



# Lokal Homes Festival

Neighborhood Presentation  
October 27, 2023





# Lokal Homes - Festival -

## Agenda

- Design Team Introduction
- Builder Introduction
- Festival Redevelopment Area
- Public Process
- Proposed Plan
- Conceptual Perspectives
- Questions



# PROJECT TEAM

An experienced and adept team is key to a successful project.

## **PCS Group:**

A local planning and landscape architecture firm with 20 years of experience in master planned communities focused on design that elevates the day to day.

## **Kimley-Horn:**

A planning, surveying, engineering, and design consulting firm, which provides a wide range of infrastructure and land development planning and engineering services to both public and private clients.



LANDSCAPE  
ARCHITECTURE

Kimley»»Horn

CIVIL ENGINEERING



BUILDER + DEVELOPER + ARCHITECTURE

Lokal Homes: A local home builder that focuses on smart growth by building within infill or redeveloped urban and suburban sites. Their proposed land plans include pedestrian amenities, proximity to already constructed major roads and highways, and position themselves adjacent to good school districts.

They strive to deliver a better living experience, designed for the Colorado lifestyle, and offer an elevated set of standards, where a new home has a large variety of upgrades and options included.

The logo for Lokal Homes features the word "LOKAL" in a bold, dark blue, sans-serif font. The letter "A" is replaced by a stylized mountain range icon with three peaks. The logo is set against a light blue, pixelated background.

