



INTENTIONAL NEIGHBORHOODS FOR INTENTIONAL LIVES



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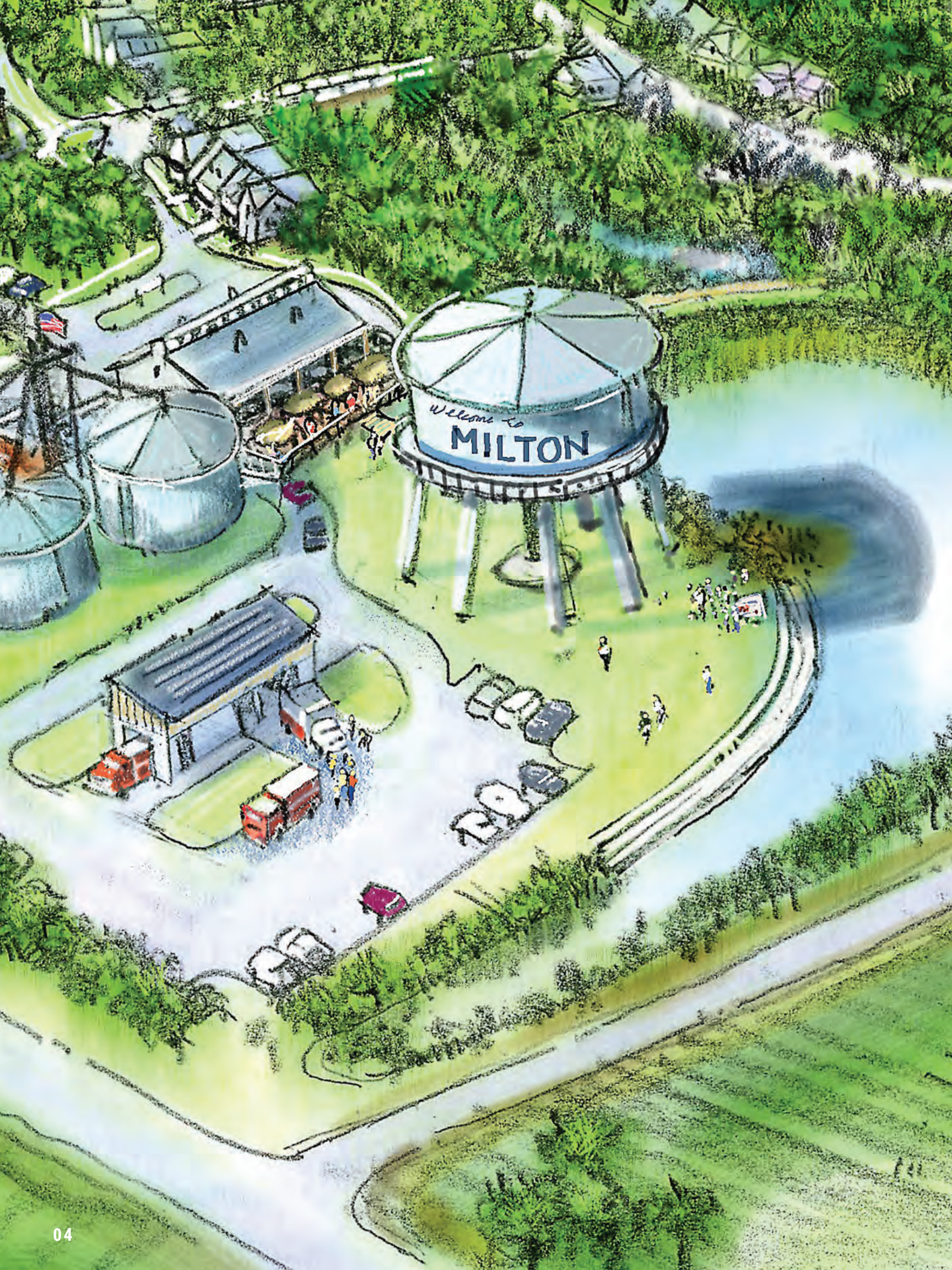
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SITUATED SOUTH OF
DOWNTOWN MILTON, NESTLED
IN 400+ ACRES OVERLOOKING
DIAMOND POND SITS
THE GRANARY
AT DRAPER FARM.

THE GRANARY IS ABOUT
CONNECTING WITH THE LAND,
WITH OURSELVES AND
WITH EACH OTHER.

OUR AWARD WINNING TEAM
OF ARCHITECTS, ENGINEERS,
DESIGNERS, CONVERGENCE
COMMUNITIES, AND COVENTRY
FARMS IS UNIQUELY QUALIFIED
TO BRING THIS VISION TO LIFE.







