



 taylor  
morrison.

 SUNDANCE  
ANALYTICS

 JBI  
PARTNERS

 TBG

# agenda

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

# development team introduction



developer



engineer

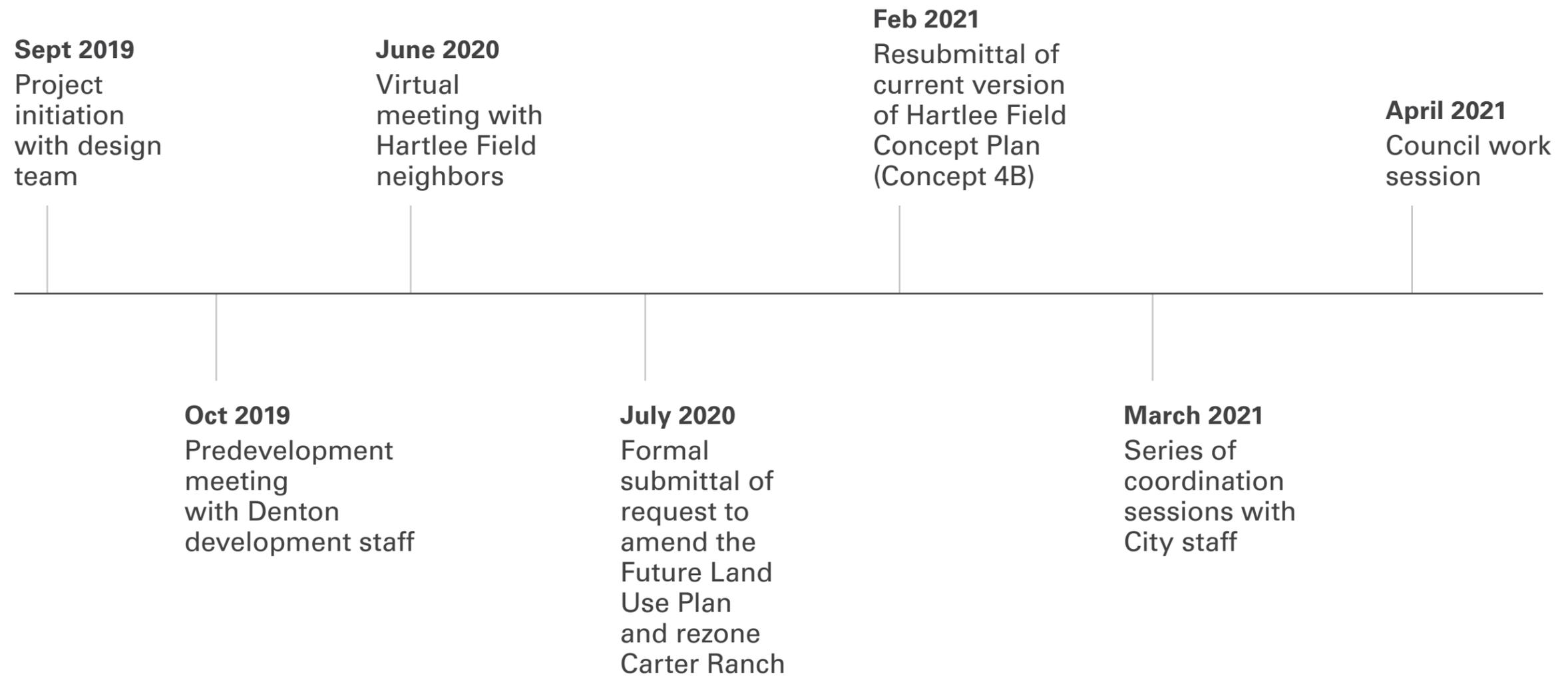


financial consultant



landscape architect

