



Life flows here.



TOWN COUNCIL RIVERBEND ESTATES PUD

August 03, 2026



A LOWREY GROUP DEVELOPMENT



DEVELOPMENT TEAM

- **Lee Lowrey** - Riverbend Estates Partners (Owner)
- **Marvin Davis** - Wild View Land Company (Development)
- **Leslie Hebron** - Colorado Craft Brokers (Development)
- **Josh McCarn** - Asher (Planning & Landscape Architecture)
- **Mary Wohnrade** - Wohnrade Civil Engineers (Civil Engineering)
- **Saloni Patel** - Ironstride Solutions (Traffic Engineering)
- **Steve Steinbicker** - Architecture West (Architecture)
- **Steve Parks** - Majestic Surveying (Surveying)
- **Clint Henke** - ERO Resources (Environmental Assessment)



PROJECT DETAILS



PROJECT DETAILS

RIGHT PLANT, RIGHT PLACE

Taking our cues from Mother Nature, turfgrass is kept to a minimum and a distinct focus has been placed on suitable plants and practices for our semi-arid steppe climate.

WATER & RESOURCE CONSERVATION

A water-wise plant palette, limited turfgrass, and high-efficiency irrigation system drastically reduce water usage and resource input over traditional design methods.

- LOTS 60% Water savings!
- OVERALL SITE 20% Water savings!

YOUR OWN PERSONAL OASIS

While providing the principal tool for maintaining the design continuity of Riverbend’s environment, the landscape guidelines encourage individuality and creative expression, while offering residents a front row seat to learn how they can save water and contribute towards a sustainable future.



COMPREHENSIVE PLAN

RECOMMENDATIONS

VERY LOW DENSITY/INTENSITY (VLDI)

INTENT & DESIRED CHARACTER

Very Low Density/Intensity (VLDI) areas will typically develop adjacent to more natural corridors of floodplains, rivers, reservoirs, prime agriculture conservation, bluffs or highly-sloped areas, and other natural features to better accommodate and allow the unique features to be integrated into the design of the development.

These neighborhoods and areas will be generally characterized by a mix of lot, estate-style residential, integrated with clusters of lower-density toward duplex/patio homes to create additional housing opportunities, while preserving natural features these VLDI areas are intended to integrate with and protect natural areas intended to buffer these features from more intensively developed areas. The Town would expect to see low volume streets, open-style fencing, natural areas intended to buffer these features from more intensively developed areas, and a more natural landscape and plant palette.



52 • 2021 JOHNSTOWN AREA COMPREHENSIVE PLAN

RECOMMENDATIONS

Streets and spaces support low volumes of vehicles and people, with all homes and driveways accessing from local streets.

Significant open space and natural area conservation through the use of cluster development or specific building envelopes on estate lots.

Open rail fencing, natural grasses and landscape elements, protected natural features.

Density Range:
1-2 DU/Acre.

Intensity:
Maximum of 2 stories, building envelopes clarifying setbacks and intensity of development.

Land Use Balance:
100% residential uses



CHAPTER 5: FUTURE LAND USE • 53

RECOMMENDATIONS

Streets and spaces support low volumes of vehicles and people, with all homes and driveways accessing from local streets.

Significant open space and natural area conservation through the use of cluster development or specific building envelopes on estate lots.

Open rail fencing, natural grasses and landscape elements, protected natural features.

Density Range:
1-2 DU/Acre.

Intensity:
Maximum of 2 stories, building envelopes clarifying setbacks and intensity of development.

Land Use Balance:
100% residential uses

LOW DENSITY/INTENSITY (LDI)

INTENT & DESIRED CHARACTER

A Low Density/Intensity area (LDI) will be generally characterized by a higher percentage of residential, predominantly lots for single-family detached homes, with some lower-density townhomes or duplex/patio homes. Commercial uses will be less prominent and focused on neighborhood-level services such as a co-working space, cafe, or restaurant, and a community center, library, or recreation center.

Low Density/Intensity areas will occur along collect corridors to MHI and HDI areas, which are likely to be adjacent to MHI and HDI areas, which are likely to be adjacent to MHI and HDI areas, which are likely to be adjacent to MHI and HDI areas.

Commercial areas in LDIs will feature smaller scale retail and be focused on providing smaller scale retail and be focused on providing smaller scale retail and be focused on providing smaller scale retail and be focused on providing smaller scale retail.

Residential neighborhoods will provide multiple housing types, including single-family detached, townhomes, and duplexes. The commercial uses will be pedestrian-scale along walking areas, along streets, signs are monument-style or master-planned for commercial centers, and/or with adjacent neighborhoods, for consistency and aesthetics.



