

December 14, 2021

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

## **RE: LANDMARK 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 Landmark 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.

### **Applicant**

Landmark at Town Center,  
LLC  
21500 Biscayne Blvd Suite  
402 Aventura, FL 33180  
612.287.5948  
Robinson Zamorano

### **Planner**

Norris Design  
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Denver, CO 80204  
303.892.1166  
Diana Rael

### **Engineer**

Kimley Horn  
4582 Ulster St #1500  
Denver, CO 80237  
303.228.2311  
Liam Shannon

### **Landscape Architect**

Norris Design  
1101 Bannock St,  
Denver, CO 80204  
303.892.1166  
David Lane

## **CONTEXT**

The 10.3-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 Landmark 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, Landmark at Town Center must provide 20% (71,892 sf / 1.65 ac) of Usable Open Area on the site. The plan as proposed provides 74,789 sf acres (20.8%) of usable open space. This includes 3,520 square feet of balcony space, 69,768 square feet of usable outdoor space as shown on the plan, and a 3,754 square feet dog run, calculated at 40% for 1,502 square feet of usable open space on-site. 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 and clubhouse buildings 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 building's mass is reduced by introducing different 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. As the focal point, 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 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.

## 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 Landmark 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.*

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