



agenda

- introductions
- project overview
- development overview
- infrastructure overview
- amenity & green space overview

development team introduction



developer



engineer

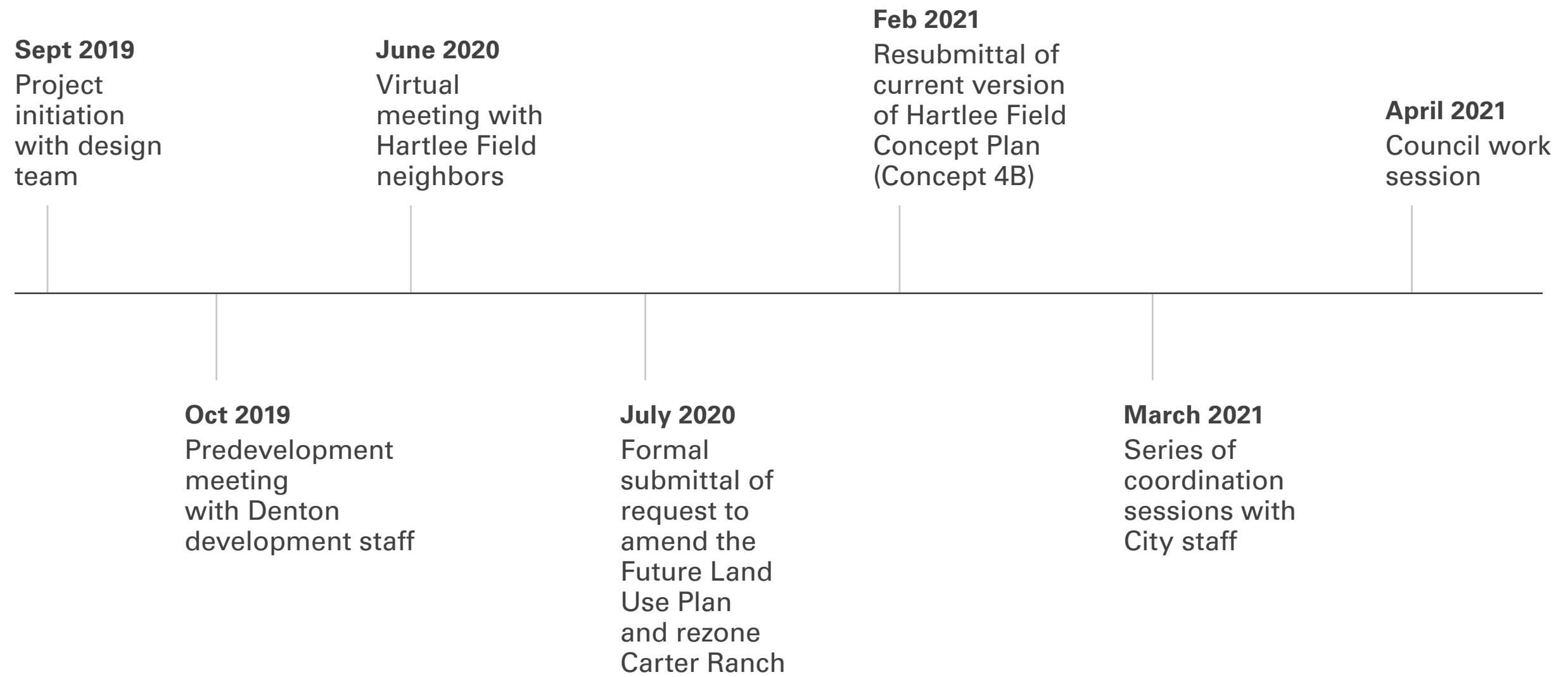


financial consultant



landscape architect

project timeline



objectives

Create a community where people are proud to call home.

Create a community that establishes a benchmark for community development in north Denton.

Create a community that respects the nature of its environment and is developed in concert with it versus in spite of it.

Create a community that is economically attainable to a broad swath of the home buying population.



