



Tacincala

An Amenity Based community





Tacincala

Tacincala is an amenity based master planned community located within the Town of Windsor (Weld County, CO). It is among the town's first approved neighborhoods to be developed within Windsor's newly adopted Growth Management Area.

Easy access is provided from I-25, Exit 262. At build-out, Tacincala will be comprised of six distinct villages with over 1,500 homes of distinguished character and flair. Age-targeted neighborhoods with a maintenance-free lifestyle and 24-hour concierge services are integrated with single family attached (zero lot line) and detached products, many designed to incorporate the elements of Traditional and Craftsman style architecture that can still be found in some of Windsor's historic communities.





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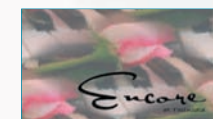
CELEBRATION

- Bayview
- Harvest Bay
- Autumn Fair



ENCORE

- Sonata
- Serenade
- Ovation



DONOMA

- Tahatan
- Sahali
- Pavati

SAVANNAH

- Mattatuck
- Passaic
- Wasatch



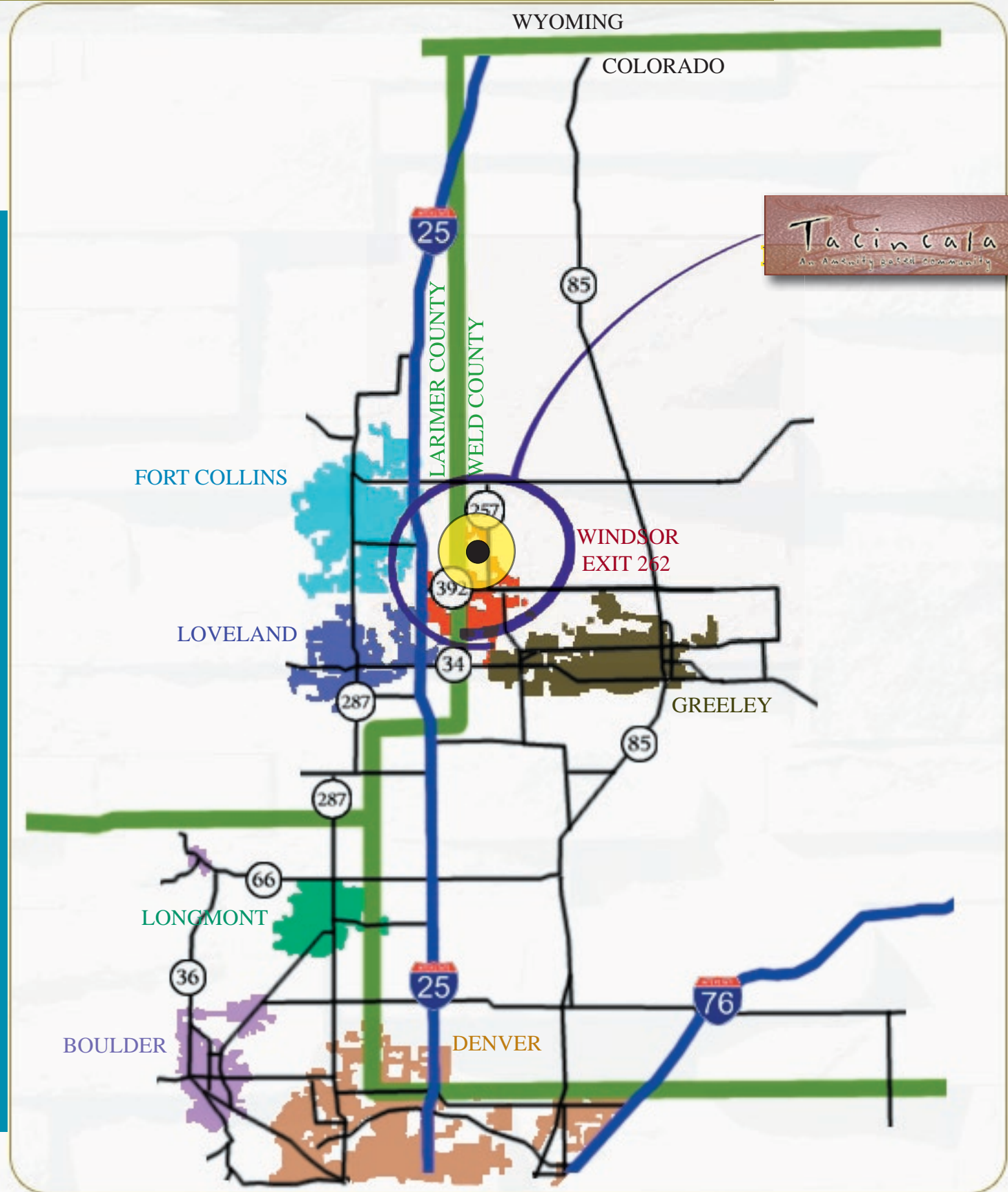
TACINCALA

AN AMENITY BASED COMMUNITY

WINDSOR, COLORADO / VICINITY MAP

The Town of Windsor, Colorado was largely a farming community with a history rich in agriculture.

