

GRANDVIEW & HOLLY
OUTLINE DEVELOPMENT PLAN NARRATIVE
September 1, 2023

The Henry Design Group, Inc., on behalf Grandview 84, LLC, the landowner, and applicant, is pleased to submit this narrative in support of the proposed Outline Development Plan for Grandview & Holly.

1. Applicant/Design Team

Owner/Applicant:

Grandview 84, LLC
Jason Pock
4100 E. Mississippi Ave.
Suite 500
Denver, CO 80246
303-984-9800 Ext. 107
jpock@westsideinv.com

Civil Engineer:

Kimley Horn
Trey Farrell, P.E.
6200 South Syracuse Way
Suite 300
Greenwood Village, CO 80111
720-464-1861
Trey.Farrell@kimley-horn.com

Land Planner/Landscape Architect:

Henry Design Group, Inc.
Karen Z Henry, PLA
1501 Wazee Street
Suite 1-C
Denver, CO 80202
303-446-2368
khenry@henrydesigngroup.com

2. Project Location

Grandview & Holly is approximately 82 acres of rolling grassland located at the northwest corner of Weld County Road 15 (Holly Street) and Grandview Boulevard. The site is more particularly described as a portion of the Southeast 1/4 of Section 6, Township 1 North, Range 67 West of the 6th PM, County of Weld, State of Colorado.

3. Site Assets (Addresses Dacono Forward - Existing and Physical Conditions)

The site is gently sloping with a slight running in a north/south direction in the western portion of the site with a high point elevation of 5096. Low points on

the site are located in the southeast area along Grandview Boulevard with an elevation of 5073 and along the northern border of the site with an elevation of 5077. Stormwater detention and water quality ponds will be located at these low points of the site.

A 30-foot-wide irrigation ditch easement bisects the site in an east/west direction. The ditch will be piped or remain as an open ditch with a trail corridor, park, and open space corridor along the ditch.

The Bull Canal of the Stanley Ditch is off site and parallels the northern property line. It is anticipated a social trail will occur along the ditch.

Three plugged and abandoned well sites are located in the site with a 50'x100' buffer area around each abandoned well head. The buffer areas are incorporated in open space but are excluded from park and open space calculations.

Scattered trees and other native vegetation are located along the irrigation ditch. The balance of the site is previously cultivated agricultural land.

An electric transmission line easement is located on the north side of Grandview Boulevard. 10-feet of the easement is located within the right-of-way. The plan will be designed to avoid all easements.

4. Adjacent Land Uses

<u>North:</u>	Daisy Subdivision Single family detached residential. Zoned: R-2 - City of Dacono
<u>East:</u>	Unincorporated Weld County Vacant
<u>West:</u>	Autumn Valley Single family detached residential. Zoned: PUD - City of Dacono
<u>South:</u>	Buddy Ranger Annexation Vacant Zoned: R-2 City of Dacono

5. Character and Neighborhood Concept

A. Overall Plan

Grandview & Holly is envisioned to be a master planned community consisting of approximately 407 single family detached and paired homes and approximately five (5) acres of neighborhood serving Commercial. The future PUD Zoning Document will describe the permitted land uses, development intent and development standards for the property to establish and enhance the envisioned community character of an interconnected community. The permitted uses, road network and

pedestrian corridors will allow residents to live and recreate in a connected community.

Grandview & Holly will incorporate a variety of residential housing types attractive to diverse households. Housing will include standard single family detached homes, starter single family homes and paired homes. The intent is to provide a range of homes of various sizes and diverse price points for a wide demographic. The housing types will be attractive to young professionals, first time home buyers and young families through all stages of life with the opportunity to move into larger homes within the same community. The community will be cohesively planned, with consistent streetscapes, unified architecture, and pedestrian connectivity between community gathering features. It is anticipated the builders will provide farmhouse, Colorado craftsman and prairie style architecture themes for the homes which are popular in today's market.

