

# Water's Edge

## Preliminary Design Review Application and Narrative

September 1, 2015

**Prepared For:**

Water's Edge Development, LLLP

**Prepared By:**



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## **PROJECT DIRECTORY**

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## **LIST OF OFFICERS/DIRECTORS INVOLVED IN THE APPLICATION**

Bill Swalling  
Layne Kottmeier  
Catherine Hance

## **PREVIOUS PROJECT NAMES**

NA

## PROJECT NARRATIVE

- A. Proposed Use - Mixed residential community with 384 units on 108.5 acres to consist of multi-family residential, single family attached, alley load single family (courtyard homes), patio homes, single family, and a community center.
- B. Existing Improvements - None
- C. Site Circulation - Vehicular access is via Turnberry Road, Morningstar Drive, and Brightwater Drive. Morning Star Drive is stubbed from Hearthfire, and will be continued through Waters Edge to intersect with Turnberry Road. Brightwater Drive currently exists on the south side of Waters Edge and will continue through Waters Edge and intersect with Morningstar. Other internal roads will all be local streets. There is also an extensive off-street pedestrian walkway system to connect the various neighborhoods within Waters Edge to the surrounding communities.
- D. Site Design - See the attached plans
- E. Compatibility with surrounding area - Being a residential community, Waters Edge is very compatible with the surrounding developed areas and continues the lot patterns started with the adjacent Richards Lake and Hearthfire Communities. We are also providing a large landscaped buffer adjacent to Serramonte Estate
- F. Water Detention - Water Detention is provided on site through a series of ponds located throughout the site, and the existing pond at the intersection of Brighter Drive and Turnberry Road. This concept is the same as the previously approved plans, but brought to the current stormwater standards.
- G. Existing Drainage - The site generally slopes south and west to the existing detention pond at Brightwater Drive and Turnberry Road, or into Richards Lake itself.
- H. Natural Features - The city has identified the edge of Richards Lake as a natural area, and we are providing a large buffer area adjacent to the lake that is being landscaped with natural vegetation. A 12' access road/ pedestrian trail is being provided through this area. The access road is needed for access to the existing sewer line.
- I. Unusual Factors - This site contains three operating wells, and the required buffers to those are a big constraint. This proposal includes a modification to reduce those setbacks.
- J. Previous Applications - This site was previously approved and recorded as Waters Edge.

- K. Specific Questions - Would like to get staff support for the modifications to the oil well setbacks, as well as get staff support in creating a metropolitan district that will own and maintain the private infrastructure (see narrative at the end of this application).

## **PLANNING OBJECTIVES**

Waters' Edge is a proposed new community in Fort Collins, located on 108.5 acres to the west of Turnberry Road, Just to the north of the Richard's Lake community on the City's eastern border with Larimer County. Waters' Edge offers the Fort Collins region a holistic approach to healthy living for a community of empty nesters and other older adults who want to live in a place that supports their physical, mental, and spiritual health. In addition to this property, Water's Edge LLLP also has control over the remaining Lind Property directly to the east of Turnery Road to expand the community in the future.

Larimer County's over-65 population is one of the fastest growing in the state because of aging residents and an influx of retirees to the Fort Collins area, drawn by the environment, cultural and educational opportunities, and the high quality of life. The county's age 65-plus population is projected to more than double by 2030. Providing affordable and appropriate housing to allow seniors to age well is a priority for the social sustainability of Fort Collins and Larimer County, and also provides many social and economic benefits.

The Waters' Edge plan meets or exceeds most of the goals established by the Fort Collins Comprehensive Plan. Waters' Edge amenities, such as the recreation center, open space, town center, and plazas, are available to the public and supported by a Metropolitan District, without impact to City and County budgets. The community also generates significant sales and property taxes, and supports as many as 350 local jobs within Waters' Edge and the Fort Collins area. Waters' Edge residents, consistent with boomers in the region, have an average \$50,000-plus annual income per household.

Waters' Edge introduces a new kind of healthy and livable adult community for Fort Collins—one that offers many of the characteristics that AARP defines as a healthy and livable community, including a safe, secure, walkable environment, housing options, opportunities for recreation and culture, and nearby high-quality health facilities. This new community provides appropriately designed homes in a socially and environmentally sustainable community for adults age 55-plus who are already living in the Fort Collins area, or who may be moving here in the coming years.

The Waters' Edge plan is based on the belief that empty nesters no longer need or want to maintain a large house and back yard; active adults would prefer to travel, learn, recreate, socialize, pursue hobbies, and give back to the community. The community plan features small lots with minimal maintenance –snow removal and lawn and gutter

maintenance are taken care of for homeowners, and back yards are converted into ribbons of open space with walking paths to benefit everyone.

The community is designed to allow for independent and vehicle-free living, with safe and connected streets, sidewalks, walking paths, and multi-use trails. Future amenities that support independent living include a proposed town center on the future development land to the east of Turnery Road with a grocery store, health clinic, café, shops, and convenient services. The town center offers lifestyle amenities important to baby boomers, such as social gathering spaces and offices in which to work, mentor, and collaborate.

Waters' Edge focuses on active and healthy living with paths and trails, parks and natural areas, and a recreation center with fitness/yoga studios, multi-purpose space, and an outdoor pool. The recreation center is available on a fee basis to neighbors, which also offers the benefit of helping seniors maintain connections to other age groups.

The Waters' Edge homes are designed for aging in place planned with universal (accessible) design concepts. All homes offer single-level living in a wide variety of types and sizes, from one-bedroom condominiums, to ranch-style homes, to single family attached homes and estate homes with a master bedroom on the main level. A proposed independent-living facility with support services is planned to be located in the future town center. These housing options allow Fort Collins' age-55-plus residents to continue living in their community, and accommodate residents new to the area.

Waters' Edge presents a model for integrating healthy local food into the community lifestyle with a grocery store, farmers' market, community gardens, orchards, aquaponics greenhouse, and community kitchen that hosts community events, cooking demonstrations, and workshops with master gardeners and chefs. The local food focus also provides collaboration, mentoring, and internship opportunities with Colorado State University and new businesses.