Elevation is a comfortable 4,798 feet above sea level. The 2005 population was 14,874 which reflects a healthy five-year increase of just over 50%. The Town's economy has remained stable and has handled growth responsibly. Median household income is \$54,976 and the median house value (2005) is \$258,400.



CITY OF WINDSOR VICINITY MAP



TACINCALA MASTER PLAN:



TACINCALA KEY

SF-1		PARK	
SF-1		SCHOOL	
SF-1		DETENTION	
SF-1		OPEN SPACE	
RMU		ORNAMENTAL ST. TREE	
TOTAL UNITS	1,923	EVERGREEN TREE	
		DECIDUOUS TREE	
		TRAIL	

LAND USE TABLE

Land Use	Specific Use	Acreage	Zoning District	% of Gross
Residential Single Family (SF-1)	1,448 (minimum 6000 sf lots (range from 6,000 to 137,498 sf))	439.89	SF-1	81.26%
Residential Mixed Use (RMU)	475 (minimum 4000 sf) lots	71.39	RMU	9.94%
SF-1 & RMU Subtotal	1,923 lots	511.28	Schools	71.20%
Future School Site	Community Park	11.90	O	1.53%
Open Space (O.S.)	Open Space	39.50	SF-1, RMU	5.50%
	Detention	26.68	SF-1, RMU	3.72%
O.S. Subtotal		122.51		17.75%
Dedicated R.O.W.	External Arterial (25', 15', 70', 72') Urban Major Collector (80' R.O.W.) Urban Minor Collector (60' R.O.W.) Local Roads (Internal Parcel)	32.68 23.07 11.13 12.01 n/a		4.55% 3.21% 2.30% 1.67% n/a
R.O.W. Subtotal		77.89		10.15%
Gross Total		718.12		100.00%
Project Development Density				
Total Gross Density		2.98 du/ac		
Total Net Density		3.78 du/ac		
Dedicated Park Requirement				
	1.432	X 2.73 (People per Unit)	X 0.0055	= 21.74

Dedicated Park Requirements Exceeded by 35.23 (56.73 - 21.74 = 34.99)



