



May 21, 2024

City of Aurora - Planning Department  
Erik Gates  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, Colorado 80012

**Re: Site Plan for Trails at Overland Ranch Community Center and Park**

Dear Mr. Gates:

On behalf of the Applicant, Integrity Land Venture LLC, I am pleased to submit this Letter of Introduction for the Community Center and Park at Trails at Overland Ranch.

The following team of consultants has been assembled to complete this application:

<b>Owner / Developer:</b> JEN Colorado 19 LLC 680 5 <sup>th</sup> Ave FL 25, New York, NY 10019	<b>Applicant:</b> Integrity Land Ventures LLC Jerry B Richmond III 7200 S. Alton Way Centennial, CO 80112 720-937-8692 <a href="mailto:jerry@integritylandventures.com">jerry@integritylandventures.com</a>	<b>Planning &amp; Entitlements:</b> Norris Design Samantha Pollmiller 1101 Bannock Street Denver, CO 80204 303-892-1166 <a href="mailto:spollmiller@norris-design.com">spollmiller@norris-design.com</a>
<b>Civil Engineer:</b> JR Engineering, LLC Kurtis W. Williams 7200 S Alton Way, Ste. C400 Centennial, CO 80112 303-740-9393 <a href="mailto:kwilliams@ireengineering.com">kwilliams@ireengineering.com</a>	<b>Surveying:</b> JR Engineering, LLC Kurtis W. Williams 7200 S Alton Way, Ste. C400 Centennial, CO 80112 303-740-9393 <a href="mailto:kwilliams@ireengineering.com">kwilliams@ireengineering.com</a>	<b>Landscape Architect:</b> Norris Design John Norris 1101 Bannock Street Denver, CO 80204 303-892-1166 <a href="mailto:jnorris@norris-design.com">jnorris@norris-design.com</a>
<b>Traffic Engineering:</b> Aldridge Transportation Engineering & Planning John Aldridge 1082 Chimney Rock Road Highlands Ranch, CO80126 303-703-9112 <a href="mailto:john@atceng.com">john@atceng.com</a>	<b>Architect:</b> KGA Studio Architects John Guilliams 3881 Steele Street, Suite 1132 Denver, CO 80205 303-442-5882 <a href="mailto:jguilliams@kgarch.com">jguilliams@kgarch.com</a>	

**Site Location:**

The Trails at Overland Ranch is a 360+ acre medium-density single-family residential community located east of Monaghan Road and north of County Line Road in southeast Aurora, Colorado. The community includes a mix of single-family detached and attached/paired residences, parks, amenities, community center and trails. This application, henceforth referred to as Site



Plan No. 2, is for a Community Center and Park and is located on a portion of land included in the first phase of development for the Trails at Overland Ranch Master Plan.

The project is located on Tract E as platted through Trails at Overland Ranch Subdivision Filing No. 1. Tract E is a 5.31-acre parcel. As seen in Figure 1 below, the project encompasses Planning Area 3 (PA-3) of Trails at Overland Ranch Master Plan. Trails at Overland Ranch Master Plan identified the proposed use for the site as Administrative Activity Center and intended this area to be used for a Recreation Center and Open Space, which this application proposes.

