

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?

This FDP 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 and the existing open space/trail system. Our vision is to develop a community providing hospitality, senior/assisted living, retail/mixed-use commercial services and high quality residences along the E-470 corridor within the Southlands submarket. The site's leading assets are its close proximity to one of Aurora's finest regional amenities (Southlands), frontage along a major arterial (Aurora Parkway), and adjacency to and visibility from E-470. 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 and mixed-commercial land uses will benefit from S. Aurora Parkway access and close proximity to E-470. A pedestrian bridge spans Tollgate Creek which bisects the mixed-use commercial/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 a number of 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 walkable east-west pedestrian bridge serves as the center spine of the community.
- A balance of buildings, streets, and public spaces, which emphasize a pedestrian orientation, while allowing efficient vehicular integration.
- A private street with a public access easement through the residential district and a primary street through the mixed-use commercial/commercial district connects both sides of the site with the surrounding context.
- A local concentration of housing, services, and jobs encourage people to live and work in the immediate area.
- 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.
- 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?

The site includes approximately 62.3 acres of land located directly north of Southlands Shopping Center ("Southlands") in the southeast quadrant of Aurora, Colorado. The property is currently zoned within the E-470 District with a Regional Activity Center Subarea ("RAC") designation. Per discussions with city staff, it has been determined that Pomeroy will not be required to fulfill the RAC standards as The Southlands development has satisfied these requirements. Although Pomeroy is not required to, a large number of the concepts outlined in *Sec. 146-2259 Special Area Design Standards - Regional Activity Center ("RAC")* have been incorporated into the design.

The following outline responds to *Sec. 146-2259. Special Area Design Standards - Regional Activity Center ("RAC")* and 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 increases visual interest.
 - d. Pomeroy provides access to and from the site through a private street with a public access easement within the residential district and a primary street in the mixed-use commercial/commercial district for internal circulation.
 - e. Pomeroy provides a safe and pleasant pedestrian environment that provides connectivity throughout the project.
 - 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 Tollgate Creek, a private street with a public access easement through the residential district, and a primary street through the mixed-use commercial/commercial district. 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 Regional Activity Center sub-area 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?

Waivers will be dealt with on a case by case basis during the CSP review process. Per discussions with city staff, it has been determined that Pomeroy will not be required to fulfill the RAC standards as The Southlands development has satisfied these requirements.

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.

The internal organizational component is a walkable north-south private street with a public access easement through the residential district and an east-west primary street loop in the mixed-use commercial/commercial district. These streets serve as the fundamental design elements that promote all other development aspects.

The private street with a public access easement connects E. Alexander Drive with S. Southlands Parkway. The public access easement section consists of two 10' travel lanes, 7' parking lanes, half foot curbs and 8' tree lawns. A 10' walk and 5.5' walk create the perimeter of the 67.5' section.

The commercial street ROW connects at the southern boundary with S. Aurora Parkway near Southlands mall at a signalized intersection and loops north to reconnect with the major thoroughfare. The commercial row is a 68' section comprised of two 12' travel lanes, 2.5' curb and gutters, 7.5' tree lawns, and a 6' and 5.5' walks. A 12' two-way left turn lane is also included in the middle of the street section.

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.

In the Residential District, A 10' and 5.5' sidewalk, within the public access easement, connect users from the northern boundary and Sorrel Ranch with the southern boundary and Southlands Mall. In the Commercial District, two 10' sidewalks within the ROW connect users from S. Aurora Parkway with planning areas 5a and 5b. Internal walks and trails connect the two districts together.

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 amendment works toward protecting natural features, resources, and sensitive areas by preserving Tollgate Creek and setting aside ground for open space and trails. A pedestrian connection crossing the creek will be enhanced to create a focal point of the community, connecting the commercial and multi-family parcels. The creek itself has been placed in 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 amendment consists of two distinct neighborhoods as a result of Tollgate Creek bisecting the site. The commercial neighborhood occupies the east side of Tollgate Creek and the residential neighborhood occupies the creek's western bank and borders E-470. The Mixed-Use Commercial/Commercial Neighborhood provides space for value retail options from small to larger format users as well as the opportunity for a hotel/extended stay operator and/or senior housing. These uses are located on the east side of Tollgate Creek bordered to the east by Aurora Parkway 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 5,000 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 Multi-family Residential Neighborhood is the portion of Pomeroy located to the west of Tollgate Creek and bounded on the west by E-470. The buildings are designed to face the private street with a public access easement, where possible, to encourage pedestrian interaction and to emphasize pedestrian connectivity with the Mixed-Use Commercial/Commercial Neighborhood.

The two neighborhoods are tied together through a series of distinguishing urban design, landscape, and architectural elements. The project will connect the commercial and residential neighborhoods through the use consistent colors, materials, landscape theming, and architectural styling. The architectural design intent is to emulate the traditional styles found in the adjacent residential and commercial neighborhoods. An enhanced set of landscape standards soften and highlight features on the site while using a diverse palette of plants. Residential and commercial 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 FDP amendment boundary includes areas with an existing slope of 6% or greater. At time of CSP 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 an 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.

E 470

We have met formally with representatives of E 470 to review our concept plan and the status of easements and ROWs for the west side parcel. They were satisfied with our concept plan in relationship to E 470, including the buffer we have planned for the multi-family parcel. No additional easements are needed. There is one small drainage area which will need to be addressed at site plan, but it can be easily accommodated in the overall drainage. The E 470 people agreed, and we will work together at the appropriate time.

Corps of Engineers

Our consultants are working on the technical details of a planned submittal to the COE regarding Chelsea Draw on the east parcel. We will be discussing with them the possibility of abandoning Chelsea Draw and

having the drainage from the detention pond on our south boundary go directly into Murphy Creek, where we would enhance the creek bed and wetlands. We will advise you of the results of these discussions as they occur.