Waters' Edge is an excellent example of conservation land planning, with 35 percent of the land reserved as open space, including greenbelts and buffers to protect natural areas. This amount of open space is four times greater than typically provided in residential communities in the Fort Collins area. The community's use of native trees and plants and non-potable irrigation water helps conserve drinking water, and stormwater is managed on site in wildlife-rich wetlands and other natural areas.

Waters' Edge developer W. E. (Bill) Swalling has a successful track record of building adult neighborhoods on Colorado's Front Range that preserve open space, enhance natural areas, and provide appealing housing options. The Waters' Edge plan calls for financing and maintaining the community's paths, parks, plazas, meeting spaces, recreation facilities, non-potable water, and open space and natural areas through the formation of a Metropolitan District. Governed by an elected board of residents, the

Metropolitan District collects funds to support facilities and services, at no cost to the City or County government. An additional benefit: Unlike homeowners association fees, Metropolitan District fees are tax-deductible for residents. A Metropolitan District service plan will need to be approved by the Fort Collins Planning and Zoning Board and the City Council.

The Waters' Edge plan features the following elements of a healthy and active adult community:

**Focus on Health:** Waters' Edge provides what empty nesters and others age 55 and older have been looking for—appropriate-sized and affordable homes in an attractive community, with amenities that encourage active and healthy living, such as recreation and wellness facilities, gathering spaces, local food production, and connections to nature.

**Compact Walkable Community:** Streets and 3.5 miles of walking paths connect three residential neighborhoods and a town center through ribbons of open space, providing safe and beautifully landscaped places for residents to walk. Several miles of multi-use trails lead to regional trails and natural areas.

**Choice of Housing Options:** Waters' Edge offers single-level homes that vary in size, style, and price—from condominiums and patio homes to single family attached homes and estate homes with a main-floor master bedroom.

**Proposed Future Town Center:** The town center offers convenient services, such as a grocery store, health clinic, coffee shop/café, wine shop, and parking. Plazas and other public spaces connect the town center's shops and services, and walkways through the neighborhoods encourage residents to stroll here from their homes.

**Gathering and Work Spaces:** A focal point of the town center is a 5,000 to 7,500-square-foot community center with spaces to gather, work, volunteer, and enjoy social, creative, and cultural activities. These include a large multi-purpose room, community kitchen, arts and crafts room, office spaces, and entrepreneurial start-up space. Plazas, walkways, and a farmers' market also provide opportunities for meetings and special events.

**Health and Wellness Facilities:** A health/wellness clinic located in the town center offers basic services, as well as classes on healthy living, in partnerships with Kaiser Permanente, Colorado State University, and other healthcare and education institutions.

**Healthy Local Food:** Waters' Edge encourages healthy eating with 3.5 acres of community gardens and orchards and an aquaponic greenhouse. Fresh local produce and other healthy foods also are available at the town center grocery store, farmers' market, and farm-to-table café. A commercially outfitted community kitchen provides space for cooking demonstrations, community meals, and special events. Programming



for the community gardens, orchards, greenhouse, and kitchen includes workshops with master gardeners and chefs. The local food focus provides opportunities for jobs, internships, and collaborations with Colorado State University and new businesses.

**Active Lifestyle Amenities:** A recreation center offers multi-purpose activity spaces and indoor studios for yoga, aerobics, and fitness classes, as well as an outdoor swimming pool. The recreation center is available to neighbors on a fee basis. A park, dog park, and other gathering places encourage residents to be active and fit, and to socialize and develop strong ties with neighbors.

**Open Space and Natural Areas:** Waters' Edge preserves 35 percent of the land as open space, including a 6-acre existing and partially developed city park, restored wetlands, and buffers around key natural features. Homeowners have small private yards and enjoy open spaces behind their homes that replace back yards. Landscaped parks and natural areas also are designed as natural stormwater detention areas.

**Richard's Lake and Trail Enhancements:** Richard's Lake provides a key activity area for boating, fishing, and swimming. The lake's beach is renovated in partnership with the Richard's Lake community, and the shoreline is restored with native plants. An existing trail extends around the lake perimeter for walking, biking, wildlife observation, and other activities. The landscape for a greenbelt between the lake and a "beachfront" residential neighborhood is enhanced for open space and wildlife habitat.

**Water-conserving Landscape:** The community's high-efficiency irrigation system features a state-of-the-art monitoring system and uses non-potable water to irrigate all common areas and private-lot landscaping. This use of non-treated water for irrigation, along with native/xeric plants, conserves precious treated water for use in homes and avoids the application of chemically treated water on gardens and landscapes. Non-potable water reduces treated water needs by 60 percent, and requires a more cost-effective irrigation system. Residents own the water system through a Metropolitan District.

**Waste Reduction:** Waters' Edge is committed to reducing solid waste by 90 percent to become a Zero Waste Community. A pilot program with Gallegos Sanitation Inc. collects compost from homes at curbside, along with trash and materials for recycling. Compost is processed nearby for use in enriching soil for local landscapes.

**Economic Sustainability:** Amenities such as paths, trails, open space, and the town center are financed and maintained by a Metropolitan District. The Metropolitan District supports the recreation center and pool (with additional public user fees), at no cost to the City of Fort Collins or Larimer County. Services such as mowing and snow shoveling are also paid for through Metropolitan District fees. Waters' Edge generates or supports as many as 350 local jobs —one job for every four senior residents, according to the Fort Collins Senior Advisory Board. Please see the attached narrative for further information on the Metropolitan District.