Pocket Park

Farmers Market

Brewery Accelerator

Clubhouse & Pool

RAILS to TRAILS Connection

Bike & Pedestrian Tunnel

Community Gardens

Public Parks & Fields

DIAMOND POND

Public Pathways

Diamond Park & Amphitheater

The Granary

Clubhouse & Pool

Public Pathways

Emergency Services

“Imag



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a community that forges a
seamless symbiotic relationship
between the built environment
and the natural world.”

—Colby Cox, Convergence



WE ARE PASSIONATE ABOUT
THE ENVIRONMENT.

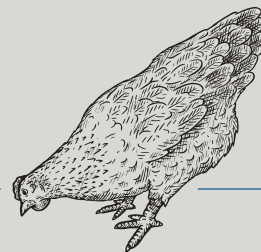
AS DEVELOPERS, WE'VE
CHALLENGED OURSELVES TO
CREATE A PLACE WHERE
THERE'S A SYMBIOTIC
RELATIONSHIP BETWEEN THE
NATURAL WORLD AND THE
BUILT ENVIRONMENT.

ONE WHERE COMMUNITY
MEMBERS WORK TO
ESTABLISH LONG TERM
SUSTAINABLE SOLUTIONS
FOR LIVING.



Every element of The Granary is designed with intention.

Respecting the Land



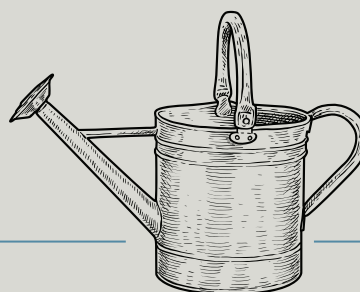
COMMUNITY GARDENS

PRESERVING VIBRANT NATURAL SPACES

PROTECTING NATURAL RESOURCES

RECYCLING PROGRAMS TO MINIMIZE WASTE

Capturing Water

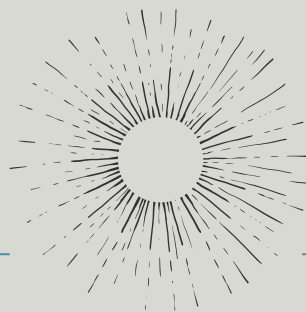


CURB + GUTTER STORMWATER COLLECTION

EFFICIENT IN-HOME WATER SYSTEMS

BEST PRACTICES IN STORMWATER RETENTION + TREATMENT

A Clean, Bright Sky



CLEANER, FRESHER AIR + MORE TREES

HUMAN POWER: BIKE FRIENDLY STREETS + WALKING PATHS

LIGHT POLLUTION REDUCTION



“We are



farmers

we are stewards, we have a connection to this land. The human spirit was more at home when we lived in community, where everyone had a role: the wheat farmer grew wheat, the blacksmith shaped metal, and the vintner pressed grapes. Life was simpler. Easier to understand. And far more fulfilling.”

