

May 27, 2022

Ms. Sarah Wile
City of Aurora – Planning Department
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: Fairfield Townhomes Site Plan

Dear Ms. Wile,

On behalf of Fairfield Residential Company LLC, we are pleased to submit this Site Plan application for Fairfield Townhomes, a single-family attached home community located north of E 56th Avenue, west of N Orleans Street and east of N Nepal Court. The consultants listed below have been assembled to realize this plan and we look forward to working closely with the City of Aurora to make this community addition a success.

Applicant

Fairfield Residential
1644 Platte St, Suite 160
Denver, CO 80202
303.218.5555
Ed McCoy

Engineer

Westwood
10333 E. Dry Creek Rd, Suite 240
Englewood, CO 80112
720.482.3539
Melinda Lundquist

Planner / Landscape Architect

Norris Design
1101 Bannock St.
Denver, CO 80204
303.892.1166
Jared Carlon

Architect

KTGY
820 16th St Mall #500
Denver, CO 80202
303.389.6061
Bill Ramsey

CONTEXT

The 14.9-acre site is located within the Painted Prairie Master Planned neighborhood (PA-27A) and is zoned R-2 with the Flexible Residential Lot Designation, in keeping with the zoning of much of the surrounding land. Land to the east and west is currently vacant, while the land to the north and south are both single family homes.

SITE PLAN DESIGN

The Fairfield Townhomes site plan proposes a for-rent community containing 206 single-family-attached units, 114 street-facing units and 92 green court-facing units, allowing for 13.2 du/ac, as well as ample open spaces and a community clubhouse and pool. The overall site has been designed to meet the proposed guidelines for the R-2 district by providing two open space areas, an amenity center and promoting medium density housing options. Lot sizes will vary from 1,260 sq. ft to 2,970 sq.ft.

LANDSCAPE DESIGN

The landscape and planting plan has been designed to integrate into the natural prairie theme of the surrounding development. Planting patterns are naturalized to mimic the native prairie landscape, while also accentuating entries, high use pedestrian areas, as well as views into the site. Accentuated views include the clubhouse, green courts, and streetscape. The planting design accommodates both the pedestrian and vehicular experience and

creates usable spaces in green courts and open space areas. The plant palette includes low water-use and low maintenance requirements. Front yard fencing has been placed along green courts and interior streets. The fence is a 3' high horizontal style wood fence that matches the Painted Prairie Design Guidelines.

ARCHITECTURAL DESIGN

The townhome and amenity buildings provide four-sided building design and incorporate architecturally significant stylistic elements on all elevations including sides and rear. The 1 to 2-story building facades utilize human-scaled massing elements and details to create well balanced compositions for each townhome and overall building. Front doors unique to each style, stoops articulated with awnings supported by bracket details, usable porches, and fenced front patios enliven the street scape or green court and provide transition from public to private realms. Change in roof heights and building massing help further define uniqueness between individual units while strengthening the overall building composition. The end units provided on lots with high public visibility are characterized by stepped building massing, entry porches, and 2nd floor decks. These features improve the livable area of the home with greater indoor-outdoor connectivity and provide continuity of details and materials at the side entry elevation that are more commonly found on front elevations. The building rear elevations are provided additional relief in building massing from the addition of some rear decks.

The elevations are designed to reflect modern interpretations of Prairie-Farmhouse and Eclectic-Hill Country vernaculars prescribed by the Painted Prairie residential architecture design guidelines. The design themes are further informed by Colorado regional specific elements, color, and material schemes.

The single-family attached prairie farmhouse and hill country style elevations at Fairfield Townhomes incorporate 50% or more masonry on the net façade area. Therefore, the percentage masonry proposed meets or exceeds the requirements of Aurora UDO section 146-4.8.6.D for SFA to have minimum net façade area 50% clad in brick or stone, and meets the Painted Prairie Architectural Standards TAB 12 page 17-Materials requirement for Townhomes.

The Farmhouse elevations are a modern interpretation of the historic vernacular with simple compositions that could be recognized by Colorado pioneers as the archetypal image of home. Roof forms are predominately gables or sheds featuring accent details at ridges and support brackets. The windows are square and vertically proportioned with muntin patterns historically appropriate to the style. The well-detailed 1-story stoops with roof awnings, porches, and unique front doors accentuate entry to each unit. The trim and fascia colors typically contrast with the body color, while accent colors inspired by the vibrancy of the Colorado landscape are utilized at shutters and front doors. Horizontal lap, vertical siding, and board and batten are the primary exterior façade material with brick or stone masonry veneer as secondary is utilized to create a solid building base.

The Hill Country elevations draw inspiration from Texas regional aesthetic fusing stylistic elements from Spanish, German, and French archetypes while considering materials, colors, and details that resonate with Colorado.

Like the Farmhouse style, gables and sheds are the dominant roof form, windows are square and vertically proportioned, and 1-story stoops with roof awnings and porches create entry statements. Lap siding is the predominate material with stone masonry as the secondary. Unique to this style, stone masonry is selectively placed on 2-story vertical elements to break up the building massing and further emphasizes entry to each unit. Primary body colors are more earth tones with brighter accent colors also reserved for front doors and shutters.

CONFORMANCE TO SECTION 146-5.4.3.B.2 OF THE CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE – SITE PLAN 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.

Fairfield Townhomes site plan is in conformance with the Painted Prairie Master Plan and Aurora UDO as well as creating and emerging neighborhood as named in the Aurora Comprehensive Plan Placetype Plan.

- 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.

This site is located near existing infrastructure and will connect in the most efficient ways possible. This project is adjacent to the overall Painted Prairie development which has infrastructure proposed and being built prior to construction of this site.

- 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 proposed development does not cover any existing natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, or floodplains.

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

This community will provide pedestrian connections to the surrounding neighborhoods as well as promote walkability through the proposed green courts.

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

This application will be compatible with the surrounding homes located within the Painted Prairie Master Planned neighborhood. The maximum building height is 38' and home colors and building façade materials are consistent to the rest of the Painted Prairie community.

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

As part of the Painted Prairie Master Planned community, the site has minimal impact on the surrounding neighborhood as it was planned for this development. Traffic and Utility Reports are included with this application which outline how infrastructure will be upgraded in order to support the neighborhood.

The property owner and development team look forward to continuing to work with the City of Aurora to make this new development a success! Please let us know if you have any immediate questions or need anything further in order to conduct the first review period.

Sincerely,
Norris Design

Rebecca Bailey

Beccah Bailey
Planner