## WATERS' EDGE RENDERING

**VIGNETTE**  
studios

MARCH, 2014



## PRINCIPALS AND POLICIES

Specific principles and policies of the Fort Collins City Plan that are addressed by the Waters Edge community are as follows:

### Economic Health

**Principle EH 1: The City will pursue development of a vibrant and resilient economy that reflects the values of our unique community in a changing world.**

#### **Policy EH 1.1 – Support Job Creation**

Support the enhancement of the community's economic base and job creation by focusing on retention, expansion, incubation, and recruitment efforts that bring jobs and import income or dollars to the community, particularly businesses in the adopted Target Industry Clusters.

**Principle EH 3: The City will support local, unique, and creative businesses.**

#### **Policy EH 3.1 – Support Programs Emphasizing Local Business**

Work with the local business community to ensure economic development strategies and plans are identified to improve economic health. Support programs such as "Be Local" Northern Colorado and Shop Fort Collins First. "Be Local" supports independent businesses, advocates for a resilient community, and works collaboratively to serve Northern Colorado. The Shop Fort Collins First program encourages residents to spend retail dollars locally before looking elsewhere for goods and services.

#### **Policy EH 3.3 – Support Local and Creative Entrepreneurship**

Identify local entrepreneurs and creative enterprises and work to both incubate new businesses, and strengthen the existing businesses. This will result in the creation of jobs, improved cultural awareness, and growth in the creative economy.

### Environmental Health

**Principle ENV 1: Within the developed landscape of Fort Collins, natural habitat/ ecosystems (wildlife, wetlands, and riparian areas) will be protected and enhanced.**

#### **Policy ENV 1.1 – Protect and Enhance Natural Features**

Use regulatory powers to conserve, protect, and enhance the resources and values of high value biological resources such as wetlands, riparian areas, and wildlife habitat by directing development away from sensitive natural areas. When it is not possible to direct development away from sensitive natural resources the development will be integrated into these areas to minimize impacts and mitigate any losses.

Waters Edge has worked with the city's natural areas department to provide buffers to Richards Lake Reservoir, removed noxious trees within the existing natural area, and have provided enhanced landscaping with the buffer, while preserving neighborhood access to the lake with paths, picnic pavilions and beach area.

**Principle ENV 4: The City will pursue new opportunities to provide multi- functional open lands.**

**Policy ENV 4.1 – Improve Connectivity**

Explore opportunities for land conservation partnerships between Stormwater, Parks and Recreation, Transportation, and Natural Areas departments to provide and enhance trail corridors to connect open lands, to enhance wildlife habitat and corridors, and to improve bicycle and pedestrian access to schools, parks, natural areas, rivers, shopping areas, and neighborhoods.

**Policy ENV 4.3 – Improve Water Quality and Detention**

Explore opportunities for Stormwater, Parks and Recreation and Natural Areas departments to partner on acquiring lands to incorporate stormwater systems that improve water quality and contribute to the ecological functioning of urban watersheds.

**Policy ENV 4.4 – Provide Neighborhood Natural Areas**

Explore opportunities for Stormwater, Parks and Recreation, and Natural Areas departments to partner on acquiring lands for neighborhood natural areas.

**Policy ENV 4.5 – Support Community Horticulture**

Encourage and support the establishment of community gardens and other horticultural projects throughout the City to provide food, beautification, education, and other social benefits. Support the development of community- led horticulture projects and agricultural activities on appropriate City-owned lands (e.g., Homeowner Association-run garden plots in neighborhood parks, ongoing leasing for agricultural purposes, and farmers' markets in public plazas and parking lots).

**Policy ENV 4.6 – Utilize Corridors**

Provide public access, promote wildlife movement, and link neighborhoods, parks, and activity centers, commercial centers, and streets through a network of open lands and trails along streams, drainageways, and irrigation ditch corridors, where compatible with natural habitats, utilizing environmentally sensitive trail design.

Waters Edge is providing a variety of open lands throughout the community that incorporate walk ways, detention facilities, orchards, community gardens natural areas, as well as pocket parks and recreational areas. We want to provide easy access for all residents to enjoy the outdoors, the community gardens, interact with nature, and enjoy the edible landscape located throughout the community.

**Principle ENV 9: The City will reduce total mobile source emissions by focusing on both technology (e.g., tailpipe emissions) and behavior (e.g., driving patterns).****Policy ENV 9.1 – Promote Alternative and Efficient Transportation Fuels and Vehicles**

Promote alternative and efficient transportation fuels and vehicles that improve air quality. Invest in infrastructure throughout the City to support alternative fuel vehicles and promote the use of such vehicles through education and incentives. (Also see the Transportation chapter's Increase Awareness section for information about reducing mobile source emissions by focusing on behavior.)

Through thoughtful community design, and the extensive network of pathways, residents will be able to easily access the community amenities without having to rely on vehicles for transportation.

**Principle ENV 14: The City will apply the US Environmental Protection Agency's integrated "hierarchy" of waste management to help protect all environmental resources including air, soil, and water using source reduction as the primary approach, followed in**

**order by reuse, recycling/composting energy recovery using emerging pollution-free technology, and landfill disposal (where methane gas capture is employed) as a final resort.**

**Policy ENV 14.1 – Divert Waste**

Identify and develop viable, sustainable strategies designed to accelerate the community's ability to meet or surpass the adopted goal of diverting 50% of the community's waste stream from disposal in landfills.

**Policy ENV 14.2 – Lower Greenhouse Gas Emissions**

Recognize the critical role of successful solid waste diversion and recycling in significantly lowering greenhouse gas (GHG) emissions and place priority on employing strategies that will enable the community to meet its adopted goals for reducing GHG emissions and the risks of climate change.

Through thoughtful community design, and the extensive network of pathways, residents will be able to easily access the community amenities without having to rely on vehicles for transportation.

**Principle ENV 15: The City will recognize that discarded materials, such as recyclable commodities, reusable products, and organics, can be economic resources for the community.**

**Policy ENV 15.1 – Encourage Composting**

Divert organic material from landfill disposal and put it to a beneficial secondary use as compost, which increases water conservation, adds nutritional value, and provides carbon dioxide storage capacity (carbon sink) when applied to soil, or for generating alternative sources of energy.