RECOMMENDATIONS

Streets and spaces support lower volumes of vehicles and people, with most homes and driveways accessing from local streets.

Attractive streetscape is presented along major corridors, with a more suburban-style development dominated by residential, but still allowing commercial uses and centers for small-scale uses that directly serve nearby neighborhoods and local residents.

Signage is pedestrian-scale along walking areas. Along streets, signs are monument-style or master-planned for commercial centers, and/or with adjacent neighborhoods, for consistency and aesthetics.

Density Range:
4-10 DU/Acre.

Intensity:
Maximum of 3 stories, 70% lot coverage, 20-foot setbacks from roadways with screened parking areas.

Approximate Land Use Balance:
15-20% non-residential to 80-85% residential uses.



CHAPTER 5: FUTURE LAND USE • 51

RECOMMENDATIONS

Streets and spaces support lower volumes of vehicles and people, with most homes and driveways accessing from local streets.

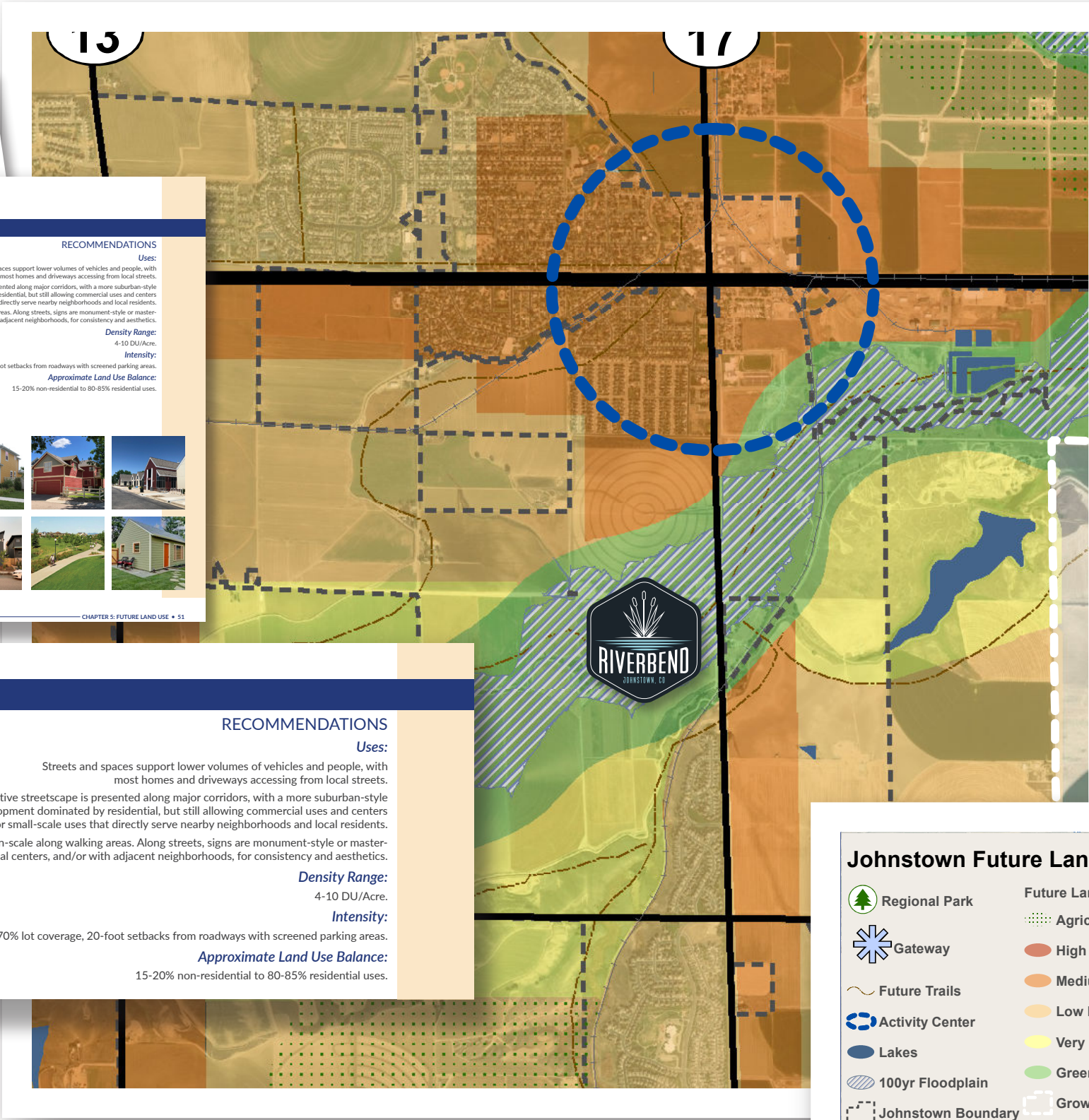
Attractive streetscape is presented along major corridors, with a more suburban-style development dominated by residential, but still allowing commercial uses and centers for small-scale uses that directly serve nearby neighborhoods and local residents.