# project timeline



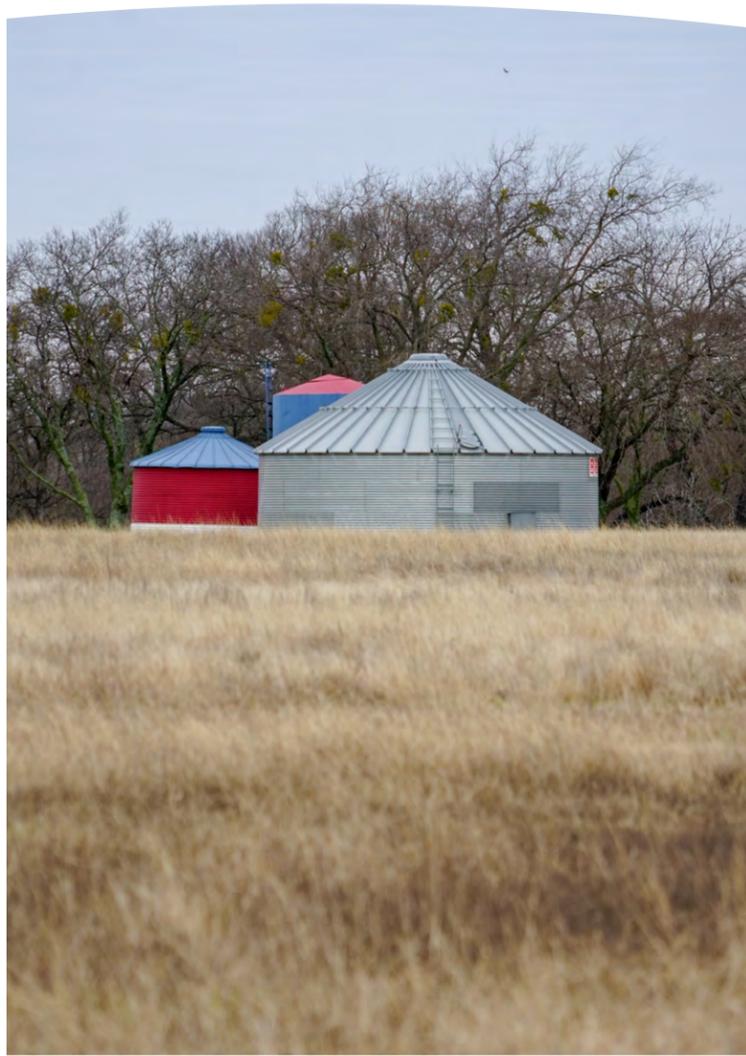
## objectives

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.

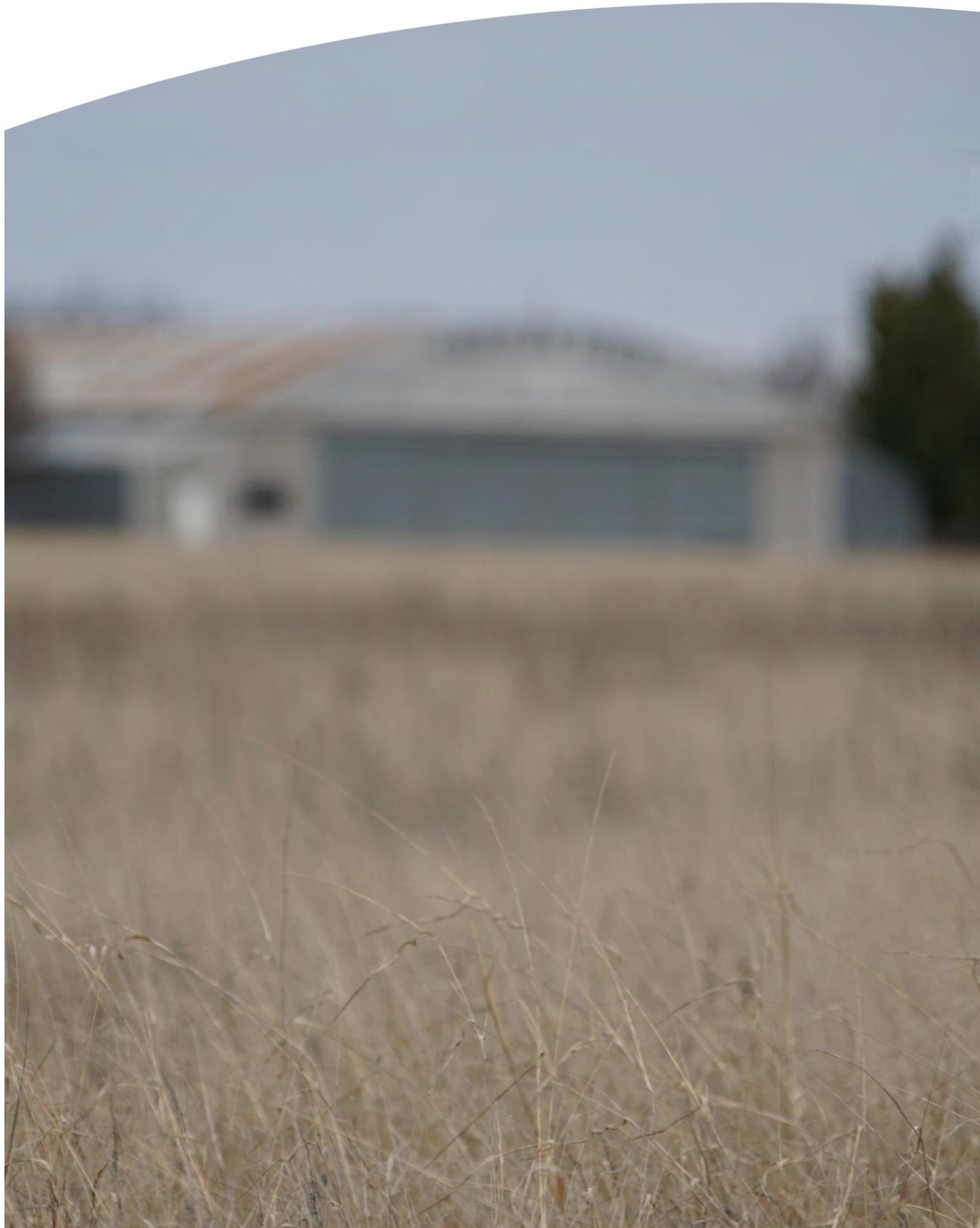
Create a community that is economically attainable to a broad swath of the home buying population.