Through a partnership with Gallegos Sanitation, curbside compost pickup will be provided to all residents.

**Principle ENV 19: The City will pursue opportunities to protect and restore the natural function of the community's urban watersheds and streams as a key component of minimizing flood risk, reducing urban runoff pollution, and improving the ecological health of urban streams.**

**Policy ENV 19.2 – Pursue Low Impact Development**

Pursue and implement Low Impact Development (LID) as an effective approach to address stormwater quality and impacts to streams by urbanization. Low Impact Development is a comprehensive land planning and engineering design approach with a goal of minimizing the impact of development on urban watersheds through the use of various techniques aimed at mimicking pre-development hydrology.

Waters Edge will be providing Low Impact Development throughout the community including the use of permeable pavement, water quality enhancements, dispersed detention throughout, and opportunities to recharge groundwater through the stormwater system integrated into the community.

## **Community and Neighborhood Livability**

**Principle LIV 10: The city's streetscapes will be designed with consideration to the visual character and the experience of users and adjacent properties. Together, the layout of the street network and the streets themselves will contribute to the character, form, and scale of the city.**

### **Policy LIV 10.1 – Design Safe, Functional, and Visually Appealing Streets**

Ensure all new public streets are designed in accordance with the City street standards and design all new streets to be functional, safe, and visually appealing, with flexibility to serve the context and purpose of the street corridor. Provide a layout that is simple, interconnected, and direct, avoiding circuitous routes. Include elements such as shade trees, landscaped medians and parkways, public art, lighting, and other amenities in the streetscape. Approve alternative street designs where they are needed to accommodate unique situations, such as “green” stormwater functions, important landscape features, or distinctive characteristics of a neighborhood or district, provided that they meet necessary safety, accessibility, and maintenance requirements. (Also see the Transportation chapter.)

### **Policy LIV 10.2 – Incorporate Street Trees**

Utilize street trees to reinforce, define and connect the spaces and corridors created by buildings and other features along a street. Preserve existing trees to the maximum extent feasible. Use canopy shade trees for the majority of tree plantings, including a mixture of tree types, arranged to establish urban tree canopy cover.

Waters Edge provides a diverse street system that provides connectivity within the community, but discourages through traffic, and therefore slower speeds creating a safer street network. Some of the street incorporate medians to enhance the visual appeal of the streets, and all streets will incorporate street trees.

**Principle LIV 11: Public spaces, such as civic buildings, plazas, outdoor spaces, and parks will be integrated throughout the community and designed to be functional, accessible, attractive, safe, and comfortable.**

### **Policy LIV 11.2 – Incorporate Public Spaces**

Incorporate public spaces and activities such as plazas, pocket parks, patios, children's play areas, transit facilities, sidewalks, pathways, “street furniture” such as benches and planters, and public art into the urban designs for residential, mixed-use, commercial, and civic development projects.

Waters Edge provides a variety of public spaces throughout the community, including pocket parks, a community center, courtyards, seating areas, community gardens, orchards, natural areas, and more.

**Principle LIV 14: Require quality and ecologically sound landscape design practices for all public and private development projects throughout the community.**

### **Policy LIV 14.1 – Encourage Unique Landscape Features**

In addition to protecting existing natural features, encourage integration of unique landscape features into the design and architecture of development and capital projects. These unique features may range from informal and naturalized to highly structured and maintained features. Some examples include tree groves within a project, stormwater facilities that become naturalized over time, walls with vines, drainageway enhancements, and other small, uniquely landscaped spaces.

**Policy LIV 14.2 – Promote Functional Landscape**

Incorporate practical solutions to ensure a landscape design is functional in providing such elements as natural setting, visual appeal, shade, foundation edge to buildings, screening, edible landscapes, buffers, safety, and enhancement of built environment. Consider and address practical details such as sight distance requirements and long-term maintenance in landscape design.

**Policy LIV 14.3 – Design Low Maintenance Landscapes**

Design new landscaping projects based on maintainability over the life cycle of the project using proper soil amendment and ground preparation practices, as well as the appropriate use of hardscape elements, trees, mulches, turf grass, other plant materials, and irrigation systems. Low maintenance practices can be achieved in both turf and non-turf planting areas, provided these areas are designed and installed to minimize weeds, erosion and repairs.

Waters Edge is creating a landscape that incorporates a variety of natural and drought tolerant plant material that also includes edible plants, orchards, community gardens, and other features. Irrigated turf grass will be kept to a minimum. A comprehensive non-potable irrigation system is also being developed that will provide cutting edge water management system which will also include on-lot irrigation systems. The entire community will also be maintained by the proposed metropolitan district.

**PRINCIPLE LIV 21: New neighborhoods will be integral parts of the broader community structure, connected through shared facilities such as streets, schools, parks, transit stops, trails, civic facilities, and a Neighborhood Commercial Center or Community Commercial District.**

**Policy LIV 21.2 – Establish an Interconnected Street and Pedestrian Network**

Establish an interconnected network of neighborhood streets and sidewalks, including automobile, bicycle and pedestrian routes within a neighborhood and between neighborhoods, knitting neighborhoods together and not forming barriers between them. Provide convenient routes to destinations within the neighborhood:

**Policy LIV 21.2 – Design Walkable Blocks**

While blocks should generally be rectilinear or otherwise distinctly geometric in shape, they may vary in size and shape to avoid a monotonous repetition of a basic grid pattern or to follow topography. In order to be conducive to walking, determine block size by frequent street connections within a maximum length of about 300 to 700 feet.

**Policy LIV 21.3 – Calm Traffic**

Design neighborhood streets so as to discourage excessive speeding and cut-through traffic. Design street widths and corner curb radii to be as narrow as possible, while still providing safe access for emergency and service vehicles. Utilize frequent, controlled intersections, raised and textured crosswalks, and various other specialized measures to slow and channel traffic without unduly hampering convenient, direct access and mobility.

