

March 14, 2018

Mr. Brandon Cammarata
City of Aurora, Planning Department
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012
303.739.7251

Re: Seven Hills Townhomes Site Plan – Site Plan Modifications
Application No: DA-2084-01
Case Number: 2017-4017-00

Dear Mr. Cammarata,

In an effort of transparency and in conjunction with the recent conference call (held Tuesday, March 13, 2018), the Seven Hills development team would like to take this opportunity to formally outline modifications to the site plan proposed since our last submittal (dated January 5, 2018).

Due to an increase in construction costs incurred from particular site plan elements, the following modifications have been made to the Outlook Seven Hills Townhomes Site Plan.

Architectural Modifications

- A reduction in three bedroom units in favor of additional 2 bedroom units. However, the total unit count has not changed. The plan now shows 72 – two bedroom units and 24 – three bedroom units for a total of 96 units.
- Second story balconies have been removed.
- Reduction in the width of the 5-plex building by 13' and a reduction in the width of the 4-plex building by 2'.
- Large single-hung windows have been changed to sliders.
- Additional field of color at upper floor dormers.
- Exterior stone placement has been adjusted.
- Major roof forms have been simplified.

Civil Modifications

- Overall site grading was lowered for earthwork purposes.
- Residential buildings and associated private drives were shortened to match architectural footprints.
- Some residential units are now proposed to share sidewalks in strategic locations to eliminate redundant stairs.
- After discussions with Aurora Water the sanitary lines in the “alleys” between buildings are now private and the manholes were replaced with cleanouts.

Landscape Modifications

- Reduction in the pool deck area
- Removal of the playground, in favor of additional open turf/sod area. This sod area will increase the accessible and usable area outside the pool fence for residents 12 months out of the year, where as if it were kept in the pool area, the usability would have been restricted to warm season months.
- Reduction in the landscape materials, however, all plant materials still adhere to minimum landscape requirements as stated per Code.
- Reduction in shrub bed areas in favor of additional open turf/sod area. Additional turf area is desirable for multi-family residents who value spaces for their children and pets to play.
- Expansion of the dog amenity area.

Many of the proposed modifications result in a simplified and more flexible site plan. Areas around the perimeter of the site that were previously tight and created additional site plan challenges have been alleviated by reducing the building sizes and shifting units more central to the site. This allows for additional breathing room for residents and site amenities. The reduction in the pool deck and playground area creates additional spaces for units previously fronting these areas, which is desirable for first floor residents who prefer more privacy from public spaces.

The above outlined modifications are creative compromises that ensure a quality product can continue to be delivered to future residents of the Outlook at Seven Hills and the City of Aurora. Please feel free to contact me directly to discuss any additional questions, comments, or concerns. We look forward to completing this Site Plan process and constructing another quality community.

Sincerely,
Norris Design



Diana Rael, PLA
Principal