Signage is pedestrian-scale along walking areas. Along streets, signs are monument-style or master-planned for commercial centers, and/or with adjacent neighborhoods, for consistency and aesthetics.

Density Range:
4-10 DU/Acre.

Intensity:
Maximum of 3 stories, 70% lot coverage, 20-foot setbacks from roadways with screened parking areas.

Approximate Land Use Balance:
15-20% non-residential to 80-85% residential uses.



Johnstown Future Land Use

Regional Park

Gateway

Future Trails

Activity Center

Lakes

100yr Floodplain

Johnstown Boundary

County Boundary

Future Land Use

Agricultural Overlay

High Density/ Intensity

Medium Density/ Intensity

Low Density/ Intensity

Very Low Density/ Intensity

Greenway

Growth Management Area

0 0.25 0.5 1 Miles

Date : 10/21/2021



COMPREHENSIVE PLAN

ALIGNMENTS

RECOMMENDATIONS

Uses:

Streets and spaces support low volumes of vehicles and people, with all homes and driveways accessing from local streets.

Significant open space and natural area conservation through the use of cluster development or specific building envelopes on estate lots.

Open rail fencing, natural grasses and landscape elements, protected natural features.

Density Range:

1-2 DU/Acre.

Intensity:

Maximum of 2 stories, building envelopes clarifying setbacks and intensity of development.

Land Use Balance:

100% residential uses

RECOMMENDATIONS

Uses:

Streets and spaces support lower volumes of vehicles and people, with most homes and driveways accessing from local streets.

Attractive streetscape is presented along major corridors, with a more suburban-style development dominated by residential, but still allowing commercial uses and centers for small-scale uses that directly serve nearby neighborhoods and local residents.

Signage is pedestrian-scale along walking areas. Along streets, signs are monument-style or master-planned for commercial centers, and/or with adjacent neighborhoods, for consistency and aesthetics.

Density Range:

4-10 DU/Acre.

Intensity:

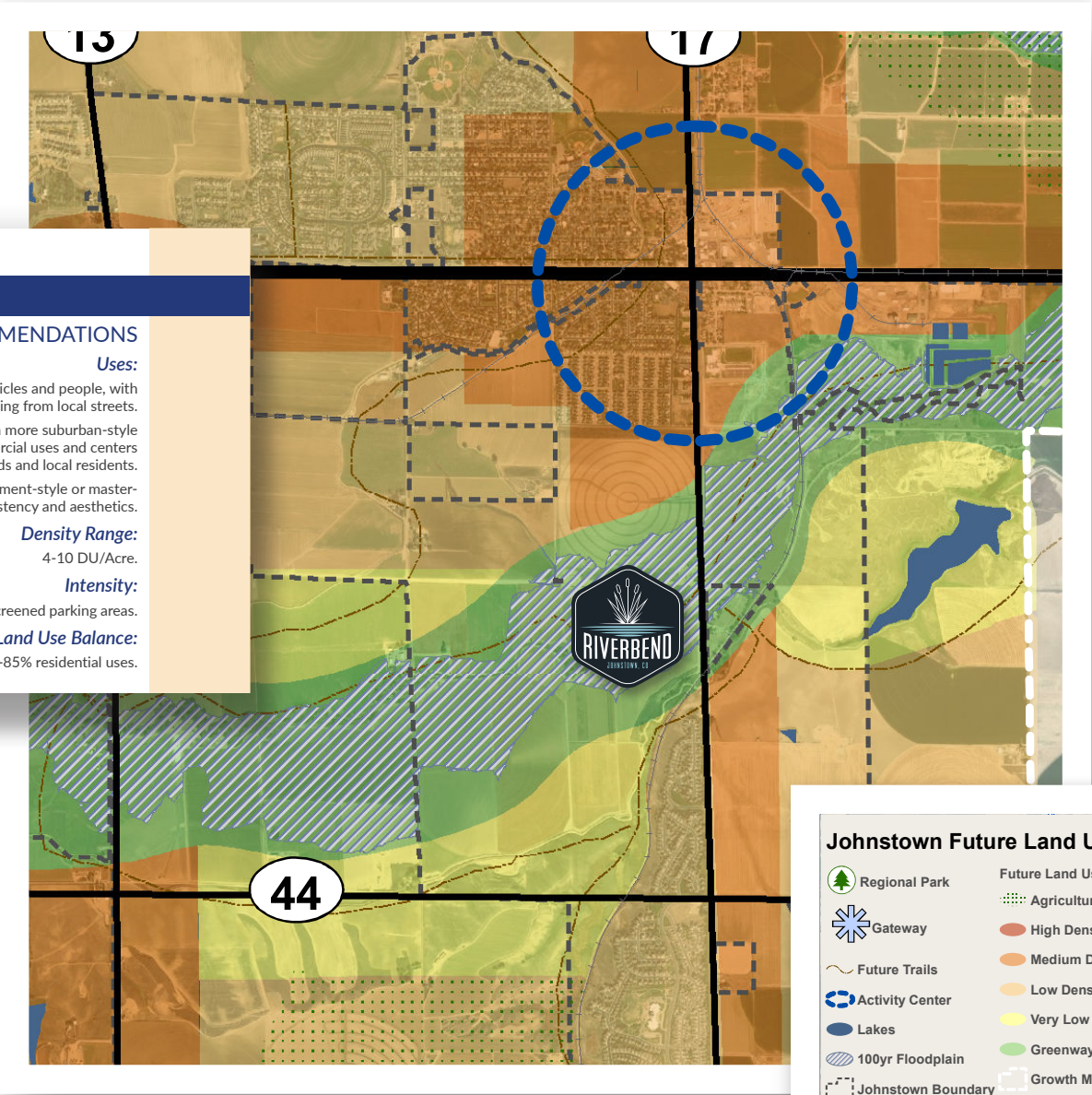
Maximum of 3 stories, 70% lot coverage, 20-foot setbacks from roadways with screened parking areas.

