



# CALIBER

THE WEALTH DEVELOPMENT  
COMPANY

## Blue Spruce Ridge

Planning Commission Hearing

September 25, 2024

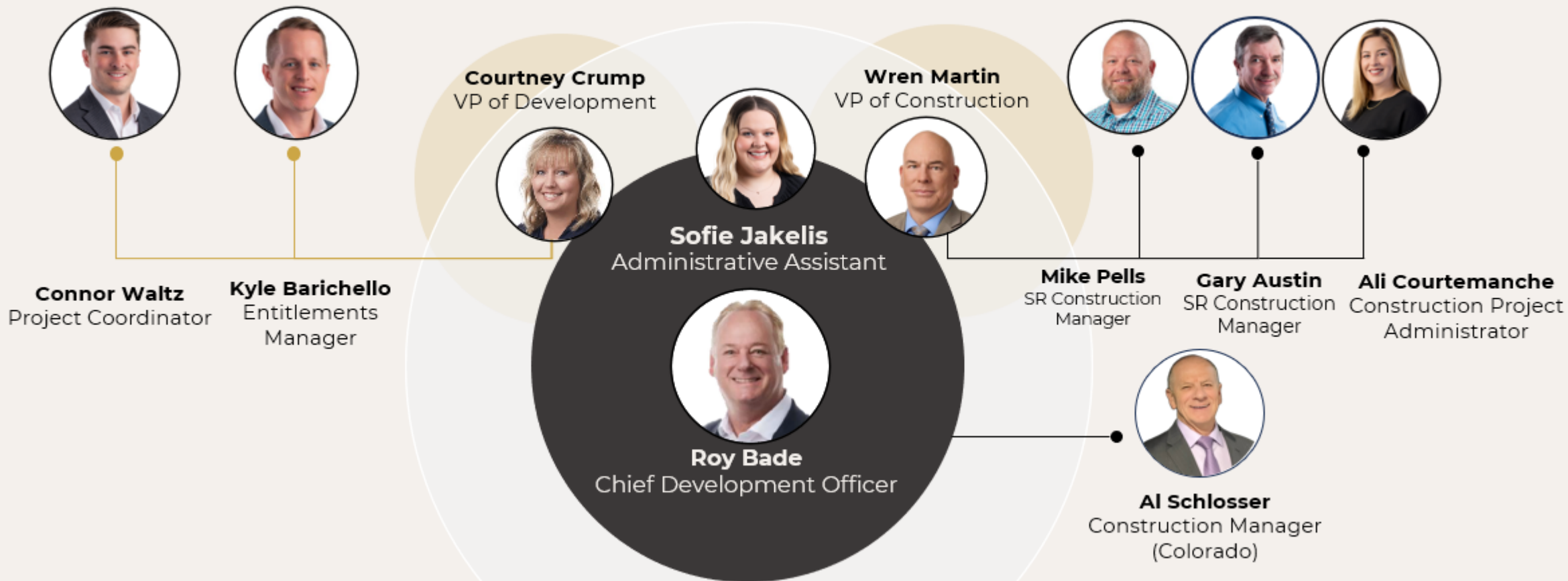
# Who is Caliber?

- Caliber is a leading development, construction, and asset management firm primarily in Arizona, Colorado, and Texas
- Caliber has a 15-year track record of successful developments in all asset classes.
- Completed our Initial Public Offering (IPO) in May of 2023 and listed our stock on Nasdaq: CWD.
- Been active in Johnstown since 2017

