



April 3, 2025

City of Aurora

Re: WINDLER – Midtown Phase 1 Letter of Introduction

City of Aurora,

Thank you for the opportunity to submit the Landscape Plans for Midtown: Phase 1, of the Windler community. Midtown is located west of Denali Blvd and east of E-470, between 56th Ave to the north and 48th Ave to the south. The area is subject to the Windler Master Plan and is a part of the Flexible Residential Lot Option (FRLO) Area 3 within that master plan.

Phase 1 of Midtown is a residential development composed of a variety of single-family detached and single-family attached home products. Phase 1 complies with the lot diversity required of the Windler Master Plan FRLO 3 which has been provided as a part of this Landscape Plan submittal.

Midtown Phase 1 encompasses approximately 56 acres and is bounded by Denali Blvd on the east, 51st Ave on the south, Addison St on the west, and 53rd Ave on the north. The plat proposes 333 units, which equates to a density of 5.94 dwelling units/acre, and complies with the densities allowed by code within an FRLO. Midtown Phase 1 was preliminarily approved as part of the Neighborhood Plan for Midtown. Approved with that submittal was the Midtown FRLO Pattern Book in which any adjustments to the city code have been outlined. These adjustments were developed to promote more attainable housing within the City of Aurora and have been included with this Letter as a reference.

This submittal has been introduced to the City of Aurora as part of a Neighborhood Plan process. We have worked with staff to provide the requests made of this application. This is a new process for the City of Aurora, which is intended to supercede the Site Plan. Many of the requirements of a Site Plan are not being included with this application, most noticeably the civil plans. We will continue to work with Aurora staff to provide appropriate review material for the Landscape Architectural plans, that will meet City of Aurora's standards for approval.

Respectfully submitted,



Jeff Norberg
Senior Associate
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WINDLER









