

PINE CANYON - PRE-APPLICATION NARRATIVE



NOVEMBER - 2026

PROJECT INTRODUCTION

The Pine Canyon team is excited to present this narrative as part of the pre-application process for the initial phase of our detailed design efforts. This narrative serves as a comprehensive introduction to our vision for the Pine Canyon community, outlining key aspects of our planning and development strategy.

A logical and strategic starting point for the development of this community is Planning Areas 2 and 3, both of which are conveniently situated adjacent to Founders Parkway. These areas have been chosen due to their accessibility and potential for growth, making them ideal for fostering community interaction and connectivity.

Within the Illustrative Plan, we have carefully depicted a total of 50 lots in Planning Area 2 (PA-2), which aligns consistently with existing zoning regulations. This ensures that our design not only adheres to legal parameters but also reflects the community's objectives for land use and development. Similarly, in Planning Area 3 (PA-3), we have illustrated 85 lots, also in full compliance with the zoning guidelines, which promotes a harmonious integration of residential spaces within the natural landscape.

While the Illustrative Concept provides a strong foundation for our development plans, it is important to note that we also intend to establish a necessary connection to Founders Parkway at Crimson Sky. Although this connection is not explicitly depicted in the current Illustrative Plan, it is a critical aspect of our design strategy and is fully consistent with the zoning documentation. This connection will enhance accessibility, improve traffic flow, and foster community engagement, as it links Pine Canyon to surrounding areas and amenities.

We are genuinely excited about the opportunity to collaborate closely with the Town during this initial phase of the Pine Canyon community. We value the input and feedback from local officials and community members, as their perspectives are vital in shaping a development that meets the needs and desires of all stakeholders involved. This partnership will not only facilitate a smoother planning process but also ensure that Pine Canyon evolves into a thriving, well-integrated community that reflects the aspirations of its future residents.

Through this narrative and our ongoing efforts, the Pine Canyon team aims to communicate our commitment to thoughtful and intentional design, emphasizing sustainable practices and community engagement. We look forward to embarking on this journey together, creating a vibrant and welcoming environment that people can proudly call home.

The overarching theme and character of Pine Canyon have been meticulously designed to cultivate visual harmony throughout the community. This design approach not only ensures a cohesive aesthetic that complements the alpine style setting but also emphasizes a richness of visual character that enhances the natural beauty of the area.

The master plan is heavily influenced by an in-depth study of national and state parks, where the successful integration of active uses has been achieved without compromising the integrity of these exceptional natural landscapes. By observing how these parks harmoniously blend recreational activities with the inherent beauty of nature, the design for Pine Canyon reflects a commitment to preserving and celebrating its environment.

Consequently, the architectural and landscape concepts incorporated into Pine Canyon draw heavily from the principles found in these parks. The primary objective in this design process is to create spaces that are in perfect harmony with nature, fostering a symbiotic relationship between the built environment and the surrounding ecosystem. This vision not only prioritizes sustainability but also enhances the quality of life for those who will live and visit the community.

The designers of these renowned parks sought to create environments that allow people to experience and appreciate “wild, scenic beauty,” serving as a calming sanctuary from the hustle and bustle of modern urban life. They envisioned settings that invite individuals to immerse themselves in the tranquility and majesty of the natural world, offering a refuge from the stress and artificiality often associated with city living.

In aligning Pine Canyon with this ethos, the development aims to embrace the concept of a holistic community where nature is not just a backdrop but an essential part of daily life. Thoughtfully designed pathways, communal spaces, and recreational areas reflect this integration, providing opportunities for hiking, cycling, and other outdoor activities that enhance well-being and foster a strong sense of community among residents.

Through its design, Pine Canyon aspires to create a retreat where residents and visitors alike can disconnect from the pressures of urban environments, engage in the beauty of their surroundings, and find rejuvenation in nature. This commitment to creating a serene and beautiful living space not only enhances aesthetic appeal but also promotes sustainability, community interaction, and a deeper connection to the natural world, establishing Pine Canyon as a model for future developments seeking to harmonize human living with nature.