

April 19, 2017

Ms. Heather Lamboy  
**City of Aurora, Planning Department**  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, Colorado 80012

**Re: Letter of Introduction for Kings Point CSP No. 2 / Final Plat No. 2**

Dear Heather:

On behalf of the developer, Kingspoint LLC, I am pleased to submit this Letter of Introduction for Kings Point CSP No. 2 and Final Plat No. 2.

The following team of consultants has been assembled to complete this application:

**Developer / Applicant:**

Kingspoint LLC  
c/o Bruce Stokes  
First Avenue, Suite 305  
Centennial, CO 80112  
303-394-5525  
[bstokes@crdvco.com](mailto:bstokes@crdvco.com)

**Planning & Landscape Architecture:**

Norris Design  
Diana Rael & Eva Mather  
1101 Bannock Street  
Denver, CO 80204  
303-892-1166  
[drael@norris-design.com](mailto:drael@norris-design.com) &  
[emather@norris-design.com](mailto:emather@norris-design.com)

**Engineers:**

Core Consultants, Inc.  
Blake Calvert  
1950 W Littleton Blvd Ste 109  
Littleton, CO 80120  
303-703-4444  
[bcalvert@coreconsultantsco.com](mailto:bcalvert@coreconsultantsco.com)

**Traffic Engineers:**

Atkins  
Will Johnson III and Karol Miodonski  
4601 DTC Boulevard, Suite 700  
Denver, CO 80237  
(303) 221-7275  
[Will.johnson@atkinsglobal.com](mailto:Will.johnson@atkinsglobal.com)  
[karol.miodonski@atkinsglobal.com](mailto:karol.miodonski@atkinsglobal.com)

**Traffic Engineers/**

**Roundabout Design:**

Felsburg, Holt and Ullevig  
Rich Follmer  
6300 S. Syracuse Way, Suite 600  
Centennial, CO 80111  
(303) 721-1440

### **Site Location:**

Kings Point CSP No. 2 is located on portions of the east half of Section 34 and Section 35, Township 5 South, Range 66 west of the 6th principal meridian in the City of Aurora, Arapahoe County, State of Colorado; generally lying north of E-470 and west of Gartrell Road.

### **Project Overview:**

Contextual Site Plan No. 2/Final Plat No. 2 is considered the Homestead neighborhood of Kings Point, located in the northeast portion of the overall site. This new application and site plan is consistent with the Framework Development Plan.

This application proposes 353 single-family detached dwelling units on approximately 224.02 acres. Amenities proposed in CSP No. 2 also include parks, open spaces and one Neighborhood Activity Center to serve the residents. Parcels M18 and M20 as designated in the FDP make up the NAC/Open Space. These parcels will have the required uses within their unique parcel areas as depicted in the FDP. The design for Parcel M18 Open Space is included in this application and will include a tot lot, shelter, multi-use fields and a connection to the E-470 MUE Regional Trail. The design for Parcel M20 NAC is not included in this application but the FDP requirements for a pool, patio and pool house are labeled in the CSP. Parcel M20 will be a part of a future application. While the FDP identifies these as separate parcels, because of their proximity to one-another, their uses will be complimentary with the intent that it will operate as one Neighborhood Activity Center rather than two separate spaces.

### **Criteria for Approval (Sec. 146-405 – Site Plans):**

#### **1. Consistency with the Comprehensive Plan:**

The Kings Point CSP No. 2 as outlined above is consistent with the city's Comprehensive Plan, including the requirement that developments comply with the E-470 zone districts.