Waters Edge continues the street network system created by the adjoining Richards Lake and Hearthfire communities, extending those streets into Waters Edge. There is also an interconnected system of walkways that provide connectivity to adjacent neighborhoods, as well as breaking blocks to improve the walkability of the community and reduce reliance on automobiles.

**Principle LIV22: The design of residential neighborhoods should emphasize creativity, diversity, and individuality, be responsive to its context, and contribute to a comfortable, interesting community.**

**Policy LIV 22.1 – Vary Housing Models and Types**

Provide variation in house models and types in large developments, along with variations in lot and block sizes, to avoid monotonous streetscapes, increase housing options, and eliminate the appearance of a standardized subdivision.

**Policy LIV 22.2 – Provide Creative Multi-Family Housing Design**

Design smaller multi-family buildings to reflect the characteristics and amenities typically associated with single-family detached houses. These characteristics and amenities include orientation of the front door to a neighborhood sidewalk and street, individual identity, private outdoor space, adequate parking and storage, access to sunlight, privacy, and security.

**Policy LIV 22.3 – Offer Multi-Family Building Variation**

Offer variation among individual buildings within multi- building projects, yet stay within a coordinated overall “design theme.” Achieve variation among buildings through a combination of different footprints, facade treatment, roof forms, entrance features, and, in specialized cases, building orientation. Avoid monotonous complexes of identical buildings, although there may be ways to achieve visual interest among substantially identical buildings with a high degree of articulation on each building, combined with variation in massing on the site.

**Policy LIV 22.4 – Orient Buildings to Public Streets or Spaces**

Orient residential buildings towards public sidewalks or other public outdoor spaces that connect to streets, the commercial core, and transit stops. Examples of public outdoor spaces include parks, squares, gardens with walkways, and courtyards.

**Policy LIV 22.5 – Create Visually Interesting Streetscapes**

All new residential buildings should be designed to emphasize the visually interesting features of the building, as seen from the public street and sidewalk, and to minimize and mitigate the visual impact of garage doors, driveways, and other off-street parking.

**Policy LIV 22.6 – Enhance Street Design and Image**

Enhance prominent connecting streets in neighborhoods by forming circles, squares, medians, or other special places to recall history, give identity, and calm traffic. Tree- lined streets and boulevards with inviting, landscaped walkways, parkways, and medians, will add to the image of these districts as safe and comfortable places to live.

**Policy LIV 22.7 – Consider Landmarks and Views**

Consider view corridors to the mountains or other landmarks in the arrangement of streets, Neighborhood Centers and Commercial Districts, and other shared spaces within neighborhoods. Design the view down a residential street to terminate on a visually interesting feature and not directly on a garage door.

**Policy LIV 22.8 – Reduce the Visual Prominence of Garages and Driveways**

To foster visual interest along a neighborhood street, limit the street frontage devoted to protruding garage doors and driveway curb crossings using one or more of the following techniques:

- Recess garages, or tuck them into side or rear yards (if feasible), using variety and creativity to avoid a streetscape dominated by the repetition of garage doors.
- Locate garages further from the street to allow narrower driveway frontage at the curb, leaving more room for an attractive streetscape.



· Incorporate alleys and various forms of shared driveways to reduce the need for driveway curb cuts and street-facing garage doors. Such alleys and driveways can also serve as locations for ancillary buildings, utilities, service functions, and interior-block parking access. It is recognized that there may be ways a residential property can be custom-designed to mitigate the view of a protruding garage opening.

**Policy LIV 22.9 – Form Neighborhood Edges**

Use features shared with adjoining neighborhoods, such as major streets, changes in street patterns, greenways, and other features such as rivers, streams, and major irrigation ditches to form neighborhood edges. Landscaped outdoor spaces and trails may also be used to create an attractive environment at neighborhood edges.

**Policy LIV 22.10 – Provide Transitions at Community Edges**

Where a new neighborhood develops next to designated open lands, rural lands, or Urban Estate Neighborhoods near an edge of the city, design the neighborhood and layout to complement the established patterns of open space, buildings, and land forms.

Waters Edge incorporates a variety of housing options into the community including courtyard alley accessed homes, small lot patio homes, larger lot patio homes, single family homes, estate homes, single family attached, and multi-family housing. The proposed architecture of the homes in the community will create a diverse streetscape of homes that minimizes the impact of garage doors, and avoids the cookie cutter approach of so many communities that are built today.

Buffers are also incorporated into the community design to provide separation from other established communities on the periphery of Waters Edge.

**Principle LIV 23: Neighborhoods will feature a wide range of open lands, such as small parks, squares, greens, play fields, natural areas, orchards and community gardens, greenways, and other outdoor spaces to provide linkages and recreational opportunities both for neighborhoods and the community as a whole.**

**Policy LIV 23.1 – Provide Neighborhood Parks and Outdoor Spaces**

Locate neighborhood parks or other public outdoor spaces within walking distance of homes. Design outdoor spaces in conjunction with streets and walkways to be attractive, formative, purposeful parts of any land development and not merely residual areas left over from site planning for other purposes. Aim to mostly surround public outdoor spaces with streets or house fronts in order to provide public visibility and monitoring of the area and promote safety.

**Policy LIV 23.2 – Integrate Natural Features**

Protect valuable natural features, including creeks, significant trees and wetlands, and integrate them into the overall design of a neighborhood as shared amenities.

Waters Edge provides a variety of recreational amenities throughout the community, including pocket parks, a community center, courtyards, seating areas, community gardens, orchards, natural areas, and more.

**Principle LIV 27 – Urban Estate Neighborhoods will provide a setting for a predominance of low-density and large-lot housing.**

**Policy LIV 27.5 – Cluster Development**

Use cluster development patterns to preserve scenic view corridors or natural features; provide open space for the common use and enjoyment of residents and the broader community; preserve cohesive blocks of agricultural land; and/or create transitions between more intense urban development and rural or open lands.

A portion of Waters Edge is within the Urban Estate zoning district, adjacent to Hearthfire. Waters Edge incorporate the cluster development option continuing the lot pattern of the adjacent Hearthfire community with significant open space between the communities.