the site

a naturally rich site with
beautiful historic relics





vision statement

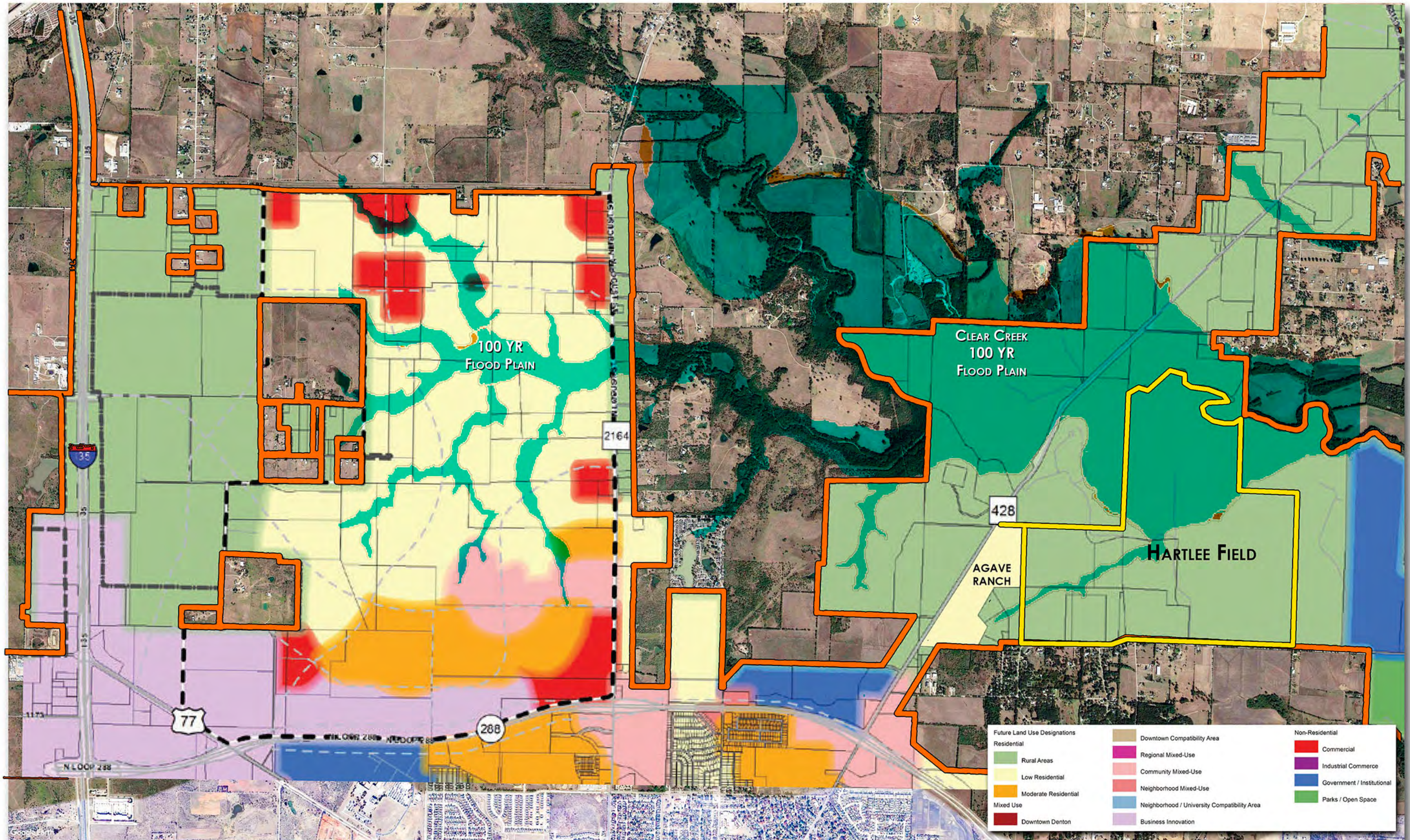
Hartlee Field

The land tells a story. The story of early Texas, rich natural ecosystems and agricultural growth, as well as American history and patriotism. Our past, present, and future can be found here.

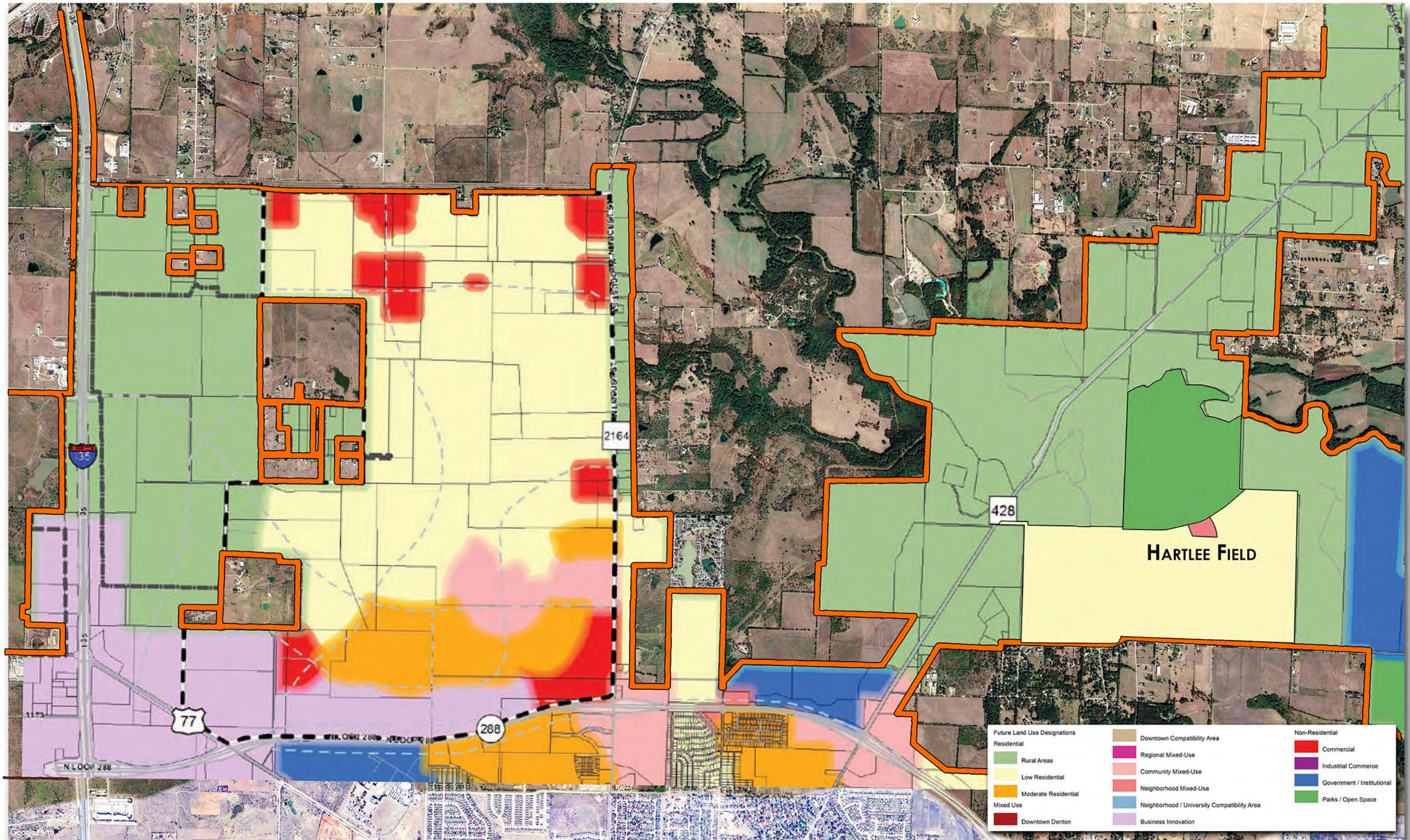
The new chapter of Hartlee Field will ***embrace the history*** of the site for a new generation. They will discover Hartlee Field's World War II hangars and agricultural relics. It will ***celebrate its natural beauty*** and habitat by preserving the flood plain and partnering with the National Wildlife Foundation to create a cohesive and connected open space system. This ***environmentally based community*** will grow deep bonds over their shared connections. The new will compliment the old to create a place that is uniquely Hartlee Field.



project overview



0 100 200 400
1"=200'
N
SEPT 15, 2020
TMH001



Future Land Use Designations		
■ Rural Areas	■ Downtown Compatibility Area	■ Commercial
■ Low Residential	■ Regional Mixed-Use	■ Industrial Commerce
■ Moderate Residential	■ Community Mixed-Use	■ Government / Institutional
■ Downtown Denton	■ Neighborhood Mixed-Use	■ Parks / Open Space
	■ Neighborhood / University Compatibility Area	
	■ Business Innovation	