- Per the city's 2009 Comprehensive Plan, the Kings Point site falls within the E-470 Zoning District. The city's visions for this area include "high quality neighborhoods," which take advantage of "natural and physical features," and "[have] a high quality appearance from E-470" (Comprehensive Plan, Chapter V, H, p.1). The neighborhoods proposed within Kings Point have been designed to create distinct, interconnected pockets of developments positioned between various open space, parks, the NAC, and other neighborhoods in Kings Point. Additionally, architecture will comply with the standards established in the E-470 zone to ensure a consistent, high-quality character. These elements will combine to present an attractive and varied view from E-470. Natural drainages will be preserved on site and trail corridors will be developed throughout the property to take advantage of the site's natural features.
- At Kings Point, the architectural standards, high quality landscape, and distinctive monumentation will help fulfill the City's vision for "...master-planned projects on the city's edge [to] establish new standards for design quality and livability" (Comprehensive Plan, Chapter IV, A, p. 1).
- This CSP is comprised of entirely single-family dwelling units, thus complying with the Comprehensive Plan's requirement that new neighborhoods, particularly those in eastern Aurora, be primarily single-family, owner-occupied homes (Comprehensive Plan, Chapter IV, I, p. 1). Additional land uses proposed by this CSP include but are not limited to, parks, trails, a Neighborhood Activity Centers (NAC), and a greenway along an existing floodplain.
- The Kings Point community is designed around an interconnected series of parks and trails, providing access to new and existing NACs (Comprehensive Plan, Chapter IV, I, p. 1). These trails include connectivity to the E-470 multi-use trail and a future regional trail connection on the southern edge of the site.

- The Comprehensive Plan's Framework for New Neighborhoods requires that new neighborhoods be designed around environmental features and that neighborhoods should be defined and differentiated by "environmental features, open space, or major streets as boundaries" (Comprehensive Plan, Chapter IV, I, p. 2). Kings Point's integrated trails, open space, and parks provide an alternative pedestrian and bicycle network, facilitating multi-modal transportation options throughout the development. A drainageway and nature open space run through the site and serves as a central organizing element. Additionally, landscape buffers along the northern and western borders provide screening and visual transitions between neighborhoods to the north and the Kings Point site.
- Within Kings Point, the current CSP proposal will, in tandem with future CSPs, create a community comprised of a variety of interconnected land uses. The site will assist in the City's broader vision to become a "...community with a clear identity yet it has distinct parts composed of neighborhoods, places of employment, activity centers, parks, and natural places" (Comprehensive Plan, Chapter IV, A, p. 1) through the development of the NAC, the greenway, residential neighborhoods, parks and open space, as well as variety of future land uses, per the approved 2002 FDP.

## **2. Impact on Existing Infrastructure and Public Improvements**

A Public Improvements Phasing Plan is included in this CSP application, which appropriately phases and scales infrastructure for the planned development of Kings Point. Along with the development of CSP No. 2, significant public improvements will be completed with CSP No. 1, including the construction of Aurora Parkway from Parker Road to Kings Point Way, as well as the construction of Dry Creek Road from Kings Point Way through Kings Point CSP No. 2 to existing improvements at Liberty Middle School. These Filing 1 and 2/Phase 1 improvements will substantially improve the area's roadway network, providing direct connections between Gartrell Road to Parker Road, minimizing the need for circuitous travel through existing neighborhoods.

Within CSP No. 2 initial improvements include utility, drainage, and landscape projects. A lift station for sanitary sewer is also required with the initial phase. The lift station will be included in a separate application. Additionally, tracts platted for existing floodplain will be dedicated to the City. Please refer to the Phasing Plan included in CSP No. 2 for more information on the timing and location of public improvements.

## **3. Density**

Densities for CSP No. 2 fall within the parameters of the E-470 zone. Per Sec. 146-906 (C) of the City's code, E-470 Low Density Residential has a maximum of 3 Du/Ac and E-470 Medium Density Residential has a maximum density of 8 Du/Ac for Single-Family Detached residential. As is detailed in the approved 2002 FDP, the densities for both areas are below the specified thresholds. Residential density has decreased in the current CSP from the approved 2002 FDP. This CSP proposes a total of 353 residential units, while the approved FDP permits up to 415 units within the same planning areas. In addition to this lower number of units, care was taken to place lower density development and landscape buffers in critical transition areas.

## **4. Protection and Appropriate Use of Environmental Features and Topography to Enhance the Development**

Kings Point is comprised of a varied, undulating terrain that enhances the development opportunities for the community. Special consideration was taken when determining developable areas and non-developable areas. High points are utilized as gathering spaces and all trails, parks, open space, and trail improvements have been located along existing drainages.

## **5. *Landscaped Area***

The landscape character of Kings Point combines natural and rustic elements with a modern prairie style, accentuating the horizontal lines of Aurora's rolling topography. The concept includes a streetscape pattern with trees, shrubs, grasses, and other materials in rows emphasizing movement across the site. Enhanced landscaping is provided at the entrances to Kings Point, at neighborhood access points, and in the NAC and public gathering areas.

