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April 19, 2021

Ryan Loomis
City of Aurora – Planning Department
15151 E Alameda Pkwy #4600
Aurora, CO 80012

RE: Letter of Introduction
Master Plan Minor Amendment – Citadel on Colfax

Project Discussion:

Proposed in this application is an amendment to the Citadel on Colfax Master Plan. As the development has truly taken shape through the sales to pad users a need has come up to modify the landscaping requirements for the site.

One of the landscaping changes proposed is to place the burden of landscaping both public and private right of ways on the adjacent developments. In large part this will help with the construction of the pads. Since entrance locations are unknown for the pads they may interfere with landscaping that would have been installed by the overall developer. Additionally construction landscaping adjacent to the pads would likely be destroyed causing additional cost on the development to replace the landscaping. By putting the burden on the individual lots the landscaping can be delayed and only installed once during the construction of that pad. To ensure that the right of ways don't sit unlandscaped for a large period of time a date of June 23, 2025 has been given at which time the master developer will be required to landscape the right of ways if they have not been completed before. The reason for the lengthy timeline is to allow for pad sales to occur, allow proper time for the development and application and construction documents to process through the City, and allow for construction to occur on the pads. Many of the pads are currently under contract or have interest. It is anticipated that as one pad breaks ground the others will come quickly behind.

Another landscape change that is proposed is revising the seed mixes within the Granby Ditch. They have been replaced with a mix that is more suitable to the ditch and will support the function of the ditch as a major drainageway. The number of trees and shrubs has also been reduced to decrease the maintenance within the drainageway and remove potential for obstructions in high flow events.

Additionally, the Site Plan for PA-6 is currently under review and proposed changes to Altura Blvd. adjacent to the site. This includes removal of some on-street parking, a relocated storm sewer, and changes to the amenities and proposed landscaping. Those changes have been incorporated with this amendment so that all changes are in one master document.

The last piece to be modified with this amendment is the Central Park. It is still desired to obtain parks credits for the open space, but there was need to revise the function of it to accommodate new life styles as well as decrease the overall scope of the park. The fireplace, water feature, and some picnic tables were removed from the plan. The picnic tables have been spaced to allow for separation from other tables to make the park more comfortable to users in the new





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lifestyle that we are all becoming accustomed to with COVID. To replace the fireplace and water feature two climbing boulders have introduced on the south side of the park to allow for children to recreate. Additionally two pergolas (one with a picnic table and the other with a couple of benches) have been added to offer a place for small groups or families to congregate again allowing space between park users. This design still meets the requirements for small urban parks, but offers a better experience in today's social landscape.

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