pedestrian friendly community and connect the mix of uses into a cohesive, well planned project. A central park is provided in the north section of the residential uses and pocket parks are provided in the mixed-use areas which includes attached residential units. Trails will connect the pocket parks the large central park and ultimately to the greater community via trails and walkways along roads and through open space corridors. The blending of land uses and pedestrian facilities will reduce the reliance on automobile traffic within the community and encourages alternative modes of transportation.

PROJECT PHASING

The Poudre Heights community will be developed in multiple phases and pace will depend on market demand and as infrastructure is constructed. The number of lots developed at any given time, the progression of amenities that will serve the project and all other aspects of sequence and timing in the development as defined in the PUD and/or per market demands. It is anticipated that the project will develop from south to north.

UTILITIES AND STORMWATER DRAINAGE

Stormwater:

The development of Poudre Heights will require public and private drainage improvements for the safe collection and conveyance of stormwater runoff. All public drainage improvements will meet the requirements of the City of Greeley as directed. Runoff within the proposed development will initially be carried in the streets. The street conveyance will be supplemented with storm sewer systems where street flow capacities are exceeded. Storm sewer networks along with open channel drainageways will convey runoff to detention and water quality facilities. Flow from the site will ultimately reach the Cache La Poudre River. Stormwater improvements as described above will be implemented as needed with each phase to ensure adequate stormwater outfalls,

detention and water quality facilities are available for each phase of development.

Non-Potable Water:

For the Poudre Heights development, it is proposed to provide a non-potable irrigation system to support the landscaping. There are two proposed scenarios:

The first scenario is to connect to the Boomerang Regional Pump Station that is expected to be located on the northern edge of the Boomerang Golf Course, West of the intersection of 71st Avenue and 4th Street. This pump station is part of a larger redevelopment project and will replace the existing Boomerang South pump station. The piping from the Boomerang Regional pump station is expected to serve far to the west, including past 95th Avenue. This station is expected to have a pressure of 115 psi at its discharge point. Connection would be expected through both The Cache and Lake Bluff developments, which would be coordinated.

The second scenario is to coordinate a new regional non-potable system to serve both the Lake Bluff development as well as Poudre Heights. In the Greeley Non-Potable Water Master Plan, June 2021, a Lake Bluff non-potable service expansion and pump station is noted as a capital improvement project in the 5-year planning horizon for the city. This is designated as “SA-60 Lake Bluff” in the report and is planned just east of the intersection of 95th Avenue and 10th Street. The Preliminary Hydraulics Report for Water and Sanitary Sewer, Lake Bluff Subdivision – Phase 1 (Lamp Rynearson, September 2021) includes discussion and calculations for a non-potable system. Poudre Heights development will connect to the Lake Bluff non-potable system where possible, potentially within 101st Avenue and West 4th Street. Discussions with the Lake Bluff development team are ongoing.

Domestic Water:

Domestic water will be a looped system with 6 connection points provided to the existing water system. The point of connection (POC) locations are as follows:

- POC 1 – Intersection of 101st Ave north of 4th Street – connecting to an 8” line in the Lake Bluff development
- POC 2 – Intersection of 101st Ave and 4th Street – connecting to a 12” line in the Lake Bluff development
- POC 3 – Intersection of 101st Ave and 7th Street – connecting to a 12” line in the Lake Bluff development
- POC 4 – Intersection of 101st Ave and 10th Street – connecting to a 12” line the Lake Bluff development
- POC 5 – Intersection of Promontory Parkway and 10th Street – connecting to an existing 16” line
- POC 6 – At Highway 235 Spur near the western boundary of the Poudre Heights development – connecting to an existing 8” line

Water valves will be placed per City regulations. Internal water lines shall be designed in accordance with Greeley development design standards.

Sanitary Sewer:

The proposed 24-inch to 30-inch Poudre Trunk Sewer Line recently designed by Stantec originates southwest of the site and runs from west to east through the project area along the projected 4th Street alignment. Internal 8-inch sanitary sewer infrastructure will connect to this trunk line at multiple locations. The trunk line exits the site at 101st Avenue. The Poudre Heights development internal sanitary sewer will also connect to the Lake Bluff development sanitary sewer infrastructure at the intersections of 101st Ave and 7th Street and at 101st and a yet unnamed street north of 4th Street.

LANDSCAPING AND IRRIGATION

Street trees and landscape for the project shall be constructed with each respective phase. The intent of the landscape is to be primarily a xeriscape approach with the goal of minimizing water usage. Irrigation shall be designed to utilize the non-potable water system providing water for landscape per the proposed PUD.

ZONING

The land is currently zoned Planned Unit Development (PUD). The Poudre Heights community will consist of a variety of land uses including low intensity industrial, mixed use, open space, parks, and various residential types and densities (low, medium, high).

VARIANCES

Variances will be addressed with Final PUD.