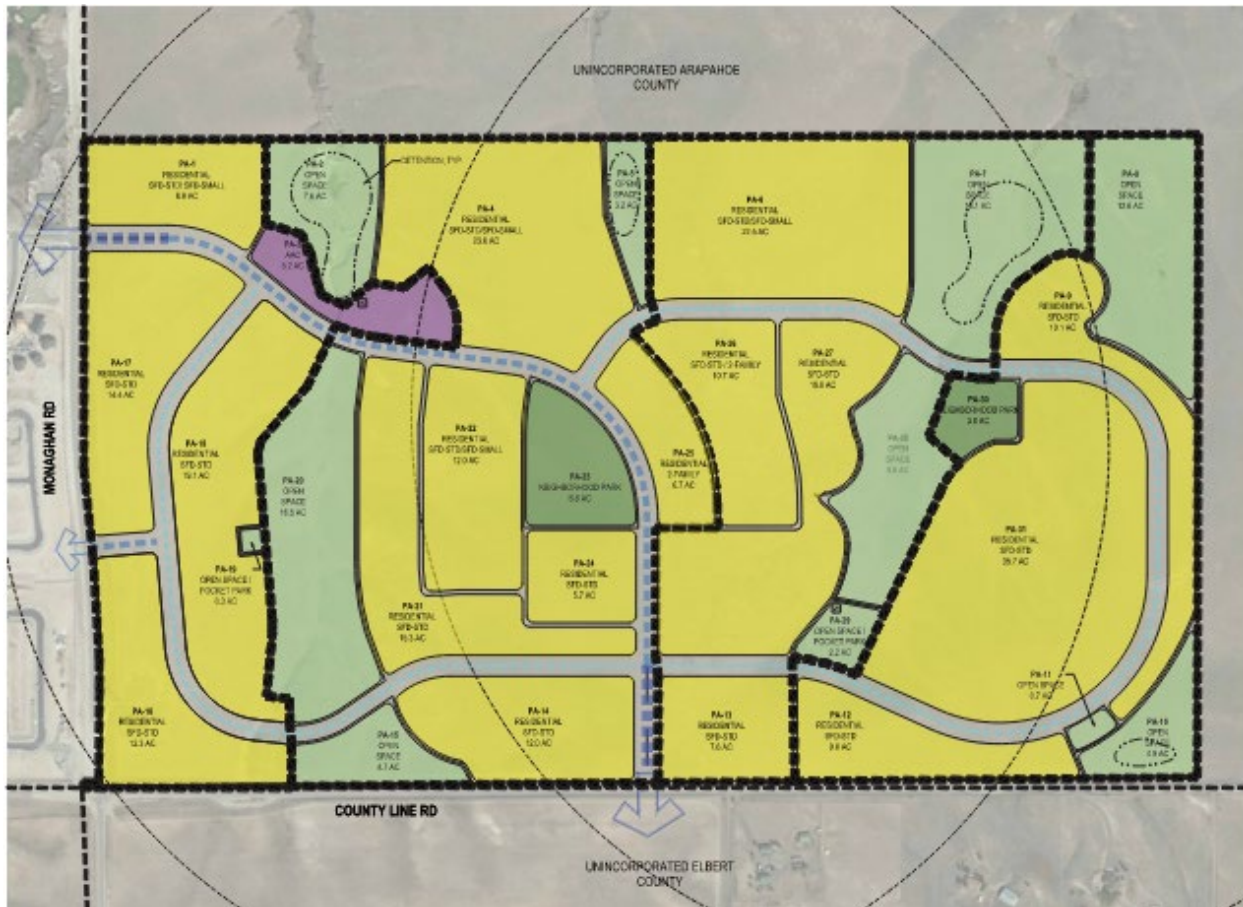


Figure 1. Trails at Overland Ranch Master Plan

### Project Overview:

This proposal for a Community Center and Park through Site Plan No. 2 is a continuation of the design efforts of Trails at Overland Ranch Master Plan. The Community Center and Neighborhood Park, as detailed in the Master Plan, was planned for this location and platted through Site Plan No. 1. The adjacent road, E. Mineral Ave., is platted through Site Plan No.1 and will be built during the first phase of construction. Site Plan No. 2 proposes no changes to Tract E boundary, total area, and approved land uses.

### Amenities:



The Community Center includes two separate buildings, a 3,549 SF Community Center building and a 1,129 SF bathhouse. The Community Center building includes a community room, grand room, fitness room, catering kitchen, refreshment station, restrooms, and approximately 3,140 square feet of covered porch area. The Community Center building provides gated access to the proposed swimming pool, located north of the exterior of the building. The bathhouse, located on the west side of the swimming pool includes separate men's and women's restrooms complete with shower facilities and a pool equipment room. A 48-car parking lot accompanies the site and is located immediately west of the Community Center building. In addition to the Community Center buildings, a neighborhood-serving park accompanies the development located generally to the west of the Community Center buildings. Design of the park considered the overall character of the community as outlined through the Master Plan. Natural play elements are used in the park to be reflective of the natural materials and elements found in nature. The landscaping used in the park is consistent with the rustic natural character outlined in the master plan, achieved through the use of a combination of grasses, native style brush, and perennials.

