

BB LIVING

In partnership with

*Toll Brothers*  
AMERICA'S LUXURY HOME BUILDER™

Trails Edge Townhomes  
City of Centennial, CO  
Community Meeting  
September 29, 2020





# Trails Edge Townhomes, Centennial, CO:

## Project Information:

1. Who is the Developer? *This project is a joint venture between BB Living Residential and Toll Brothers.*
2. Who is the Owner? *Jordan Road Properties, LLC.*
3. What is the zone district? *The site is zoned Urban Residential (RU).*
4. What is the proposed use? *The project consists of 190 single family attached townhomes on fee simple lots. The plan includes a connected network of walks, trails, and open space throughout the community, which will also connect all residents to the central park. Major pedestrian connections to South Chambers Road and Green Acres Tributary are planned. Bicycle parking will be provided along the open space/trail corridors and within the central park. At the trail connection to the Green Acres Tributary, residents can stop in at a seating area and bike repair station before heading out on the regional trail. The central park will feature a clubhouse with a state-of-the-art fitness center, pool, large sun deck, and spa. The pool offers two lap lanes and a leisure area with water features for kids to play in, as well as a shallow 'Baja shelf' for lounging. Other recreational amenities in the park include a lighted bocce lane, outdoor rooms that serve as seating areas and outdoor kitchen with BBQ grills, fire pits and a shelter. The themed playground invites kids to climb on oversized boulders and nets in a nature-like setting. Community gardens are offering another way to socialize and connect with nature. The centrally located and fenced dog park is easily accessible for residents and their four-legged friends.*
5. What is the approval process? *This project requires a Site Development Plan, Pattern Book and Plat through the City of Centennial.*
6. What will the proposed townhomes look like? *Preliminary building elevations are included in this presentation. Elevations show a three level building with stone and siding for exterior materials. Architectural massing is broken up with articulation and projections and varying materials. The roof form is a gable with composite shingles. Units range from 1,899 SF to 2,149 SF with building footprints ranging from 4-plexes to 6-plexes.*
7. Will there be landscaping and buffering within and along the perimeter of the site? *Overall, approximately 10.9 acres of parks and open space including the Green Acres Tributary are provided. At 43%, of the total site, this is a tremendous amount of open and green space that will provide residents of Trail's Edge with immediate access to trails and open space of the native surroundings. Landscaping will be provided in all common areas throughout the site and will meet all specific requirements of the Land Development Code. Landscape buffer plantings have been added per the requirements of city code to the western edge of the site to screen the homes from future commercial development.*
8. How will vehicles get to the site? *A full access intersection is proposed for Chamber Road north of the Douglas County and Town of Parker lines.*
9. How will pedestrians get to the site? *Sidewalks are provided from Chambers Road to the interior of the site, in addition a trail connection is proposed to the existing Happy Canyon regional trail.*
10. How will stormwater be managed? *Stormwater will be diverted to the northeast corner of the site and then channeled into the Dove Valley Water Quality Pond and/or routed directly to the Green Acres Tributary.*
11. What kind of traffic impacts will there be and what kind of mitigation? *A Traffic Impact Study is currently under development and will be included with the Site Development Plan application.*
12. When would the Developer like to begin construction? *Construction would begin after final approvals from the City of Centennial, currently anticipated for the fall of 2021.*

[Click here to download the full version of the project narrative.](#)

# Trails Edge Townhomes, Centennial, CO:

## Site Orientation:





# Trails Edge Townhomes, Centennial, CO: Site Plan

## Conceptual Site Plan

The team proposes to create and build a walkable, fee-simple townhome community of 190 homes designed in accordance with the Urban Residential (RU) Zone District and within the framework of a Pattern Book and Site Plan following the requirements of the City of Centennial Land Development Code. Although the units are on fee-simple lots, the townhomes will be marketed as long term rentals through BB Living Residential.

Primary vehicular access will be from South Chambers Road in the southwest corner of the site. A full movement access is anticipated onto South Chambers Road including a southbound left turn lane into the site. From there, a local public street will service the neighborhood with two loops that connect to alleys providing access to the garages of the individual units. Secondary (emergency) access will be provided in the northwest corner utilizing a road over an existing water line easement.