Landscape buffers from existing neighborhoods surrounding the site include abundant landscape material per private agreements and requirements in the FDP as well as City Code. A 75' Multi-Use Easement adjacent to E-470 is included in this application and is landscaped to meet and exceed E-470 and Aurora requirements. We have connected to this E-470 regional MUE trail in multiple strategic locations to further enhance the pedestrian connectivity within Kings Point.

A general concept for the Neighborhood Activity Center is shown on the landscape plans. Parcels M18 and M20 as designated in the FDP make up the NAC/Open Space. These parcels will have the required uses within their unique parcel areas as depicted in the FDP. The design for Parcel M18 Open Space is included in this application and will include a tot lot, shelter, multi-use fields and a non-street-separated connection to the E-470 MUE regional trail. The design for Parcel M20 NAC is not included in this application but the FDP requirements for a pool, patio and pool house are labeled in the CSP. Parcel M20 will be a part of a future application. While the FDP identifies these as separate parcels, because of their proximity to one-another, their uses will be complimentary with the intent that it will operate as one Neighborhood Activity Center rather than two separate spaces.

## **6. *Internal Efficiency of Design***

The current CSP maintains the approved arterial and collector network for Kings Point with safe and convenient pedestrian access to common areas for community recreation and amenities. Local road networks internal to the CSP have been designed to provide safe and efficient access to individual residences. Connectivity will also be enhanced by the future development of the E-470 multi-use trail on the CSP's southern border. Connections to this regional trail have been provided to facilitate off-street pedestrian and bicycle recreation supplementing the NAC, open spaces, schools, homes, and other destinations at Kings Point.

## **7. *Control of Nuisance Impacts***

There are no significant adverse or undesirable impacts that are not easily mitigated through traditional design techniques.

## **8. *Urban Design, Building Architecture and Landscape Architecture***

Architecture character within Kings Point will meet or exceed the quality standards established in Aurora's E-470 Zone District. No changes to the Kings Point Architectural Designs and Elevations are proposed at this time. The landscape design concept meets or exceeds the design standards established by the Kings Point FDP to promote and enhance both the pedestrian and vehicular experience. The landscape plans have been revised over the previous CSP with a more drought tolerant plant palette and landscape theme.

## **9. *Adequacy, Accessibility and Connectivity of Traffic and Circulation Patterns***

Kings Point is designed to successfully accommodate both pedestrian and the vehicular connectivity at a high level. The open space and trail network is a design priority in every development parcel linking homes to community amenities. The street network is consistent with the Traffic Impact Study included in this application.

The intersection of S. Ireland Way and Long Avenue was discussed at length with the Filing 2 application. Kingspoint has been working with all of the stakeholders involved transportation decisions. The street network impacts the cities of Centennial and Aurora, Cherry Creek School District, Arapahoe County and Douglas County. Given that S. Ireland Way already exists and is owned and maintained by Aurora through Kings Point to the border with Centennial, the developer will be directed how to mitigate any traffic issues and provide traffic solutions.

The Cities of Aurora and Centennial have recently proposed a plan which is acceptable to each. With the initial development of Kings Point, prior to any occupancy, the through connection to the north from existing S. Ireland Way will be terminated at E. Dry Creek Road. Access to Long Avenue will be available via an indirect route requiring a northbound vehicle to make three right turns and two left turns to return to S. Ireland Way approximately 600' south of the intersection of S. Ireland Way and Long Avenue. The developer was asked to consider this change by City of Aurora Staff and has agreed to do so. This change is reflected in the April 19, 2017 Filing 2 CSP plans.

The developer understands that Centennial's City Council and staff support this modification and have agreed to the request of the City of Aurora, Arapahoe County, Douglas County, Cherry Creek School District and South Metro Fire District that the road connectivity be maintained.

The developer will have a truck routing plan in place to access the property from Parker Road and E. Dry Creek Road and the construction contracts will be specific regarding accessing the property in an effort to keep construction traffic out of the adjacent neighborhoods in Centennial.