**Principle LIV 28: Low Density Mixed- Use Neighborhoods will provide opportunities for a mix of low density housing types in a setting that is conducive to walking and in close proximity to a range of neighborhood- serving uses.****Policy LIV 28.1 – Density**

Low Density Mixed-Use Neighborhoods will have an overall minimum average density of four (4) dwelling units per acre, excluding undevelopable areas. This minimum density for parcels 20 acres or less will be three (3) dwelling units per acre.

**Policy LIV 28.3 – Mix of Housing Types**

Distribute a variety of housing types to make an attractive, marketable neighborhood with housing for a diversity of people. Include a minimum of four (4) distinct housing types in any residential project containing more than thirty (30) acres. As the acreage of the residential project increases, so should the number of housing types.

**Policy LIV 28.4 –Neighborhood Center**

Incorporate a Neighborhood Center as a focal point for Low Density Mixed-Use Neighborhoods to serve as a year-round gathering place accessible to all residents or ensure that the Low Density Mixed-Use Neighborhood has access to an existing Neighborhood Commercial District or Community Commercial District. (Also see policies for All Commercial Districts and Neighborhood Commercial Districts.)

At 4,42 net units per acre, the low density mixed use neighborhood within Waters Edge meets the minimum density requirements, while providing a mix of housing types including courtyard homes, patio homes, single family, single family attached, and multi-family homes. A neighborhood center is also being incorporated that will include a recreation center, swimming pool, and other amenities. This center will also be made available to the exiting Richards Lake community.

**Safety and Wellness****Principle SW 2: The City will provide opportunities for residents to lead healthy and active lifestyles.****Policy SW 2.4 – Design for Active Living**

Promote neighborhood and community design that encourages physical activity by establishing easy access to parks and trails, providing interesting routes that feature art and other visually interesting elements, and locating neighborhoods close to activity centers and services so that physically active modes of transportation are a desirable and convenient choice.

**Policy SW 3.1 – Encourage Community Gardens and Markets**

Support cooperative efforts to establish community gardens and markets throughout the community and region. Such efforts include maintaining ongoing partnerships with the Gardens on Spring Creek, Poudre School District, Coalition for Activity and Nutrition to Defeat Obesity (CanDo), farmers markets, Community Supported Agriculture programs (CSAs), and others, as well as supporting the development of a potential year- round community marketplace.

**Policy SW 3.2 – Participate in Efforts to Enhance the Regional Food System**

Participate in and follow the Northern Colorado Regional Food System Assessment project and other Larimer County agricultural efforts, and implement their recommendations at a local level, if appropriate.

**Policy SW 3.3 – Encourage Private Community Gardens in Neighborhood Design**

Encourage community and private gardens to be integrated in the design of new neighborhoods (single and multi-family), and encourage rooftop gardens where appropriate (e.g., roofs of commercial or office buildings, apartment buildings in higher-density areas, etc.).

Through its thoughtful design, Waters Edge is designed to provide for active living with its many amenities, walking trails, and community gardens. Much of the landscape design also incorporates orchards, edible landscapes to further enhance the farm to market concept.

**Culture, Parks, and Recreation**

**Principle CPR 4: The City will maintain and provide a variety of high quality recreational opportunities to the community through an interconnected and diverse network of parks, trails, recreation facilities, public spaces, and natural areas.**

**Policy CPR 4.2 – Interconnect the System**

Support an interconnected regional and local system of parks, trails and open lands, and promote community interaction. Where environmentally appropriate, line irrigation ditches and storm drainageways with trails to connect to destinations such as schools, open lands, and Neighborhood Centers. Special attention must be paid to environmentally sensitive trail design, location and construction.

**Principle CPR 5: The City will adopt parks and recreation facilities to meet the range of needs of a changing community.**

**Policy CPR 5.1 - Address Changing Needs**

Seek input from the public, and review recreation trends to adapt existing facilities and programs and provide new types of parks and recreation facilities and programs that meet the needs of a changing population and community (e.g., increasing recreational options for the growing senior population, providing coordinated recreational/ cultural activities for youth, providing for frequent resting for places along sidewalks, etc.).

Waters Edge provides an interconnected system of trails, parks, community centers, and community gardens. that is built around the changing needs of the population. These will include multiple resting areas throughout the community, shade structures, to provide a variety of recreational opportunities.

## Transportation

### **Principle T 3: Land use planning decisions, management strategies, and incentives will support and be coordinated with the City's transportation vision.**

#### **Policy T 3.1 – Pedestrian Mobility**

Promote a mix of land uses and activities that will maximize the potential for pedestrian mobility throughout the community and minimize the distance traveled.

#### **Policy T 3.2 – Bicycle Facilities**

Encourage bicycling for transportation through an urban development pattern that places major activity centers and neighborhood destinations within a comfortable bicycling distance.

Through its thoughtful design, Waters Edge is designed to provide for active living with its many amenities, walking trails, and community gardens. Much of the landscape design also incorporates orchards, edible landscapes to further enhance the farm to market concept.

### **Principle T 4: Transportation infrastructure will be designed to be sensitive to the surrounding land use context.**

#### **Policy T 4.3 – Interconnected Neighborhood Streets**

Neighborhood streets will be interconnected, but designed to protect the neighborhood from excessive cut-through traffic.

#### **Policy T 4.4 – Attractive and Safe Neighborhood Streets**

Neighborhood streets will provide an attractive environment and be safe for pedestrians, bicyclists, and drivers as well as having a well-designed streetscape, including detached sidewalks, parkways, and well-defined crosswalks.

Waters Edge continues the street network system created by the adjoining Richards Lake and Hearthfire communities, extending those streets into Waters Edge. There is also an interconnected system of walkways that provide connectivity to adjacent neighborhoods, as well as breaking blocks to improve the walkability of the community and reduce reliance on automobiles.

