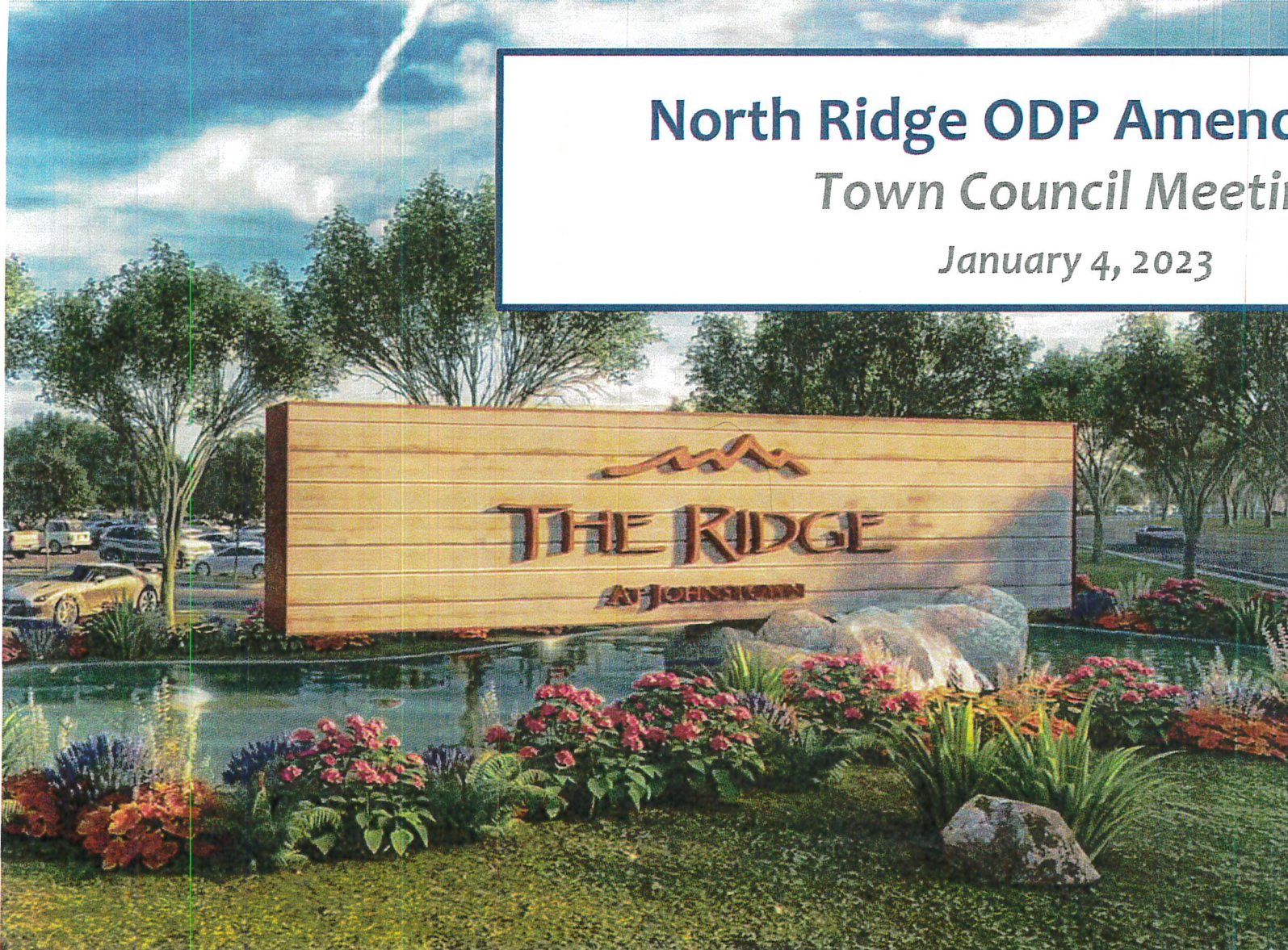


North Ridge ODP Amendment #1

Town Council Meeting

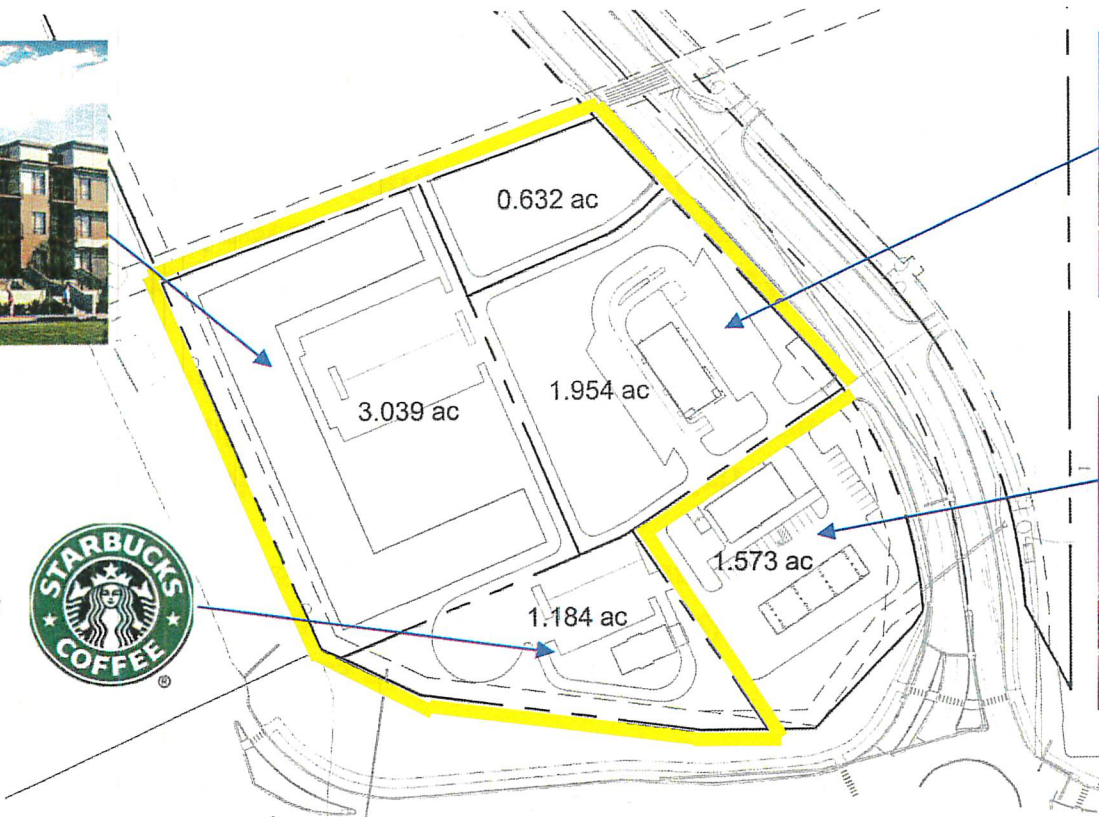
January 4, 2023



Initial Concept Plan - Parcel A (S)



Multi-Family Units



