

## **Form B: FDP Narrative**

### **1. General Description of the FDP**

Briefly describe the general character of your proposed FDP. What will be the predominate land uses? What market segment is the proposed development designed to serve?

The Pomeroy FDP 1<sup>st</sup> Amendment's primary objective is to create a vibrant community with a mix of land uses that support and connect with the regional and local context, particularly Southlands, Murphy Creek and the existing open space/trail system. Our vision is to develop a community providing commercial services and high-quality residences along the S. Aurora Parkway corridor within the Southlands submarket. The site's leading assets are its proximity to one of Aurora's finest regional amenities (Southlands), frontage along a major arterial (Aurora Parkway), and frontage along Murphy Creek. Our vision includes creating a variety of useful connections to these assets. Revised street configurations, site access, and open space networks will foster enhanced interaction within the project and the larger community context. Residential, commercial, retail, and office land uses will benefit from S. Aurora Parkway access. A variety of open space and pedestrian connections span the east side landscape, connecting the commercial and residential districts. This community focal point creates a strong connection between provider and user. Experience has also shown that residents adjacent to an amenity such as Southlands are attracted to and disproportionately patronize nearby retail goods and services. Lastly, the site is located within the Cherry Creek School District, helping to draw residents from across the region into this attractive community.

### **2. Defining Character of the FDP**

Describe how your proposed FDP will create a unique community with a definable character and special "sense of place". What facilities, amenities and special design features will set it apart in the marketplace from similar developments in your area?

Pomeroy consists of two land-use districts that share several qualities and characteristics but are distinguished by differences in emphasis on primary uses and intensity of development. The land-use districts are designed to work together to result in a lively, prosperous, mixed-use neighborhood that serves as an attractive place to live, work, and shop. Predominant characteristics shared by both districts include:

- A balance of buildings, streets, and public spaces, which emphasize a pedestrian orientation, while allowing efficient vehicular integration.
- S. De Gaulle Street bisects the residential district and transitions into a secondary public access which connects with South Elk Way and the commercial neighborhood.
- A community that provides a convenience of services for its residents.
- A community that provides public amenities including open space and other passive recreational opportunities which serve as the community focal point.
- A circulation system that supports options for transportation including vehicle, bicycle, and pedestrian alternatives.

### **3. Zoning Conformance**

Does the FDP Accurately reflect adopted E-470 or Northeast Plains Zoning District Subarea boundaries?

Overall, the east side includes approximately 27.2 acres of land located directly northeast of Southlands Shopping Center ("Southlands") in the southeast quadrant of Aurora, Colorado. The property was originally zoned within the E-470 District with a Regional Activity Center Subarea ("RAC") designation. Aurora adopted a new zoning code in May of 2019 and the property is now zoned MU-R or Mixed-Use

Regional District. The E-470 RAC standards transitioned into the new MU-R Zoning. Although Pomeroy is not required to, a large number of the concepts outlined in the MU-R zoning standards have been incorporated into the design.

The following outline demonstrates Pomeroy's compliance with the intent of the standards.

- A. **Intent** - Pomeroy promotes a distinctive, unified character and assures high quality development.
  - a. Pomeroy is a development that is divided into distinct districts.
  - b. Recognizable signage and a visible focal point identify the development.
  - c. Pomeroy provides a mix of uses and pedestrian connectivity that reduce the demand for automobile travel and increase visual interest.
  - d. Pomeroy provides access to and from the site via South Elk Way in the mixed-use neighborhood and S. De Gaulle Street in the residential neighborhood.
  - e. Pomeroy provides a safe and pleasant pedestrian environment that provides connectivity throughout the community.
  - f. Pomeroy provides a pleasant visual environment, forming a signature style, expressed through a simple, comfortable architecture to reflect a "Transitional Suburban Infill" neighborhood.
- B. **Street Network and Pedestrian Circulation** - Pomeroy provides an exceptional system of automobile and pedestrian circulation by introducing a network comprised of a pedestrian connection across Planning Areas 6, 7, 8 & 11. S. De Gaulle St. is the primary entry into the residential neighborhood and transitions into a secondary access which connects with South Elk Way and the mixed-use neighborhood. An extensive open space & trail network provides both north-south and east-west connectivity through the site.
- C. **Mix of Land Uses** - A mix of uses are provided in order to create variety and the proximity of different types of uses that promote walkability.
- D. **On-Site Automobile, Pedestrian, and Bicycle Circulation** - Pomeroy shall create automobile and pedestrian circulation systems that promote efficient circulation, while minimizing auto/pedestrian conflicts and encourages walkability. A continuous pedestrian environment shall link all primary buildings and open space, and provide efficiency to move between nearby sites by foot, bicycle or automobile.
- E. **Landscape Area** - Pomeroy shall create an open space network that provides pedestrian connections to all components of the street and parking system, building entries and access points, and shall allow pedestrians to walk from one neighborhood to another. Pedestrian connections are provided to trails and the landscape buffer from all locations.
- F. **On Site Parking** - Pomeroy provides parking areas that are dispersed, separated and provide landscaping.
- G. **Architectural Elements** - Pomeroy shall be a high-quality development and create a distinct and memorable image for the community. The buildings and hardscapes shall introduce a rich mixture of articulation, high quality building materials and detailing on all facades, with primary emphasis to the front entries.
- H. **Lighting** -The lighting at Pomeroy is required to be a functional aspect, as well as a design element to accentuate building facades, reinforce the streetscape design, emphasize landmarks and features and provide an overall ambient quality to the project.

