



May 30, 2023

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City of Aurora - Planning Department
15151 E. Alameda Pkwy
Aurora, CO 80012

RE: DAVIS DEVELOPMENT 5TH AVENUE & GUN CLUB ROAD – SITE PLAN

On behalf of Davis Development, we are pleased to submit this Site Plan application for Davis Development Multifamily at the southwest corner of E 5th Avenue and Gun Club Road. The consultants listed below have been assembled to realize this plan and we look forward to working closely with Aurora to make this new community a success.

APPLICANT

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CONTEXT

The 12.8-acre site is located within the Lamar Landing Master Plan and zoned MU-R, Mixed-Use Regional in keeping with the zoning of much of the surrounding land. Land north of the site is currently vacant, but under review for a multifamily development and E-470 right-of-way is immediately west of the site. South of the site is the remainder of the Lamar Landing Master Plan area, which will feature commercial uses. East, on the opposite side of Gun Club Road is vacant land that is part of the Cross Creek Master Plan area.

SITE PLAN DESIGN

The Davis Development Multifamily site plan proposes a multifamily community of 278 units in four buildings featuring ample open spaces and a community clubhouse and pool. The site includes a 1.1-acre E-470 Multi-Use Easement, leaving 11.4 acres of buildable site area. Buildings frame Gun Club Road and the north-south Boundary Road. The proposed development will utilize a detention pond located at the northwest corner of the site. The overall site plan has been designed to meet the proposed guidelines for the MU-R districts, by incorporating the following concepts.



FOCAL POINT

The project's focal point will be the clubhouse / leasing center located in the center of the property along the Walkable Main Street, which connects pedestrians and cyclists on-site to Gun Club Road. The architecture at the amenity center features differentiated elevation styling, increased masonry material, canopy features, and upgraded glazing in the form of storefront windows and higher percentage of glazing, compared to other buildings within the community.

BOUNDARY ROAD

The proposed north / south drive that runs through the center of the property connecting the Lamar Landing development to the south with the 5th Avenue ROW to the north of the property serves as a Boundary Road with the residential buildings on the west side of the road. The Road will also have the characteristics of a "walkable main street" with parallel parking, building frontage defining the street's edge and pedestrian-oriented streetscape improvements, including an 8-foot sidewalk on the eastern side of the street. The area is also being designed as usable outdoor space, with eight feet of landscaping adjacent to sidewalks, creating an enhanced pedestrian experience.

WALKABLE MAIN STREET

The east-west pedestrian corridor connects the Boundary Road to Gun Club Road serves as a Walkable Main Street for the site. The area adjacent to this sidewalk features a series of intimate plaza and seating spaces with unique and playful site furnishings adjacent to the walk. The adjacent landscape treatment includes a robust tree canopy for shade, pockets of enhanced landscape area with a mix of trees, shrubs and ornamental grasses, and linear strips of sod for passive recreation. The Walkable Main Street terminates in a plaza space with a shade structure, enhanced paving, and seating at the east end.

PARKING

The parking for the project is designed to minimize its visibility from the street and adjacent surrounding areas, while providing secure and convenient access for residents. The project has a total of 464 spaces, exceeding the Aurora UDO requirement for 317 spaces. Parking is provided through a combination of tuck-under garages, free-standing garages, free-standing carports, and surface parking. Free-standing garages have been located along the Boundary Road to provide an edge to the streetscape and enhance the pedestrian environment, as well as internal to lots, to provide the required covered parking. Bike parking will be integrated in key locations within the community to both meet the standards of the code and offer residents and their visitors convenient access to support active lifestyles.

USABLE OPEN AREA

As a multifamily residential site, Davis Development Multifamily must provide 20% (2.49 acres) Usable Open Area on the site. The plan as proposed provides 3.1 acres / 27% of total site area as usable open space. This includes 24,348 square feet of balcony space and 110,698 square feet of usable at-grade outdoor space on-site. Please see the Usable Open Space exhibit on the landscape notes sheet for further details.

PUBLIC LAND DEDICATION

Public Land Dedication will be handled through cash in-lieu of land dedication for this site.



SOUND ATTENUATION

The design team has received comments requesting the provision of an 8-foot tall sound attenuation wall along the western site boundary, per the Aurora UDO requirement that such walls be provided for all residential development adjacent to E-470. Per the enclosed noise study, CDOT set a noise impact threshold of 66 dBA for noise mitigation for residential land uses. According to this study, "CDOT has determined that a sound wall must be designed to achieve a minimum of 5 dBA reduction for at least three impacted receptors to be feasible (as form of sound mitigation) and 7 dBA for at least two benefited receptors to be reasonable (as form of sound mitigation).

The study predicted a maximum of 63.4 dBA unmitigated noise level at one receiver, with only a 4.5 dBA reduction with mitigation applied. There were no predictions of 7 dBA reductions, and only 1 of 22 receiver locations was predicted to experience a decrease of 5 dBA or more from a wall's construction. The study concluded that noise attenuation over distance (a minimum of 75-feet with the required 75-foot Multi-Use Easement) and the existing topography provide sufficient attenuation from traffic noise from E-470. It states that an 8-foot sound wall would not meet the required sound mitigation minimums and therefore was not recommended.