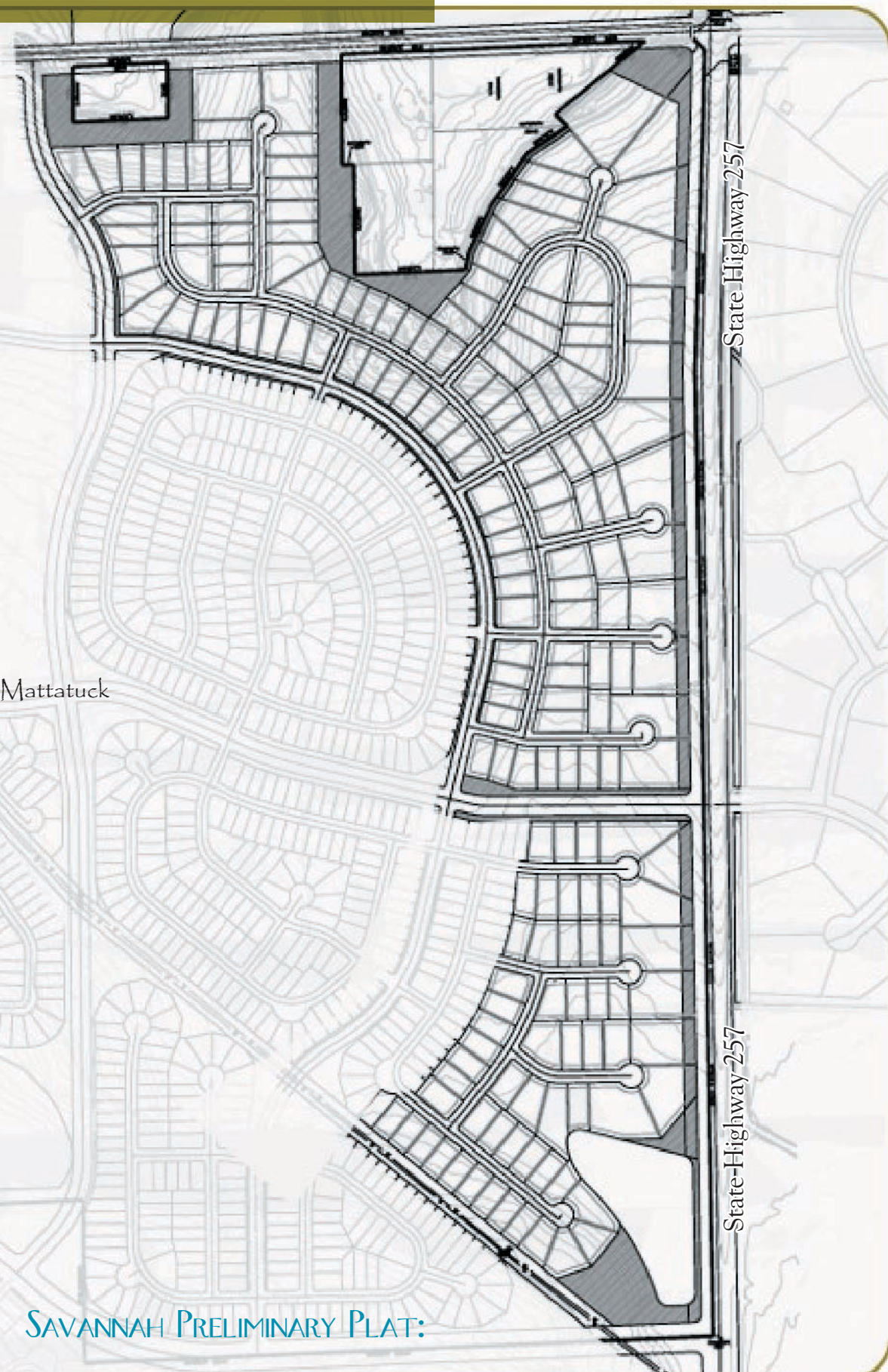
TACINCALA / Savannah

AN AMENITY BASED COMMUNITY

SAVANNAH

The village of *Savannah at Tacincala* is master planned for 185 single family detached homes to be developed by *RGA Developers, (Boulder, CO)*.

Stately architectural themes with an emphasis on the Craftsman style of the early and mid twentieth-century are proposed for this neighborhood of semi-custom and move-up style new homes. Unobstructed views of the Horsetooth Range to the west top off this family-oriented enclave featuring improved walking trails, landscaped greenbelts, and prominent neighborhood entrance ways.



SAVANNAH PRELIMINARY PLAT:







CELEBRATION MASTER PLAN:



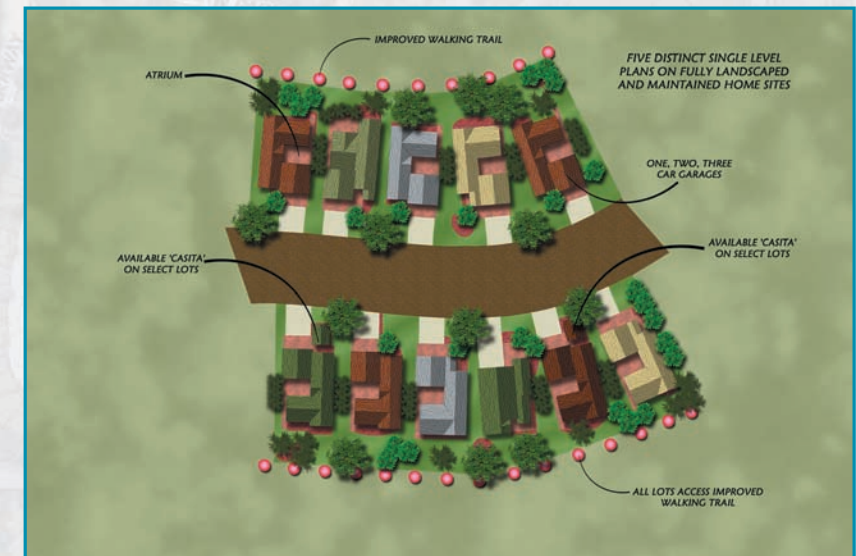
CELEBRATION

Celebration at Tacinca is a fully amenitized neighborhood featuring three distinct villages planned for the unique lifestyle of active Senior adults (age 50+). 275 one-level single family homes, 168 Townhomes, and 44 units with an assisted living theme for care dependent Seniors are scheduled at build-out.

