



CLIENT:
Best Buy Homes

OBJECTIVE:
Design 56-acre, 140-lot single family residential property on partially developed land

COMPLETION DATE:
Infrastructure: August, 2003
Final Build-out: 3Q05



Challenges	Solutions
Irrigation concerns surrounding property	Unique grading and innovative layout, plus numerous detention ponds and one permanent lake were included in the plan
Highly sensitive adjacent property owner concerned with developmental impact to his land	Improved neighbor's roadway system in addition to that accessing the project by widening and paving former gravel road
Gas wells were already in place prior to design development	Innovative site layout to weave roads and houses around wells
Creation of regional park and trail system	Streetscaping included trees, plants, irrigation, separated sidewalks and pathways; site design leveraged the existing topography to allow for extraordinary views of the Rocky Mountains
Sensitive, extensive two-year approval process with numerous public hearings	Facilitated contract labor and planning commission/town council, continually modifying designs to accommodate dynamic code and policy issues

RESULTS SUMMARY:

BenchMark worked closely with the neighboring properties, plus played a lead role in many town meetings over a two-year period to ensure the acceptance of the project. Their insight, experience and sensitivity were critical in allaying the concerns of both property owners and environmentally-conscious citizens.

Detention ponds and a permanent lake served as attractive, yet functional drainage solutions, and BME's road and house layout effectively accommodated existing gas wells. The final result exceeded expectations of both the planning staff and sensitive land owners, and capitalized on the spectacular views of the Rocky Mountains for the residents of Monarch Estates.