## the site

a naturally rich site with beautiful historic relics





## vision statement

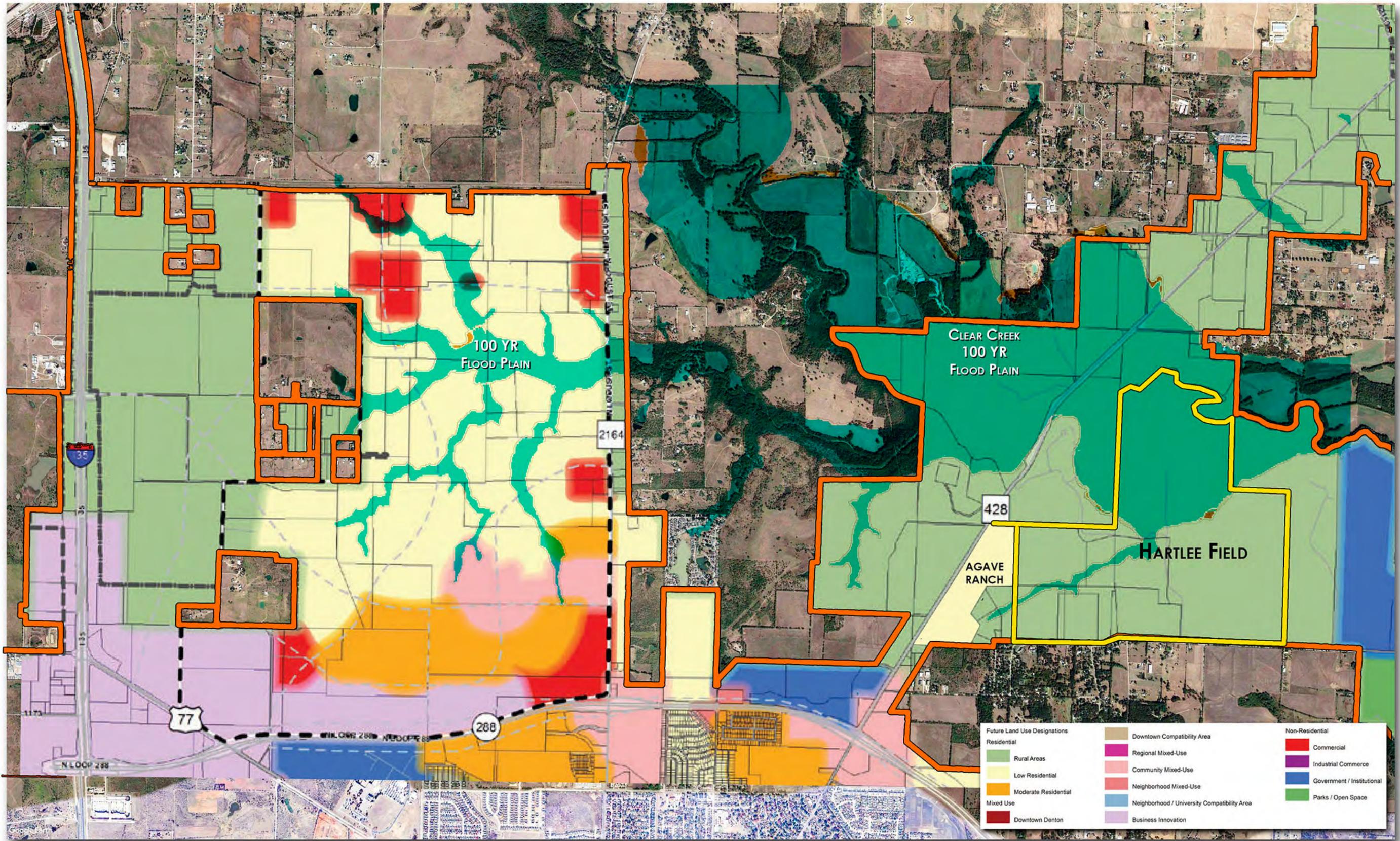
### Hartlee Field

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.