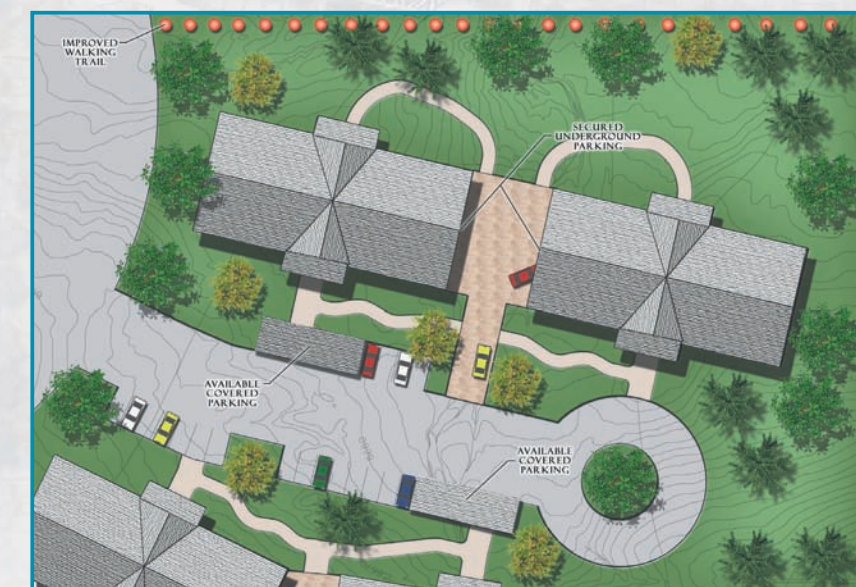
BAY VIEW/HARVEST BAY:

Bayview features single-level detached homes to be developed by *Wyndham Homes (Colorado Springs, CO)* on fully landscaped and maintained home sites (minimum 4,500 sq.ft.), all having rear or side yard frontage onto Tacinca's improved walking trail link system and scenic landscaped open spaces. Some sites are available with optional *Casita-style* guest quarters, and 36 premier home sites are water front. Easy access is afforded to several community fishing piers and Gazebos planned for the exclusive use of all *Celebration* residents.

Harvest Bay features 168 single-level Townhomes in a secure amenity-based community for active Seniors. All homes are planned with secure code-accessed underground parking with elevator service to lobbies on all floors. Park-like landscaped grounds with expansive Front Range views, paved walking trails, outdoor guest parking, and available privileges to community dining room and all *Autumn Fair* amenities help to make *Celebration at Tacinca* a truly distinctive and distinguished Lifestyle community for Senior adults with varying levels of dependency.



BAY VIEW



HARVEST BAY



TACINCALA / Donoma





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DONOMA

The village of *Donoma at Tacincala* is master planned for 570 moderately priced single family detached homes of “Colorado contemporary” style architecture. New homes are geared toward accommodating the unique requirements of younger and mid-life *work-force* families.

Landscaped streetscapes and open spaces, improved walking trails, and attractively planned prominent entrance ways enhance this comfortable community in the core area of *Tacincala*.

DONOMA MASTER PLAN:

- TRAIL SYSTEM 
- COLLECTOR STREET TREE 
- EVERGREEN TREE 
- DECIDUOUS TREE 









ENCORE

ENCORE MASTER PLAN:



- ● ● RECREATION TRAIL
- DECORATIVE PAVING



The village of *Encore at Tacincala* is a blended-type community featuring 295 home sites planned to accommodate single family detached and attached (zero lot line configuration) homes.

The *Encore* master plan provides for three distinct series of home products: *Serenade* features 55 fully landscaped and maintenance-free attached home sites (6,000 sq. ft. minimum) with a *Traditional* architectural theme with friendly front porches, rear-loaded garages, and direct access onto the *Tacincala* improved walking trail system. *Sonata* is planned for 195 fully landscaped attached zero lot line home sites (6,000 sq. ft. minimum) having a more “Colorado contemporary” flair. Homes planned for *Ovation* include 45 detached single family style dwellings for young professional adults and mature families. Fully landscaped home sites (6,000 sq. ft. minimum) all have direct access on the *Tacincala* improved walking trail system.



