

May 17, 2021

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

**RE: LEGACY AT TOWN CENTER SITE PLAN**

Dear Mr. Osoba,

On behalf of Landmark at Town Center, LLC, we are pleased to submit this Site Plan application for Legacy at Town Center, a multifamily community located at the northeast corner of Catawba Way and E 6<sup>th</sup> Parkway. 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.

<b>Applicant</b>	<b>Planner</b>	<b>Engineer</b>	<b>Landscape Architect</b>
Landmark at Town Center, LLC 21500 Biscayne Blvd Suite 402 Aventura, FL 33180 612.287.5948 Robinson Zamorano	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 Liam Shannon	Norris Design 1101 Bannock St, Denver, CO 80204 303.892.1166 David Lane

**CONTEXT**

The 8.25-acre site is located within the Cross Creek Master Planned neighborhood and zoned MU-R, Mixed-Use Regional in keeping with the zoning of much of the surrounding land. Land north and east of the site is vacant, southeast of the site, on the opposite side of E 6<sup>th</sup> Parkway are single family homes. West of Catawba Way is the amenity area and park for the Cross Creek Master Planned neighborhood.

**SITE PLAN DESIGN**

The Legacy at Town Center site plan proposes a multifamily community of 272 units in six buildings featuring ample open spaces and a community clubhouse and pool. The overall site plan has been designed to meet the proposed guidelines for the MU-R districts, with buildings lining E 6<sup>th</sup> Parkway, Catawba Way, and the entry drive from Catawba Way, which serves as walkable main street. The walkable main street terminates in a plaza and amenity center, creating a clear focal point for visitors to the community.

**Focal Point**

The project's focal point will be the clubhouse / leasing center located in the center of the property at the end of the main street. This building will provide a unique architectural treatment creating a focal point from the main street 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.

**Walkable Main Street**

The proposed entry drive that runs from Catawba Way through the amenity area at the center of the community serves as a "walkable main street" with parallel parking and building frontage defining the street's edge and pedestrian-oriented streetscape improvements. Enhanced paving and planting areas book-end the entry drive to provide opportunities for seating and gathering. Expanded open-space areas frame the entrance to the

community and an entry plaza to the clubhouse serves as a focal point to the entry drive. The anticipated design 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 436 spaces with an overall parking ratio of approximately 1.6 spaces per unit. Garages have been placed along the northern and eastern sides of the site to minimize their visibility from the main roads. 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 & Grading**

Stormwater will generally flow to the southwest corner of the site in accordance with the Metro District Final Drainage report via overland flow, channelized flow, roof drains and storm sewer. Flows will be detained by an existing detention pond D-B located in the southwest corner of the Catawba Way and 6th Parkway before releasing through an outlet structure at flow rates required by the Criteria to another existing detention pond D-MF, located west of the site near the intersection of E 5th Ave and N Gun Club Road, where water will be detained and treated prior to being releasing through an outlet structure at flow rates required by the Criteria to Coal Creek.

### **Usable Open Space**

As a multifamily residential site, Legacy at Town Center must provide 20% (71,892 sf / 1.65 ac) of Usable Open Area on the site. The plan as proposed provides 91,878 sf / 2.1 acres (31%) of usable open space. This includes 20,608 square feet of balcony and ground floor porch space and 71,892 square feet of usable outdoor space. Please see the Usable Open Space Exhibit on the Landscape Notes sheet for further details.

## **LANDSCAPE DESIGN**

The landscape planting plan has been designed with to accentuate and enhance the pedestrian experience. Increased planting densities and formal patterns of plant materials are used at key amenity areas and high visibility areas throughout the site including the walkable main street, clubhouse entry, street corners, and programmed amenity islands in the parking areas. Patterns and geometries for these key areas relate back to the massing and canopy feature of the clubhouse architecture. The scale and frequency of this design concept is intended to create visual interest for the pedestrian and vehicular experience. Plants have been selected with lower water-use and low-maintenance requirements in mind.

Required landscape quantities have been provided including curbside landscaping, street frontage buffers, building perimeters, and private common open space.

## **ARCHITECTURAL DESIGN**

The multifamily buildings and clubhouse provide a four-sided building design. The primary building façades employ massing and material changes to create visual interest and enhance the pedestrian realm along the ground floor. Corners are emphasized with modern roof components and accent materials. The scale of the 4-story buildings' mass is reduced by introducing breaks at the parapet and awnings along the primary facade. These changes in massing provide horizontal and vertical articulation to the primary and secondary facades. Individual balconies occur above but become porches below. This direct access from ground floor units to the street creates a neighborhood feel and provide residents with private outdoor space.