LOKAL





# Festival Center Redevelopment – Context Map

## Zoning - Activity Center (AC)

View Looking North East

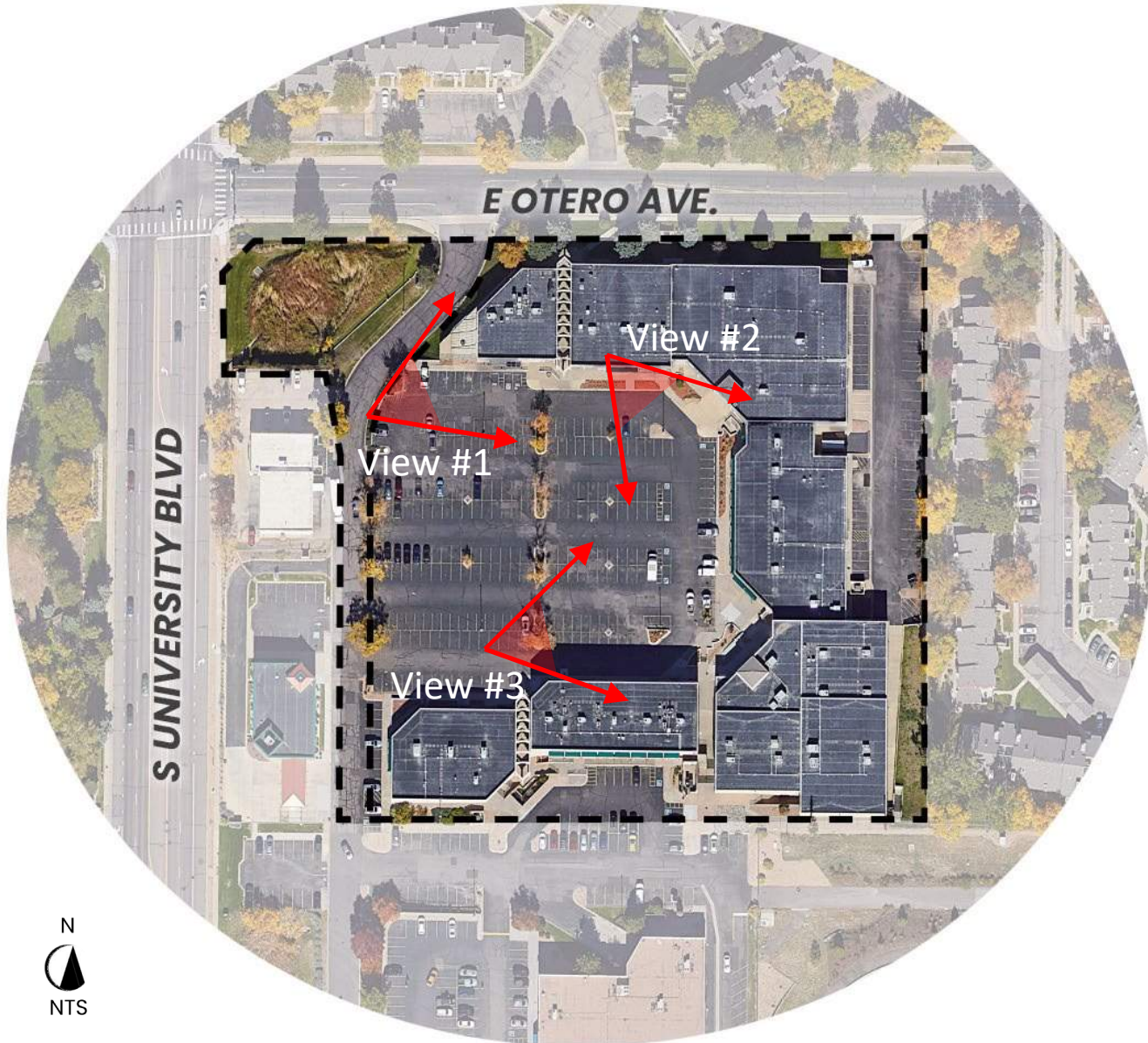


View Looking South East





# Site Use By Right Zoning - Activity Center (AC)



View #1



View #2



View #3





# WHERE ARE WE IN THE PROCESS?

CURRENT

1  
Neighborhood  
Meeting

2  
Concept  
Plan

3  
Site Plan

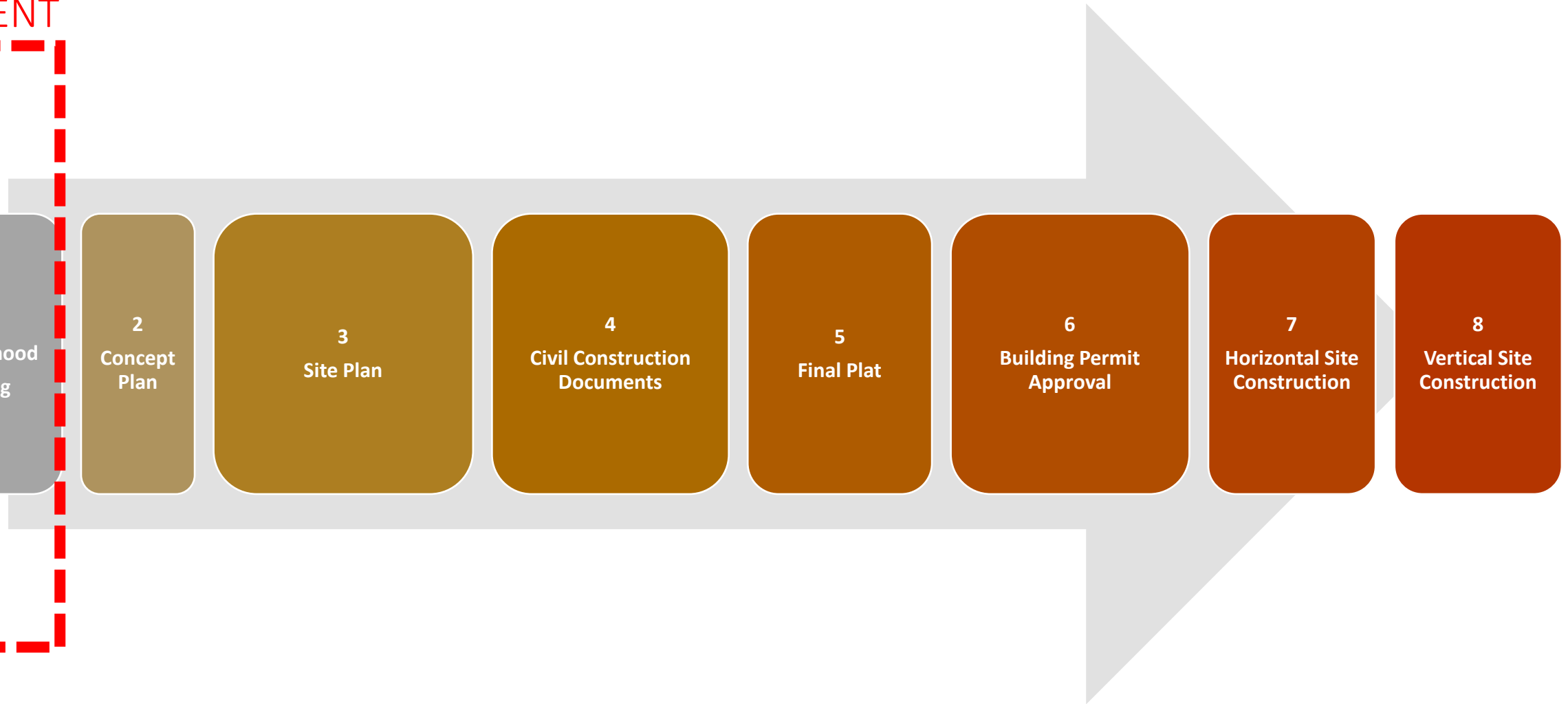
4  
Civil Construction  
Documents

5  
Final Plat

6  
Building Permit  
Approval

7  
Horizontal Site  
Construction

8  
Vertical Site  
Construction





# Site Plan

## Proposed Plan

LAND USE CHART				
TYPE	FOOTPRINT	BUILDING	# OF	UNITS
CONDOMINIUM-01	5,468	10 PLEX	6	60
CONDOMINIUM-02	4,723	10 PLEX	5	50
SUB-TOTAL	56,423			110
TOWNHOME-01	4,838	6 PLEX	1	6
TOWNHOME-02	6,396	8 PLEX	3	24
SUB-TOTAL	24,026			30
TOTAL				140