Starbucks Drive-Thru



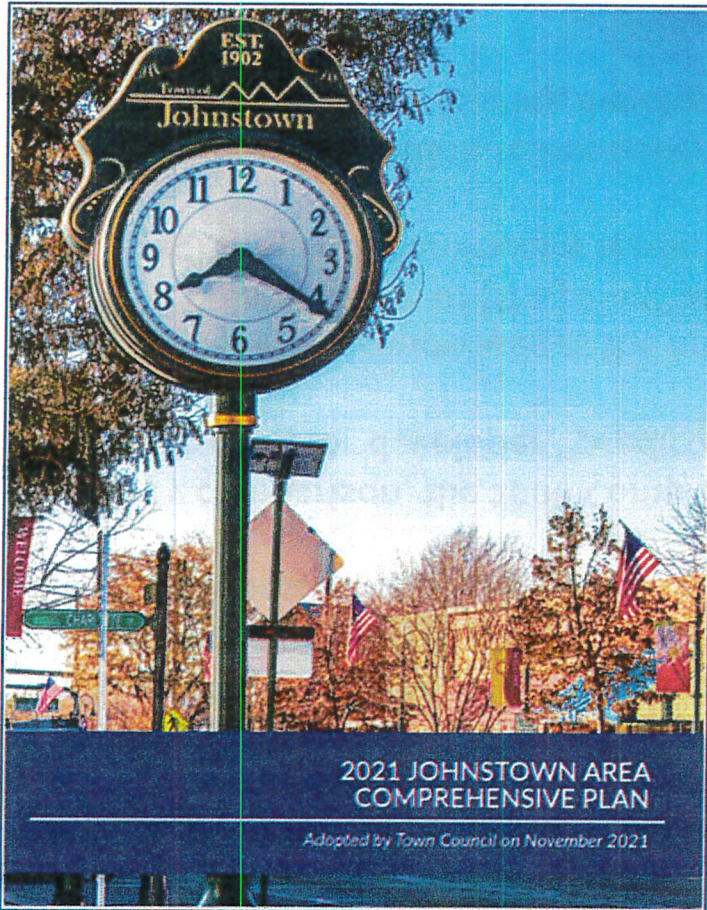
Mixed-Use Retail & Commercial



Convenience Store

All photos are representative only & not intended to portray actual building designs

