

COTTONWOOD CREEK | SITE PLAN 1

Aurora, Colorado



COLUMBINE VILLAGE

Ariana Muca
City of Aurora
Planning Division
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: Cottonwood Creek Subdivision – Site Plan 1: Letter of Introduction

On behalf of Cottonwood Creek Investors, PCS Group is please to present this narrative for the first phase / village of the Cottonwood Creek community.

This first phase of Cottonwood Creek, called Columbine Village, proposes 845 units on approximately 331 acres which equates to approximately 2.6 dwelling units per acre. The areas identified in the Master Plan as development areas include PA-1, 2, 3, 18, 19, 37, 46, 47, 55, 61, 62, 74, 75, 77, 78, 81, and 84 . This phase is bordered be E. Jewell Avenue to the North, E. Iliff Avenue to the South, Hayesmount Road to the East and Monaghan Road to the West. Within this phase we are proposing a mix standard and small single-family lots per the COA's small lot standard requirements. In the future, approximately 255 alley-loaded townhomes and duplexes with be developed on the northeaster portion of this phase within PA-84 that will be developed as part of a separate Plat and Site Plan process. In total, Columbine Village will eventually have approximately 1,100 units upon final build-out with a total density of 3.3 dwelling units per acre.

The interior layout of this site is bisected north-to-south by the S. Del Ray Street collector.

To the west of S. Del Ray Street, a future commercial site is platted along Monaghan Road & E. Jewell Avenue. This commercial property will be developed by separate site plan process when future commercial services are viable for this corner. Ryegrass Draw Channel will run east-to-west providing a maintenance channel path along the south side that doubles as a pedestrian connection, providing a link from PA-1 homes to the southern part of this village. Just south of Ryegrass Draw, a separate tract has also been platted along S. Del Ray Street for a future City of Aurora Fire Station. On the west edge along Monaghan Road is an existing oil and gas pad. Subsequently, lots have been platted to be no closer than 150 feet from existing oil and gas facilities with the addition of a landscape buffer for homes backing to the facilities. Two pocket parks have been provided within this area.

To the east of S. Del Ray Street, a future townhome and duplex phase will platted by separate plat & site plan process adjacent to E. Jewell Avenue with approximately 255 units total. South of this area, a large detention adjacent to a future community center have been

platted. This community center will also be developed also as a separate site plan process in the future. Directly adjacent to community center, an 11 acre neighborhood park has been proposed as part of this site that will be owned and maintained by the Metro District. Finally, the corner of S. Del Ray Street and Iliff Avenue, 16.7 acres have been platted for a future Aurora Public School site. Subsequently, open space corridors have been provided along arterials and some collector to provide pedestrian loops around and throughout this first village of Cottonwood Creek.

As part of this Site Plan, we've also submitted an Minor Administrative Adjustment request below. In addition, we've added accompanying Filing 1 Subdivision Plat for Columbine Village along with an Infrastructure Site Plan package for roadway and utility extensions of Monaghan Road & E. Jewell Avenue. We are excited to move forward with the initial phase of the Cottonwood Community and would like to thank you for your time in reviewing this Site Plan 1 submittal.

Minor Administrative Adjustment Request – Section 146-4.3.10.C and 146-4.3.9.B.1

1. The Cottonwood Creek development team respectfully requests a Minor Adjustment Request to Section 146-4.3.10.C for 5 lots double fronting onto S. Bershine Street and S. Bently Street. Lots 1 through 5 in Block 16, that are backing to S. Bershine Street, have a tract buffer that is 70ft wide from rear lot line to right-of-way, which is over three times the required 20ft width per code. The total width of the landscaped area between rear lot lines to S. Bershine Street's street curb is 85ft.

Within this oversized 70ft wide buffer in Tract F, landscape consisting of deciduous and evergreen trees species have been added that exceeds the required open space tract planting required and provides a generous screen for the rears of these lots to S. Bershine Street. This distance and landscape buffer significantly soften the visual affects of this double frontage lot condition.

