



January 3, 2024

Aja Tibbs
Zoning and Plan Review
15151 E. Alameda Parkway
Aurora, CO 80012

RE: *Revolve Denali at Windler (#1643056)*

Dear Ms. Tibbs,

Kimley-Horn and Associates, Inc is pleased to be submitting the Site Plan Package for the Revolve Denali at Windler project located at the southwest corner of 56th Avenue and future Denali Street on behalf of Jackson Dearborn Partners.

CONTEXT

The 6.76-acre site is located at the southeast corner of 56th Avenue and Denali street. The proposed Site is part of the Windler Master Development Plan ("Master Plan") and the design of the buildings and Site will be consistent with the master development standards. The Project has been designed to meet the proposed guidelines set forth by the Master Plan.

SITE PLAN DESIGN

In keeping with the overall Master Plan it will consist of 3 apartment buildings and 5 carriage houses to incorporate a mix of housing types and densities. Like the overall community, Revolve Denali provides connections throughout for visitors and residents to enjoy the plush landscape, green space, pocket park and other amenities. We designed the site to work with the land and connect with the greater community through large pedestrian pathways cutting through the development focusing the intent for residents to walk more and drive less.

The project proposes a clubhouse, pool and spa, grill stations, firepits, outdoor work/flex space with sustainable solar powered connection and other associated amenities strategically spaced between buildings for use by the residents and visitors. Public open space and plazas are provided along the adjacent street frontages and open greenspace at the southwest corner as a gathering hub strengthening the project's connection to trails, sidewalks and the overall community. Benches, seat walls, and other furnishings are provided along trails, plazas, and private amenity spaces.

Parking

The parking layout for the Project is designed to minimize view from adjacent streets. All surface parking is located interior to the Site and is shielded by the proposed building and 3 of the 4 sides of the site (north, west and south). Surface parking located on the east side of the Site is adjacent to a planned master detention facility. Additionally, the proposed parallel on-street surface parking spaces on the north side of 55th Avenue, along the southern boundary of the Site, are being included in the overall provided parking count for the Project.

The project has a total of 274 spaces with an overall parking ratio of approximately 1.36 spaces per unit. The parking is a mix of surface parking and attached garage parking.

Detention

The proposed development will utilize a planned master detention facility located adjacent to the Site on the eastern property boundary. The master detention facility will collect and detain all stormwater runoff for the project and provide water quality treatment.

Setbacks

Per the Master Plan, required building and landscape setbacks are to be determined by the individual site plan application for each development. The proposed setbacks established for the Project are as follows:

- Abutting Arterial Street: 20' (N & W Property Line)
- Abutting Local Street: 5' (S Property Line)
- Interior: 5' (E Tract Line)

LANDSCAPE DESIGN

Kimley-Horn worked with the designer of the master plan carefully for the areas along Denali Ave. and 56th street. The landscape has been designed to mimic the Master Plan's design intent focusing on native prairie plantings that enhance the perimeter parks and strategic groups of plantings focusing on scale and frequency to create a visual interest at vehicular speeds while providing texture and color combinations that are appealing for ped walkers and bicyclists.

All planting throughout the design has been chosen for their native low-water use. There are paved areas at both corners of the site to offer higher end feel emphasizing the main north entry into the development and as an opportunity for seating and gathering. A myriad of ground plane materials including 2 types of rock mulch, cobblestone, crusher fines and native seed was chosen in an effort to aid in the sustainable approach while providing bands of color to enhance the proposed architecture.

Required landscape quantities have been provided for and exceeded all street buffers and tree requirements, including for Denali, 56th and 55th street, for the building perimeters and for all parking lot requirements. Additionally, amenities have been added as described under the site plan section above.

ARCHITECTURAL DESIGN

The buildings have been designed to accommodate both the City's zoning standards as well as the architectural standards set forth in the Master Plan. A variety of material types have been chosen for each building. Consistent design is provided between the larger multi-family buildings located on the north side of the Site and the smaller carriage style buildings along the southern boundary. All covered/garage parking for the project is within each building therefore eliminating detached garages or car ports throughout the site.

MASTER PLAN COMPLIANCE

The Project is located within Planning Area 5 (“PA-5”) in the Master Plan. PA-5 falls within the Flex Res – 1 area of the Master Plan. Multi-Family is identified as the primary use for PA-5 with an average density of 24 DU/AC and a maximum of 255 DU. PA-5 is a total of 10.61 acres and includes the 6.76-acre Site and the adjacent master detention facility (on separate lot).

The Project consists of 201 DU and provides a density of 18.9 DU/AC, both of which are in compliance with the Master Plan.

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 Project site plan is in conformance with the required UDO and Master Plan components.

- 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.

Yes, the Site is encompassed by master planned infrastructure and public improvements to serve the Project.

- 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 Site is part of an overall planned master community. The Project will be constructed on a vacant parcel surrounded by newly installed public utilities, roadways and sidewalks. There are no natural areas, ridgelines, swales, natural landforms, wildlife habitat of riparian corridors, wetlands or floodplains on the Site to protect. Water quality treatment will be provided via the adjacent master detention facility.

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

The Site provides multiple sidewalk connections to the planned bicycle trail and public sidewalk along 56th Avenue at the northern boundary of the Site. Additionally, public sidewalk connections are provided from the Site and the carriage houses to the planned public sidewalks along 55th Avenue at the southern boundary of the Site.

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

The Project will be compatible with the planned nearby mixed-use residential developments with a maximum building height of 45'-5", enhanced residential façade materials and building orientation.

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

This Site will be one of the first developments within the Windler Master Plan. The Site has minimal impact on nearby development and is in compliance with the Master Plan by creating a diversity of housing and density within the overall development.

We appreciate your time and consideration. Please don't hesitate to reach out with any questions, we look forward to working with you and your team.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Eric Gunderson, P.E.
Project Manager