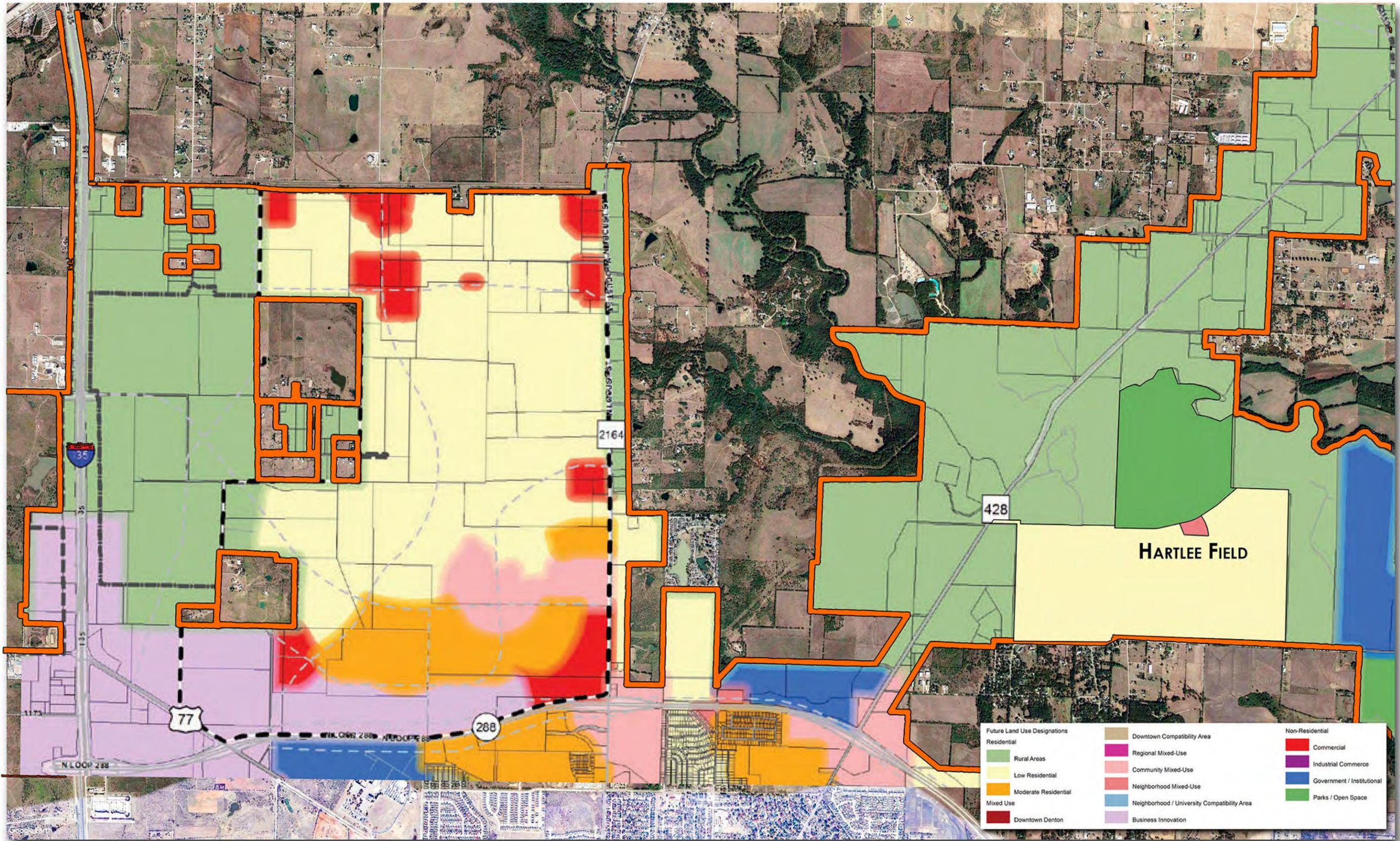
The new chapter of Hartlee Field will **embrace the history** of the site for a new generation. They will discover Hartlee Field's World War II hangars and agricultural relics. It will **celebrate its natural beauty** and habitat by preserving the flood plain and partnering with the National Wildlife 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 N SEPT 15, 2020  
1"=200' TMH001



