

February 6, 2023

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

RE: City Center 7

Dear Ms. Muca,

On behalf of Terra Development Group, we are pleased submit the Site Plan applications for City Center 7, a community located at the southeast corner of South Chambers Road and East Exposition Avenue. The consultants listed below have been assembled for this project and we look forward to working closely with Aurora to make this new community a success.

Applicant

Terra Development Group
6655 S Eastern Ave, Suite 120
Las Vegas, NV 89119
303.884.0854
Tal Hackmey | Jacob Steele

Architect

KTGY
820 16th Street Mall Suite 500
Denver, CO 80202
303.825.6400
John Green

Civil Engineer

R&R Engineering-Surveyors, Inc.
1635 W 13th Ave, Suite 310
Denver, CO 80204
720.390.5525
Rob Devenney

Planner

Norris Design
1101 Bannock St,
Denver, CO 80204
303.892.1166
Eva Mather

Landscape Architect

Norris Design
1101 Bannock St,
Denver, CO 80204
303.892.1166
Brad Haigh

Photometric Engineer

FREE Lighting Consultants
3333 S Wadsworth Blvd, Suite D210
Lakewood, CO 80227
303.985.0548
Jacob Benefield

ABOUT TERRA DEVELOPMENT GROUP

Terra Development Group is primarily focused on multifamily development in Colorado and Nevada. Our partners have significant experience in the apartment space, having developed over 4,000 units within the past 10 years. Terra Development Group is driven to create memorable and comfortable environments for its residents. That mission guides our work building communities where people work, live and congregate.

CONTEXT

The project is located on Lots 1 & 2 of the Village at City Center Subdivision, Filing 2. The site is approximately 6.84 acres, zoned Mixed-Use-Transit Oriented Development (MU-TOD) located within the City Center TOD district. The parcels are located within the "Urban District" placetype designation per the Aurora Places Plan, which encourages multifamily and commercial uses to create vibrant urban centers. This development falls in line with the goals of the City Center Station Area Plan for residential in the Edge subdistrict, as well as providing a diverse and urban residential product that meets the goals of the Aurora Places Comprehensive Plan. The property is currently vacant, with access available from existing roads on all sides.

PROJECT BACKGROUND

The proposed development is an update to the recorded Site Plan and Plat that was completed in 2007, which included 344 units located within two 4-6-story buildings. The zoning code in place at the time required a waiver to allow a higher density than was permitted per the code, as well as a lower percentage of private landscaped area. The configuration of buildings and streets is similar, but with a proposal that is based on current market demands for today's apartment homes. With Aurora's Unified Development Ordinance, the waivers required at the time of the previous site plan approval are no longer necessary. While the number of units and the density is different from the approved site plan, the configuration of buildings to streets, setbacks, impervious area, etc. is generally the same.

SITE PLAN DESIGN

The proposed City Center 7 project is a residential multifamily development consisting of 2 apartment buildings, with separate clubroom and amenity spaces, pool areas, courtyard and park area, and parking garages. The project consists of 592 apartments. Apartment sizes vary, ranging from 544 square feet to 1,367 square feet containing studios through three-bedroom units. The community will be served by two parking garages. This would include accessible spaces as well as street parking spaces. 673 parking spaces are included in the parking garages allowing for 1.14 spaces per unit. Additional guest parking will be provided on the surrounding streets. The project also provides a total of 32 bicycle parking spaces.

GRADING, UTILITIES, TRANSPORTATION, AND STORMWATER DETENTION

Grading and drainage for the proposed development has been designed in accordance with the City of Aurora Roadway Design & Construction Specifications and the City of Aurora Drainage Criteria Manual. The main access road through the site, East Gill Avenue, has been vertical and horizontal designed per all of the City's requirements. All proposed public sidewalks have been designed to provide ADA accessibility to the proposed buildings. Additionally, the finished floors of the proposed buildings have been set to roughly follow the existing topography of the adjacent roadways to minimize the amount of exposed and buried foundation. In general, the site has been graded to direct stormwater runoff to proposed and existing infrastructure that conveys flows to an underground detention system located on the east side of Lot 1. This system is proposed by the adjacent development and provides both water quality and EURV detention for the project. All proposed storm infrastructure has been designed to convey the 100-year rainfall event.

Streetscape improvements will be provided and will consist of sidewalks, landscaping, and site lighting elements to both enhance and provide access the site.