B. Features of the PUD

1. An interconnected public street system that is bicycle and pedestrian friendly. Trails are provided throughout the neighborhood in all open space areas that connect to public and private park amenities.
2. Homes facing the public streets and green courts will have interesting elevations, thereby enhancing the pedestrian experience.
3. Common open space and parks provide areas for passive and active recreational opportunities.
4. Covenants, conditions, and restrictions will be provided to ensure cohesive architecture and landscaping throughout the neighborhood.
5. Grandview & Holly is intended to provide valuable stewardship of land and water resources. Landscape and irrigation design guidelines will be created to help shape the proposed landscape within the community and the private yards of the homes in accordance with The City's Water Master Plan ([Addresses Dacono Forward - Framework for Growth - Water](#))

C. Site Design Details

Various design details shall provide a distinguishing character and theme to the neighborhood. These include distinctive fencing, thematic street furnishings, play equipment, entry features, street names, and landscaping. Each sub-neighborhood will reinforce the overall theme of Grandview and Holly.

D. Covenants

Architectural design covenant shall provide a standard of quality throughout the neighborhood. Grandview & Holly guidelines will complement the City of Dacono's design guidelines and standards and will

address the attractive placement of fencing, architectural variety and harmony, landscape requirements within private lots, and the prohibition of uses and construction that would undermine neighborhood quality and livability.

The community association or metro district will be responsible for covenant enforcement and for the maintenance of common areas and elements.

E. Neighborhood Compatibility

Compatibility with adjoining neighborhoods will be achieved through either similar residential types and appropriate buffering achieved by landscaping, fencing, and setback or a combination of the above.

F. Neighborhood Commercial

A neighborhood serving commercial center is proposed at the northwest corner of WCR 15 (Holly Street) and Grandview Boulevard. The intent is to provide land uses for passerby traffic and pedestrian traffic from both the Grandview & Holly neighborhood and nearby neighborhoods. The intent is to foster and facilitate a desired place consisting of neighborhood and commercial retail and service uses, thereby delivering a limited inventory of goods and services that meet the daily needs of the local populations such as gas and convenience, grocery, restaurants, retail stores, day care, and personal service providers. It is anticipated the uses will be located in both single use freestanding spaces and buildings containing one or more businesses.

6. Parks, Trails, and Open Space (Addresses Dacono Forward - Framework for Growth - Parks, Trails, and Outdoor Recreation)

All park, trails and open spaces will be provided and designed in accordance with City of Dacono's Parks, Trails, and Outdoor Recreation Master Plan ("Master Plan") dated March of 2008. These open spaces are key components of the Grandview & Holly community plan. Trails will create an interconnected neighborhood linking from the northwest corner of the site to a potential offsite trail system, to the southeast commercial corner. Per the Master Plan, a neighborhood trail is also provided along the irrigation ditch that bisects the site. Additionally trail links are provided at the east and west property edges to tie into offsite existing and future neighborhoods. The trails will be located in open space corridors connecting residents to site amenities and to sidewalks creating greater pedestrian connectivity. The Master Plan indicates the Dacono Loop trail on the north side of the Bull Canal of the Stanley Ditch adjacent to the Daisy

and Nora neighborhoods. Access to this regional loop trail is limited from the Grandview & Holly neighborhood given limitations on crossings of the Canal. A connection to the regional trail system may be possible offsite at the northwest corner.

Overall, a total of 20% of the site is proposed for usable parks and open space. Trails are located within the open space corridors and the parks will be designed for passive and active recreational opportunities.

7. Compliance with Dacono Forward

Grandview & Holly is proposed to future the Community Vision as follows:

Section 2. Vision and Values

- Vision 1: Grandview & Holly is located within the City's Growth Boundary
- Vision 2: Both commercial and residential land uses provide a balance of future land uses, the commercial uses will contribute but not totally provided for the economic viability of the City.
- Vision 3: Grandview & Holly provides a complete and interconnected pedestrian and vehicular transportation network providing a safe and distinctive neighborhood with access to adjacent neighborhoods and perimeter roadways.

Buffers around the plugged and abandoned well sites are located in open space providing increased safety for the residents.

- Tenets of the Vision statement include:
 - Live**: Grandview & Holly provides a variety of housing options including standard single family detached homes, starter detached homes and paired homes that will serve a diverse population
 - Shop**: Commercial retail and personal services are provided in the commercial area within Grandview. The area is in close proximity to the new residents and will be accessible by both vehicles and pedestrians thereby shortening the distance to essential products.
 - Play and Move**: An interconnecting system of parks, trails, and open space is available for pedestrians. The parks will provide passive and active recreational facilities for all age groups.
 - Honor**: Grandview & Holly will incorporate sustainable living practices including water and waste recycling and conservation.