Comprehensive Plan is Advisory Only



- Strict enforcement of the 2021 Comp Plan is not an equitable basis for Town Planning to recommend denial of the ODP Amendment.
- Comp Plan acknowledges per Colorado Statute, it is an advisory, guiding document only, intended to be flexible, adapting to changing conditions and unanticipated events. *ArLand Economic Analysis concludes expectations for Comp Plan's "High Density/Intensity" areas are highly unrealistic given current market conditions.*
- Comp Plan indicates much-needed rental housing with current stock vacancy rate of 0% (citing a 2019 study). *ArLand Economic Analysis confirms strong multifamily market and need for additional residential product to support future commercial.*
- Comp Plan acknowledges impact of COVID on companies' re-evaluation of space and employee needs, as well as changes in housing and lifestyle choices, creating low demand for commercial. *ArLand Economic Analysis confirms insufficient commercial & retail demand given national and regional trends.*

Caliber and Johnstown Share Long-Term Goals

- Caliber is a committed development partner for the long-term and shares the same goals with the Town to succeed in building an economically vibrant and thriving community
- Town Council has discretion in the timing and strict enforcement of 2021 Comp Plan's long-term goals
- Caliber proposes a "Transition Period" prior to "strict enforcement" of the 2021 Comp Plan, until the Comp Plan and the zoning codes can be brought into alignment
- Planning & Zoning will review and control the North Ridge multifamily projects on their merits through the Site Development Plan review process, §16-145
- Comp Plan is subject to review annually and updated every 5 years. Caliber welcomes the opportunity to fully engage in that process and will continue to adapt as market conditions evolve



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The Ridge – Master Planned Community

Residential Acreage (SF, MF) vs. Commercial Acreage (Retail, Industrial, Office, Mixed-Use)

Area of The Ridge	Product Type	Total Acreage	Parcel Status (NAI Brochure)	Acres Residential	%	Acres Commercial/ Retail/ Industrial	%	Total Acreage
NORTH RIDGE								
	SF Residential	23.4	Sold (Parcel E)	23.4				
	Industrial	7.10	ODP Parcel C			7.10		
	Commercial / Industrial	3.20	ODP Parcel B			3.20		
	Multi-Family 240 Units	12.00	Under Contract (ODP Parcel D)	12.00				
	Commercial/Retail	5.78	ODP Parcel A			5.78		
	Convenience Store Coffee Drive-Thru	2.52	Under Contract (ODP Parcel A)			2.52		
	Multi-Family 180 Units	5.90	Under Contract (ODP Parcel A)	5.90				
				41.30	68.9%	18.60	31.1%	59.90
THE RIDGE								
	Multi-Family 400 Units	26.85	Under Contract	26.85				
	Retail Gas Station & Convenience Store	2.44	Under Contract			2.44		
	Multi-Family Apartment 420 Units	23.26	Under Contract	23.26				
	SF Residential	90.31	Under Contract	90.31				
	SF Residential	28.31	Under Contract	28.31				
	Retail	19.04	B,C,D,E,F,G			19.04		
	Office/Commercial	34.54	H,I,K,O			34.54		
	Mixed Use	6.71	L			6.71		
	Industrial	34.54	S,U, P,Q,R			34.54		
			THE RIDGE TOTALS	168.73	63.4%	97.27	36.6%	266.00
SOUTH RIDGE								
	Single Family	80.00	Under Contract	80.00	100.0%	-0-	0.0%	80.00
			THE RIDGE & SOUTH RIDGE (Combined)	248.73	71.9%	97.27	28.1%	346.00
THE RIDGE MASTER PLANNED COMMUNITY (Total: The Ridge, North Ridge, South Ridge)								
				290.03	71.5%	115.87	28.5%	405.90

Modifications are consistent with current residential-commercial mix in The Ridge Master Planned Community

- **North Ridge – 60 Acres**
Residential (41.3 acres) 68.9%
Commercial (18.6 acres) 31.1%

- **The Ridge & South Ridge – 346 Acres**
Residential (248.73 acres) 71.9%
Commercial (97.27 acres) 28.1%

- **Master Planned Community – 406 Acres**
Residential (290.03 acres) 71.5%
Commercial (115.87 acres) 28.5%



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