Approximate Land Use Balance:

15-20% non-residential to 80-85% residential uses.

Riverbend’s innovative development concept utilizes the flexibility of the PUD process to meld the recommendations for Low Density/Intensity & Very Low Density/Intensity. This combination allows for the creation of a unique neighborhood that seamlessly integrates into the Little Thompson riparian corridor.

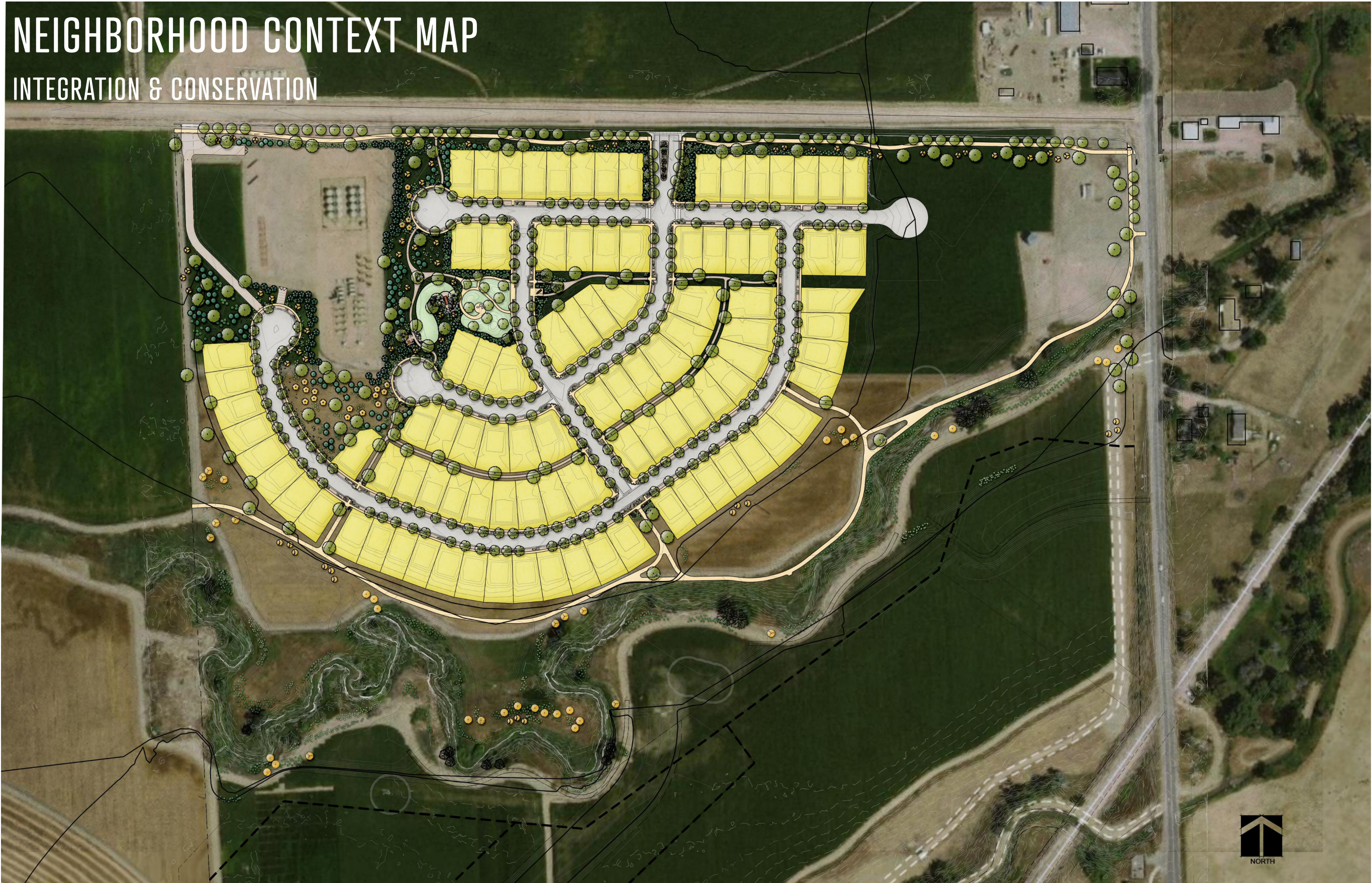
- 1.93 Dwelling Units per Acre.
- Diverse lot shapes & sizes.
- Native & natural plantings suitable to our ‘Steppe Climate’.
- Perimeter privacy fencing with interior ‘open fencing’.
- Low volume streets lined with trees and detached walks.
- Numerous trail connections to promote active living & interaction with neighbors.
- Clustered layout to increase available wildlife habitat, while protecting & improving the quality of the existing habitat.