# THE CALIBER TEAM

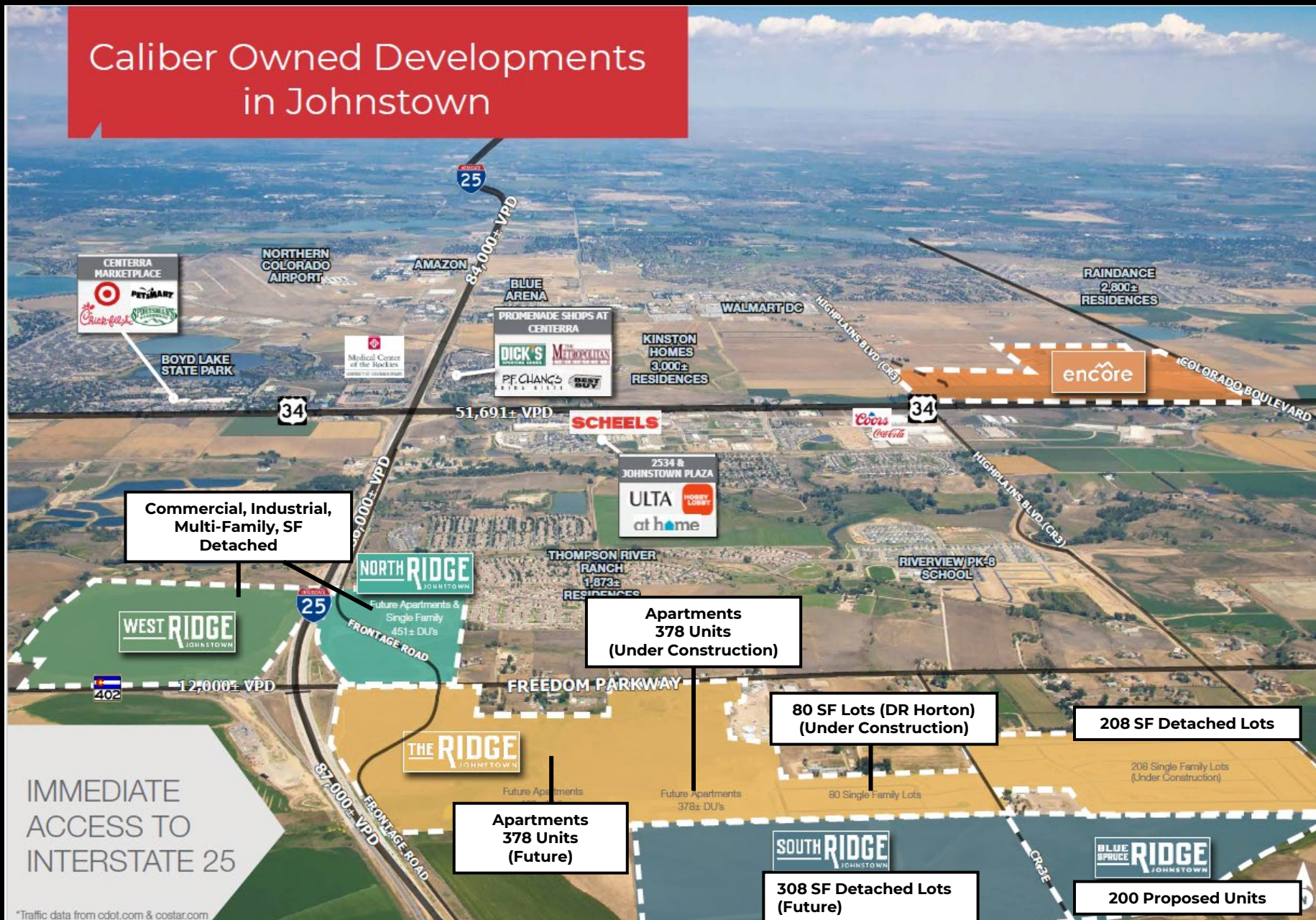
## DEVELOPMENT

## CONSTRUCTION



## Facts

- Approximately 763 acres acquired since 2017.
- Partially owned, developed, and sold by Caliber.
- Master Developer Approach – invested over \$150M to complete public and private infrastructure.