### **Principle T 8: Transportation that provides opportunities for residents to lead healthy and active lifestyles will be promoted.**

#### **Policy T 8.1 – Support Active Transportation**

Support physically active transportation (e.g., bicycling, walking, wheelchairs, etc.) by continuing bike and pedestrian safety education and encouragement programs, providing law enforcement, and maintaining bike lanes, sidewalks, trails, lighting, and facilities for easy and safe use.

#### **Policy T 8.2 – Design for Active Living**

Promote neighborhood and community design that encourages physical activity by establishing easy access to parks and trails, providing interesting routes that feature art and other visually interesting elements, and locating neighborhoods close to activity centers and services so that physically active modes of transportation are a desirable and convenient choice.

Through its thoughtful design, Waters Edge is designed to provide for active living with its many amenities, walking trails, and community gardens. Much of the landscape design also incorporates orchards, edible landscapes to further enhance the farm to market concept.

### **Landscape, Open Space and Non-vehicle Circulation Elements**

Waters Edge includes open space and non vehicle circulation elements throughout the community, including the following:

- The community is built around the partially constructed Richards Lake park, a City Neighborhood Park
- A community neighborhood center that incorporates a recreation center
- A comprehensive network of green belts and open spaces with walking trails
- A community non-potable irrigation system

### **Ownership and Maintenance**

Common Open Space elements will be maintained by an Owners Association that will maintain common elements within that development.

The Metropolitan District will maintain the following elements.

- Common Greens
- Common open space elements
- Street Medians
- Community Center
- Community irrigation system
- Private lot yards and irrigation system

### **Anticipated Development Schedule**

PDP Approval	Winter 2016
Construction	Spring 2016

## **BENEFITS OF PROVIDING A METROPOLITAN DISTRICT FOR AMENITIES IN WATERS EDGE**

Waters' Edge is a proposed new community in Fort Collins, located on a total of 225 acres to the east and west of Turnberry Road, on the city's eastern border with Larimer County. Waters' Edge offers the Fort Collins region a holistic and affordable approach to healthy living for a community of empty nesters and other older adults who want to live in a place that supports their physical, mental, and spiritual health.

**A growing population of seniors:** Like the rest of Colorado, the Fort Collins area is aging as the large population of baby boomers reaches retirement age. Larimer County's over-65 population is one of the fastest growing in the state, and will grow 140 percent between 2010 and 2030. The senior population is increasing because of aging and immigration of people drawn by the environment, culture, educational opportunities, and quality of life in Fort Collins. Providing affordable and appropriate housing to allow seniors to age well in their community is a priority for the social sustainability of the City of Fort Collins and Larimer County, and provides many benefits to the City and County.

**Responding to the need for appropriate senior housing options:** Waters' Edge provides appropriately designed homes in a socially and environmentally sustainable community for adults age 55-plus who are already living in the Fort Collins area, or who may be moving here. Waters' Edge provides 800 homes in three neighborhoods planned according to the principles of universal design. All homes offer single-level accessible living, in a wide variety of types and sizes, from one-bedroom condominiums, to ranch-style homes, to townhomes and estate homes with a master bedroom on the main level. An independent-living facility with support services is located in the town center.

**Amenities that support independent living:** A network of streets, sidewalks, walkways, and trails connect neighborhoods to natural areas, recreation facilities, and a centrally located town center with a grocery store, health clinic, shops, cafes, and other convenient services. The town center also includes lifestyle amenities important to baby boomers, such as a community garden and community kitchen, farmers' market, gathering places, meeting spaces, and offices that offer places to work and pursue entrepreneurial ventures, mentoring, and collaborations.

**Amenities that support a healthy lifestyle:** Waters' Edge recreation center has fitness/ yoga studios and an outdoor pool and multi-purpose space. Community gardens, orchards, an aquaponics greenhouse, and collaborations with master gardeners and chefs will provide a system for growing and eating healthy local food. The environmentally sustainable community plan includes connections to nature, as well as an attractive xeric landscape and naturalized stormwater drainage areas.

**Public benefits:** Waters' Edge provides a level of amenity far beyond the standard for residential development in Fort Collins, and supports a self-sustaining community for seniors, without the need to drive. The community plan has been endorsed by [??] as a

healthy walkable lifestyle for seniors. Waters' Edge residents and neighbors benefit from opportunities to use the community's walking paths, trails, natural areas, recreation facilities, and town center. The City, County, and Colorado State University also benefit from the focus on small businesses, collaborations, and entrepreneurial and mentoring endeavors that may be generated through Waters' Edge local food production model and in the town center offices. The jobs and revenues created by Waters' Edge residents help support public services and economic development throughout the region.

Metropolitan District Designation: For these reasons and others discussed on the following pages, Waters' Edge developers are seeking Metropolitan District designation to pay for the design, construction, and maintenance of amenities.

A Metropolitan District for Waters' Edge amenities provides the following benefits:

Economic and material benefits for the City of Fort Collins and Larimer County: Waters' Edge Metropolitan District generates financing for public amenities and services without impacting City and County budgets. The community also offers economic benefits such as significant sales and property tax revenues generated by town center businesses and homeowners, and an environment that focuses on sustainability and aging in place for a growing population of seniors.

Local job creation: Waters' Edge Metropolitan District produces an estimated 350 local jobs- every four senior residents supports one job in the Fort Collins area, according to the Fort Collins Senior Advisory Board. The town center's spaces for workshops, entrepreneurial start-ups, and collaborations with local businesses, governments, and Colorado State University will generate jobs, internships, and mentorships for local residents. Waters' Edge also creates jobs related to operating and maintaining open space and health, retail, food, and recreation facilities. Waters' Edge residents, consistent with boomers in the region, have an average \$50,000-plus annual income per household.

Planning concepts that encourage seniors to remain healthy, active, and independent: Waters' Edge is designed to allow for vehicle-free living, with safe and connected sidewalks, walking paths, and multi-use trails connecting to the town center, convenient services, recreation facilities, natural areas, and other destinations.