NEIGHBORHOOD CONTEXT MAP

INTEGRATION & CONSERVATION



CIRCULATION MAP

DESTINATIONS & CONNECTIONS

GREENWAY TRAILS

Take to the trails where it does not matter how slow you go.

RIVERBEND PARK

Immerse yourself in a playful landscape.

TREE-LINED STREETS

Connect with neighbors and nature as you seek out new destinations.

COMMUNITY ENTRANCE

Just a mile away from the heart of the Town.

MEANDER PARK

Wander where the river bends, or simply watch the wonder of the water.

OBSERVATION POINTS

Take a break and take in the scenery .





ENTRY
EXPERIENCE



STREETSCAPE
EXPERIENCE



NEIGHBORHOOD
EXPERIENCE



COMMUNITY
EXPERIENCE



RIVER
EXPERIENCE

SUPPORT SMART BALANCED GROWTH

NEIGHBORING LANDOWNERS SUPPORT RIVERBEND

Cindy Sauer
1202 Bennett Road
Fort Collins, CO 80521
June 14, 2025

To Whom It May Concern,

As a neighboring landowner (Sauer South, LLC—CR 15 and CR 46), I am writing to express my full support for the proposed Riverbend Estates development in Johnstown, Colorado.

We have farmed and lived in the Johnstown area for over 100 years (personally I have lived there for 57 years). We have watched significant changes to the town of 500 (with no stoplight). As farmers we share in the reality of Johnstown being at the heart of development in northern Colorado.

Along the way, we have encountered mostly responsible developers who have come to Johnstown to build homes. When the Riverbend Estates team started working on their project, they were very early to seek us out and learn as much as they could about the area and the history of Johnstown. Lee, Marvin and Leslie have all been very transparent about their plans and I believe they truly come to Johnstown to enhance the community and make a great place for future homeowners.

They have shown to be environmentally considerate, and I feel they have a great vision for the area.

I encourage the Town of Johnstown to approve this project. I believe their project will be a great addition to Johnstown.

Sincerely,
Cindy Sauer

Abe Sauer
Eleven, LLC
6715 county road 50
Johnstown, CO 80534

May 28, 2025

To Whom It May Concern,

As a neighboring landowner, I am writing to express my full support for the proposed Riverbend Estates development in Johnstown, Colorado. This community offers a strong vision for responsible growth, high-quality housing, and long-term value for our town.

Riverbend Estates will bring a welcome addition of new single-family homes set on spacious lots—something that is rare in today’s housing market. These homes will meet the growing demand for upscale housing in Johnstown while preserving the area’s rural character and charm. With nearly 50% of the project dedicated to open space, this development prioritizes natural beauty, recreational potential, and environmental stewardship. Such an approach aligns with what we value most in our community: space, tranquility, and connection to the land.