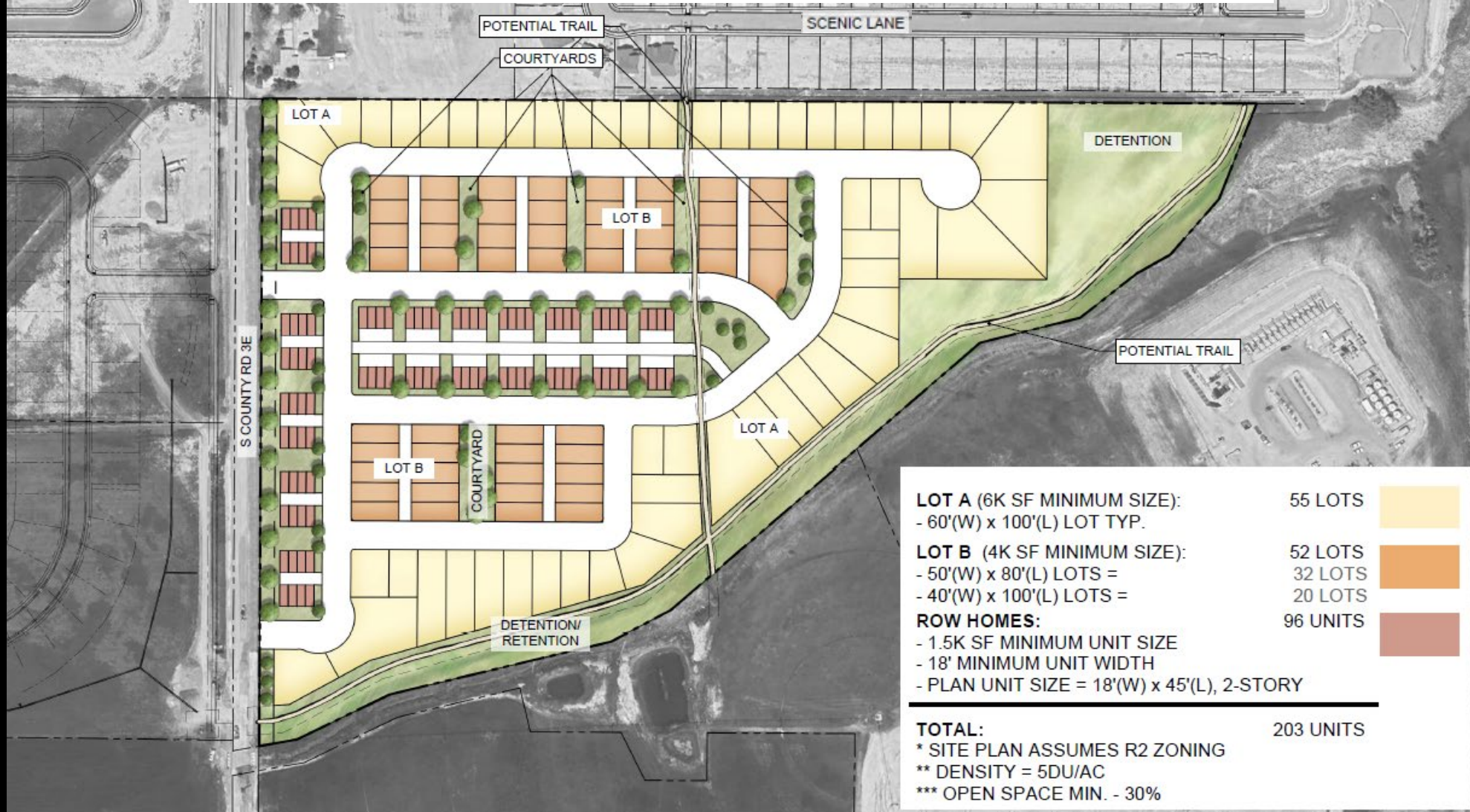
# Blue Spruce Summary

- **March 13<sup>th</sup>** – P&Z recommended unanimous approval for R1 zoning
    - Note: This recommendation was against Caliber's request for R-2 zoning. After consideration, Caliber decided to proceed with R2 zoning at Council
  - **April 1<sup>st</sup>** – First reading of annexation and zoning – 4-1 to approve annexation and R2 zoning
  - **April 15<sup>th</sup>** – Second Reading of Zoning and Annexation – Motion to continue zoning to May 6<sup>th</sup> agenda
    - Annexation Ordinance passed
  - **May 6<sup>th</sup>** – Second Reading of Zoning – 4-3 vote in denial (New Councilmembers/Mayor)
- 
- **July 16<sup>th</sup>** – **Neighborhood Meeting #1**
  - **August 6<sup>th</sup>** – **Neighborhood Meeting #2**
  - **September 3<sup>rd</sup>** – **R2 Zoning Resubmittal with conditions**

