



WESTERLY

ERIE · COLO

Welcome to Westerly.

MEET WESTERLY

This is Westerly. A new choice for homebuyers. A place carefully cultivated by SLC Communities and proudly part of the charming town of Erie. A place with neighbors, classic simplicity and refreshing variety. A place that believes in the power of community.

A place created more for two feet, two wheels, and four paws. Where thoughtfully designed parks, ponds and open space put nature within reach. Close-by Front Range trails and stunning views of Longs Peak are a constant reminder that this is Colorado.

For buyers who want small-town charm, and a true sense of community, Erie and Westerly are the answer.

FACTS ABOUT WESTERLY

- 800-acre master planned community in Erie, Colorado
- Will consist of approximately 3,100 homes
- Traditional neighborhood design
- Attached and detached homes
- Homes fronting parks
- Located east of Erie's Main Street and west of I-25
 - Boundaries are Erie Parkway to the north, County Road S to the west, County Road 7 to the east, and County Road 6 to the south
- Approximately 40% (300 acres) are devoted to parkway, pocket parks, open spaces, trails, and community amenities
- The Waypoint Amenity Center is now open
- Retail Village Center
- Full time Lifestyle Director works with residents to provide communications, events, and programming
- Under 5-minute drive to public schools

Frequently Asked Questions.

RESIDENTIAL

Q: *What homebuilders are building in Westerly?*

A: Currently, Brightland Homes, McStain Neighborhoods, and SLC Homes.

Q: *What home styles are offered in Westerly?*

A: Westerly offers a diverse mix of home styles, from single family detached homes (including garages with front access and rear access through alleyways) and single family attached homes (paired homes and townhomes).

Q: *What type of home is each builder building?*

A: Brightland Homes	Alley/rear Garages and Townhomes
McStain Neighborhoods	Single Family with garages at front
SLC Homes	Single Family with garages at front and paired homes with alley/rear garages

Q: *What are the price ranges and square footages of your homes?*

A: 1,200 sq ft to 4,000 sq ft priced from the \$500s to the \$1.5Ms.

Q: *How many homes are planned for Westerly?*

A: There are approximately 3,100 homes planned for Westerly.

Q: *Does Westerly offer any 1-story homes?*

A: Yes. All three builders at Westerly have 1-story plans and homes with primary bedrooms on the main floor.

Q: *Will Westerly have affordable housing?*

A: Westerly's diverse mix of home products provides homebuyers prices from \$500,000 - \$1,500,000. The Town of Erie does not require the Westerly community to develop an affordable housing program such as those found in the City of Denver.

Q: *Will there be apartments built at Westerly?*

A: Currently, there are no apartments offered at Westerly.

Q: *What is the timeline for Westerly to be completed?*

A: The build out of the Westerly community is dependent on market conditions, but we expect Westerly to be completed within 15-20 years.

Q: Are there any homes being built for the 55+ community or seniors?

A: All builders are offering one story plans and plans with a primary bedroom on the 1st floor. We do anticipate a section of Westerly to the north of Erie Parkway to be age restricted.

Q: Will any homes offer solar energy?

A: McStain Neighborhoods is offering solar as a standard feature on their Westerly homes. SLC Homes and Brightland Homes will build homes as solar-ready and the homebuyer can easily add to their home at a later date.

Q: Is Westerly part of a Metropolitan District?

A: Yes, the Westerly Metropolitan District, which is a political subdivision of the State that imposes taxes to generate revenue needed for funding the construction of Westerly's infrastructure. For more information visit these websites: www.westerlycolorado.com and www.erieco.gov.

Q: What are the property taxes for homes in Westerly?

A: Residential property taxes are paid on the "assessed value" of a property established by the county assessor. You will find a tax calculator on the Westerly Metro District website to calculate your Westerly home taxes. <https://westerlymetrodistricts1-4.com/>

Q: Are there HOA fees at Westerly?

A: Yes, the fees are \$87 per month per home. A transfer fee of \$325 is charged at all closings (1st purchase and all resales). This fee is collected at the time of closing and payable to MSI. The fee covers the cost of administrative work performed by MSI for every home closing.

The HOA will be assessing a separate alley maintenance monthly fee to homes on alleys. The assessment is \$18 per month and begins at the time of home closing. Snow removal will occur with snow events that are 4" or greater. Any sub-associate dues will be provided by the respective builder if applicable.

AMENITIES, PARKS & OPEN SPACE

Q: *What type of amenities will Westerly offer?*

A: The Waypoint offers approximately 5,000 square feet of community space consisting of a great room with a self-serve coffee bar and a co-working space. In addition, there are spaces for events, a fitness area, and restrooms. Adjacent to the center is the community swimming pool, hot tub, fire pits and great lawn, where lifestyle activities take place.