This proposal meets the intent of the Mixed-Use Regional zoning designation.

#### 4. **Potential Regulatory Conflicts**

Are there any existing or potential conflicts between FDP design ordinance requirements and the terms of any existing annexation agreements or agreements with other jurisdictions or interest groups? If so what are they and how do you propose to resolve them?

There are no conflicts between the FDP design ordinance requirements and the terms of any existing annexation agreements or agreements with other jurisdictions or interest groups.

## **5. Waivers**

Does your current design require any ordinance waivers in order to be approved? If so, list each proposed waiver, and answer the following questions for each. (If no FDP waivers are listed and approved, we will always interpret the final FDP document to mean that all city code requirements will be met or exceeded.)

- What are the specific site-related characteristics of your site that have led to the waiver request? (Do not include self-imposed hardships or constraints as a justification. Financial constraints may be considered, but only as they relate to unusual site conditions. Do not simply respond that meeting all development standards would be too costly.)
- What design alternatives have you considered to avoid the waiver? Why weren't these alternatives chosen?
- What measures have been taken to reduce the severity or extent of the proposed waiver?
- What compensating increases in design standards have you proposed to mitigate the waiver's impact?

No FDP waivers are requested. Waivers, if proposed, will be dealt with on a case by case basis during the Site Plan review process.

## **6. Required City Facilities**

What additional city facilities or services will the City of Aurora have to provide in order for your FDP to be implemented? What police, fire, and recreation facilities are required and where are they located (inside or outside your FDP boundary.) To what extent will your development plan help to fund or construct these facilities?

There will be no additional required city facilities within this FDP amendment.

## **7. Vehicular Circulation**

Do your proposed arterial and collector roadways align with the arterials and collectors of adjacent properties? Do your roadway cross sections match adjacent cross sections? If not, explain why.

S. De Gaulle Street serves as the primary entrance to the residential neighborhood. A 64' ROW runs through the entirety of the residential site. The street section includes two 10' travel lanes with a 7' wide parallel parking stall along each drive aisle. A 9' wide landscape buffer accompanies a 5.5 foot walk on each side of the street creating an enjoyable pedestrian experience.

The S. De Gaulle ROW transitions into a secondary access meant to connect the residential neighborhood with the commercial neighborhood. The Secondary access road consists of two 11.5 foot travel lanes and a varying landscape buffer width with a 5.5 foot sidewalk on one side.

South Elk Way provides access from the mixed-use neighborhood to S. Aurora Parkway and serves as the primary entry into the commercial neighborhood. This street sections matches the west side's primary commercial ROW and consists of two 12 foot travel lanes, a central 12 foot two-way left turn lane, 7.5 feet of landscape and 5.5 feet of sidewalk on each side of the ROW.

## **8. Pedestrian Circulation**

Do off-street trails on your site connect with those on adjacent properties? Do your cross sections match adjacent cross sections? If not, explain why.

Planning Areas 8 and 11 have been designed to provide significant benefit both to the Pomeroy development and also the neighboring communities. Planning Area 8 serves as the primary amenity for the development as numerous spaces within this Planning Area have been programmed for a variety of passive and active recreational opportunities. A large gathering area with public art, benches, an open lawn and garden have been provided at the culmination of S. De Gaulle St. It also borders and overlooks Murphy Creek. This gathering area serves as a perfect destination for residents of the Planning Area 7 townhomes and is easily accessible to neighboring communities through a variety of trail options within Planning Areas 7 & 8. A multi-use trail moves north from the gathering area and passes alongside a detention pond which also serves as a bird sanctuary. Numerous seating options and a full trail loop around the detention pond/bird sanctuary allow for ample viewing options. The bird sanctuary will contain several bird nesting stations meant to attract multiple bird species. The multi-use trail continues north to connect with the existing Murphy Creek trail system. This trail connects users with a variety of nearby trails, Appaloosa Park, Infinity Middle School, and a new City of Aurora recreation center. The primary multi-use trail within Planning Area 8 also moves west toward the primary entry of Planning Area 7. The trail meanders west along Chelsea Draw and connects residents with a second gathering area which includes picnic tables, benches, seat walls, and a display garden. The trail continues west and greets residents at the primary entry of Planning Area 7 with native plantings and a display garden, open lawn for recreation, and a variety of seating options.