SONATA AND OVATION:



TACINCALA / RECREATIONAL AMENITIES





AN AMENITY BASED COMMUNITY

OPEN SPACE/TRAIL SYSTEM PLAN

Tacincala was planned from the start to include an extensive network of improved Open Spaces, Parks, and Trail Links. A key element of the master plan provides for a proposed 80 acre community park, to be developed and maintained by the Town of Windsor.

Expanses of landscaped green space help to convey a sense of a wide-open feeling, yet the overall net urban density of Tacincala's several villages is a practical 3.76 DU/Acre.

Privacy walls constructed of wood and stone also enhance the landscape, but help to lend a sense of security and exclusivity. Streetscapes are planned to include an attractive array of trees, shrubs, and colorful seasonal planter beds. An exclusive dual water system, designed and engineered to make efficient use of the Town of Windsor's readily available reclaimed water resources is planned to keep everything looking lush and healthy.

-  TRAIL SYSTEM
-  COLLECTOR STREET TREE
-  EVERGREEN TREE
-  DECIDUOUS TREE
-  OPEN SPACE/PARK SPACE





PARKS/TRAIL SYSTEMS



The *Tacincala* improved walking trail system is perhaps the *crown jewel* of this master planned community. Nearly five miles of paved trail links serve to internally facilitate pedestrian connection to all villages. It is conceivable that one could travel from one end of the 750-acre *Tacincala* community to the other without requiring a motorized vehicle or even setting foot on a street!

The walking trail system provides a need that recent studies of the *National Association of Housing and Building* concluded is a highly sought amenity in newly developed master planned communities, particularly where health and exercise-conscious active Seniors choose to reside.

The Town-approved concept plan for *Tacincala* ensures that all home sites have direct access onto this trail system, which includes well marked and lighted trail heads at all strategic points of access, exercise stations influenced by the *Par Cours* design theory, and sitting stations with architecturally integrated benches, tables, and trash receptacles.



"TACINCALA WALKING TRAIL SYSTEM"



PARK DEVELOPMENT



COMMUNITY GATEHOUSE / PARK GAZEBO / ENTRY

Architecturally planned site elements throughout *Tacincala* help to provide a sense of continuity and aesthetic that have become priorities for new home buyers in master planned urban-density communities.

The *Tacincala* age-targeted villages at *Celebration* feature detached Gatehouses which lend a sense of exclusivity to guests and of security to residents upon approach. Each Gatehouse is planned to include a card-accessed security gate at the entrance way. An integrated voice-link and video monitoring system permits residents to view and speak with visitors before they choose to remotely grant access to the community.

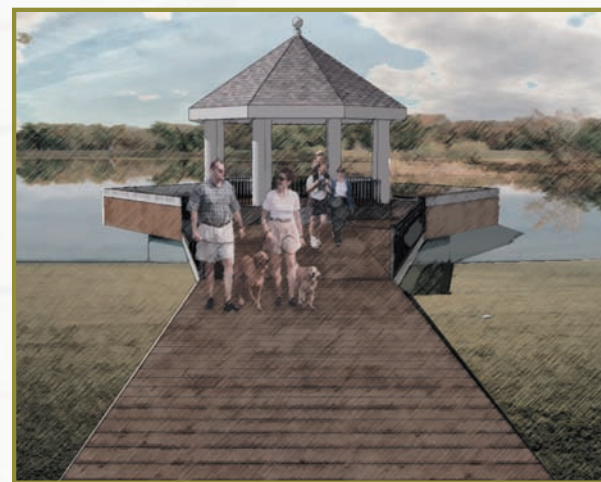
Three "Village Commons" within *Celebration* will include quaint period-style Gazebos for the use of residents and their guests. All Gazebos are ADA compliant and provide unimpeded access from the *Tacincala* walking trail system. Three are accessible via piers that extend out onto Nelson Reservoir, providing for a tranquil and picturesque recreational and entertainment experience.



GAZEBO/GATEHOUSE PLAN VIEW:



PARK GAZEBO



GAZEBO PIER



COMMUNITY GATEHOUSE



ENTRY DRIVE



COMMUNITY STRUCTURES / SIGNAGE

Signage and entry monuments planned throughout Tacincala help to inform residents that they're indeed "home," and serve as wayfinding guides for visitors and guests. Signage is architecturally themed to be compatible with site amenities found in every individual village.



SIGNAGE STRUCTURES



ENTRY DRIVE AND SIGNAGE



OPEN SPACE/PARK ENTRANCE

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