# Proposed Zoning Proposal – R2 with conditions

- R-2 Zoning with conditions.
  - Must be consistent with the provided conceptual site plan
  - Maximum unit count of 200 units or 4.83 du/ac
  - Min. 6,000 sq. ft. lots around the perimeter, single story restrictions along perimeter
  - Linear open space along perimeter
  - Central amenity and natural open space corridor
  - Min. 30% open space
  - Limit to 2 stories on proposed townhomes, centrally located
  - Only townhome, SF courtyard/alley loaded, and SF detached product allowed
    - No traditional multi-story multi-family buildings permitted

## Prior Version presented at Neighborhood Meeting #1



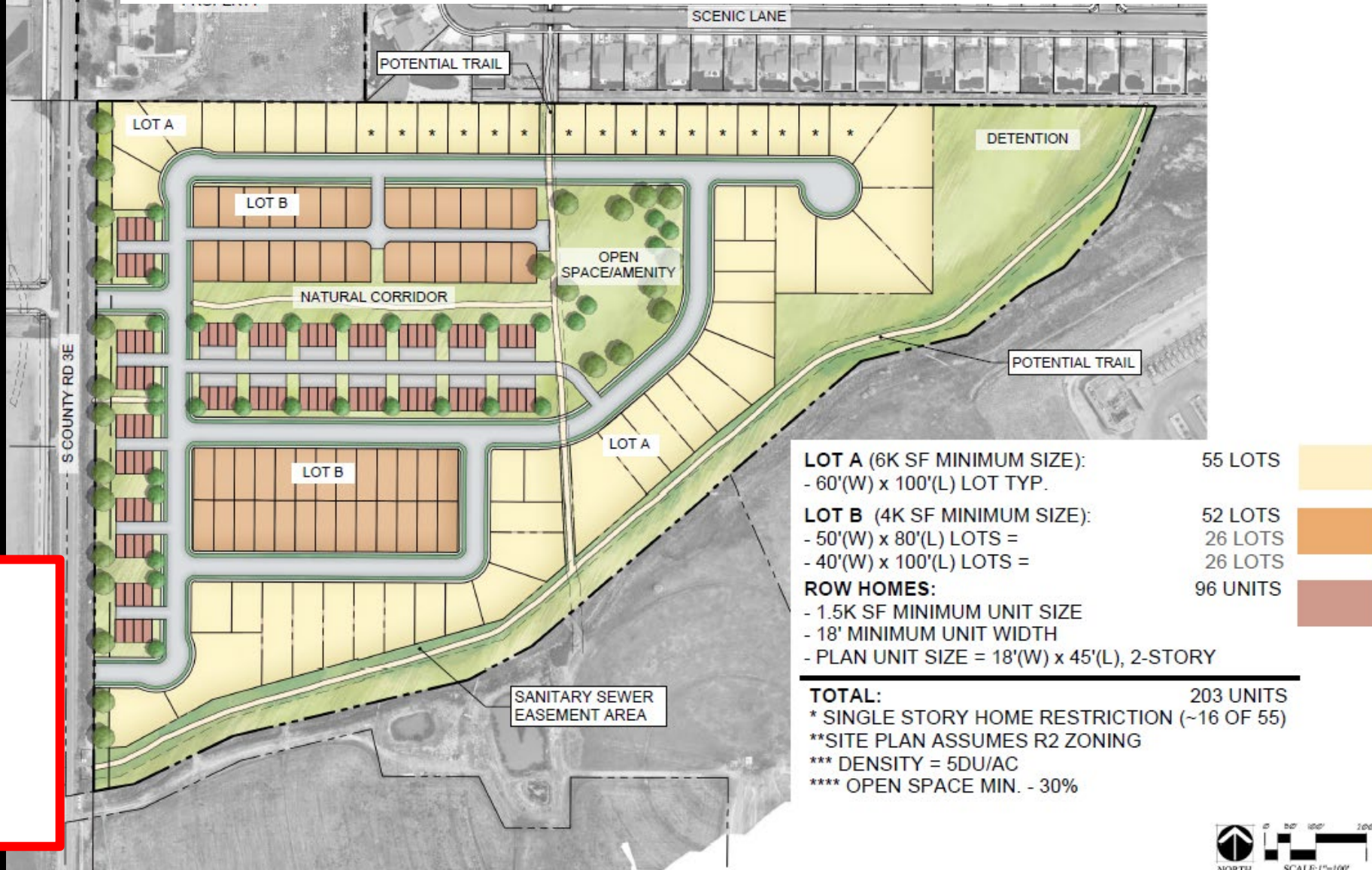
# Neighborhood Meeting 1 Recap

- Many homeowners were told this site would be vacant forever
- Drainage concerns along perimeter of existing development and this site
- Additional trail system needed through the proposed community
- Provide an exhibit that shows setbacks from existing Ridge Filing 1
- Concern with to 2-story homes blocking views
- Concern with proposed R-2 zoning
- Desire for Single Family homes, concerns about the Townhomes
- Desire for more park space and open space
- Lack of park space in the entire Ridge area
- Suggestion to look at the Revere community for park and design inspiration
- Traffic concerns
- Fire access questions
- The Ridge ongoing maintenance issues / Metro District questions
- Perimeter easement around the property/irrigation ditch