MIDTOWN

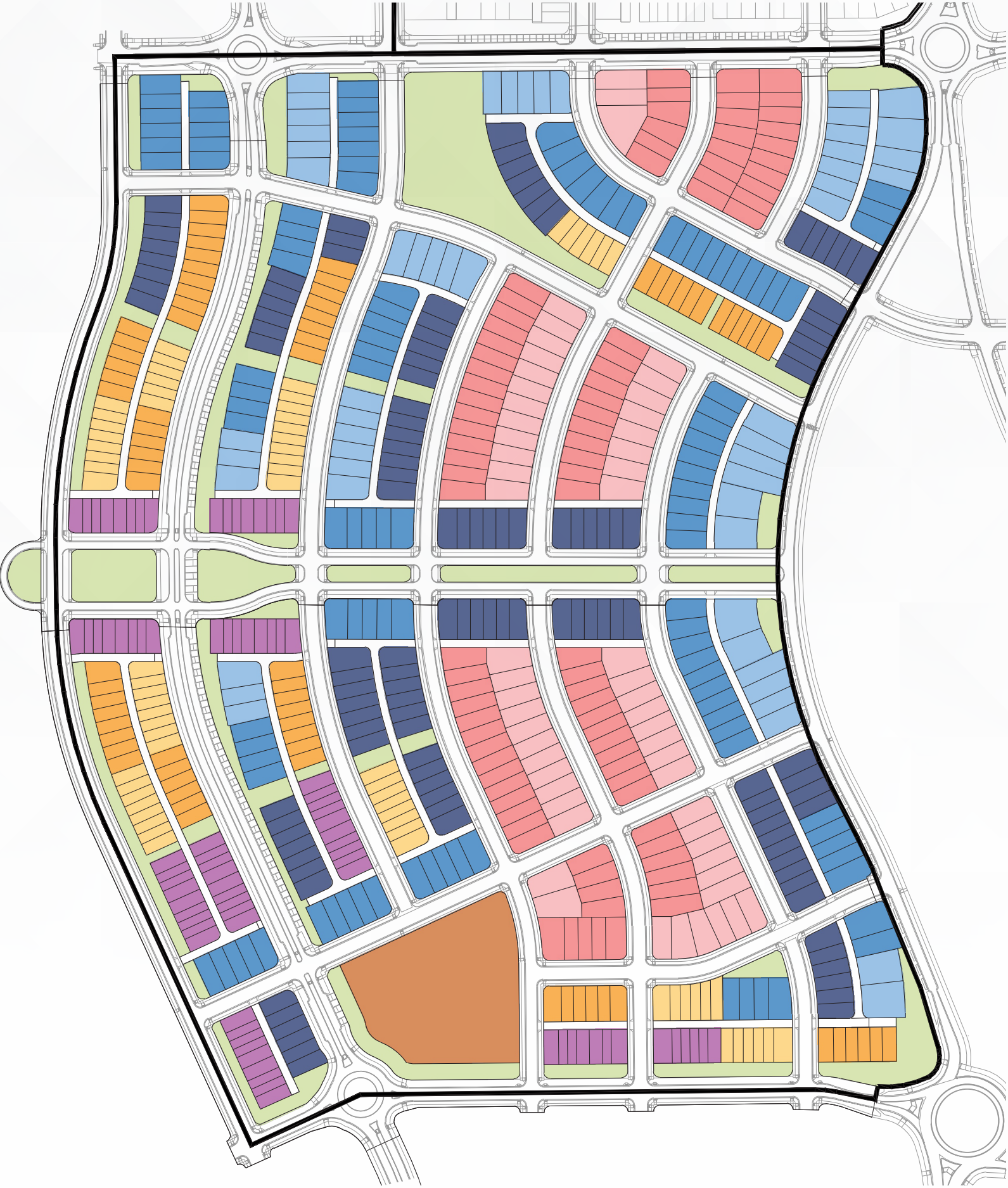
FRLO PATTERN BOOK

146-4.2.3.B. PURPOSE

The purpose of the Flexible Residential Lot Option is to offer additional flexibility for the creation of diverse residential housing types in with supporting non-residential uses in Subarea C, beyond that flexibility provided by Sections 146-4.2.3.A (Subarea C Small Residential Lot Standards), 146-4.2.3.C (Green Court Dwellings), and 146-4.2.3.E (Motor Court Dwellings), by removing minimum lot size standards for residential lots in return for compliance with the standards in this Section 146-4.2.3.B and those purposes and standards in the Subarea C Flexible Residential Lot Handbook.

In absence of the FRLO Handbook, the following development patterns will be permitted within the Windler Midtown Neighborhood per the conditions and design mitigation outlined within this booklet. The approval of these patterns are specific to the limited application outlined within the Midtown neighborhood (as specified within each request) and does not guarantee or preclude any agreement by the city to expand the requests to other areas of the Windler development. Changes or modifications to any of the requests outlined within this Windler Pattern Book will require an amendment and approval of the Planning Director.

-  SINGLE FAMILY FRONT LOAD - A
-  SINGLE FAMILY FRONT LOAD - B
-  SINGLE FAMILY ALLEY LOAD - A
-  SINGLE FAMILY ALLEY LOAD - B
-  SINGLE FAMILY FRONT LOAD - C
-  SINGLE FAMILY PAIRED ALLEY LOAD - A
-  SINGLE FAMILY PAIRED ALLEY LOAD - B
-  2-STORY TOWNHOME
-  AFFORDABLE HOUSING



MIDTOWN FRLO PATTERN BOOK

DEVELOPMENT PATTERN 1: TANDEM PARKING

 To allow the garage door for a one-car tandem garage with a front-loaded driveway to meet the off-street parking requirements (2 spaces per dwelling unit).

Code Section(s): 146-4.6.5.D.4.b. In Subareas B and C, all required parking spaces shall be individually accessible except for guest parking in private driveways leading to single-family detached, single-family attached, and two-family dwellings. Unless otherwise stated, tandem parking for the purpose of meeting minimum parking requirements is prohibited. any of the requests outlined within this Windler Pattern Book will require an amendment and approval of the Planning Director.