0 100 200 400 N SEPT 2, 2020  
1"=200' TMH001



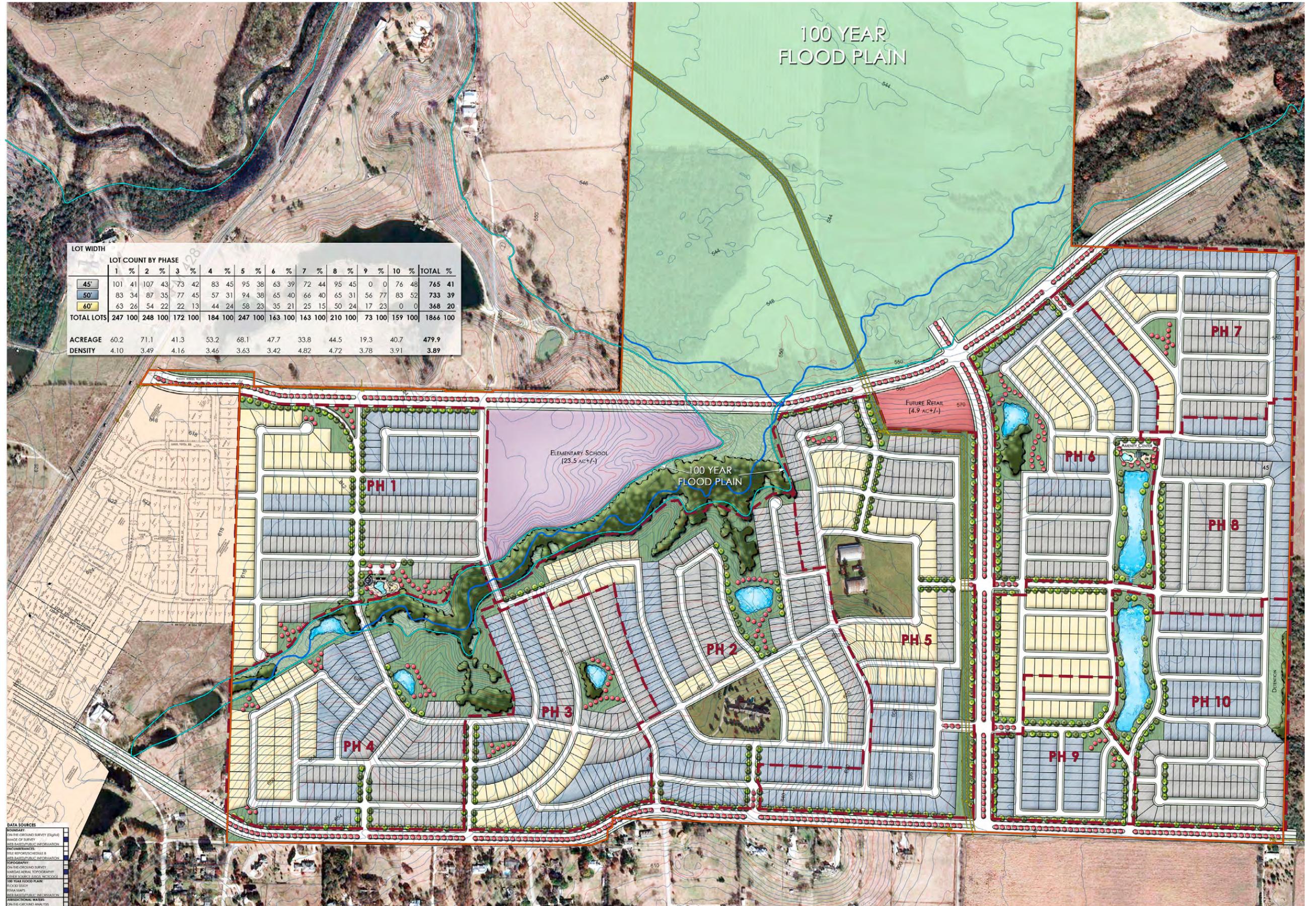
## region

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





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

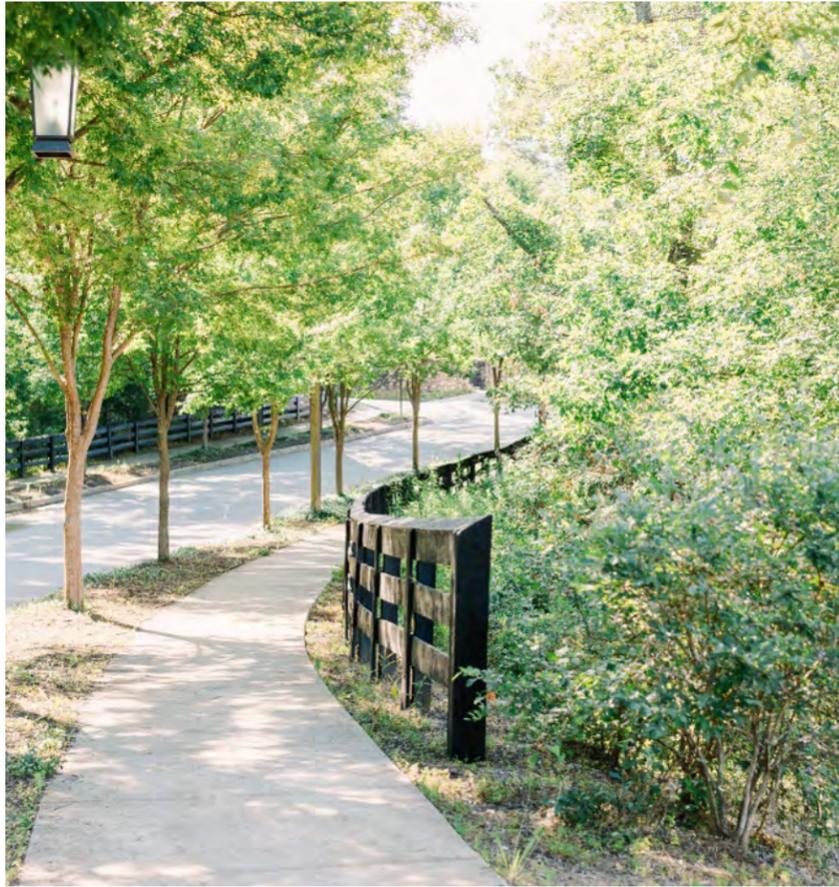


# entries and streetscape

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
- City of Denton dedicated property