**Please note this is a non-exhaustive list of the discussion items**



## Prior Version presented at Neighborhood Meeting #2



### Notable Changes:

- Single Story restriction
- Large amenity space
- Improved trail connectivity



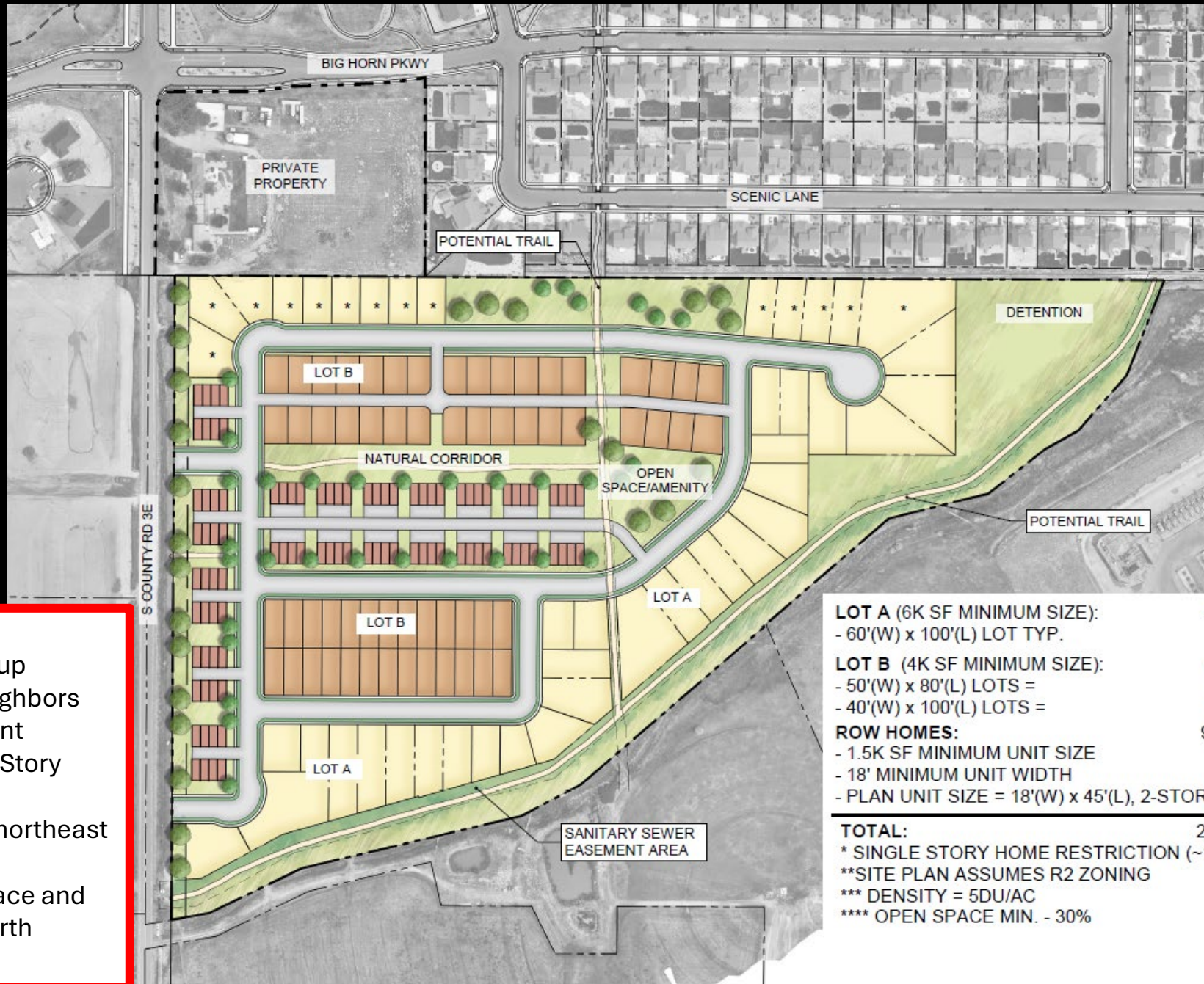


# Neighborhood Meeting 2 Recap

- Additional trail system needed through the proposed community
- Desire for linear park adjacent to existing neighborhood to north
- Additional single-story restrictions along County Road 3E
- Concern with 2-story homes blocking views
- Desire for more park space and buffering
- R1 vs. R2 comparison
- Concerns with density and proposed R2
- Concerns about height

**Please note this is a non-exhaustive list of the discussion items**





**Notable Changes:**

- Additional follow up meetings with neighbors
- Reduced unit count
- Additional Single-Story restrictions
- Larger lots at the northeast corner of site
- Large amenity space and linear buffer at north boundary

<b>LOT A (6K SF MINIMUM SIZE):</b> - 60'(W) x 100'(L) LOT TYP.	44 LOTS	
<b>LOT B (4K SF MINIMUM SIZE):</b> - 50'(W) x 80'(L) LOTS = - 40'(W) x 100'(L) LOTS =	60 LOTS 34 LOTS 26 LOTS	
<b>ROW HOMES:</b> - 1.5K SF MINIMUM UNIT SIZE - 18' MINIMUM UNIT WIDTH - PLAN UNIT SIZE = 18'(W) x 45'(L), 2-STORY	96 UNITS	
<b>TOTAL:</b>	200 UNITS	
* SINGLE STORY HOME RESTRICTION (~14 OF 44)		
