

2534 is one of Northern Colorado's premier regional communities, featuring approximately 542 acres of commercial and residential development, nestled alongside the beautiful Big Thompson River Valley and topped off with spectacular Rocky Mountain vistas.

In 2004, Nick Christensen and Ryan Schaefer, principals of Chrisland, Inc., were hired by the 2534 land owners to oversee the planning and development of the entire project (then 500 acres). Chrisland worked in conjunction with land planners and civil and traffic engineers to design an attractive "market driven" project with unique brand recognition. In addition, they also worked with local community officials to complete the entitlement process. Chrisland, along with its investors, is now a major landowner at 2534 after completing its scope of work related to the planning and development of the 542-acre master plan community.

Chrisland worked with the Town of Johnstown on the approval of a set of design guidelines that govern the property and that help to ensure a high-quality development. In addition, Chrisland worked with the Town of Johnstown to make the project more business friendly. They were able to document a 45-day expedited administrative planning approval process, which is much faster than any of the other neighboring communities. In addition, the Town reduced its development impact fees, making the Town's impact fees lower than any other Northern Colorado community.

Summary

Chrisland managed the following planning and development activities:

- Selected numerous consultants and development team members
- Guided the master plan for the 542-acre mixed-use development
- Coordinated the subdivision of the property into platted lots
- Identified market-driven land uses and implemented these into the master plan and entitlements
- Oversaw the creation of a set of high-quality design guidelines
- Finalized with the Town a 45-day administrative approval process
- Supported the Town's reduction of the development impact fees
- Worked with the Metropolitan District, consultants and contractors on public infrastructure (roadways, traffic signals and roundabouts, realignment of the Farmer's Ditch, sidewalks, curb and gutter, wet and dry utilities, entryway monument signage, and landscaping)
- Received CDOT access permits
- Coordinated and finalized design and installation of on-site infrastructure
- Developed and financed building construction