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SEPT 2, 2020
TMH001



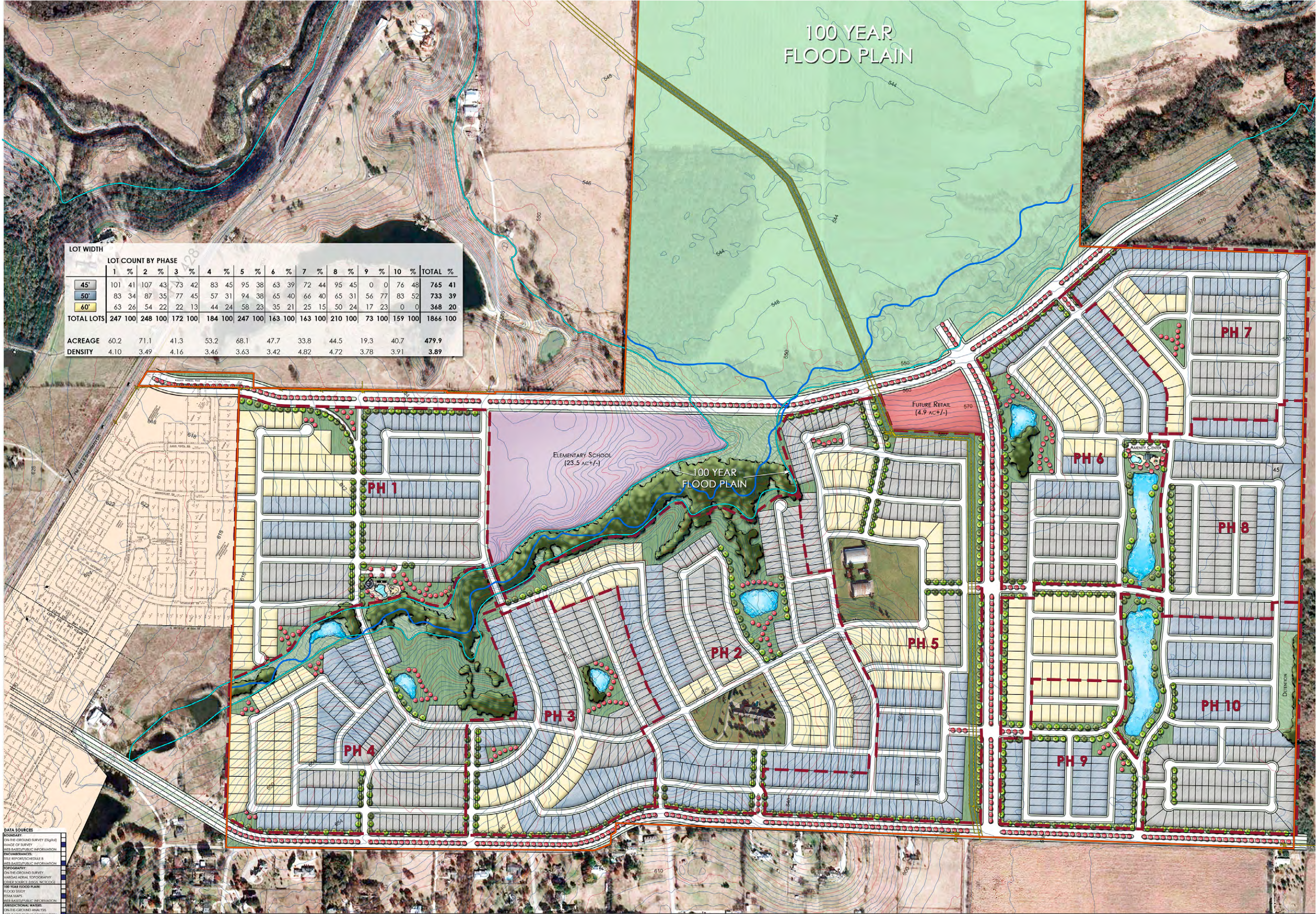
region

2020 aerial of denton

Denton 2030 Plan

- Create a ***flexible plan*** that adapts.
- Create a community that expands on the Denton's ***arts, innovation and education*** culture.
- Implement creative ***placemaking***.
- Respect ***Environmentally Sensitive Areas*** for preservation, education and public use. Preserve and ***create 40% tree cover***.
- Provide a hierarchy of ***connected open spaces*** linking community parks to pocket parks to natural open spaces.
- Promote ***high-quality*** and ***high-density*** development for a robust tax base.
- Create a cohesive ***vehicular and pedestrian network***.
- Diversify, right-size, and create ***walkable neighborhoods***.
- Implement ***sustainable green strategies*** to manage stormwater.