## pocket parks

creating neighborhood identity and unique ownership

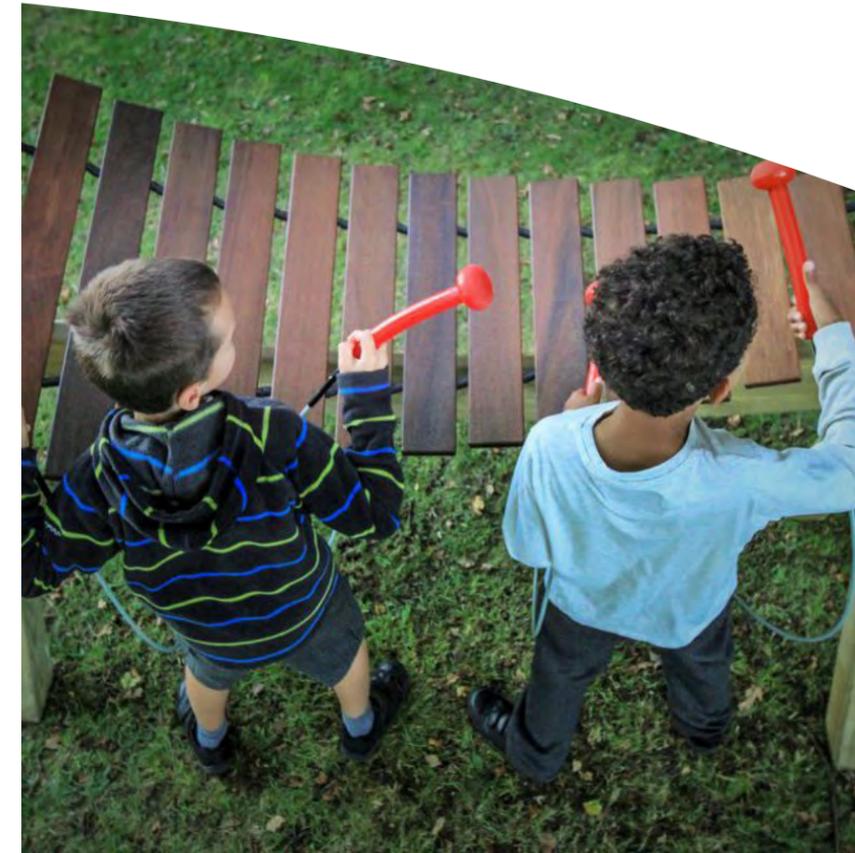
### open space system

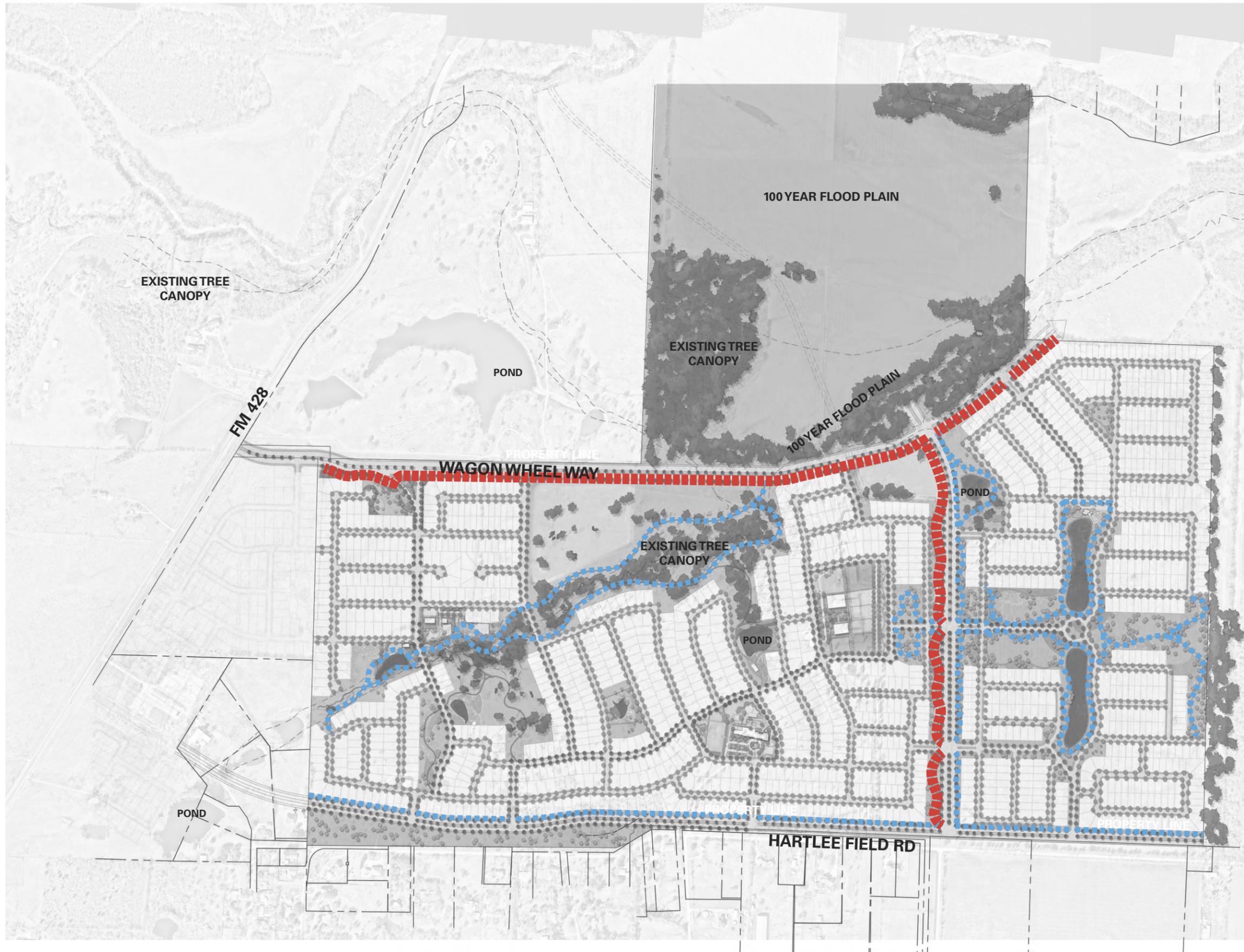
- » community garden
- » nature play
- » icons