As a neighboring property owner, I believe this project will directly benefit surrounding homeowners by increasing property values and enhancing the overall appeal of the area. Rather than dense, high-traffic development, Riverbend Estates represents smart, balanced growth that respects the integrity of the land and contributes positively to Johnstown’s long-term vision.

I encourage the Town of Johnstown to approve this project and support its integration into our community. Riverbend Estates is exactly the kind of development that will help Johnstown grow with quality, not just quantity. We gladly welcome Riverbend to our neighborhood.

Sincerely,

Abraham
Sauer

Digitally signed by
Abraham Sauer
Date: 2025.06.06
10:29:36 -06'00'

Abe Sauer



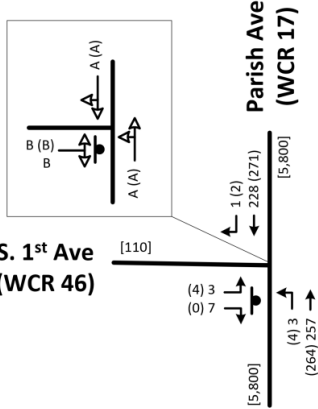
TRAFFIC STUDY

VOLUMES & OPERATIONS

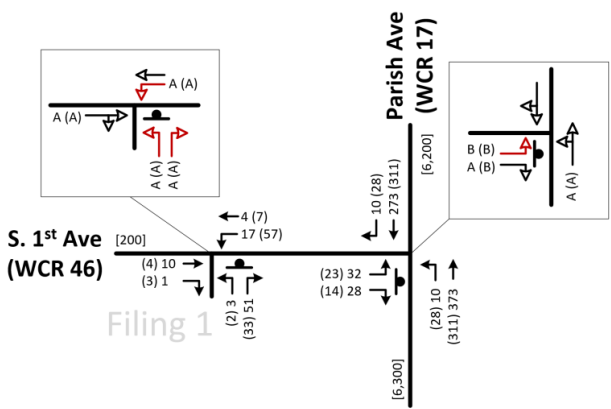


Legend	Roadway Classifications
XXX - AM-Peak Traffic Volume	WCR 46 Major Arterial
(XXX) - PM-Peak Traffic Volume	WCR 17 Major Arterial
[X,XXX] - 2-Way Average Daily Traffic	
A - AM Level-of-Service	
(A) - PM Level-of-Service	
→ - Lane Movement	
→ - Traffic Movements	
→ - New Laneage	
● - Stop-Controlled	
● - Signal-Controlled	

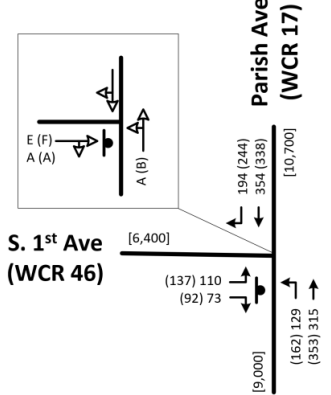
2025 Base Conditions



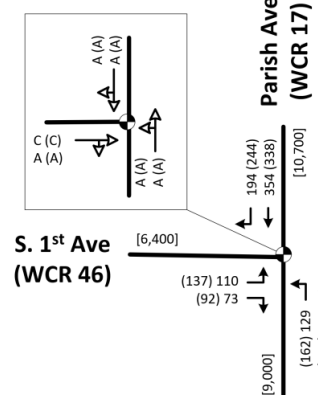
2025 Base Conditions with Filing 1



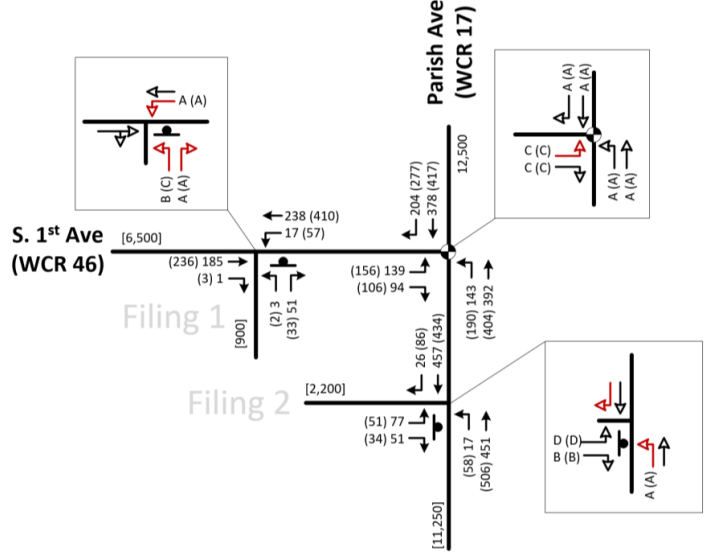
2035 Base Conditions (Unsignalized)