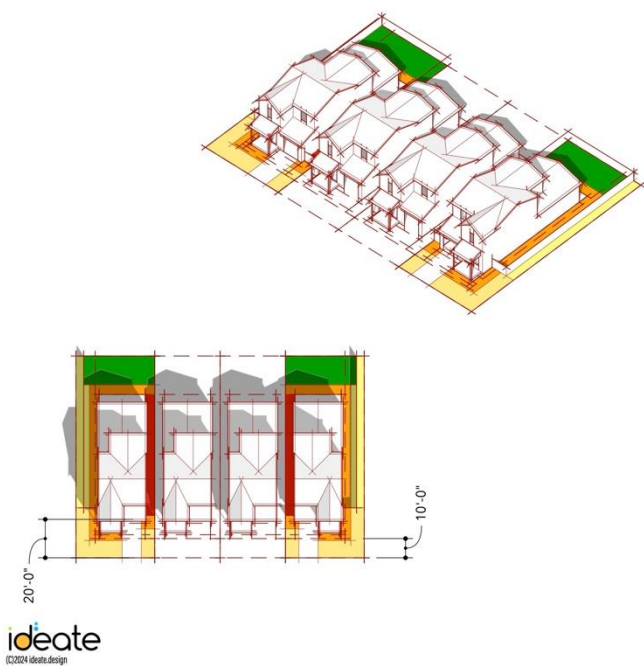
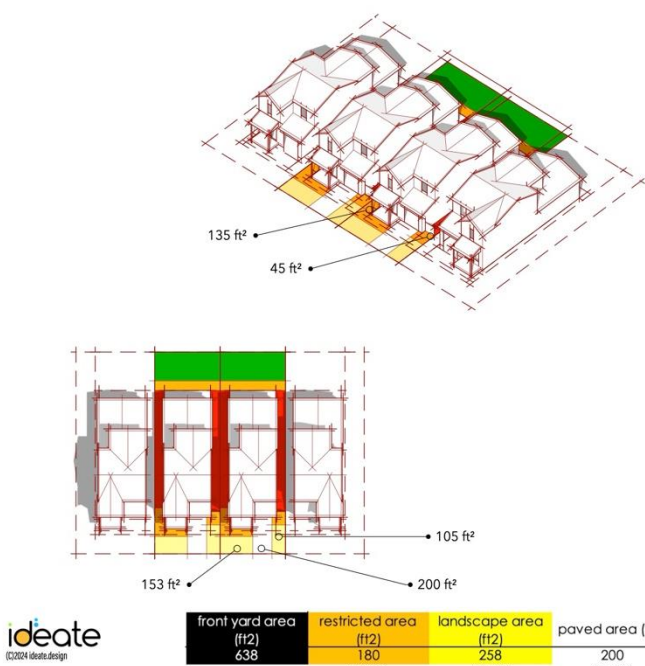
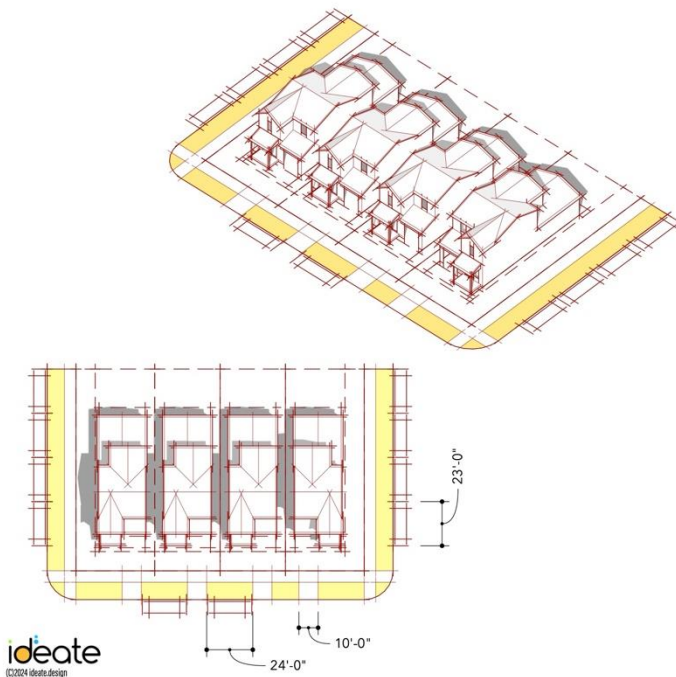
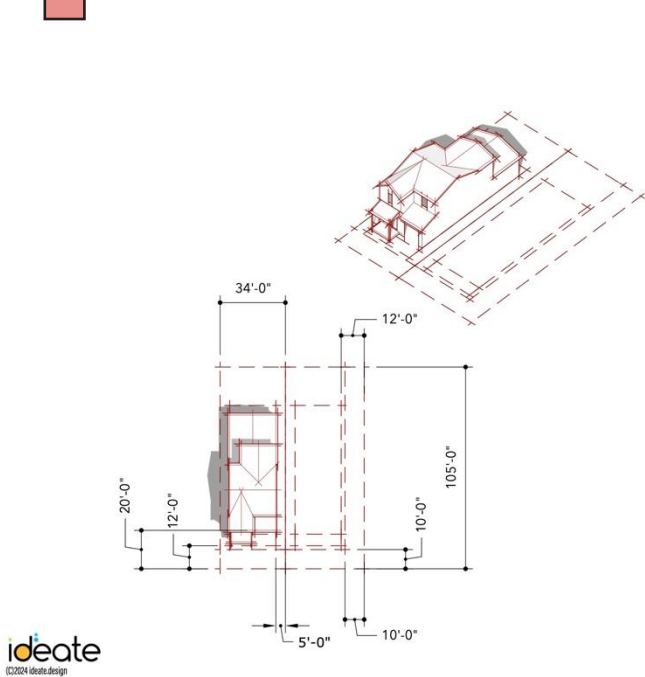
Mitigation/conditions:

1. Only proposed for front loaded garages – 1-car garage width at the street (will not provide more than 2 car garage spaces) and will meet the minimum 47% garage width requirement.
2. Dwelling must be 2 or more stories (not permitted with 1-story dwellings)
3. Will not be combined with masonry reduction request, or with parking pad request (parking and carports are not permitted within front or side yard setback).
4. Lot width must allow a minimum of 1 on-street parking space in combination with placement and width of driveway at the street.
5. Front porch is required with a minimum of 6x9 ft on the front elevation
6. Front yard and curbside landscape requirements must be met per UDO. The only exception is the allowance to remove the requirement for a front yard tree by increasing street trees to 1 tree per 30 linear feet (rather than 1/40LF standard).




MIDTOWN FRLO PATTERN BOOK

DEVELOPMENT PATTERN 1: TANDEM PARKING



MIDTOWN FRLO PATTERN BOOK

DEVELOPMENT PATTERN 2: GARAGE DOOR PERCENTAGE

 To allow the garage door for a two-car garage to exceed 47% (up to 54%) of the total width of a front elevation.