original
1864-unit
master
plan



proposed
1372-unit
master
plan and
phasing
diagram



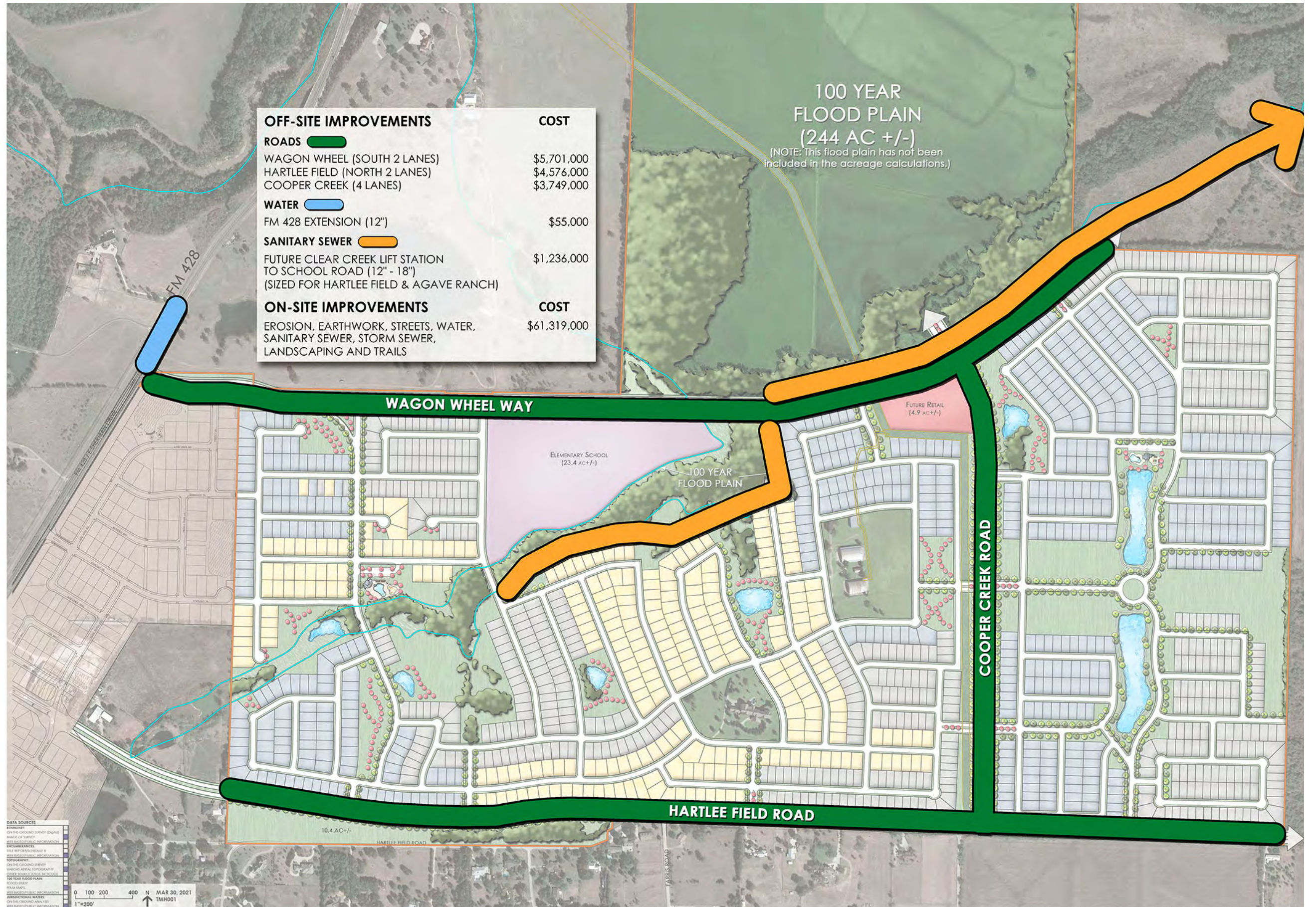


architectural character



infrastructure overview

proposed PID infrastructure plan





amenity & green space overview

design principles



history

embrace history of place

- repurpose relics into **common hubs**
- recreate fence lines and hedge rows, for **rural feeling**
- community gardens and **at-home ag**
- **artful** interpretation
- host event to **honor history**
- **repurpose airstrip** for kites, drones, and races



community

create a sense of an environmentally based community

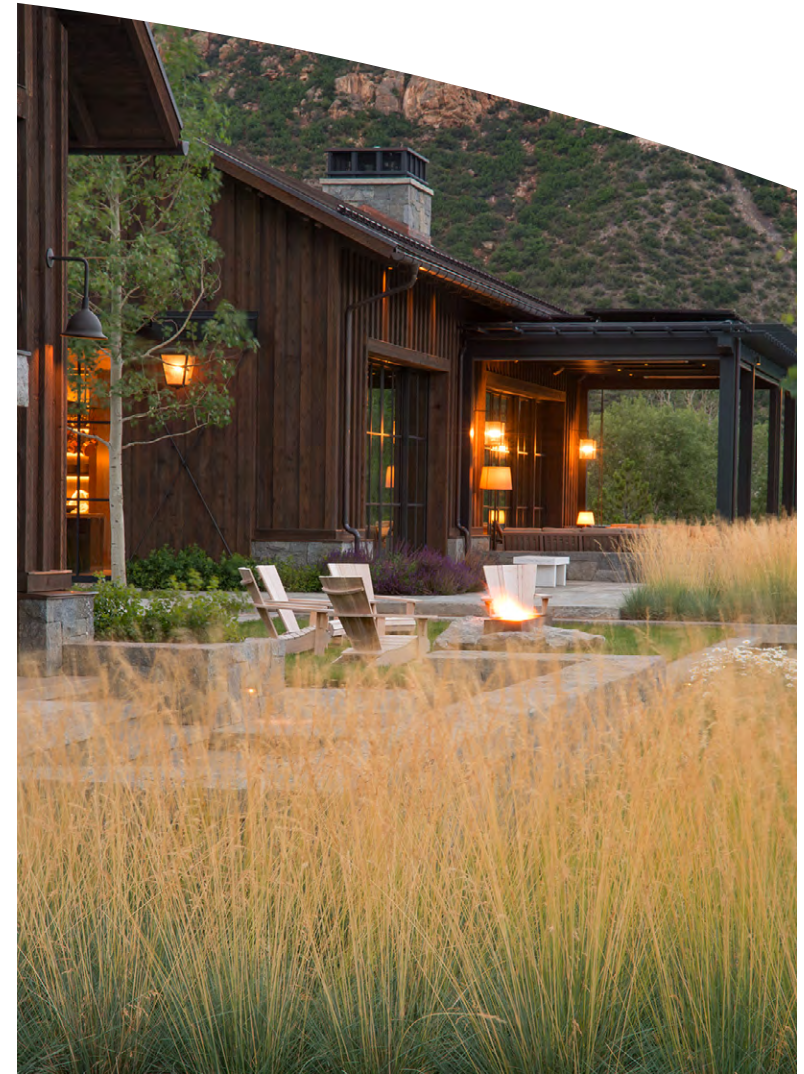
- connect to the city for an **inclusive community**. bring in public events at the hub such as markets, performances, NWF, education, fitness
- create inclusive amenities that are **flexible** and multi use spaces
- host community activities like outdoor movies, pop up shops and running clubs
- community **art and icons** to celebrate



connected

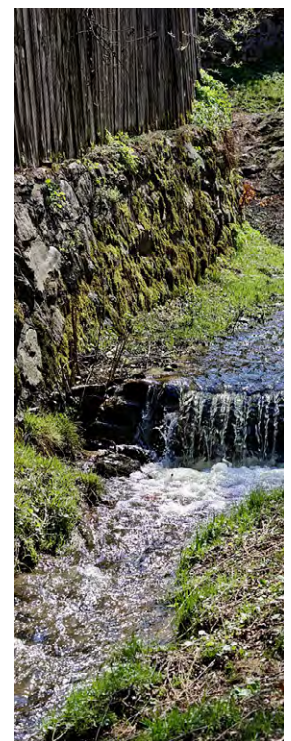
create an environmentally connected open space system