Section 3. Framework for Growth (See Sections of the above narrative)

- Framework Plan
Grandview & Holly is located within the Multi-Generational District of the Framework Plan within Dacono Forward - Framework for Growth.

- The community will offer standard single-family homes, starter homes and paired homes that are geared to a diverse demographic offering a variety of price ranges. The homes will be available for people in all stages of their lives.
- The neighborhood is designed for all residences to be focused on the internal parks, trails, and open space network.
- The neighborhood is located in an area where the extension of services and infrastructure are readily available without requiring large investments in capital to open up the neighborhood. Connections will be made to existing systems.

8. Transportation and Access (Addresses Dacono Forward - Framework for Growth - Transportation Systems)

Primary access to the Grandview & Holly neighborhood will be from Grandview Boulevard and in two locations along WCR 15. Franklin Street is proposed as a collector street through the center of the neighborhood connecting from the Autumn Valley neighborhood to WCR 15 (Holly) Street.

The access points along Grandview Boulevard and WCR 15 (Holly Street) will facilitate access to the commercial corner while serving the balance of the neighborhood. 15-feet of right-of-way dedication will be provided along WCR 15 (Holly Street) to complete the full half-section of the road for the entire reach adjacent to Grandview. No right-of-way dedication is anticipated as necessary for Grandview Boulevard.

9. Utility Summary

A. Proposed Water Improvements

The Grandview & Holly Subdivision is proposing to connect to the existing City of Dacono water system in Autumn Valley Ranch at two (2) locations to serve the project. The first proposed connection location is the 8" stub within Franklin Street on the project's western boundary. The second proposed connection location is the 8" line within Glen Creighton Drive through the HOA tract on the project's northwestern corner. The Grandview & Holly Subdivision is anticipated to be completed in three (3) phases, as follows:

1. Phase 1. The proposed single-family development north of Franklin Street (PA-1 & PA-2).
2. Phase 2. The proposed single-family development south of Franklin Street (PA-3 & PA-4).
3. Phase 3. The commercial parcels (PA-5) on the NWC of Grandview & Holly.

It is anticipated that 8" waterlines will be proposed within the streets and 3/4" service taps to each home will be adequate to serve the lots. Fire suppression can also typically be handled by the 8" waterlines looped internally within the site with hydrants spaced as required. The City was able to run fire flow testing for the hydrant at the Glen Creighton Drive and Franklin Street intersection. A preliminary WaterCAD analysis determined that adequate fire flow should be available at each hydrant throughout all phases.

No connections or improvements to Central Weld County Water District (CWCWD) water systems are anticipated at this time.

B. Proposed Sewer Improvements

Grandview & Holly Subdivision is proposing to connect to the existing City of Dacono system in Autumn Valley Ranch at the northwest corner of the site. Similar to the connection path for the water main connection, the proposed sewer line will connect to Glen Creighton Drive through the HOA tract at the northwest boundary. A Will Serve letter has been provided by St. Vrain Sanitation District and is attached. 4" PVC services are anticipated to be provided to each home for sewer capture.

C. Proposed Storm Water ImprovementS (Addresses Dacono Forward-Framework for Growth - Drainage)

Pre vs. post analysis will be provided at all outfall locations to ensure post-development flows have equal or less impact to downstream properties per all local and state guidelines and requirements. It is anticipated that three detention ponds will be required to serve the Grandview & Holly Subdivision:

1. Northwest Detention. Flows will be captured and attenuated in this pond prior to being released downstream.
2. Northeast Detention. Flows will be captured and attenuated in the pond prior to be released into the historical low point on Holly Street.
3. Southern Detention. Flows will be captured and attenuated in the pond prior to being released across Grandview Boulevard's historic low point.

10. Development Phasing

The Developer anticipates the Property will be developed in 2 to 4 residential phases with +/- 100 to 200 residential lots in each. Each residential phase will have two points of access and looped utilities. The phases will likely develop from north to south based on the locations of existing public improvements to the north of the site. The commercial use area will be in a separate development phase as market demands. The Developer anticipates the first phase of residential lots will be ready for vertical construction by the end of 2025. Full build-out of the residential phases should occur in 2028-29.