Code Section: 46-4.6.5.C.9. Garage Doors as a Percentage of Front Façades. In all Subareas, where a garage door or doors accommodating one or two cars in non-tandem configuration appear on the front of a residential structure, the door or doors shall not occupy more than 47 percent of the total width of the front elevation. For garages built to accommodate three or more vehicles in non-tandem configuration, the garage doors shall not occupy more than 55 percent of the total width of the front elevation. All three-car garages shall have a minimum two foot offset between the single and double garage doors, or between two single doors if three single doors are provided.

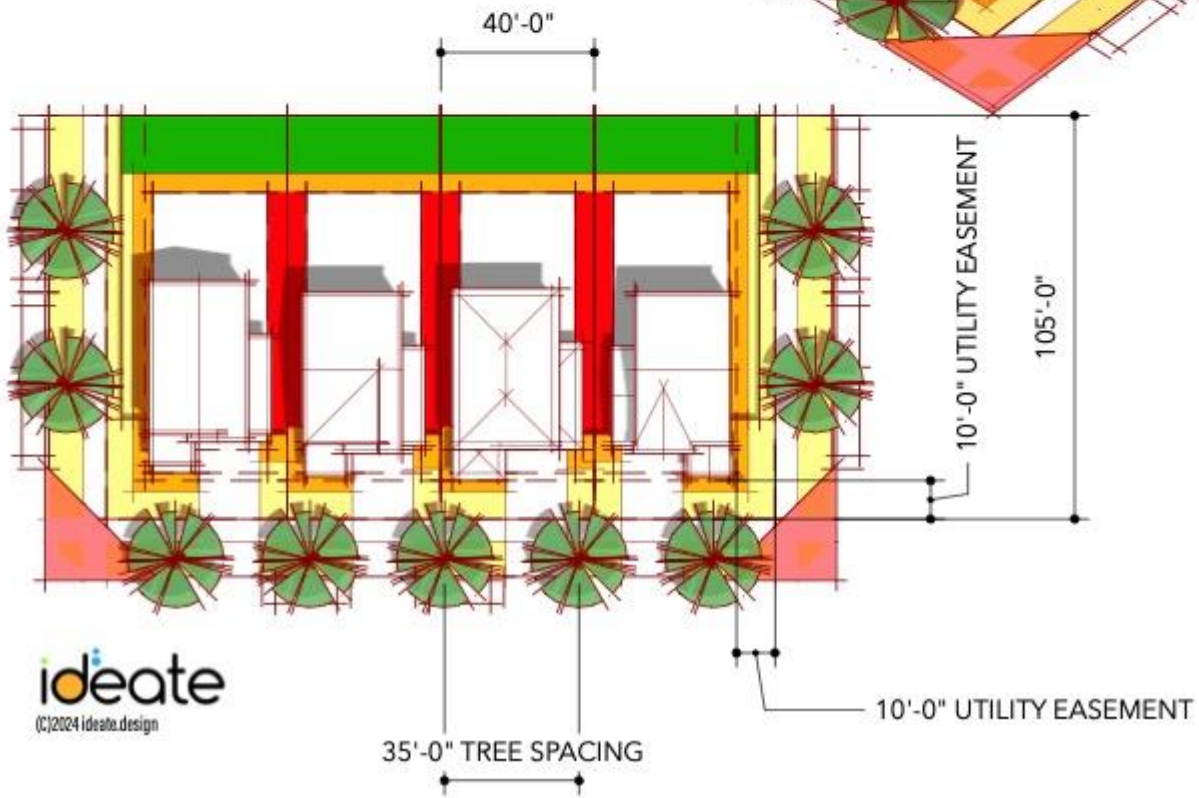
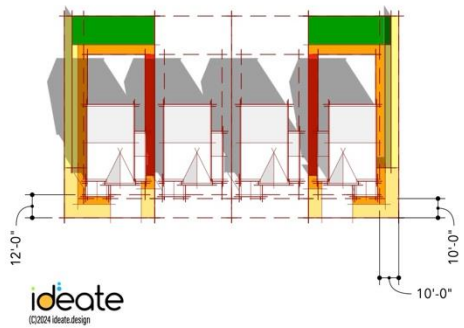
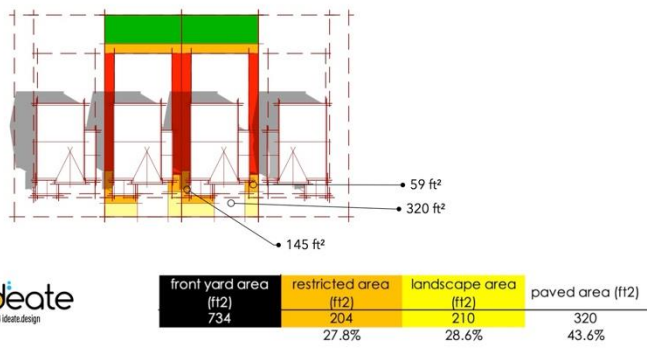
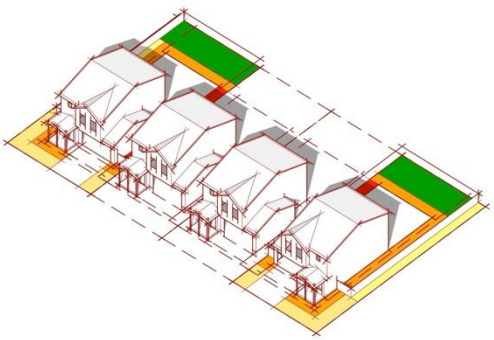
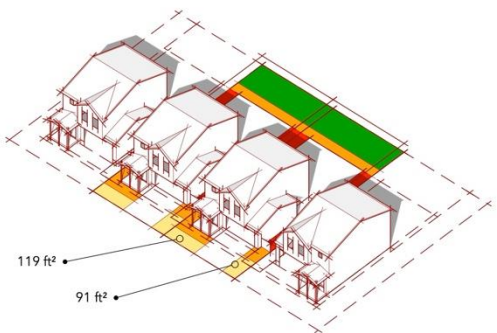
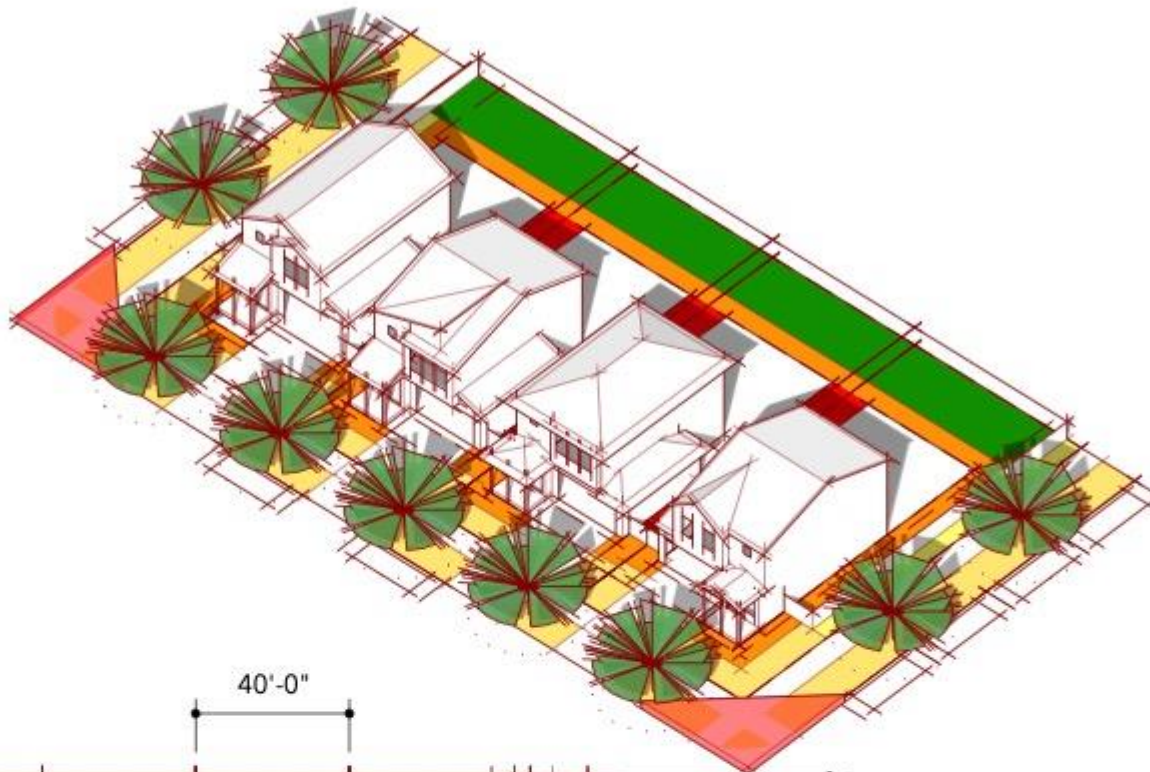
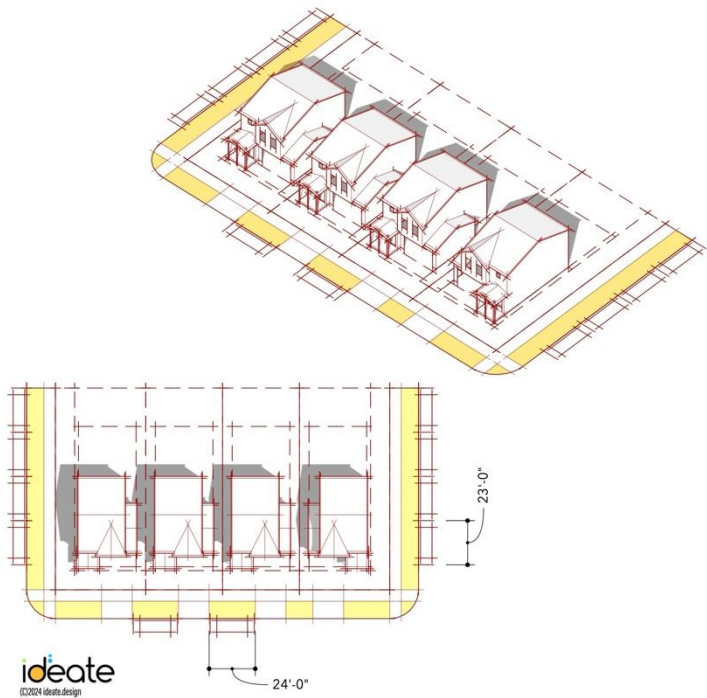
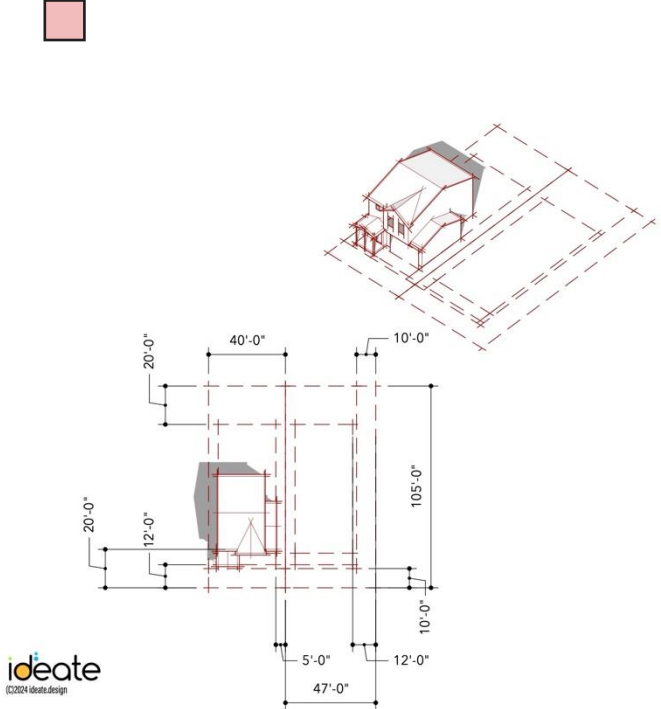
Mitigation/Conditions:

1. Only proposed for front loaded garages – 1-car garage width at the street (will not provide more than 2 car garage spaces).
2. Dwelling must be 2 or more stories (not permitted with 1-story dwellings)
3. Will not be combined with masonry reduction request, or with parking pad request (parking and carports are not permitted within front or side yard setback).
4. Lot width must allow a minimum of 1 on-street parking space in combination with placement and width of driveway at the street.
5. Front porch is required with a minimum of 6x9 ft on the front elevation
6. Front yard and curbside landscape requirements must be met per UDO. The only exception is the allowance to remove the requirement for a front yard tree by increasing street trees to 1 tree per 30 linear feet (rather than 1/40LF standard).




MIDTOWN FRLO PATTERN BOOK

DEVELOPMENT PATTERN 2: GARAGE DOOR PERCENTAGE



MIDTOWN FRLO PATTERN BOOK

DEVELOPMENT PATTERN 3: ALLEY LOAD GARAGE REQUIREMENT

 **To remove the garage requirement for alley-loaded single-family detached units.**

Code Section: 146-4.6.5.C.6. Garage Required. In Subareas B and C, single-family detached and two-family dwellings shall include a garage structure large enough to fully enclose at least one off-street parking space per dwelling on the same lot as the residential structure.

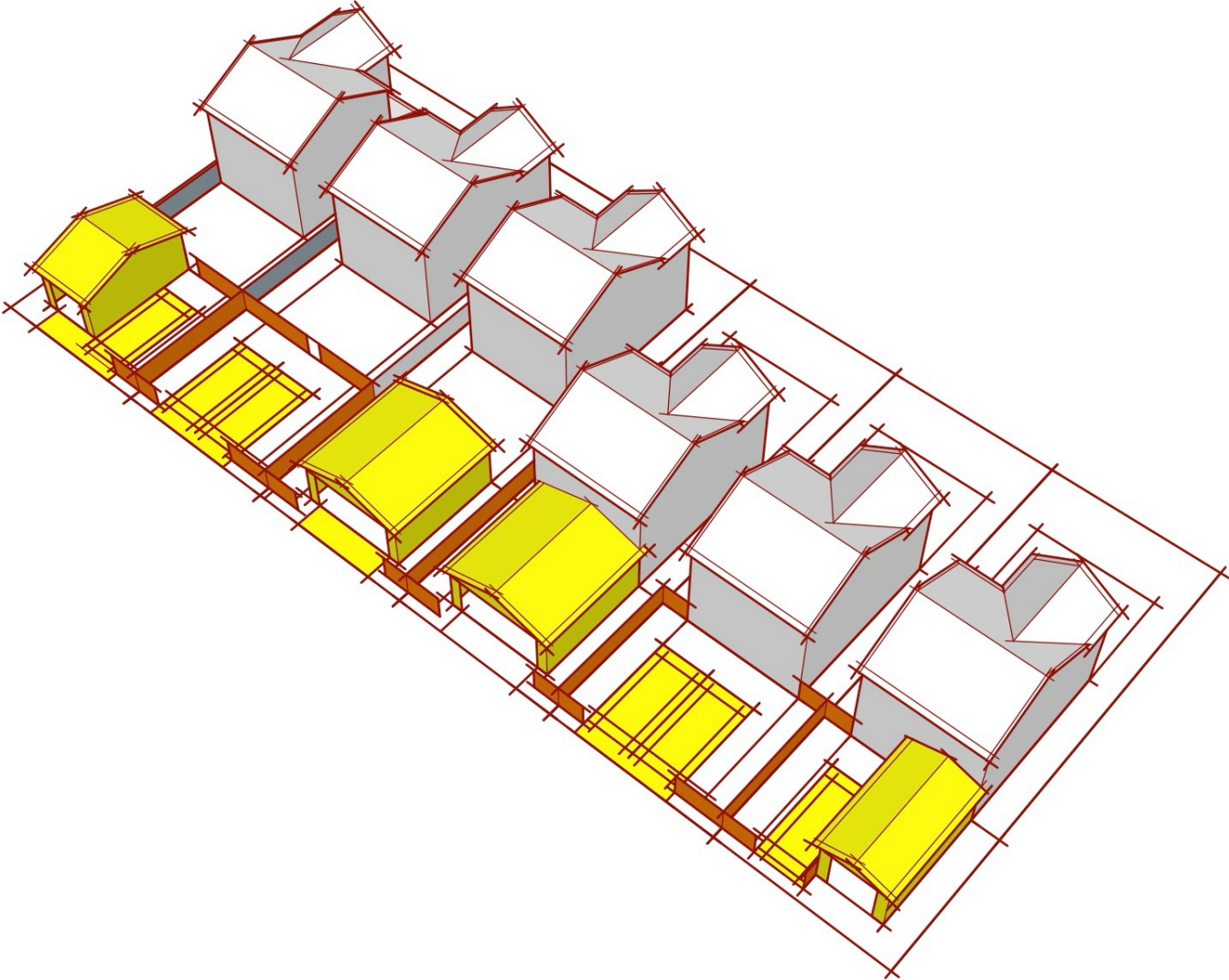
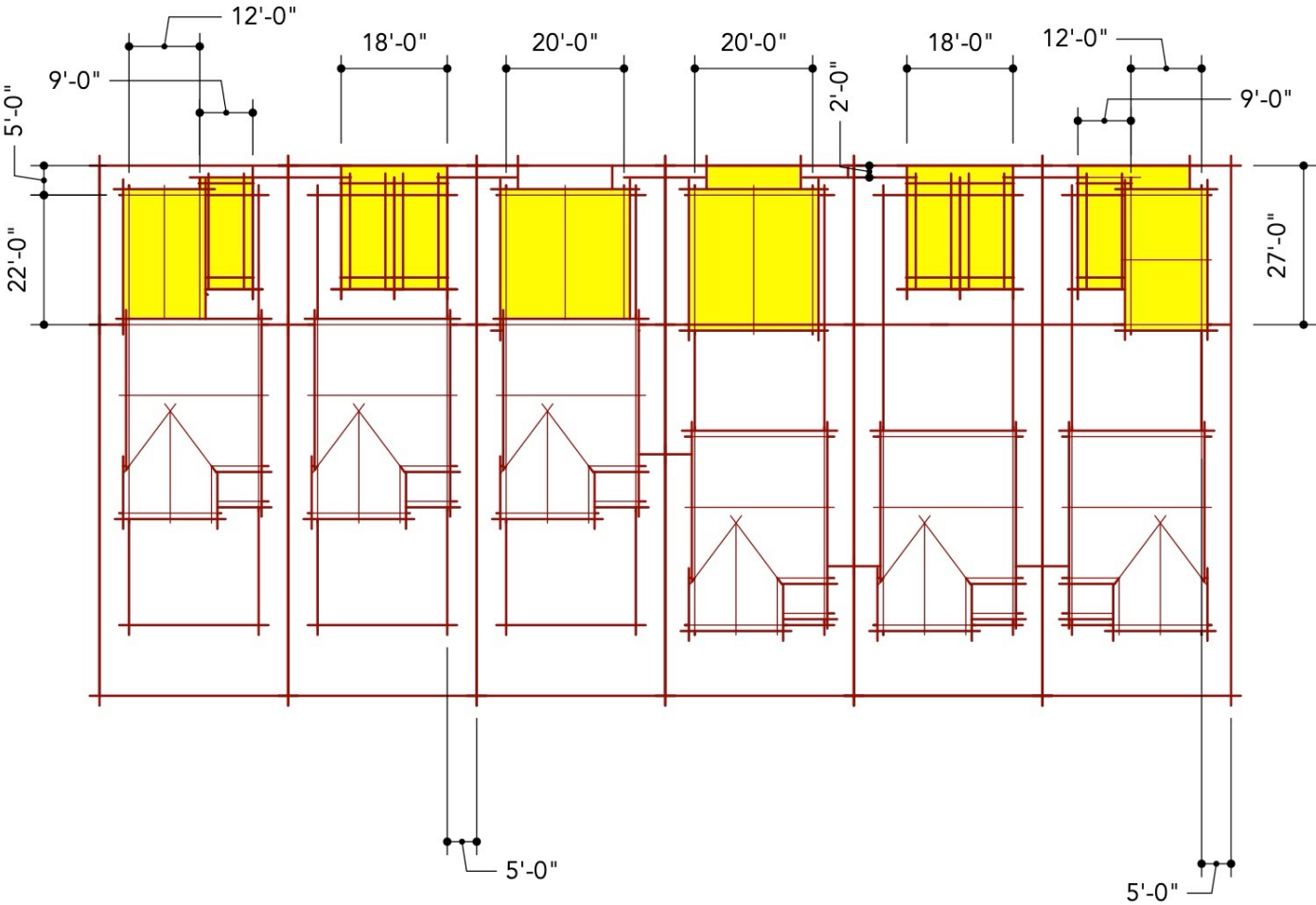
Mitigation/Conditions:

1. Alley loaded product only. The parking pad must be located to the rear of the lot with alley access.
2. Area must be retained for the potential construction of a future garage structure through a 27ft easement along the alley. The principal house cannot encroach (unless to provide a garage), and storage sheds will not be permitted to cover the parking area.
3. Garage requirements will still apply at block ends and/or corner lots for sides that are adjacent to streets or open space/park tracts.
4. Covenants to be developed which address applications for use of the easement area (such as temporary storage sheds, gates/fencing, and maintenance responsibilities of the parking pad areas.
5. Design materials and styles shall continue to be required for any proposed garages within the easement.
6. May be combined with masonry reduction request.



MIDTOWN FRLO PATTERN BOOK

DEVELOPMENT PATTERN 3: ALLEY LOAD GARAGE REQUIREMENT



MIDTOWN FRLO PATTERN BOOK

DEVELOPMENT PATTERN 4: MASONRY REDUCTION



Remove the masonry requirements for single-family and two-family dwellings in exchange for increased architectural design elements.

146-4.8.3.D.1. Except as required by Section 146-4.8.6.B (Applicability and Exceptions) a minimum average of 15 percent of the net façade area of each primary structure shall consist of masonry. The percentage of masonry coverage may vary among any residential design plans or the elevations of any residential design plans submitted; provided, that the minimum average coverage is met with each separate submission.

Mitigation/Conditions:

- 1. Alley loaded product only.
- 2. Front porch, with rails, is a required architectural element. Additional architectural value points are awarded based on the percentage of the front elevation that the porch occupies.
- 3. Additional points awarded for masonry as an incentive (for facades that masonry would be appropriate).



ALTERNATIVE MASONRY COMPLIANCE TABLE

		value
window	one full height, two-story bay window (for a one-story one full height bay window)	3
	one bay window	2
	one or more roof window dormers	2
	two or more clerestory windows or windows with transoms above the main window	2
	window mullion patterns on 75% of windows	1
	front door with one or more sidelights, transom window or double door	1
	ribbon windows with two or more horizontal rows containinng at least three windows each	1
	decorative shutters on at least two street facing windows	1
	at least two special decorative window heads or window sills on street facing elevations	1
	four or more square feet of windows in the garage that are not in the door	1
	garage door(s) with windows	1
roofs	clay or concrete tile, cement or stading seam metal roof	3
	16 inch roof overhang on all sides	3
	change in heighest roof plane or ridgeline of at least one vertical foot	3
	decorative roofing elements	2
	dimensional roof single with a 30 year warranty	1
architectural details and styles	plan/elevation with 30-49% masonry	3
	porte-cochere over driveway	3
	garage not visible on front elevation	3
	plan/elevation with 20-29% masonry	2
	functioning or simulated chimney	2
	change in siding style between home and roof gable ends	2
	ranch plan offered	2
	decorative material on at least one gable end facing street (vents, lintels, etc.)	1
porches, stoops and enhancements	provide wide fascia at least four inches around doors, windows and porches	1
	covered porch of at least 50 square feet on the front elevation	3
	wraparound porch at least six feet deep	3
	second story porch at least 25 square feet	3
	public view- landscape enchancements in yards that face streets, parks, open space	3
	porch of at least 50 square feet on the front elevation	2
	walk out back covered patio of at least 50 square feet	2
	porch or balcony railings	2
	eight inch wide columns, as measured at the base	1
	17 points minimum	
masonry incentive	masonry average; greater than 50-69%	4
	masonry average; 70% or greater	5
0% masonry mitigation	covered porch; 51-83 square feet, 6 feet deep minimum	4
	covered porch; 84 square feet or greater, 6 feet deep minimum	5
21 points (windler midtown; alternative compliance for attainble housing; 0% masonry allowed)		