Land use that supports seniors who no longer wish to pay for or maintain property: The Metropolitan District is responsible for landscape maintenance such as mowing lawns, shoveling sidewalks, and cleaning gutters. Instead of back yards to maintain, open space provides residents a transportation and fitness network in a safe and natural environment away from traffic, with ribbons of shaded greenways between homes that accommodate walking paths, and multi-use trails that connect to regional trails.



An exceptionally high level of amenities: Waters' Edge features a level of amenities far beyond standard residential development in Fort Collins. A recreation center with fitness/yoga studios and an outdoor pool are included in residents' district fees and available on a fee basis to neighbors, providing a highly-valued community facility at no cost to the City of Fort Collins. Amenities such as 3.5 miles of walking paths and an additional 3.5 miles of multi-use trails that link to regional trails also are available for community and public use. These amenities also link the residents to neighbors of varying ages, a social benefit for all.

Convenience of a town center: The Metropolitan District finances and maintains the town center, where a mix of uses, amenities, and services provide for daily conveniences for senior, including a grocery store, café, health clinic, shops, parking, and a 5,000 to 7,000-square-foot community center featuring spaces to accommodate work, classes, hobbies, volunteering, arts activities, and socializing.

Community infrastructure: At no cost to the City of Fort Collins, the Metropolitan District finances construction and maintenance of a connected network of walking and multi-use paths, as well as paving and street furniture for paths and public gathering places such as town center plazas and the farmers' market. Drainage facilities are constructed as natural systems; new wetlands and restored riparian areas near Richard's Lake and the No. 8 Ditch accommodate stormwater and support natural ecosystems and wildlife habitat. A xeric/native landscape also is installed and maintained through the district.

Local food production model: The Metropolitan District supports a community model for producing, distributing, consuming, and disposing of food waste that includes an aquaponics greenhouse, community gardens and orchards, a farmers' market, and farm-to-table offerings at a grocery store and café. Programming for the community model includes collaborations with master gardeners and chefs in a community kitchen to demonstrate healthy cooking. Food waste is collected by Gallegos Inc. and processed nearby as compost for use in enriching landscape soil. The food production model provides collaboration and internship opportunities with Colorado State University and local businesses.

Transportation options: The Metropolitan District encourages transportation options beyond driving through paths and multi-use trails for walking, biking, and possibly golf cart use to get around the community. These active options conserve natural resources, support a healthy environment, and encourage exercise and social interaction among residents as they age and are no longer able to drive.

Extensive open space: The Metropolitan District finances the landscape design, installation, and maintenance of 21.5 acres of open space (which does not include the 8-acre existing partially built city park). Forty-five percent of Waters' Edge acreage is open space, which is four times greater than typically provided in residential communities in Fort Collins. Open space includes an enhanced beach, natural area, and extended trail around Richard's Lake, and two new mile-long multi-use trails along

the No. 8 Ditch. The edges of the lake and the ditch are restored as wetland areas to attract birds and other wildlife. Open space also includes greenbelts that connect neighborhoods. Invasive plants are removed, and native trees and plants are planted in open space areas.

Metropolitan District Service Plan [Need more info from EPS RE plan?]

Waters' Edge developers are preparing a service plan to address the following improvements and services provided by a Metropolitan District:

Open space, parks, and recreation: The Metropolitan District features 21.5 acres of open space (not including an 8-acre existing and partially built city park and additional park areas). This open space includes the Richard's Lake beach, wetlands, and perimeter trail, multi-use trails along the No. 8 Ditch, connections to regional trails, and a network of paved walking paths. The recreation center includes indoor fitness studios, multi-purpose spaces, and an outdoor pool, which are included in Metropolitan District fees for residents and available on a fee basis to the public.

Solid waste disposal/collection: The Metropolitan District supports the goal of reducing solid waste by 90 percent to become a Zero Waste Community. A pilot program with Gallegos Sanitation Inc. collects compost from homes at curbside, along with trash and materials for recycling. Compost is processed nearby for use in enriching soil for local landscapes.

Transportation options: The Metropolitan District allows for vehicle-free living within a connected network of walking paths and multi-use trails that welcome bikes and golf carts for transporting people and goods throughout the neighborhoods, with links to the town center, open spaces, natural areas, and recreation facilities. To ensure pedestrian/ biker safety and enjoyment, paved walking paths connect the community through ribbons of open space located behind homes.

Covenant enforcement: The Metropolitan District's elected governing board has the ability to create and enforce covenants to protect the safety, operations and maintenance, and aesthetics of the community [more here?].

## **Key Facts on the Benefits of Providing 55+ Housing for Seniors in Larimer County**

### **The Silver Tsunami in Larimer County:**

- Larimer County's senior population will grow by 140 percent (33,500 in 2010, 81,000 in 2030).
- Almost one in every five County residents will be a senior (11.1 percent in 2010, 18.6 percent) in 2030.
- Seniors and the young (25 and under) will be more than 50 percent of the population in 2030.
- Between 2000 and 2010 there was a net migration of 4,690 seniors into Larimer County.

**Seniors as Consumers:**

- One job is supported by every four people over the age 65 (8,875 in 2010, 20,250 in 2030).
- Senior wants and needs will have a large impact on housing, transportation, and health services, among other sectors.
- The senior market segment will grow by 4 to 6 percent a year compared to 1.5 percent for the general population.

**Seniors in the Labor Force:**

- Each year older adults (60+) in Larimer County contribute \$228 million in paid labor, \$40 million in volunteer labor, and \$228 million in unpaid care to family and friends.
- Boomers are 37 percent of the workforce and are leaving the full-time workforce in record numbers.
- Many will want or need to continue working, and may need nontraditional arrangements such as reduced hours, job sharing, seasonal employment, or altered work responsibilities.
- Seniors share these needs for nontraditional work arrangements with students, stay-at-home parents, and other workers such as teachers.

-Source: Fort Collins Senior Advisory Board, February 2013