Planning Area 11 is a 1.4-acre open space that is located in between Planning Areas 6 & 7. This planning area has been designed to provide unique recreation and viewing opportunities of the overall community, Murphy Creek, and Aurora open space to the east. Significant grade change occurs in Planning Area 11 and provides the perfect setting for a community trail with ample seating options. The trail starts at the primary entrance of the townhome community and weaves its way southeast through a variety of seating nodes. These nodes provide users with numerous views of the entire community and inhabitant wildlife. The trail within this planning area also connects to other trails and walkways to create a loop around the entire community.

## **9. Protection of Natural Features, Resources and Sensitive Areas**

*Describe how the development will be designed to protect, use or enhance natural resources and features.*

*In particular, describe how the design of the development will respond to:*

- *Water features, such as floodplains, streams, and arroyos*
- *Adjacent parks and public open space*
- *Significant views of the Front Range and views from public parks and I-70 and E-470 and other collector and arterial streets*
- *Riparian wildlife habitat*
- *The approximate topographic form of major ridgelines and swales*
- *Natural or geologic hazard areas, including unstable slopes and expansive soils*

*Other natural features such as bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, or wetlands.*

The Pomeroy FDP 1<sup>st</sup> Amendment works toward protecting natural features, resources, and sensitive areas by preserving Murphy Creek and setting aside ground for open space and trails. A variety of pedestrian connections throughout the east side open spaces create a community focal point and connect the mixed-use and residential neighborhoods. Murphy Creek itself has been placed in a Planning Area dedicated to floodplain and drainage. Efforts will also be made to promote the use of grade sensitive architecture.

## **10. Neighborhood Concept**

Briefly describe the location of your individual neighborhoods. How have you defined the boundaries for each neighborhood? How are the architectural styles and other design features distributed among the neighborhoods? Are there any styles or other design standards that are restricted to specific areas? Also fill out Urban Design Form F-2 to more fully describe the special standards and character of each neighborhood.

The Pomeroy FDP 1<sup>st</sup> amendment consists of two distinct neighborhoods; a mixed-use neighborhood and a single family attached residential neighborhood. The commercial neighborhood provides space for value commercial, office, and/or retail options from small to larger format users. These uses are located on the east side of S. Aurora Parkway and are bordered to the southeast by a public road for easy vehicular access. Commercial buildings and primary building entries are encouraged to face S. Aurora Parkway. A portion of the parking is permitted to be oriented towards S. Aurora Parkway and shall be screened from view.

A minimum 2,500 SF plaza space provides users a place to socialize, relax, be entertained, etc. This plaza space shall be visible and accessible from the street as well as integrated with the function of the building. The plaza space shall not include any parking between the building and the street.

The single-family attached neighborhood is the portion of Pomeroy located to the east of the mixed-use neighborhood and the public road. A thirty-foot drop in grade from the public road to Chelsea Draw drives the roadway configuration and design of building placement. Buildings are designed to sit on graded out pads as a private road loops through the development. An extensive trail network through the site connects residents with the adjacent open space and the commercial neighborhood.

The two neighborhoods are tied together through a series of distinguishing urban design, landscape, and architectural elements. The project will connect the mixed-use and residential neighborhoods through the use of consistent colors, materials, landscape theming, and architectural styling. The architectural design intent is to emulate the traditional styles found in the adjacent residential and mixed-use neighborhoods. An enhanced set of landscape standards soften and highlight features on the site while using a diverse palette of plants. Residential and mixed-use landscapes will promote a neighborhood theme and will complement the architecture with the appropriate plant material. Open space and detention/ retention pond areas will typically be given more native and informal treatment.

#### **11. Black Forest Ordinance**

Is the Black Forest Ordinance applicable to your site? If so where do the impacted areas show on your exhibits, and how will the requirements of the ordinance be carried out?

The Black Forest Ordinance is not applicable to our site.

#### **12. Steep Slope Standards**

Does your development plan include building on areas with an existing slope of 6% or greater? If so, what standards and design strategies have you adopted to deal with drainage and aesthetic issues? Have you reviewed and considered our recommended steep slope design guidelines? If not, why?

Yes, the Pomeroy FDP 1<sup>st</sup> Amendment boundary includes areas with an existing slope of 6% or greater. At time of site plan submittal steep slope design guidelines will be implemented. Due to the undulating topography of the site, the use of retaining walls may be required and shall conform to all City of Aurora codes. High quality, split face CMU or MSE walls are anticipated. Colors will vary to match the architectural character of the area. Walls may incorporate stairs for pedestrian access where appropriate.

**13. Consultations with Outside Jurisdictions and Agencies**

Have you consulted with representatives of your local school district, the Colorado Division of Wildlife, the Colorado Department of Public Health and Environment, or other applicable local, state or federal agencies? If so, list the dates, contact person, and results of your discussions. Include any letters you've received from these agencies as an appendix to your application.

Corps of Engineers

Our consultants are working on the technical details of a planned submittal to the Army COE regarding Chelsea Draw on the east parcel. The determination by the Army COE was that Chelsea is a "waters of the US" but is classified as wetlands and not a stream. This means the 300 linear foot rule does NOT apply but rather an acreage test applies.