Q: *Will Westerly have a recreation center?*

A: The Waypoint offers a small fitness space. Residents of Westerly also enjoy the Erie Community and Recreation Center located just 2.5 miles west on Erie Parkway on Powers Street. Lifetime Fitness is another option for residents with locations at 300 Summit Blvd. in Broomfield, or 397 W. 148th Avenue in Westminster. Both locations are approximately 16 miles from Westerly.

Q: *Will there be parks and playgrounds in the community?*

A: Yes, parks and playgrounds will be located throughout the community in addition to The Waypoint. A ten-acre neighborhood park is planned at the highest point of Westerly and will abut up against the open space which spans from the Northwest corner to the Southeast corner of Westerly. Parks and open space will be developed by the developer as the community is built out.

Q: *What type of events and activities will be offered at Westerly?*

A: Social, wellness and educational events, seasonal gatherings, concerts, movies, food trucks and more will be part of Westerly's robust lifestyle program and will be managed by Westerly's onsite Lifestyle Manager.

RETAIL & OFFICE

Q: *What types of stores will be in the Westerly Village Center?*

A: Westerly will work with tenants who offer services such as dining, social establishments, fitness, etc. Westerly does not have firm commitments from tenants to announce currently.

Q: *Will there be a grocery store in the Village Center?*

A: The commercial retail space in the Village Center is meant to provide neighborhood services and does not meet the required square footage of grocer tenants. Nearby grocery stores are:

King Soopers	1891 CO7 - 4 miles
Safeway	3333 Arapahoe Road - 6.6 miles
Target	Huron & CO7 - 7.4 miles
Sprouts	555 W. South Boulder Road - 8.6 miles
Costco	16375 Washington Street - 6.6 miles

Q: *Will there be any office space available at Westerly?*

A: The developer is still working through the overall design of the buildings.

Q: When will construction of the Village Center begin?

A: The Village Center is estimated to begin construction in 2025.

SCHOOLS

Q: What school district does Westerly reside in?

A: Westerly is in the St. Vrain Valley School District.

<https://www.svvsd.org/>

Q: What schools will Westerly residents attend?

A: Erie Highlands Elementary (PK - 6), Soaring Heights PK-8, and Erie High School are Westerly's designated neighborhood schools. A 25-acre future middle school is planned within the boundaries of Westerly.

Private schools options in Erie are: The Alexander Dawson School, Holy Family High School and Vista Ridge Academy, and Boulder Day School.

New student registration is required if you are new to St. Vrain and:

- You are registering at your neighborhood school OR
- You have been approved on open enrollment OR
- You intend to register with a charter school

Open enrollment information can be found at:

<https://www.svvsd.org/schools/enrollment/>

Q: Will there be a daycare or preschool in Westerly?

A: At this time a daycare is not planned at Westerly.

MISCELLANEOUS

Q: Who are the energy providers at Westerly?

A: Xcel Energy and Black Hills will provide gas service. Xcel Energy will serve Filing 1, phases 1 and 3, and Black Hills will service Filing 1, phases 2, 4 and all future Filings. Electric service will be provided by United Power.

View map of Filing 1 Phases here:

https://westerlycolorado.com/wp-content/uploads/2024/06/Westerly_Takes-A-Village-221107.pdf

Q: What is the water source for Westerly?

A: Water service is provided to Westerly by the Town of Erie's water department.

Learn more at: <https://www.erieco.gov/1047/Water-Wastewater>

Q: *What is the status of oil and gas wells and their environmental impact on Westerly?*

A: Our priority is to provide you access to information so that you can make informed decisions when buying a home at Westerly.

For more information visit our website at:

<https://westerlycolorado.com/community/#natural>

The Town of Erie's Oil & Gas Operations at:

www.erieco.gov

The Colorado Energy & Management Commission at:

<https://ecmc.state.co.us/#/home> (see under natural resources)

A map showing the locations of two plugged and abandoned wells on the Westerly site can be found here:

https://westerlycolorado.com/wp-content/uploads/2024/06/Master-Plan-Exhibit_OG_UDC-Compliance-Full-Property-002.pdf

Q: *What are the transportation options to Old Town Erie?*

A: There are multi-use trails that provide access from Westerly to Old Town Erie. The Town of Erie has a bike corral in Old Town for those choosing this mode of transportation.

Q: *Will I be impacted in any way from the Front Range Landfill just south of Westerly?*

A: This landfill is expected to operate until 2051. Learn more at:

<https://www.frontrangelandfill.com/faq/>