

August 3, 2018
Office of Development Assistance, City of Aurora
15151 E. Alameda Parkway
Aurora, CO 80012

RE: Pomeroy Mixed Use
KA#: 216133

Office of Development Assistance,

The Pomeroy Framework Development Plan (“FDP”) Amendment is a detailed community vision which 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. The property is also the subject of an FDP which was approved in 2003.

Since the time of the implementation of the RAC in 2001 as well as the approval of the GDP in 2003, the surrounding property has undergone significant development – including virtually all of Southlands to the south and Sorrel Ranch to the north – which necessitates dramatic changes in roadway connectivity from that which was approved in the 2003 FDP. Infrastructure development since 2001 includes Aurora Parkway, Orchard Road, various minor collectors within Sorrel Ranch, extraordinarily extensive retaining wall improvements and significant drainage improvements both within Southlands and the property across Aurora Parkway east of Southlands, some of which have negatively impacted the subject property and its buildability.

As a result of this surrounding development, the site has evolved into a narrow (+/- 650”) infill property with many constraints and challenges. The narrow nature of the site, with no relief along the boundaries, necessitates many changes to the 2003 FDP. Further constraints and challenges include (1) roadway connections in fixed locations and with fixed grades; (2) a site with severe topography given its relatively small size; (3) the need for a signalized full movement intersection on Aurora Parkway and designing the geometry of that intersection; (4) existing drainageways (Tollgate Creek, Chelsea Draw & Murphy Creek) and associated drainage and crossing improvements; (5) access to utilities and (6) an adjacent utility substation. Therefore, we believe strongly that the site requires a collaborative and thoughtful planning and zoning effort in order to maximize its utility not only for future users but also for adjacent property owners and the City.

The amendment’s primary objective includes creating a vibrant community with a mix of land uses that support and connect with the regional and local context, particularly Southlands, Sorrel Ranch and the existing open space/trail system. Our vision is to develop a community providing hospitality, senior/assisted living, retail/commercial services and high quality residences along the E-470 corridor within the Southlands submarket. To this end, we are proposing an amendment to the original FDP for the western parcel only. After a number of meetings with the City of Aurora staff it was decided the best direction was to amend the FDP for the west parcel only and for the applicant to re-write the

design guidelines which would apply to the property in its current state rather than its condition circa 2003 in order to accommodate the constraints previously enumerated.

The current FDP consists of what is now a largely out-of-date land use map/matrix, as well as urban design, architectural, and landscape design guidelines, which ignore existing site conditions as they have evolved during the 16 years of adjacent development. The adjacent Southlands FDP satisfies many of the E-470 RAC Subarea requirements regarding layout and design. The Pomeroy FDP will complement this development and ensure cohesion with the greater Regional Activity Center. A new land use map/matrix considering current site constraints and updated urban design, landscape, and architectural guidelines will promote a distinctive, unified character and assures high quality development.

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 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.

We are excited about the vision of bringing this community consisting of hospitality, senior/assisted living, retail/commercial uses, high quality residences and other services to Aurora and to developing this strategic and important undeveloped parcel between Southlands and Sorrel Ranch. We look forward to working with the Aurora Staff throughout the FDP amendment process.

Sincerely,

Jeff Neulieb
KEPHART