—Westly Cox, Manager Coventry Farms



A COMMUNITY

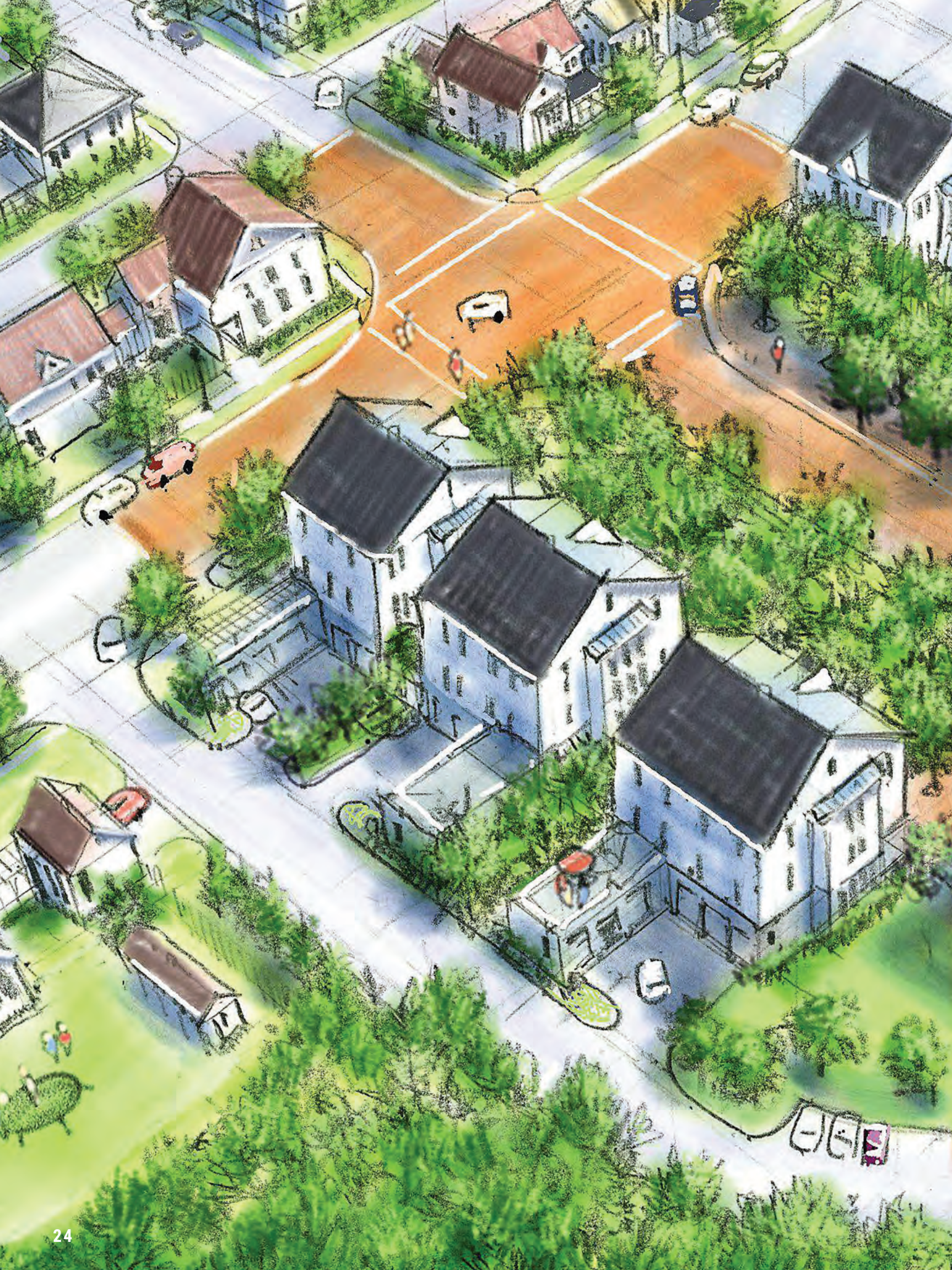
OF INTENTION & INNOVATION

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OPEN MINDS AND INTERESTED
NEIGHBORS. THAT'S THE
HEARTBEAT OF **THE GRANARY**.
IT'S FOR MAKERS AND DOERS
AND CONSERVATIONISTS AND
CHANGEMAKERS.

FOR FAMILIES WHO CHERISH
FAMILY. HUMANS THAT
CHERISH HUMANITY. IT'S NOT
ABOUT STATUS OR CLASS.
IT IS ABOUT AUTHENTIC
CONNECTED EXPERIENCES.







The Neighborhoods

Put away any notion you may have of “developer” communities. Tract houses. Model homes designed for 2.3 children and 2 car garages.

Dismiss the idea that living in The Granary will cost you half of your life savings.

Our homes are creative, customizable, well-priced and reflect the shared values and principles of flexibility and sustainability.

You'll find everything from pre-fab designs to traditional homes; from tiny houses to solar cottages. High quality, forward thinking and approachable living for high quality, forward thinking, approachable neighbors.



Public Trails, Parks + Recreation

We believe that connectivity is critical. Every home within The Granary is within two blocks of common green space or shared amenities.

The Granary isn't just a place for its residents, it's a place for the entire community of Milton to enjoy. All of our parks, paths, and trails will be public spaces – that's 3 miles of multi-use paths and 55 acres of parks and fields for jogging loops, safe biking, pick-up football games, playdates, and weekend picnics.





Diamond Park

Overlooking Diamond Pond this public park is home to our outdoor amphitheater providing space for summer concerts, events, and gatherings.

Granary Greens

The greens encompass 20 acres of centrally located public space with two regulation length multi-use athletic fields great for soccer or lacrosse, open space for pick-up games and playtime, a tot lot, picnic tables, and shady spots for relaxing all accessible by foot, bike, or car.

Rails to Trails

The northern section of The Granary borders the popular Rails to Trails multi-use path. We're connecting our 3 miles of public trails and paths to the Rails to Trails for convenient trips into town or long Saturday road bike rides.

Pocket Parks

Scattered throughout The Granary are small, quiet spots for reading books, walking dogs, and playing with kids.





Culture of Creativity

CONNECTED. COLLABORATIVE. CURRENT.

The world is moving fast. Keeping up is not good enough; we like staying ahead of the curve. Our thinking places and spaces invite the sharing of ideas and passions. Life at The Granary is all about inspiring moments.

CRAFT BEER ACCELERATOR

FARM-TO-TABLE EXPERIENCES

COMMUNITY GATHERING SPACES



The Granary Wellness Center

Sign in for cardio, weights, stretch, spinning, race training or yoga at The Wellness Center. Our instructors are experts in whole body athleticism.