A number of amenities are provided in association with the Community Center and Neighborhood Park. Site amenities include:

- 6,300 SF Swimming Pool with lap lanes
- Naturalized play area featuring log tunnels, slides, and nature play areas
- Multi-use turf field
- Active game area including horseshoes and bocce ball
- Pedestrian trails and sidewalks
- Natural areas and trail connections

#### **Infrastructure:**

The infrastructure improvements for the roadways adjacent to the south and east of the site were planned for and designed through Site Plan No. 1. This includes the construction of E. Mineral Ave and S. Carrie Street. Drainage facilities are located generally between the parking lot and the park, and are contained within a naturalized area that features drainage infrastructure used to connect the naturalized drainage area located in Tract B (south of E. Mineral Ave) with the naturalized drainage area featured in Tract F (north of Tract E). This drainage infrastructure supports positive drainage for the proposed Community Center and Park. In addition to the drainage infrastructure, sewer, water, and other utilities are located within easements and adjacent ROWs and are stubbed into the site through the development of Site Plan No. 1. Vehicular access to the site comes from a driveway at E. Mineral Ave. Trail connections to the site are provided via multiple trail connections across E. Mineral Ave, connecting trails located in Tract B with trails in Tract E, eventually having those trails connect north to trails in Tract F. These trail connections allow for the Community Center and Park to be accessed via trail from anywhere within the larger Trails at Overland Ranch Master Plan community.

#### **Architecture:**

The Community Center for Overland Ranch is intended to evoke a sense of history and permanence. Using additive architecture, the building is reminiscent of a historical farm structure with a weathered grain silo that has been added onto over the years. The materials further express the vernacular with worn brick, lap siding, brick, board and batten siding, all anchored to a stone foundation.



The vast wrap-around porches provide a welcoming retreat for the community to gather, slow down from a fast paced lifestyle, and watch the community around them go by. Situated on the corner of \_ and S Carrie St the Community Center is an anchor for the community, commanding spectacular views from it's position on the high point of the site. The Silo also contains an upper level mezzanine to take in the vast prairie views the site offers.

**Public Art:**

The Master Plan does identify this planning area as a candidate for public art, however, because this site is so full with multiple amenities, the applicant would like to reserve the art for future park locations to give purpose and a destination for these spaces.

**Adjustments:**

No adjustments are being requested at this time.

**Approval Criteria (UDO 146-5.4.3.B.2.c):**

- 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 proposed Site Plan application retains compliance with the UDO, the approved Master Plan for the community as well as the City's Comprehensive Plan, Aurora Places. The proposal is consistent with Aurora Places Emerging Neighborhoods Placetype as the community provides a mix of residential options for buyers which will support future, planned retail, restaurants, commercial, and other neighborhood services. This proposal provides neighborhood services and amenities to the Trails at Overland Ranch Community. Site Plan No. 1 included a number of trail connections designed to provide easy pedestrian access to the Community Center and Park. The design of the Community Center and Park provides a number of valued amenities to the entire neighborhood and will function to encourage neighbors to access the site via walking and utilize the larger regional trail system.

- 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.***

A Public Improvements Plan was approved with the Trails at Overland Ranch Master Plan in 2023 which sized the streets and associated infrastructure to accommodate the Community Center and Park. The site plan proposed with this application is consistent with the approved land use for the site and will include and sustain the improvements as discussed in the Public Improvement Plan and Master Utility Study. Infrastructure to serve the site will be provided through improvements planned with Site Plan No. 1, this Site Plan No. 2 and corresponding Site Plan applications.

- 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 design of Site Plan No. 2 intends to minimize the impact to the existing topography and maintain the drainage patterns outlined in the approved in the Master Drainage Study (approved with Trails at Overland Ranch Master Plan), where applicable. There are no intended negative impacts to environmentally sensitive areas as outlined above.

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

Site Plan No. 2 is designed to successfully accommodate both pedestrian and vehicular connectivity at a high level. The proposed Community Center and Park is adjacent to open space and is easily accessible from regional trails, local pedestrian connections, and the local street network.

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

This application is compatible with the surrounding residential uses. The Community Center buildings proposed in this application are similar in size, scale, and feature complimentary materials to those in surrounding filings.

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

There are no anticipated adverse impacts associated with the proposed Site Plan application.

We look forward to working with the City of Aurora on the review and approval of this phase of the Trails at Overland Ranch Master Plan. Feel free to contact me directly should you have any comments, questions, and/or requests for additional information.

Sincerely,  
Norris Design

Samantha Pollmiller  
Principal