### 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



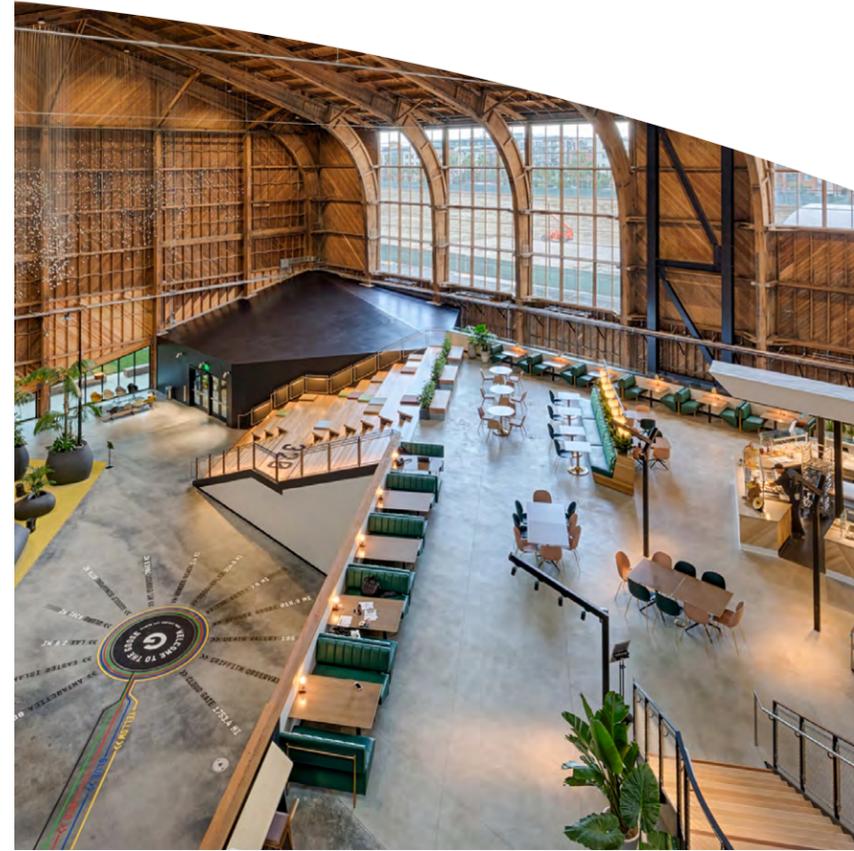
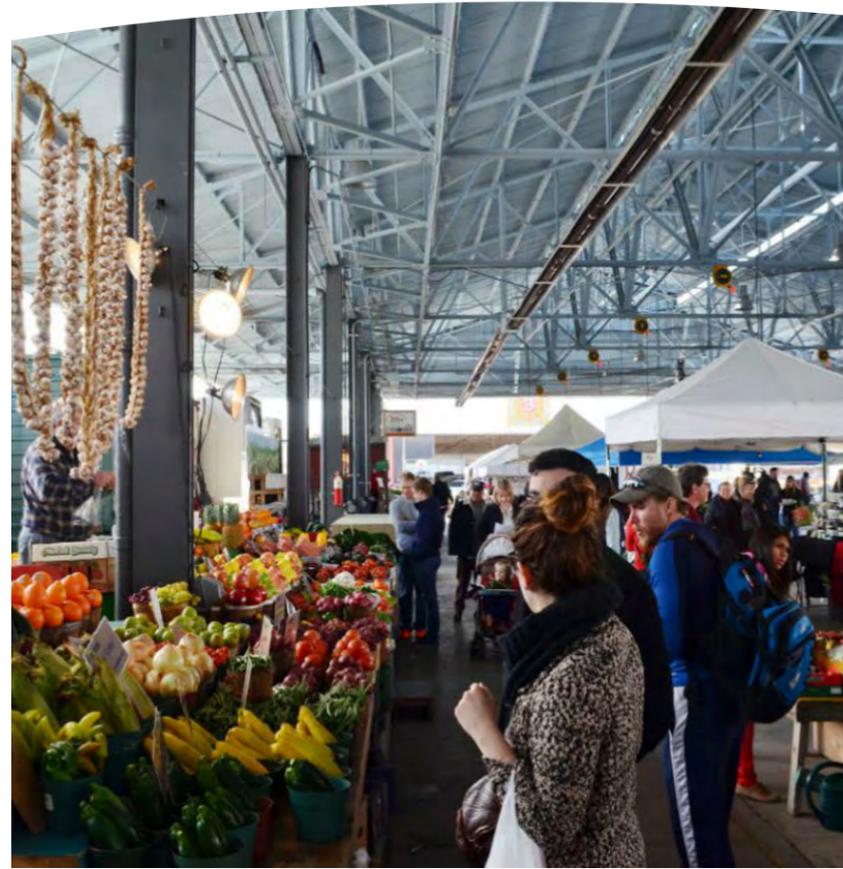