The development will be served by the existing RTD bus stop located at South Chambers Road and East Exposition Avenue, with additional bus services located at South Sable Boulevard and East Exposition Avenue, and light-rail service available via the Aurora Metro Center station located at South Sable Boulevard and Centrepont Drive.

PUBLIC ART DEDICATION

Public art will be located throughout the project in the form of both functional and monumental pieces. The art is intended to create a sense of place and cohesiveness throughout, as well as creating a sense of entry at points where monument pieces are located. The general location of the proposed pieces are shown in the diagram to the right. The primary focus is the entrance to City Center 7 along South Chambers Road, serving the first phase of development, and the western courtyard serving the other area of the development. There includes area and plans for functional pieces to be integrated throughout the site.

The materials and design of the art pieces are intended to reflect the architectural and design goals of the project as a whole. The art is also envisioned as modern and contemporary, reflective of the development. The art is intended to be done by one to two artists, and incorporate lighting and as stated above, and incorporate functionality where possible.

LANDSCAPE DESIGN

The proposed landscape concept will offer a wide range of amenities to residents and the surrounding community. Residents will have access to outdoor pool areas as well as a large courtyard space and dog park. Building frontages along streets have been provided street trees and sidewalks, along with additional curbside landscaping. In addition to the provided amenities, the proposed landscape plan is designed in accordance with the Aurora Places Plan and Aurora City Center Station Area Plan, including the use of water-wise plantings, with the goal of creating an attractive and unique landscape that provides cost-effectiveness, ecosystem preservation, and neighborhood connections.

ARCHITECTURAL DESIGN

The building is designed to be of a modern aesthetic and blend biophilic design principles to engage the development with natural elements and design inspiration. Key elements of this design language are environmental features, natural shapes, forms, and patterns, natural light, and an overall encouragement of human-nature relationships. The community references the Colorado landscape for inspiration regarding the massing of the buildings. The proposed buildings blend horizontal and vertical elements, utilizing patterns at key locations to highlight signature elements of the building design. The use of various materials and colors break up the façade of the buildings, creating interest and a unique sense of place. Recessed decks for apartments create indoor-outdoor connections, tying residents into the natural setting of the community.

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 City Center 7 development is in conformance with the adopted UDO and other adopted City regulations and master plans.

- 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.

Existing utilities, sidewalks, and streets have adequate capacity to serve the site. Proposed storm infrastructure will be sized to accommodate the proposed development and provide detention/flood attenuation where there was none previously.

- 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.

No floodplains, riparian corridors, or wetlands are in proximity to the site as it is in the urban center. Landscaping elements have been included to provide natural features as much as practicable for the site.

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

The proposed project helps fulfill the vision of the Aurora Places Plan and Aurora Metro Center Station Plan by bringing high density residential land use to this site, supporting the creation of an urban center in Aurora.

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

The City Center 7 buildings will be compatible with the nearby commercial and residential developments, with scale and massing accounting for existing development and the goals of the project. Vertical and horizontal articulation is provided through variation in color and materials to delineate the bottom, middle, and top of the building; articulation is also present in the use of grounded landscaping, and lighting elements along street frontages.

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

The application has minimal impacts on the surrounding area, as it is developing a vacant land use to a residential use. In addition, the site will benefit the surrounding area with the addition of public art in publicly viewable places.

ADJUSTMENT REQUEST

Code section: 146-4.7.5.D.5 No buildings or portions of buildings,...sidewalks... may intrude into the minimum required buffer.

Request: Allow a building encroachment and sidewalk within the Chambers landscape buffer for the south building.

Adjustment: The building shall be permitted to encroach approximately 2-3% into the 20' landscape buffer along Chambers. In addition, a sidewalk providing direct access to the residential building and individual units will be permitted within the streetscape buffer.

The City Center 7 development is located within Subarea A and a TOD zone. In order to promote an intensive development supporting the transit oriented zone, the City allows for some flexibility within these Code requirements. UDO Section 146-4.7.5.D.6.e states, "Strict adherence to the requirements for setbacks or buffers as described in this UDO could limit the achievement of the purposes of such districts. Such development can benefit from flexibility in otherwise generally applicable zoning standards." This exception allowance addresses this request and will allow for successful development of this project.

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

Sincerely,



Eva Mather
Principal