

September 8, 2021

Mr. Dan Osoba
City of Aurora - Planning Department
15151 E. Alameda Pkwy
Aurora, CO 80012

RE: FORUM VISTA CREEK SITE PLAN

Dear Mr. Osoba,

On behalf of Forum Investment Group, we are pleased to submit this Site Plan application for Forum Vista Creek, a multifamily community located at the southwest corner of E 6th Avenue and Gun Club Road. The consultants listed below have been assembled to realize this plan and we look forward to working closely with Aurora to make this new community a success. Please note that a Letter of Authorization was submitted with the annexation of this site, which granted Norris Design permission to process any resulting entitlements, including site plans and master plans.

Applicant	Planner	Engineer	Landscape Architect
Forum Investment Group 4500 Cherry Creek Dr S #550 Glendale, CO 80246 303.501.8833 Rich Wilson	Norris Design 1101 Bannock St, Denver, CO 80204 303.892.1166 Diana Rael	Kimley Horn 4582 Ulster St #1500 Denver, CO 80237 303.228.2311 Adam Harrison	Norris Design 1101 Bannock St, Denver, CO 80204 303.892.1166 Jared Carlon

CONTEXT

The 8.7-acre site is zoned MU-R, Mixed-Use Regional in keeping with the zoning of much of the surrounding land. Land north of the site is vacant and E-470 is immediately west of the site. South of the site is the Lamar Landing Master Plan area, which will feature multifamily residences and commercial uses. East, on the opposite side of Gun Club Road are condominiums which are part of the Cross Creek Master Plan area.

SITE PLAN DESIGN

The Forum Vista Creek site plan proposes a multifamily community of 311 units in four buildings featuring ample open spaces and a community clubhouse and pool. Buildings line Gun Club Road and the Main Street, creating a The overall site plan has been designed to meet the proposed guidelines for the MU-R districts, by incorporating the following concepts.

Focal Point

The project's focal point will be the clubhouse / leasing center located in the center of the property along the north / south street that connects to the adjacent development to the south. In addition to providing a strong urban street edge, this building also acts as the terminus to the east west pedestrian Main Street promenade that connects to Gun Club Road. This building will provide a unique architectural treatment creating a focal point from both the Boundary Road / Main Street and from E-470 for enhanced visibility of the project. In addition to the clubhouse with the 4-story buildings, each of the corner elements will provide for additional opportunity to create architectural emphasis for the project.

Boundary Road / Walkable Main Street

The proposed north / south drive that runs through the center of the property connecting the Lamar Landing development to the south with the 6th Avenue ROW to the north of the property serves as a Boundary Road with the residential buildings and clubhouse on the west side of the road serving as the "high visibility sites" nearest E-470. Due to the property's small land area, this central Boundary Road will also have the characteristics of a "walkable main street" with

diagonal parking, building frontage defining the street's edge and pedestrian-oriented streetscape improvements. The area is also being designed as usable outdoor space, with eight feet of landscaping adjacent to sidewalks, creating an enhanced pedestrian experience.

Public Plaza

The site plan features a large public plaza at the southwest corner of East 6th Avenue and Gun Club Road. This Plaza area exceeds the minimum required area of 600 SF, by providing approximately 2,000 SF that could offer multiple functions in its use and design. The intent is to create a strong plaza element at the northeast corner of the property offering unique focal point for the pedestrians and vehicular traffic along Gun Club Road, while also providing a location for project identification and placemaking elements.

Pedestrian Promenade / Walkable Main Street

This open space provides an east/west pedestrian connection from Gun Club Road to the clubhouse and amenity building focal point and will serve as a second "walkable main street". The anticipated design character will include planters, landscape features, benches, specialty lighting, etc. to create an intimate space between the buildings for the residents with connection to the public right of way.

Parking

The parking for the project is designed to minimize its visibility from the street and adjacent surrounding areas, while providing secured and convenient access for residents. The project has a total of 398 spaces with an overall parking ratio of approximately 1.27 spaces per unit. The garages have been placed along the western edge of the site to minimize their visibility from the main roads as well as to provide additional sound and buffering of E-470. Garages have also been located along the Boundary Road / Main Street to provide an edge to the streetscape and enhance the pedestrian environment. Bike parking will be integrated in key locations within the community to both meet the standards of the code and offer residents convenient access to support active lifestyles.

Detention

The proposed development will utilize an underground stormwater detention and water quality system to attenuate additional storm runoff produced by the project. The system will consist of arch-shaped chambers made of polypropylene buried in a crushed angular aggregate. The system will be located in the southwest corner of the project and will substantially maintain the historic drainage pattern of the existing drainage basin in which the project is located.

Usable Open Area

As a multifamily residential site, Forum Vista Creek must provide 20% (1.75 acres) Usable Open Area on the site. The plan as proposed provides 2.25 acres (25.8%) of open space. This includes 10,280 square feet of balcony space and 87,780 square feet of usable open space on-site. Please see the attached Usable Open Space exhibit for further details.