- preserve existing canopy - goal **40% tree cover**
- create bike lanes and trail loops for **commuter cyclists**
- revegetate flood plain and **blur natural edges** into site. create education on watershed through “blue fingers”
- use the **national wildlife foundation** as a resource for education, community opportunities, invasive species versus native



development
character

general character for overall
development





amenity diagram

entries and streetscape



pocket parks



trail loop



the club



the hangar

the well



the landing



conservation park

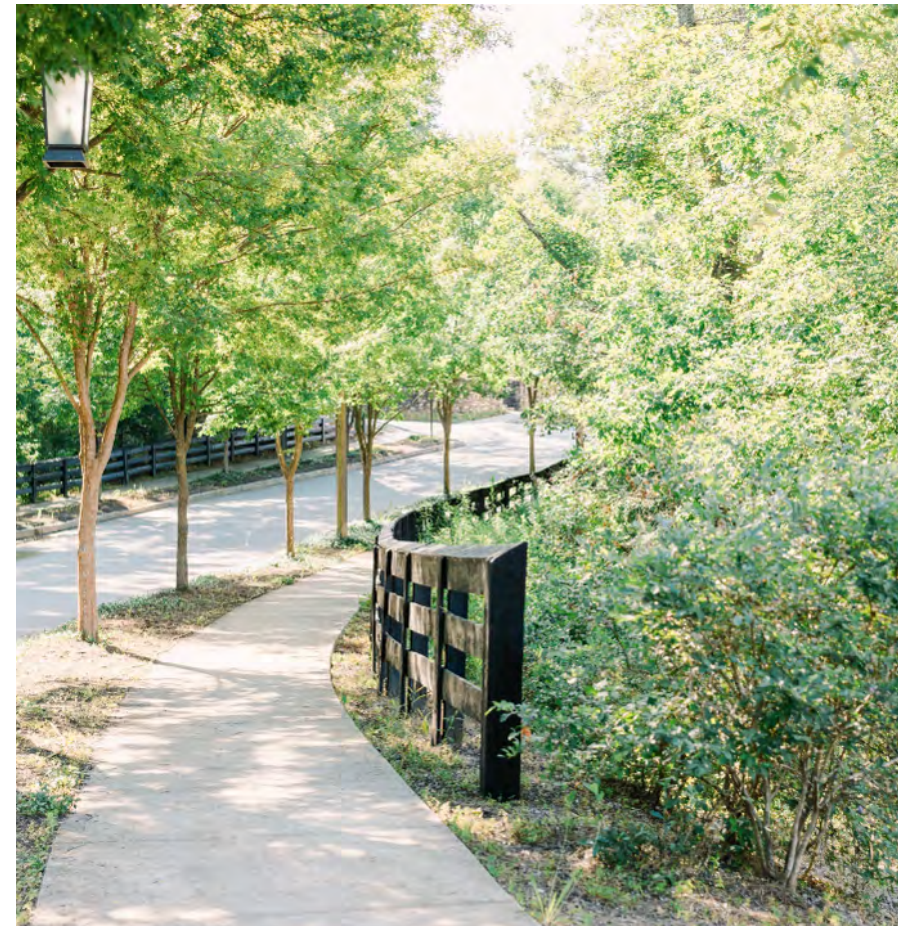
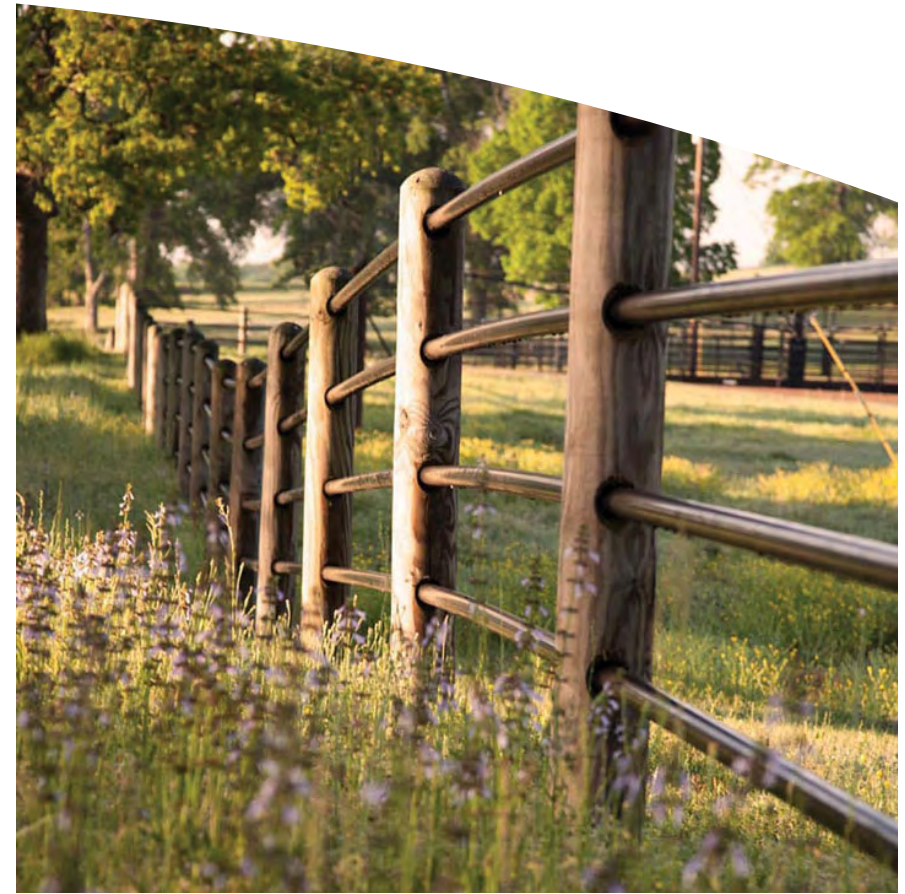


entries and streetscape

a low key rural character

open space system

- » preserved tree groves
- » pastoral landscapes
- » cattle guards
- » relics
- » fences
- » signage





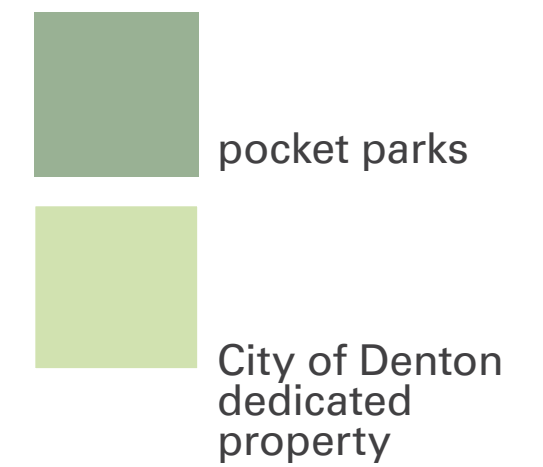
entries and streetscape

- Legend
- 01_ Cattle guard entry
 - 02_ Ranch style fence
 - 03_ Entry signage wall
 - 04_ Community signage
 - 05_ Walk
 - 06_ Planted berm
 - 07_ Native planting bed
 - 08_ Street trees