LANDSCAPE DESIGN

The landscape has been designed to low to medium water use with high water use areas limited to highly visible and resident amenity spaces. A robust tree canopy has been provided. Native seed is used in large open areas to provide an attractive, low water use backdrop. Shrub beds consist of a combination of deciduous and evergreen shrubs, ornamental grasses and perennials to provide year-round interest, screening and an attractive treatment.

The Walkable Main Street area features a pedestrian walkway with a series of intimate plaza and seating spaces with unique and playful site furnishings adjacent to the walk. The adjacent landscape treatment includes a robust tree canopy for shade, pockets of enhanced landscape area with a mix of trees, shrubs and ornamental grasses, and linear strips of sod for passive recreation. The Walkable Main Street terminates in a plaza space with a shade structure, enhanced paving, and seating at the east end.

Required landscape quantities have been provided, including the E-470 buffer, the Gun Club Road buffer, building perimeter, parking lot, and street frontage buffers associated with multifamily development. Within the E-470 Buffer, a 3.5' crusher fines path and seating-boulders have been added to activate the buffer and invite people in for exercise or a quiet moment. Additionally, required streetscape trees and curbside landscaping have been provided along Gun Club Road and E 6th Avenue.

ARCHITECTURAL DESIGN

Architecture style is designed to provide a cohesive elevation and feel, while providing visual interest and variation. Primary materials are Stone (2 styles/colors), Stucco, and Fiber Cement (F.C.) Lap Siding (2 styles/colors). Design has a flat roof with accent sloped portions at feature corners and pop-ups to provide interest and parapet break/variation.



The elevations for the apartment structures are contemporary in style, enforced by the material selections and colors. Stone selections are composed of more uniform colors and cleaner stacked lines. The remaining color palate uses clean bright stucco accented with blue/gray F.C. siding and light wood stain F.C. siding. The non-traditional sloped accent roofs and modern profile canopies aid in the contemporary feel.

ADJUSTMENTS

UDO SECTION 146-7.9.G.

In all residential developments adjacent to E-470, a minimum 8-foot-high solid sound attenuation wall shall be constructed along the development's E-470 frontage and shall meet all the material and design requirements for fences and walls along arterial streets.

PROPOSED ADJUSTMENT:

To forego the construction sound attenuation wall.

JUSTIFICATION:

With a minimum distance of 75-feet from CDOT right-of-way to the site boundary, the existing topography within that easement, and the installation of the required E-470 landscape buffer, the site's existing conditions will better attenuate noise from the highway than a sound-attenuation wall would.

Per the enclosed Noise Technical Memorandum, "CDOT has determined that a sound wall must be designed to achieve a minimum of 5 dBA reduction for at least three impacted receptors to be feasible (as form of sound mitigation) and 7 dBA for at least two benefited receptors to be reasonable (as form of sound mitigation). The study conducted for the memo predicted a maximum of 63.4 dBA unmitigated noise level at one receiver, with only a 4.5 dBA reduction with mitigation applied. There were no predictions of 7 dBA reductions, and only 1 of 22 receiver locations was predicted to experience a decrease of 5 dBA or more from a wall's construction.

The study concluded that noise attenuation over distance and the existing topography provide sufficient attenuation from traffic noise from E-470. It states that an 8-foot sound wall would not meet the CDOT required sound mitigation minimums and therefore was not recommended.

SITE PLAN APPROVAL CRITERIA

- a. The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

The Davis Development Multifamily site plan is in conformance with the UDO and Lamar Landing Master Plan.

- b. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the



proposed development, and any burdens on those systems have been mitigated to the degree practicable.

The site is near already built infrastructure and will connect in the most efficient ways possible. As Lamar Landing develops, area-wide infrastructure will be developed for efficiencies.

- c. Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

The proposed development will utilize an at-grade stormwater detention and water quality pond to attenuate additional storm runoff produced by the project. The detention pond will be located in the northwest corner of the project and will substantially maintain the historic drainage pattern of the existing drainage basin in which the project is located.

- d. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

This neighborhood will provide connection to the community to the north and an extension of 5th Avenue to access the site, which may be used by future users located to the north.

- e. The application is compatible with surrounding uses in terms of size, scale and building façade materials.

The neighborhood will be compatible with the nearby mixed-use and residential developments, with maximum building heights of 53'-2", pedestrian-scale massing, and traditional residential façade materials.

- f. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

As one of the first developments in the area between Gun Club Road and E-470, the site has minimal impact on nearby development and is fulfilling Aurora zoning and comprehensive plan vision to create a diversity of uses and density of housing in the E470 corridor.

We look forward to working with the City of Aurora on this highly anticipated community. Thank you for considering our application.

Sincerely,

Norris Design

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Associate