# the hangar

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

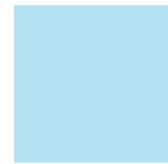
engaged with nature  
and education

**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

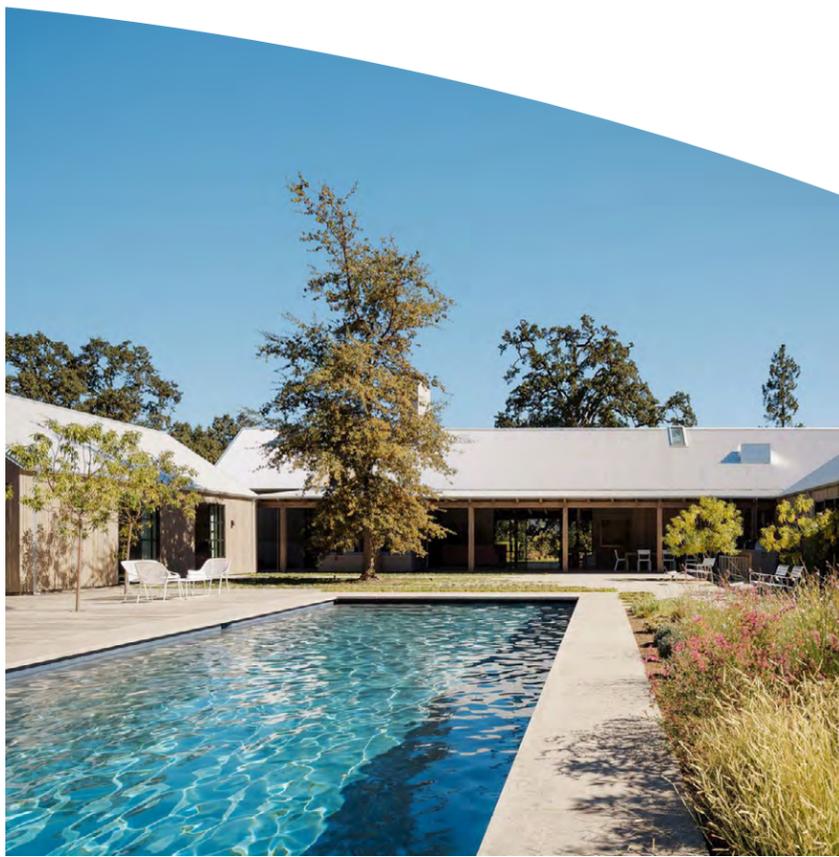
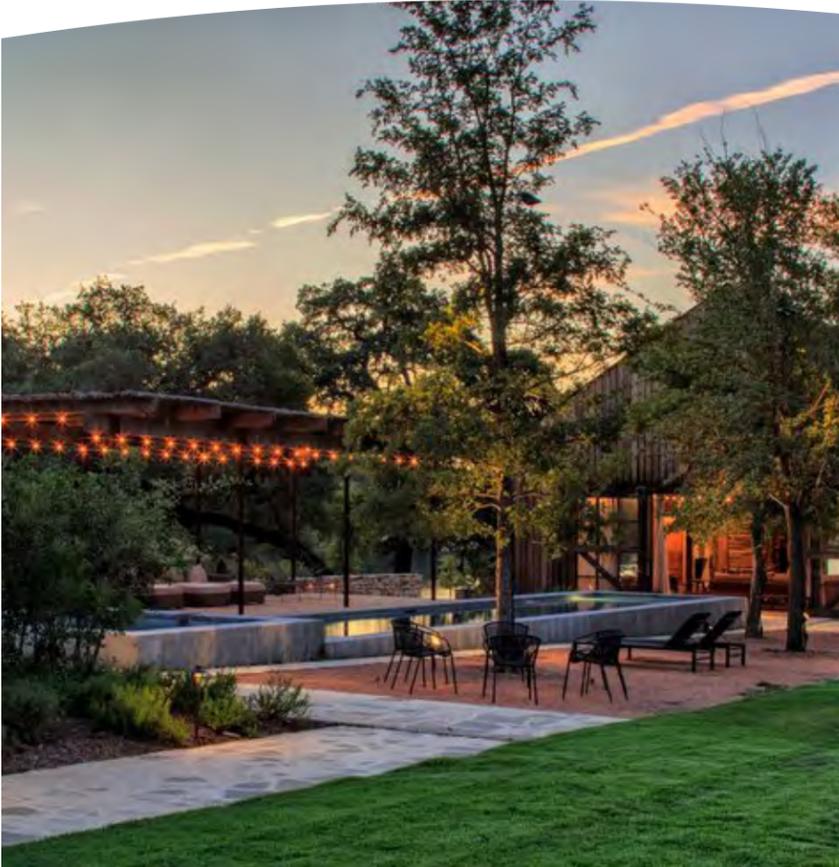




**the landing**  
the landing strip  
repurposed for the future

**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	<b>3.42</b>	<b>2.52</b>
Homes	110	<b>1,864</b>	<b>1,372</b>
Total valuation (\$ millions)	<b>\$66</b>	\$682	<b>\$509</b>
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)	<b>.7</b>	85.0	<b>121.5</b>
Trails (mi)	<b>0</b>	7.5	<b>7.5</b>
Amenity centers	<b>0</b>	4	<b>4</b>
School site	<b>0</b>	1 (23.4 ac)	<b>1 (23.4 ac)</b>



thank you