As the focal point of the site, the clubhouse addresses the four-sided building design by providing a canopy at the end of the main street towards the entry of the building. Change in roof heights and building form and material create

a diverse design for the community. Glazed openings are provided throughout the clubhouse design allowing natural light into the building. The rear side of the clubhouse provides a trellis for the pool deck enhancing the community space. Materials consist of brick, fiber cement panels, and accent metal panels. The use of historic and earth tone colors is used to further create a strong street fabric with the existing community.

## ADJUSTMENTS

### Cross Creek FDP | 2. Landscape – Streetscape Buffer

(Landscape tracts outside of the right of ways adjacent to arterials and collector streets)

Except where homes front or side to collectors and under other special circumstances, residential property lines and commercial development shall be offset from arterial and collector street rights-of-way with a twenty-foot (20') minimum landscape tract to provide vegetative buffer along major streets.

**Proposed Adjustment:** To permit a minimum landscape buffer of 18 feet from E 6<sup>th</sup> Parkway to the multifamily buildings fronting to it, foregoing the landscape tract.

**Justification:** The Cross Creek Master Plan was written with the expectation that all residences within the community would be single family homes and would require a 20' landscape buffer/tract from arterial roads to the homes' back yards. As this project proposes multifamily buildings fronting to the arterial road (per MU-R zoning standards) a 20-foot landscaping buffer would create a conflict for Fire and Life Safety standards, as the buildings are already 39-feet back from E 6<sup>th</sup> Parkway flowlines; 40-feet is the maximum distance from flowline to building face to fight fires on the faces of buildings fronting that road. In addition, separating the land into a tract would be illogical for a site with a single owner; this standard assumes that such tracts would be owned and maintained by an HOA, which does not apply at this for-rent multifamily community.

### City of Aurora – Roadway Specifications

Code section 4.08 - table 1.08.1 states a two-lane collector is required to have a 6.0' detached sidewalk.

#### Proposed Adjustment:

To permit keeping existing 5.0' detached sidewalk instead of removing current sidewalk and constructing 6.0' detached sidewalk.

#### Justification

The existing 5' sidewalk was approved and built under Metro District Construction Document EDN#203136 and this project does not intend to disturb within the right-of-way besides a few minor spots for drive aisle connections and retro fitting ADA ramps. The lead walks to the apartments will connect to the existing sidewalk. the approved "two lane collector" cross section for EDN#203136 is shown on details sheet (sheet 7) depicting the 84' row and 5' detached sidewalks. In addition, the existing sidewalk on the opposite side of Catawba Way is a 5' sidewalk. because a new sidewalk is not being proposed and the existing sidewalk was built per it's approved plan and appears to be in good shape, utilizing the existing sidewalk is believed to be sufficient.

### City of Aurora Municipal Code Section 146-4.8.5

The maximum building length of any multifamily or mixed-use building shall be:  
B. 200 feet (or 250 feet for an affordable housing structure) in subareas B and C.

#### Proposed Adjustment:

To permit a 10' increase in maximum building length to allow for a 210' maximum building length.

#### Building Lengths:

- Building A – 210'-9"

- Building B – 162'-2"
- Clubhouse longest side – 114'

### **Justification**

To achieve the desired density in this setting, the building footprints must slightly exceed the 200' length allowed per code. This additional length is required to proportionately compliment the buildings' 4-story height; it helps reduce the building scale. The articulation of the building materials is intended to break up the mass while maintaining a pedestrian scale and creating enhanced ground floor access. The building elevations use a variation of quality materials and areas of articulation along all elevations.

### **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 Legacy at Town Center site plan is in conformance with the Cross Creek Master Plan and Aurora UDO, with the exception of the adjustment request listed above.*

- 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.*

- 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 does not cover any existing natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, or floodplains.*

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

*This neighborhood will provide additional pedestrian connections along Catawba Way and the eastern boundary of the site.*

- 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 residential developments, with maximum building heights of 55 feet, pedestrian-scale massing, and traditional residential façade materials.*

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

*As part of the Cross Creek Master Planned community, the site has minimal impact on the surrounding neighborhood, because the area was always intended for development. Traffic and Utility Reports submitted with this application outline how infrastructure will be upgraded to support the neighborhood.*



**NORRIS DESIGN**

Planning | Landscape Architecture | Branding

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

Sincerely,  
Norris Design

Elyse Appelgate  
Associate