**SITE PLAN ASSUMES R2 ZONING		
*** DENSITY = 5DU/AC		
**** OPEN SPACE MIN. - 30%		





# R1 Zoning vs. R2 Zoning

- “Straight” R1 Zoning
  - No concept plan is provided with zoning and site will comply with Zoning Ordinance
  - Detached SF homes only
  - Allows 4K size SF lots in courtyard pattern
  - 35’ max height / 2.5 stories
  - Minimum 30% Open Space
  - No large park/amenity requirement (optional to meet zoning ordinance)
  - No single-story restrictions along perimeter
- R2 Zoning as proposed by Caliber
  - SF detached homes with single story restriction along perimeter
  - Large amenity/park space with connectivity to existing community
  - Linear open space buffer
  - Improved trail connectivity
  - Concept plan with commitments
  - Max 2-story height on townhomes
  - Will comply with all other zoning ordinance requirements

# Summary

- Incorporated neighborhood feedback heard through public outreach meetings
- Proposed R2 zoning is consistent with General Plan and Zoning Ordinance housing diversity standards
- Received 4 letters of support for the proposed R2 zoning and concept plan
- Residents most impacted prefer R2 plan with conditions vs. R1 straight zoning
- The concept plan meets the zoning ordinance requirements and provides elevated design commitments
- We have Staff's recommendation of approval and would respectfully request approval of R2 zoning with conditions.