PARKING		
CONDOMINIUM		
REQUIREMENT	UNIT QTY	REQUIRED
1.5 PER SDO / 1 BR	0	0
2 / 2 & 3 BR	110	220
GUEST		
1 / 4 UNITS	110	28
SUB-TOTAL		248
TOWNHOMES		
REQUIREMENT	UNIT QTY	REQUIRED
2 / DU	30	60
GUEST		
1 / 4 UNITS	30	7.5
SUB-TOTAL		67.5
TOTAL	140	315.5

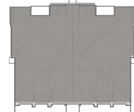
PROVIDED	
CONDOMINIUM	
OFF STREET	65
GARAGE	66
DRIVEWAY	65
SUB-TOTAL	196
TOWNHOMES	
OFF STREET	13
GARAGE	60
DRIVEWAY	60
SUB-TOTAL	133
TOTAL	329

### Legend

Townhomes



Condos  
(10 Units)



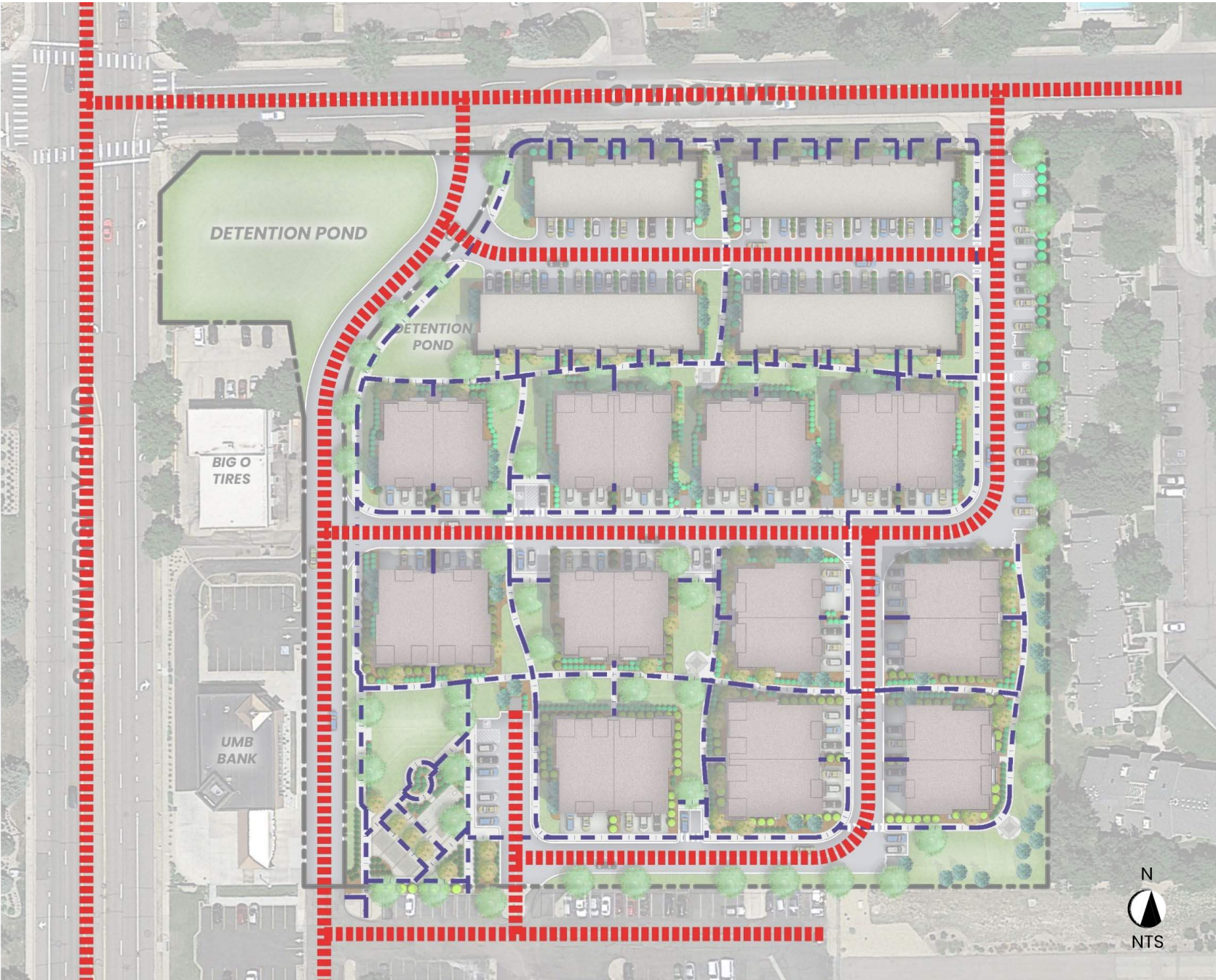
NTS



# Circulation Plan

## Legend

- Vehicular Path 
- Pedestrian Path 





# Perspectives – Plaza Area (Birds eye view)





# Perspectives – Plaza Seating & Bean Bag Toss





# Perspectives – Greenway and Seating Area





# Perspectives - Condominiums





# Perspectives – Townhomes (looking from Otero Ave)





Thank you for taking time out of your schedule learn about this proposed project.

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