Public Land Dedication

The east-west Pedestrian Promenade adjacent to Gun Club Road is also designed to PLD standards with a minimum 30-foot width, 6' wide sidewalk and amenities including seating, lighting, dog stations, and enhanced landscape.

In addition to the open space that meets Usable Open Area definitions and Public Land Dedication requirements, there are 0.52 acres of open space, including a 20' landscape buffer along Gun Club Road.

LANDSCAPE DESIGN

The landscape has been designed with rectangular layout arrangement of interesting ground materials and plantings. This design is intended to be more contemporary in nature and work with the proposed contemporary architecture (see Architectural Design below). Landscaped bands and rectangles are arranged to highlight important streetscape, building façade, entry, and pedestrian areas to include 2 types of smaller rock mulch, river rock cobble, crusher fines, native seed, and turfgrass. The scale and frequency of this design concept is intended to create visual interest and complexity to both

pedestrians and vehicles, without making future landscape maintenance burdensome. Plants have been selected to be lower water-use.

The pedestrian promenade provides a centrally located and pedestrian-friendly amenity for the development. Paved areas are located at each end to provide opportunities for seating and gathering. A crushed aggregate “court” allows space for bocce ball, bag toss, and other yard-style games. Lush, diverse plantings along the edges help to soften the space and screen it from adjacent residences.

Required landscape quantities have been provided, including the E-470 buffer, the Gun Club Road buffer, and multifamily building buffers. Additionally, required streetscape trees and planting have been provided along Gun Club Road.

ARCHITECTURAL DESIGN

The building façade has been designed using a variety of quality materials and colors to break up the overall mass while keeping a contemporary horizontal design that fits along the E-470 corridor. The building has been designed with a contemporary base, middle, and top. The 1 and 2 story base elements are provided using masonry veneer with change of materials at the 4th floor to provide a defined top. Varying parapet elements and color changes help break up the masses to provide a sleek design on all four sides of the project. The backs of the garages that front the vehicular main street and E-470 have been treated with the same level of design as the main buildings utilizing quality materials in the same building color pallet.

MASTER PLAN COMPONENTS

Norris Design met with Aurora Planning staff in December 2020 to discuss Master Plan requirements as they relate to the Vista Creek site. Though a master Plan is required by the UDO, the full scope of documents is not necessary for an 8.7-acre, single use, single phase site. As a result, it was decided that the Site Plan submittal would include:

- Open Space, Circulation, & Neighborhood Plan
- Land Use Map, Matrix, and Standard Notes
- Urban Design Standards
- Landscape Standards
- Architectural Standards

These documents are included in the submittal along with Preliminary Drainage and Utility Plans and a Traffic Impact Study.

ADJUSTMENTS

UDO Section 146-4.8.5.D: 1.

The maximum building length of any multifamily or mixed-use building shall be 200 feet in Subareas B and C.

Provided Building Lengths:

- Building A – 266'-4"
- Building B – 248'-2"
- Building C1 – 257'-2" x 252'-4"
- Building C2 – 257'-2" x 252'-4"

Justification

The building footprints exceed the 200' length allowed per code for the purpose of creating a linear design to enhance the frontage of the walkable main street and boundary road. The added length helps reduce the building scale, and the articulation of the building materials is intended to separate the mass while still maintaining the modern prairie theme.

SITE PLAN APPROVAL CRITERIA

- a. The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.

The Forum Vista Creek site plan is in conformance with the included Master Plan components.

- b. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater, street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

The site is near already built infrastructure and will connect in the most efficient ways possible. As Lamar Landing to the south develops, the tam plans to pursue efficiencies with that site's infrastructure as well.

- c. Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.

The proposed development will utilize an underground stormwater detention and water quality system to attenuate additional storm runoff produced by the project. The system will be located in the southwest corner of the project and will substantially maintain the historic drainage pattern of the existing drainage basin in which the project is located.

- d. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

This neighborhood will provide connection to the community to the south and an extension of 6th Avenue to access the site, which may be used by future users located to the north.

- e. The application is compatible with surrounding uses in terms of size, scale and building façade materials.

The neighborhood will be compatible with the nearby mixed-use and residential developments, with maximum building heights of 60'-0", pedestrian-scale massing, and traditional residential façade materials.

- f. The application mitigates any adverse impacts on the surrounding area to the degree practicable.

As one of the first developments in the area between Gun Club Road and E-470, the site has minimal impact on nearby development and is fulfilling Aurora zoning and comprehensive plan vision to create a diversity of uses and density of housing in the E470 corridor.

We look forward to working with the City of Aurora on this highly anticipated community. Thank you for considering our application.

Sincerely,



Elyse Appelgate
Project Manager | Norris Design