So no matter how you choose to move, we have something that will move you. We encourage flexibility of every kind!





Wired + Inspired

At The Granary, it's all about connectivity. And we've got you covered.

Whether it's getting together with friends over a farm-to-table meal, or keeping in touch with loved ones far away...we keep you inspired and wired with state-of-the art technology.

SMART HOMES

ENERGY EFFICIENT APPLIANCES

SAFE HOME TECHNOLOGY

E-VEHICLE CHARGING STATIONS









The Granary Farmers Market

If it's in season, it's at The Granary Farmers Market. We are your hyper-local source for fresh picked produce... straight from local farms and gardens.

We support neighboring communities and farmers, bakers and brewers. So whatever's cooking in your home or at your favorite Granary food truck, you know exactly where and how it grew.



Good Food + Good Spirits

Located next to our Farmers Market, our Food Trucks and Brewery Accelerator are great places to grab a bite, stop and sample a local craft brew while you're picking up fruits, veggies, and farm fresh eggs.



FOOD TRUCKS

Fresh + healthy to go! Constantly changing and full of surprises, pick something up for an impromptu picnic.



BREWERY ACCELERATOR

Our brewery incubator is a space for aspiring brewers and expanding start-ups alike. This shared space is like a test kitchen for beer. It inspires new recipes, encourages collaboration, and accelerates growth for hometown brands.

FOOD BEVERAGES - EVENTS**FOOD BEVERAGES - EVENTS**



HERE IN MILTON, DELAWARE

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01

At the head of the Broadkill River, Milton is a town steeped in a long and storied history. From the days of the early shipyards through the rise and fall of canning, Milton has always had agriculture at its roots. What matters most is honoring Milton's rich history by remaining connected to the land.

02

At the heart of Milton are the quaint streets and historic buildings where locals create authentic connections. Friendly faces and open spaces are the soul of the community. We're tied to this place and know its people are what makes it unique.



A photograph of a red barn with a blue sky and white clouds in the background. The barn is made of red corrugated metal and has a series of peaks and valleys along its roofline. The sky is a vibrant blue with scattered white clouds. The text "I See" is overlaid in a large, bold, red font.

"I See

The Granary, within the town of
Milton, as a respite from the
distraction of life outside
its borders:

The outlets, the noise, the traffic.
A return to smalltown living,
community and human
connection.”

—Karla Draper, Coventry Farms



IN THE WEEDS: FACTS & FIGURES

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DEVELOPMENT STATISTICS

IN THE WEEDS

Land and Location:	The Granary at Draper Farm is a 453 acre parcel of land located off Sand Hill Road approximately one mile from downtown Milton.
Development:	The proposed community will consist of ~315 developable acres leaving 25% of the total land or ~110 acres as open space.
Access:	The development will be fed from Sand Hill and Gravel Hill Roads. An extension of Lavinia Street will serve as a primary connector running through the heart of the community. A series of local roads will connect the interior of the development.
Housing Mix:	An estimated 900 single-family homes composed of lots ranging in size from 40' to 60' front widths will be the bulk of the residential dwellings. An additional ~450 specialty residential units will be made up of townhomes and condos.

THE GRANARY

AT DRAPER FARM

- Green Spaces:** A 30 acre central park, community pocket parks, gardens, and accessible open space will be featured for the benefit of the Milton community.
- Paths & Trails:** The community is designed with pedestrian-friendly arteries running throughout the entire master plan. Sidewalks, trails, and the multi-use path along Diamond Pond connect to provide 3 miles of walking, biking, and jogging access as well as a Rails to Trails connection.
- Amenities:** At its heart will be The Granary Farmers Market, the Brewery Accelerator, and Granary Greens central park. Additional amenities include clubhouses, pools, an outdoor amphitheater, and varied gathering spaces.
- Inquiries:** Colby Draper Cox
Convergence Communities
ccox@coninv.com





The purpose of this document is to support the request by Sand Hill, LLC for the annexation of the subject property into the Town of Milton. This document is entirely conceptual in nature. These plans can and may be modified during the review process. The developer reserves the right to make modifications and revisions to this document and/or the plans and descriptions included herein, including but not limited to the amenity site plan and amenity mix in regards to the amenities area, mixed-use buildings, and common space areas. Phasing is subject to change as needed, in accordance but not limited to, construction schedule modifications, state and county ordinance adjustments, and fluctuations of the rate of occupancy of the master planned community in its entirety. All improvements and building design elements and footprints are for illustrative purposes only. All items including all improvements displayed, listed, and or referenced in this document are conceptual in nature, are subject to change, and NEED NOT BE BUILT.

