

August 18, 2017

Brandon Cammarata
City of Aurora – Office of Development
Assistance 15151 E. Alameda Parkway
Aurora, CO 80012

**RE: Outlook Seven Hills –Rezoning and Site Plan with Waivers
Project No: DA-2084-01**

Dear Mr. Cammarata,

On behalf of the applicant, Evergreen Devco Inc., I am pleased to hereby submit this Letter of Introduction for the Outlook Seven Hills Townhomes Site Plan for a townhome project in Aurora, Colorado.

The following team of consultants comprise the development team on this project:

Applicant/Owner

Evergreen Devco Inc.
Jeff Wikstrom
1873 S. Bellaire Street, Suite 1106
Denver, CO 80222
303.757.0401
jwikstrom@evgre.com

Civil Engineer:

Harris Kocher Smith
Michael Moore
1120 Lincoln Street, Suite 1000
Denver, CO 80203
303.623.6300
mmoore@hkseng.com

Electrical Engineer:

RG Engineering
Sophia Gisin
2555 Walnut Street, Suite B
Denver, CO 80205
303.355.5534
sophia@rgecinc.com

Planning and Landscape:

Norris Design
Diana Rael
1101 Bannock Street
Denver, CO 80204
303.892.1166
drael@norris-design.com

Architect:

Kephart
Chris Grady
2555 Walnut Street
Denver, CO 80205
303.832.4474
chrisg@kephart.com

Site Location and Surrounding Land Uses:

The site is ~9.7 acres, specifically located south of E. Floyd Ave and west of S. Cathay Street with the one main access points being planned on S. Biscay Street at the southwest edge of the site.

This site is surrounded by the following zones/uses: to the north it is zoned as PCZD - church and occupied by St. Michael The Archangel church, to the east it is zoned PCZD for single family detached uses with single family houses in existence, to the south it is zoned PCZD for commercial and office and occupied by St. Paul's Presbyterian Church and to the west is zoned PCZD for commercial use, with a variety of commercial uses built in a shopping center.

Proposed Zoning and Density:

The site is currently zoned R-1A (Medium Density Single-Family Attached Residential), and the Applicant is not proposing to rezone the property. Outlook Seven Hills is envisioned as a medium density single-family community consisting of townhomes. The use of this product on this site provides a logical transition from the commercial uses to the west to the residential to the east and to the churches on the north and south sides of the site. Single family uses will be separated from the development on the east side by S. Cathay Street, and residential apartments on the west side will be separated by the use of landscaping and setback buffers. Within the existing R-1A zoning, the Outlook Seven Hills neighborhood will maintain scale of the surrounding neighborhoods and provide appropriate transition to the residential product within this project.

The Site Plan proposes a total of 96 townhome units in 20 individual buildings, using a mixture of four- and five-plex building types. The proposed density is 9.93 DU/acre. A family-oriented pool and play area also proposed within this community, along with additional community amenities including dog run, and courtyard areas for residents' enjoyment. The site will also include a detention area on the western side.

The four- and five-plex townhome buildings are intended to demonstrate a contemporary craftsman style, using elements such as gable and shed roof forms, columns, and brackets. Multiple color schemes will be employed across the building types. Compatibility with the surrounding single-family neighborhoods and commercial area is achieved through compact massing and two-story elevations. The exterior of the buildings are detailed with high-quality materials including stone, board-and-batten, and lap siding. To help delineate the individual units, colors and materials are varied across each elevation. We are intending to promote a pedestrian scaled, walkable neighborhood by rear-loading the attached garages and locating entries, patios, and balconies toward common green spaces.

Waiver Requests:

The Applicant is not requesting any waivers with this application.

Conformance with Site Plan Criteria

The Outlook Seven Hills Townhomes Site Plan conforms to all site plan criteria in Section 146-405(F) in the City Code as outlined below:

1. *Consistency with comprehensive plan.* The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area. The Applicant is not pursuing a rezoning, but will utilize the existing R-1A zoning with the intent to implement well-transitioned medium density townhome housing while maintaining the scale of the surrounding neighborhood. The housing proposed for this site will help to increase the amount of housing available within this community, and help to diversify the supply in order to better accommodate the community's needs.

2. *Impact on existing city infrastructure and public improvements.* The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements. The site is considered an infill site, and is surrounded by development on all sides. City infrastructure already supports this site and the project will not increase demands on this infrastructure in an undue way.

3. *Density.* The density proposed for this project is compatible with those of adjacent properties. Additionally, specific steps are being taken to achieve seamless integration with the surrounding single-family communities, which include architectural and landscape design considerations in order to transition and protect the character of the lower-density residential areas.

4. *Protection and appropriate use of environmental features and topography to enhance the development.* The project team has taken into consideration the preservation and protection of the water quality affected by the proposed development. A detention pond and open amenity courtyards are integrated into developed areas. The design and placement of buildings on a site seek to protect view corridors of surrounding neighbors.

5. *Landscaped area.* All site plans conform to adopted landscaping standards or guidelines adopted by City Council.

6. *Internal efficiency of design.* The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services, facilities, and amenities provided by the development. This includes strong pedestrian access onsite in order to connect residents to amenities such as the pool and play area, and to courtyard areas, as well as through the site and to access points. This design efficiency extends to personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.

7. *Control of nuisance impacts.* The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety, and general welfare.

8. *Urban design, building architecture, and landscape architecture.* The site plan seeks to establish a high quality of design, and integrate into the surrounding neighborhood as seamlessly as possible. At the same time, the housing proposed in this project helps diversify and increase the type and amount of housing product available to this community, as well as provide effective transitioning between existing commercial and single family uses in the neighborhood. Internal consistency and aesthetic appeal is established through the employed urban design, architectural and landscape designs in order to satisfy the City's adopted design standards and guidelines.

9. *Adequacy, accessibility, and connectivity of traffic and circulation plans.* The design, efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, convenience of location, and access to public transit facilities are adequate and functional.

10. *Street standards.* Private streets included in the site plan conform to all city standards.

11. *Past Performance.* The project team understands that the City Council and the Planning Commission are authorized to consider the past performance of the Applicant team in the consideration of any site plan and may deny or approve in part based on this consideration. All consultants on the project team have been involved in numerous projects in the Metro Area and, more importantly, the City of Aurora over the past several decades.

Please let me know if you have any questions or require any additional information. We look forward to our continued collaboration with the City of Aurora throughout the review and approval process of this project.

Sincerely,
Norris Design



Diana Rael, PLA
Principal