2035 Base Conditions (Signalized)



2035 Conditions with Filing 1 and 2



TRAFFIC VOLUMES

- Today, in 2026, Riverbend would account for 6%-8% of the traffic on Parish Avenue.
- By 2035, with improved roadway capacity, Riverbend will only account for 14%-21% of traffic on Parish Avenue & 2% on WCR 46.

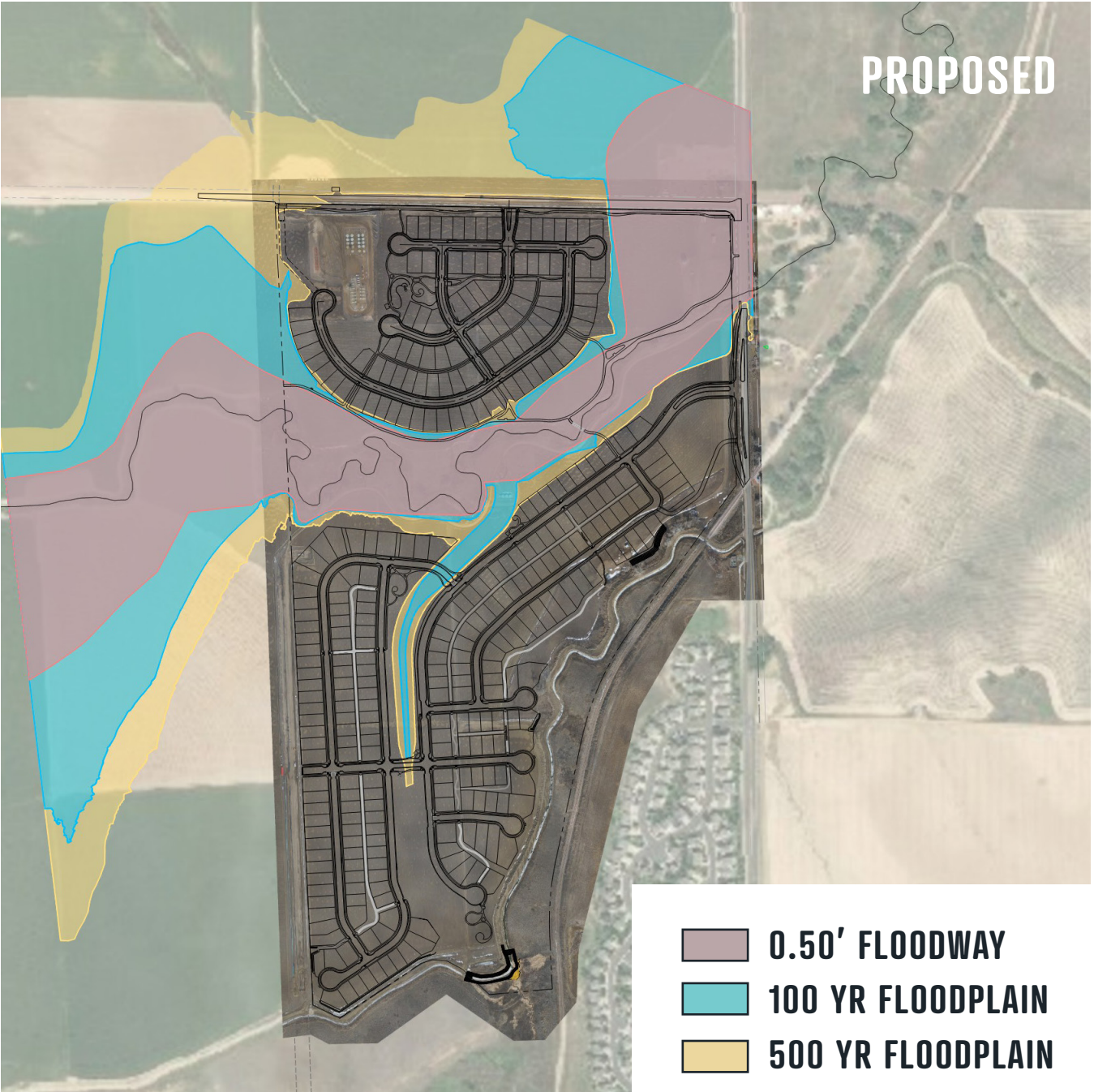
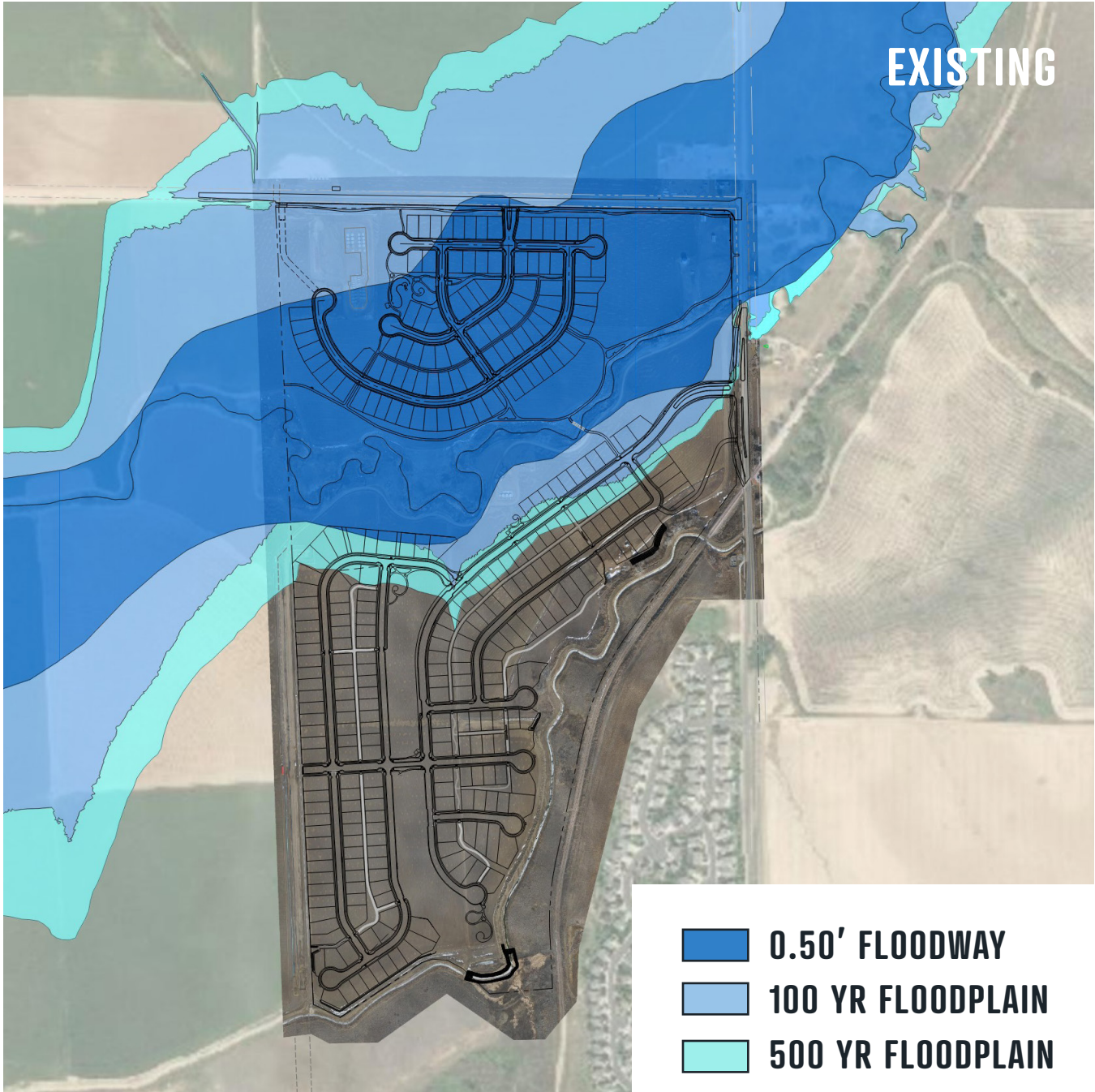
TRAFFIC OPERATIONS

- Dedicated left-turn at the WCR 46 entrance, allows for westbound through traffic to bypass left-turners, eliminating traffic impacts.
- A second eastbound lane on WCR 46 approaching Parish Avenue, streamlines traffic operations by separating left-turn and right-turn traffic.
- Dedicated left-turn and right-turn on Parish Avenue at Filing 2 access will allow northbound and southbound through traffic to bypass left/right-turners, eliminating traffic impacts.



FLOODPLAIN

EXISTING & PROPOSED



FLOODPLAIN DIAGRAM

EXISTING VS. PROPOSED