2. The Cottonwood Creek development team respectfully requests a Minor Adjustment Request to Section 146-4.3.10.C for 6 lots double fronting onto S. Deer Park Court and S. Del Ray Street. Lots 29 through 34 in Block 15, that are backing to S. Del Ray Street, have a tract buffer that is 85ft wide from rear lot line to right-of-way, which is over four times the required 20ft width per code. The total width of the landscaped area between rear lot lines to S. Del Ray Street's street curb is 100ft.

Within this oversized 85ft wide buffer in Tract E, landscape consisting of deciduous and evergreen trees species have been added that exceeds the required open space tract planting required and provides a generous screen for the rears of these lots to S. Del Ray Street. This distance and landscape buffer significantly soften the visual affects of this double frontage lot condition.

The project team assembled has a significant amount of experience in the City of Aurora;

PROJECT CONTACTS:

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Per Section 146-405(F) – Criteria for Review and Approval, the following criteria shall be considered by the planning and zoning commission and the city council in reviewing applications under this section:

1. Consistency with comprehensive plan. The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.

- The Cottonwood Community is depicted as an Emerging Neighborhood on the Placetype Plan in the City of Aurora Places Comprehensive Plan. The proposed site plan is consistent with the designation, the variety of housing types being proposed, and the unique places being created support many of the goals of the Comprehensive Plan.

2. Impact on existing city infrastructure and public improvements. – The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.

- The proposed Site Plan is part of the large Cottonwood Master Plan that includes the required Public Improvement Plans. The Site Plan is consistent with the overall plans, however any changes required to the Master Plan and other documents have been submitted as part of this Site Plan 1.

3. Density. If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.

- The density of the proposed site plan is of a similar character to other communities within this area east of E470 and does not exceed density maximums for this residential zoning designation.

4. Protection and appropriate use of environmental features and topography to enhance the development. New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings on a site incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.

- There are no significant open space or natural areas that will be affected by the

proposed site plan. In relation to wildlife habitat, there is an active bald eagle's nest that is offsite to the west. Cottonwood Creek has obtained an environmental consultant that is observing and creating a report that will include recommendations that can be confirmed with Colorado Parks & Wildlife for future construction activities near this nest.

5. Landscaped area. All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.

- The Site Plan includes landscape design drawings to depict how the proposal conforms to the adopted landscape standards of the City of Aurora and the Cottonwood Creek Master Plan.

6. Internal efficiency of design. The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services, facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.

- The site layout utilizes a modified grid layout and provides an efficient, but visually appealing design that incorporates park spaces, and trails that create a desirable environment for the future Cottonwood Creek residents.

7. Control of nuisance impacts. The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety, and general welfare.

- While these conditions of approval seem to be more appropriate for a commercial Site Plan, we believe that the site design for this first phase of Cottonwood Creek does control any potential nuisance impacts. The modified grid street network mitigates traffic congestion, the landscape design, park and green areas, most notably the drainage channel open spaces, provide places for residents to congregate and provide access to light and air, and provide areas beneficial to public health, safety and general welfare.

8. Urban design, building architecture, and landscape architecture. The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines.

The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.

- The site design does indeed establish a high quality of urban design with a diversity of home types and lot sizes proposed throughout the community.

9. Adequacy, accessibility, and connectivity of traffic and circulation plans. The design, efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.

- The site design includes a connected street network, with access to open space, trails and park spaces. In particular open space trail corridors have been provided along arterials and collectors, to provided looped access points throughout this village, with connection along drainage channels, connecting neighborhood parks and future school locations together.

10. Street standards. Public and private streets included in the site plan shall conform with city street standards.

- The streets have been designed to conform with the City street standards as a minimum. In certain cases, the site design may exceed the minimum City standards for the benefit of creating a higher quality of urban design.

11. Past Performance. The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any site plan. The planning commission or city council may deny any approval of a site plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.

- The design team that has been assembled for Cottonwood Creek has a significant amount of experience in Aurora and throughout the Front Range of Colorado, including many award winning communities throughout the area.

Thank you for your time and we look forward to working with you on this first addition to the Cottonwood Creek community.

Sincerely,



Garrett Graham, Associate Landscape Architect, PCS Group, Inc.