amenity diagram





pocket parks

creating neighborhood identity and unique ownership

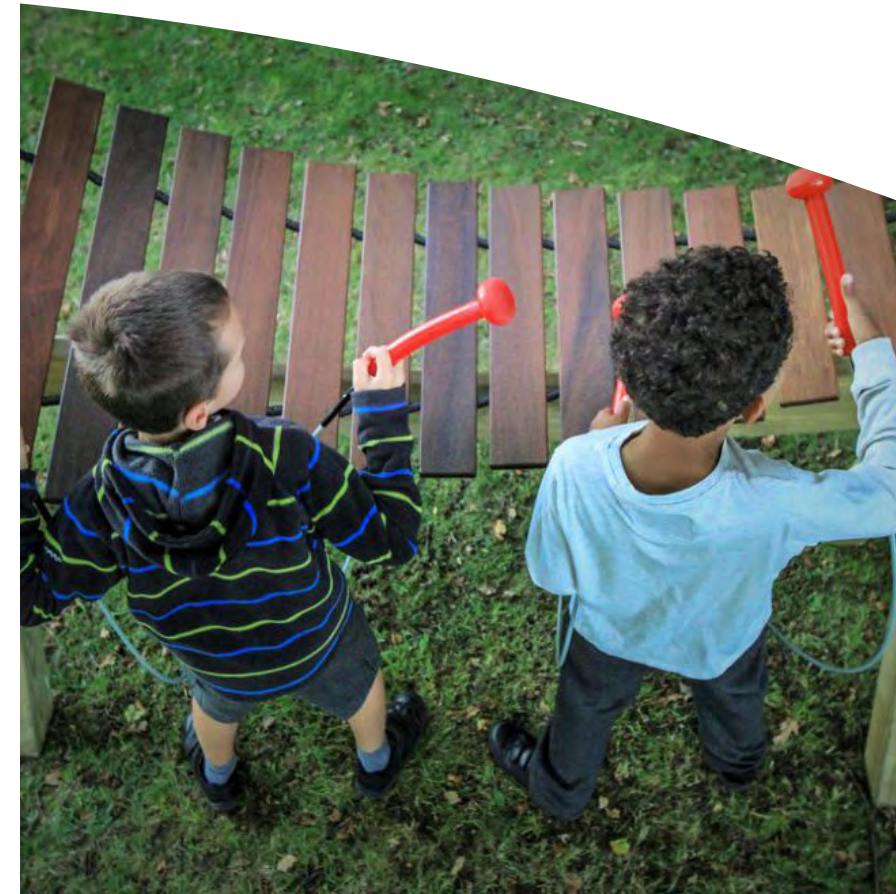
open space system

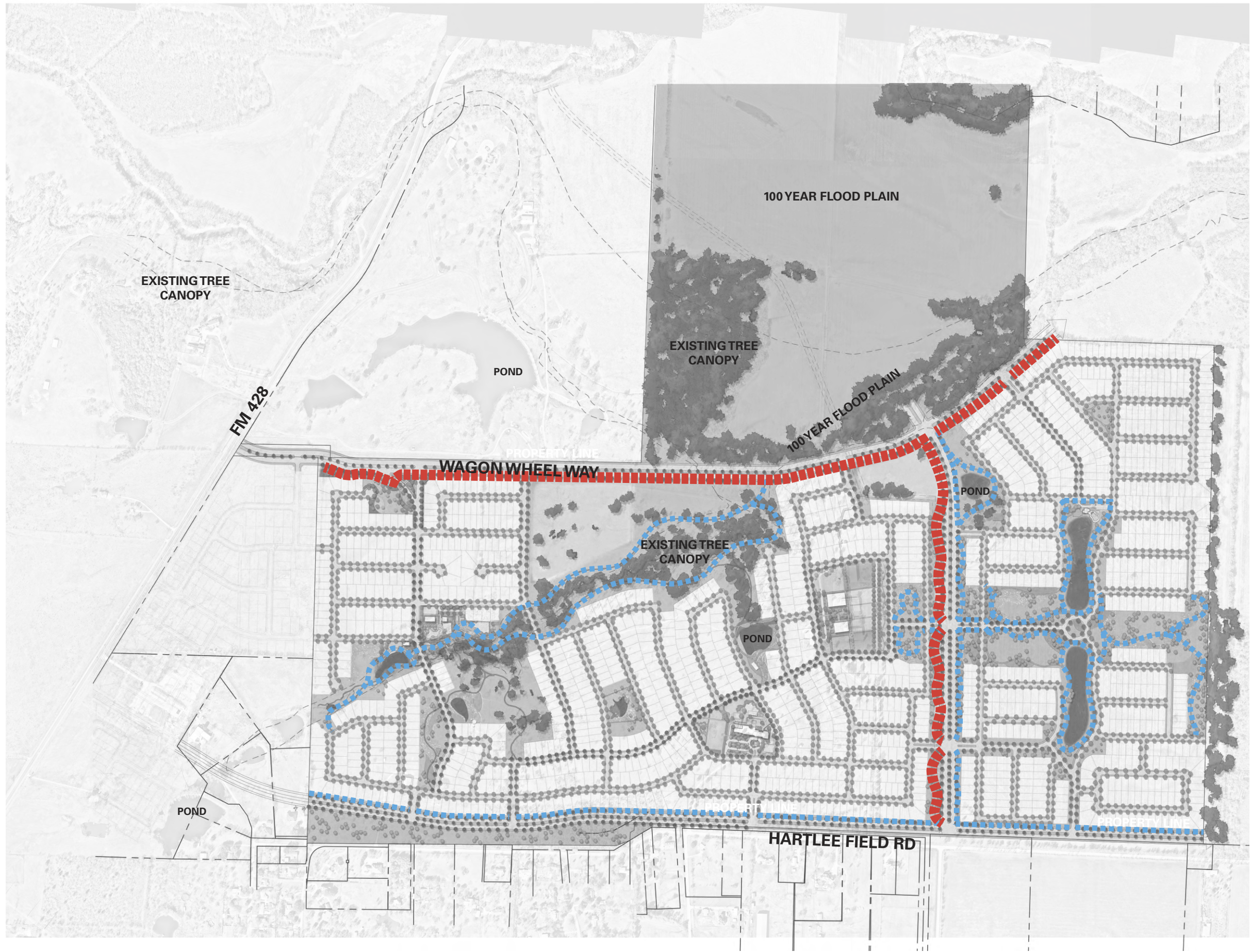
- » community garden
- » nature play
- » icons

developer-built and maintained

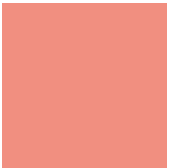
required elements:

- » ages 2-5 and 5-12 playground
- » shade pavillion
- » 5' sidewalks
- » 2 park benches per park
- » shade trees - 30' on center, random spacing allowed
- » irrigation





amenity diagram



trails



hike & bike trail (12' wide concrete): 1.7 mi



hike trail (8' wide concrete): 5.75 mi



trail loop

a connected and
measured system

developer-built and
maintained with public
access required elements:

- » 8' and 12' concrete trails
- » trail and mile signage
- » trail head
- » park benches
every half mile



the club

the place to see and be seen

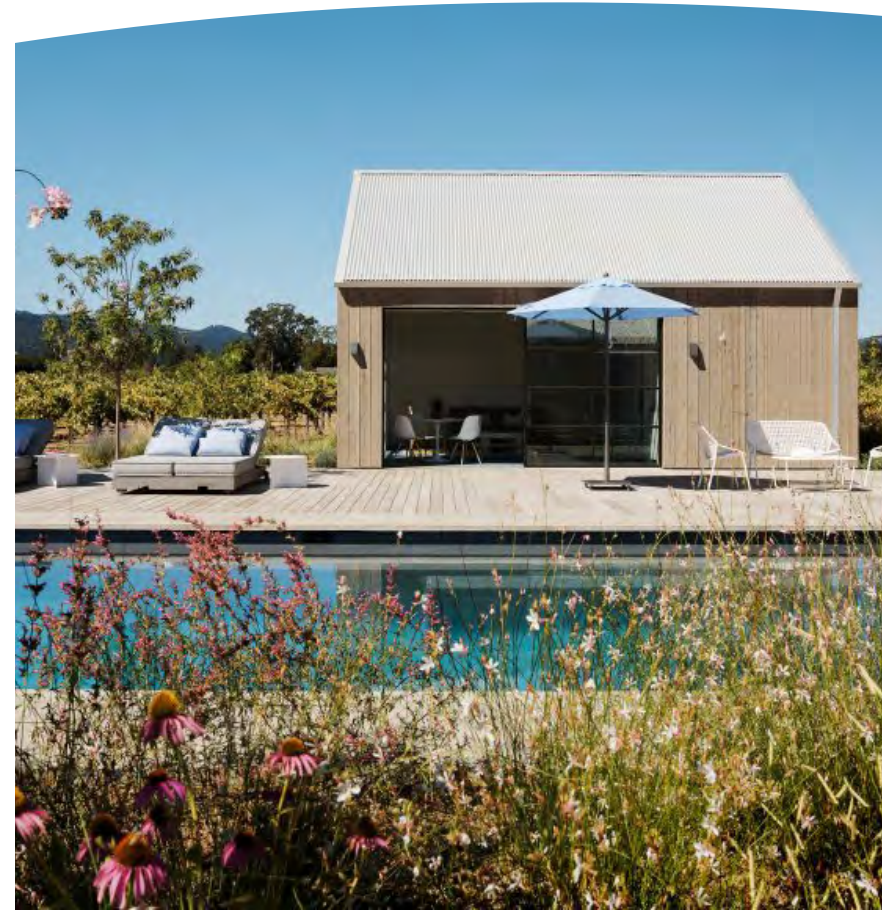
open space system

- » repurposed house
- » high point with best views
- » resort style pool
- » performance area
- » outdoor dining
- » kitchen access
- » sunset viewing
- » movie nights
- » event lawn
- » social gatherings

developer-built and maintained private facility

required elements:

- » re-purposed house resort style pool - 2,500 SF
- » performance area outdoor dining spaces event lawn - 20,000 SF
- » on-site parking
- » shade structures native wildflower areas





the club

Legend

- 01_ Existing building
- 02_ Porte-cochere
- 03_ Decomposed granite parking
- 04_ Outdoor patio
- 05_ Lounge pool
- 06_ Wet deck
- 07_ Outdoor kitchen
- 08_ Pool pavilion
- 09_ Back of house connection
- 10_ Event lawn



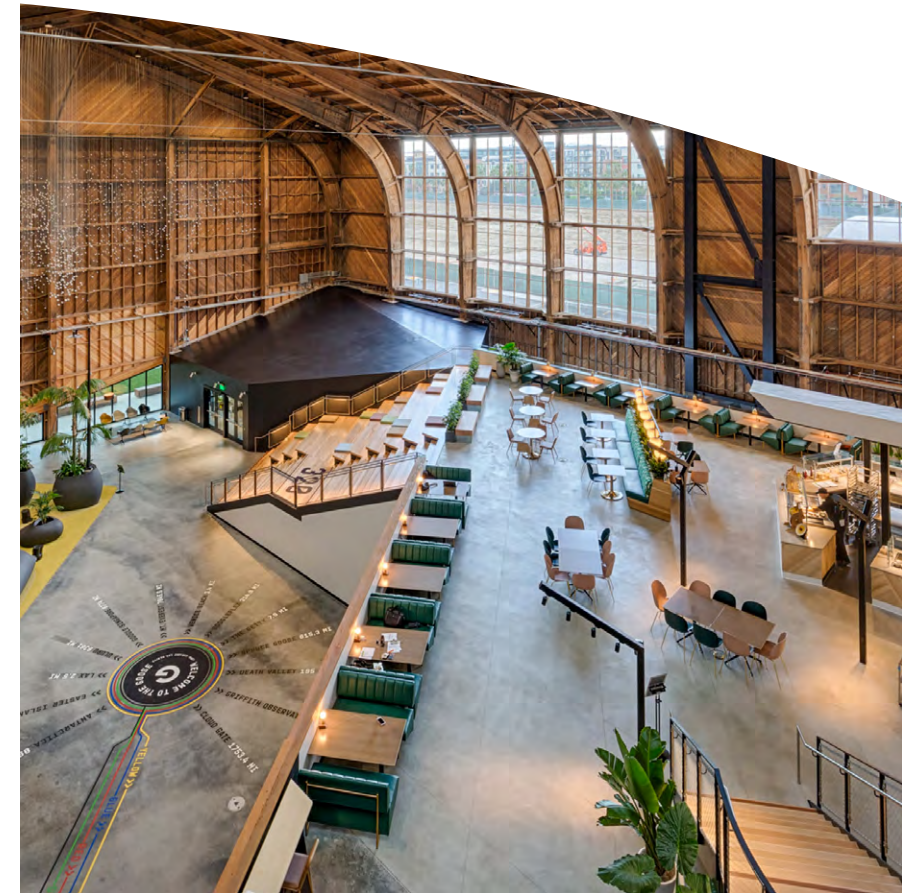


the hangar

the community hub
for everyone

open space system
developer-built and
maintained, private access

- » performance space
- » education
- » large park
- » playground
- » multi sport courts
- » function lawn - 30,000 sf





the hangar

- Legend
- 01_ Existing buildings
 - 02_ Decomposed granite parking
 - 03_ Outdoor patio
 - 04_ Multi-sport courts
 - 05_ Central green
 - 06_ Aviation playground
 - 07_ Runway allee
 - 08_ Waterway
 - 09_ Pastures





the well

engaged with nature
and education

**developer-built and
maintained, private access**

required elements:

- » school connection
- » outdoor classroom
- » pavilion - 2000 sf
- » habitat
- » creek connection
- » lagoon style pool - 2500 sf
- » splash pad
- » trail head
- » nature play





the well

Legend

- 01_ Pavilion
- 02_ Decomposed granite parking
- 03_ Restrooms
- 04_ Patio deck
- 05_ Leisure pool
- 06_ Formal lawn
- 07_ Creek corridor trail
- 08_ Natural paths
- 09_ Nature playground



the well





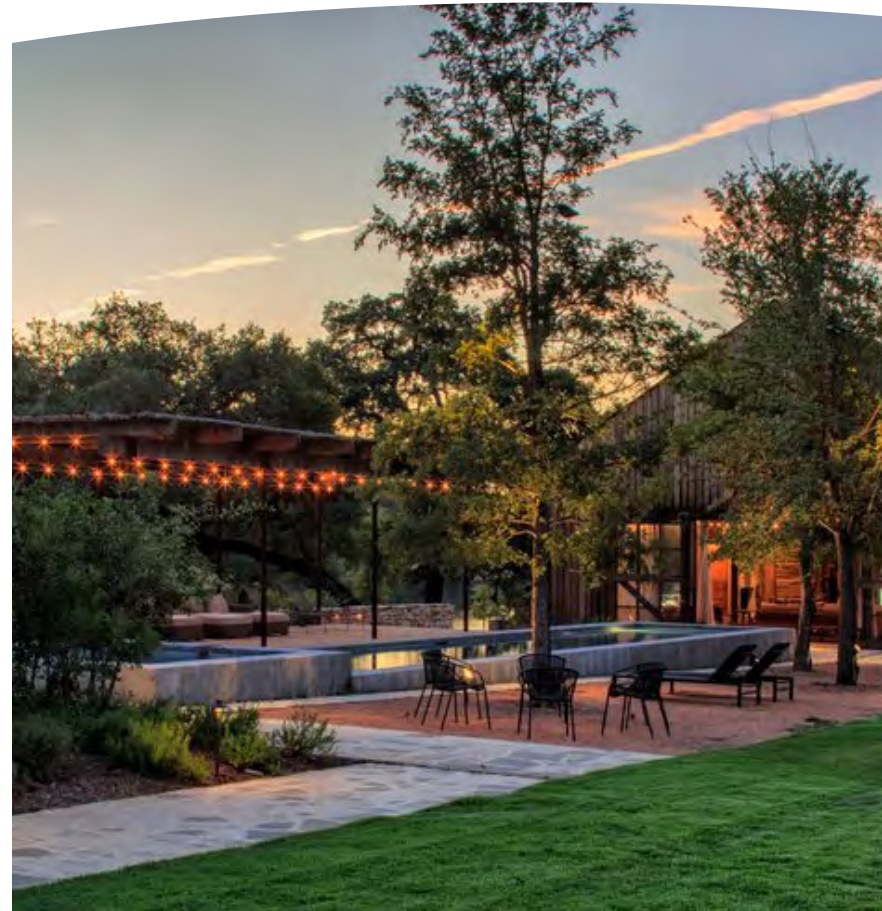
the landing

the landing strip
repurposed for the future

**developer-built and
maintained, private access**

required elements:

- » playground - 2-5/5-12
- » recreationally focused
- » lap pool - 2000 sf
- » swim meets
- » basketball courts
- » community gardens





master plan



development overview

why is a PID needed?

PID is an economic development tool

- Commonly utilized for successful master plan communities due to large off-site and on-site infrastructure costs, and enhanced amenity packages
- Promotes responsible and desirable growth

Provide low cost, tax-exempt financing for a portion of the significant initial infrastructure costs required for the project

- Approximately \$77 million PID eligible infrastructure costs
- Approximately \$23 million (30%) estimated infrastructure costs to be funded through the PID

Low-cost financing available through the PID helps to maintain project feasibility while allowing for the following:

- Reduced density - Proposed development of 1,372 SFD units (2.52 hh/ac) reduced from initial proposal of 1,864 SFD units (3.42 hh/ac)
- Substantial allocation of open space, trail, and amenity areas as envisioned in the Denton 2030 Plan, while maintaining competitive home prices
- 244+ Conservation acres
- 121+ Open Space acres
- 23+ Acre School site
- 4 Amenity centers
- 7.5 miles of trails

select PID benefits to city of denton

City Council is the governing
body of the PID

- Encourages collaboration
between City and Developer
- Enhances project vision and feasibility
- Council approves the service
and assesment plan
- Council approves the PID levy
and bond issuances

Accelerated and enhanced
economic development

- \$509 million project value at build-out
- \$14 million water and sewer impact fees
- \$3 million recurring annual City property taxes
- \$7 million recurring annual
Denton ISD property taxes

PID debt secured entirely by the property,
and is non-recourse to the City

PID creation costs and on-going PID
administration costs paid by the PID

Developer construction of
public infrastructure

- \$77 million off-site and on-site infrastructure
- Consistent with City's mobility and utility plans

conclusion

	Current Zoning	July 2020 Proposal	April 2021 Proposal
Land Use	Rural residential	Low density - Mixed Use	Low density- Mixed Use
Density (hh/ac)	0.20	3.42	2.52
Homes	110	1,864	1,372
Total valuation (\$ millions)	\$66	\$682	\$509
Property taxes (yrly) (\$ millions)	\$0.4	\$4	\$3
Water impact fees (\$ millions)	\$0.6	\$10.1	\$7.5
Sewer impact fees (\$ millions)	\$0.5	\$8.9	\$6.6
Open space (ac)	.7	85.0	121.5
Trails (mi)	0	7.5	7.5
Amenity centers	0	4	4
School site	0	1 (23.4 ac)	1 (23.4 ac)



thank you