## **10. Street Standards**

Arterial, Collector, and Local streets included this CSP have been designed per the approved FDP and/or City of Aurora Standards.

## **11. Past Performance**

Kingspoint LLC acquired the property in 1993. In 2002 they processed the FDP for the property. CSP's for Filings 1, 2 and 4 were completed and approved in 2005-2008, although they have since expired.

Castle Rock Development Company, an affiliated entity of the owner, will manage the development of the property. CRDC has managed the development of the Meadows planned community in Castle Rock since 1997. The Meadows is a 4,000 acre community which today has over 4,000 residential units, a hospital with associated medical facilities as well as a variety of commercial uses. At build out the community is anticipated to consist of over 10,000 residential units.

Kings Point Project Manager Bruce Stokes has been involved in land development and homebuilding operations in the southwestern United States for over 25 years. He has been involved with numerous planned communities in California, Nevada, Arizona and Colorado. Bruce oversaw the entitlement and launch of the Anthem community in Broomfield, Colorado.

### **Waivers:**

Two waivers are proposed for Kings Point Filing No. 2:

#### **1. Column Spacing**

Code Reference: Aurora Municipal Code Section 146-917 (A)2; *All fences that face a public or private street shall include at least one column for every 60 lineal feet and one column at every fence corner and dead end.*

Waiver Request: Where columns are required, column shall be provided approximately every 120 feet, or approximately at every other rear lot line. This waiver is requested for homes that have rear lot lines adjacent to E. Dry Creek Road, S. Ireland Way (between the roundabout and E-470), and E-470.

Waiver Justification: The column and landscape design has been upgraded to allow for this diversion from the Code. Providing columns at every other rear lot line (or approximately every 120') still achieves the intent of the code in visually breaking up the face of the fence. All proposed columns are a minimum of 24"x24" wide exceeding the City minimum width of 18"x18", and have a footer and an enlarged cap. In addition, the first column of every run of fencing shall be further augmented with a decorative brick inset providing additional enhancement over City Code. In areas where this waiver is in effect, the landscape plan has been designed to create an enhanced streetscape. Evergreen trees are strategically located in the landscape buffer adjacent to the fence row, between the fence columns to provide additional height, screening, and visual impact to the streetscape.

## 2. Maximum Number of Lots on a Loop Lane

Code Reference: *Aurora Municipal Code Section 146-1108(B): Loop Lane. Within residential zoning districts, up to ten single-family dwellings may share access to a public street through the use of a loop lane layout.*

Waiver Request: Eleven (11) single-family dwellings shall be allowed to share access to a public street through the use of a loop lane on E. Irish Circle in Filing No. 2.

Waiver Justification:

The loop lane landscape areas provide a private park-like setting for the residents of that loop lane to enjoy. The landscape area associated with E. Irish Circle is more than a half-acre in size providing ample area for recreational activities and resident gathering. The loop lanes in Filing 2 are further enhanced as these are also the locations where we've utilized the Homestead orchard motif. The design for these spaces exceeds City requirements and should allow for the addition of more home sites.

These waivers are included on the cover sheet of the CSP.

### Neighborhood Agreements:

Agreements in place that affect the development are with the Chenango and Antelope neighborhoods. The applicant intends to honor these agreements and the mitigation measures referenced in the FDP. The proposed development timing is consistent with those agreements.

We look forward to working with the City of Aurora on the review and approval of this exciting new project. Feel free to contact me directly should you have any comments, questions and/or requests for additional information.

Sincerely,  
Norris Design



Eva Mather  
Principal

1101 Bannock Street  
Denver, Colorado 80204  
303.892.1166



**Letter of Authorization:**

This letter authorizes Norris Design, on behalf of Kingspoint LLC (the Property Owner) and its representative, Bruce Stokes, to make the required planning and entitlement document submittals for Kingspoint LLC. The Property Owner has no objection to the application.

Please let us know if you have any questions or concerns regarding this submittal.

Sincerely,

A handwritten signature in blue ink, appearing to be "B. Stokes", written over a light blue horizontal line.

Mr. Bruce Stokes

Kingspoint LLC  
c/o Bruce Stokes  
First Avenue, Suite 305  
Centennial, CO 80112  
303-394-5525  
[bstokes@crdvco.com](mailto:bstokes@crdvco.com)