The plan includes a connected network of walks, trails, and open space throughout the community, which will also connect all residents to the central park. Major pedestrian connections to South Chambers Road and Green Acres Tributary are planned. Bicycle parking will be provided along the open space/trail corridors and within the central park. At the trail connection to the Green Acres Tributary, residents can stop in at a seating area and bike repair station before heading out on the regional trail.

The central park will feature a clubhouse with a state-of-the-art fitness center, pool, large sun deck, and spa. The pool offers two lap lanes and a leisure area with water features for kids to play in, as well as a shallow 'Baja shelf' for lounging. Other recreational amenities in the park include a lighted bocce lane, outdoor rooms that serve as seating areas and outdoor kitchen with BBQ grills, fire pits and a shelter. The themed playground invites kids to climb on oversized boulders and nets in a nature-like setting. Community gardens are offering another way to socialize and connect with nature. The centrally located and fenced dog park is easily accessible for residents and their four-legged friends.

Overall, approximately 10.9 acres of parks and open space including the Green Acres Tributary are provided. At 43%, of the total site, this is a tremendous amount of open and green space that will provide residents of Trail's Edge with immediate access to trails and open space of the native surroundings. Landscaping will be provided in all common areas throughout the site and will meet all specific requirements of the Land Development Code. Landscape buffer plantings have been added per the requirements of city code to the western edge of the site to screen the homes from future commercial development. Trash enclosures and parking areas are also appropriately screened by landscaping.



# Trails Edge Townhomes, Centennial, CO: Site Plan Exhibit



40 ' Landscape Buffer

Guest Parking – Off-street (65)

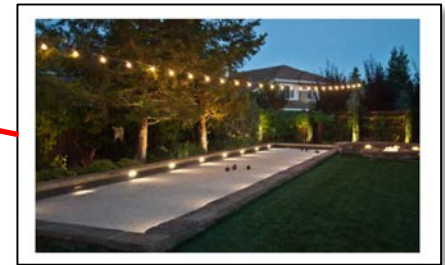
Green Courts

Amenities

Stormwater Outfall



# Trails Edge Townhomes, Centennial, CO: Community Amenities:



# Trails Edge Townhomes, Centennial, CO:

## Architecture Description:

### Architecture

The homes are composed of three-story townhomes on individual lots in clusters of four, five or six attached homes. Trails Edge is planned to create an enclave oriented towards central community open spaces. The townhomes are designed with an attached two-car garage accessed from an alley. This apportions front doors and front porches for pedestrian access facing streets, courtyards or open space.

Arriving in the community on foot, bicycle or car, the experience is focused on the fronts of the homes, open space and away from the garages. Guest parking is provided throughout the community in proximity to the homes.

The architecture is a modern interpretation of mountain architecture through the application of familiar materials in unique ways to create a neighborhood of homes that is interesting and harmonious with the surrounding Centennial community. The homes vary in size from 1,900 to 2,150 square feet. The buildings are three (3) stories with a maximum height of 40 feet. The homes are composed of elements, sections, patterns, compositions and layers. The elements consist of doors, windows, wall or roof planes, and articulated forms. Groups of these are tied together through connecting materials and textures, trim and details creating a section. These sections may have contrasting textures, materials and colors that are woven together into a harmonious pattern for a portion of the edifice. Together the patterns create a balanced composition that is unified by the base layer of single-story porch roofs and the cap of the main roof.

The featured building materials include brick masonry, lap siding along with panel or board and batten siding. These materials provide for rich and varied textures and patterns. While the materials and textures are harmonious, when grouped together areas of interest are created that contrast through the differences in granularity and color. The architectural composition roof shingles that cap the buildings are tying the elements together.





# Trails Edge Townhomes, Centennial, CO: Building Elevations:



Architecture • Planning  
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Suite 200  
Irvine, CA 92614  
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**TRAILS EDGE**  
Centennial, CO # 2020-0237

Plot Date: 09.10.2020

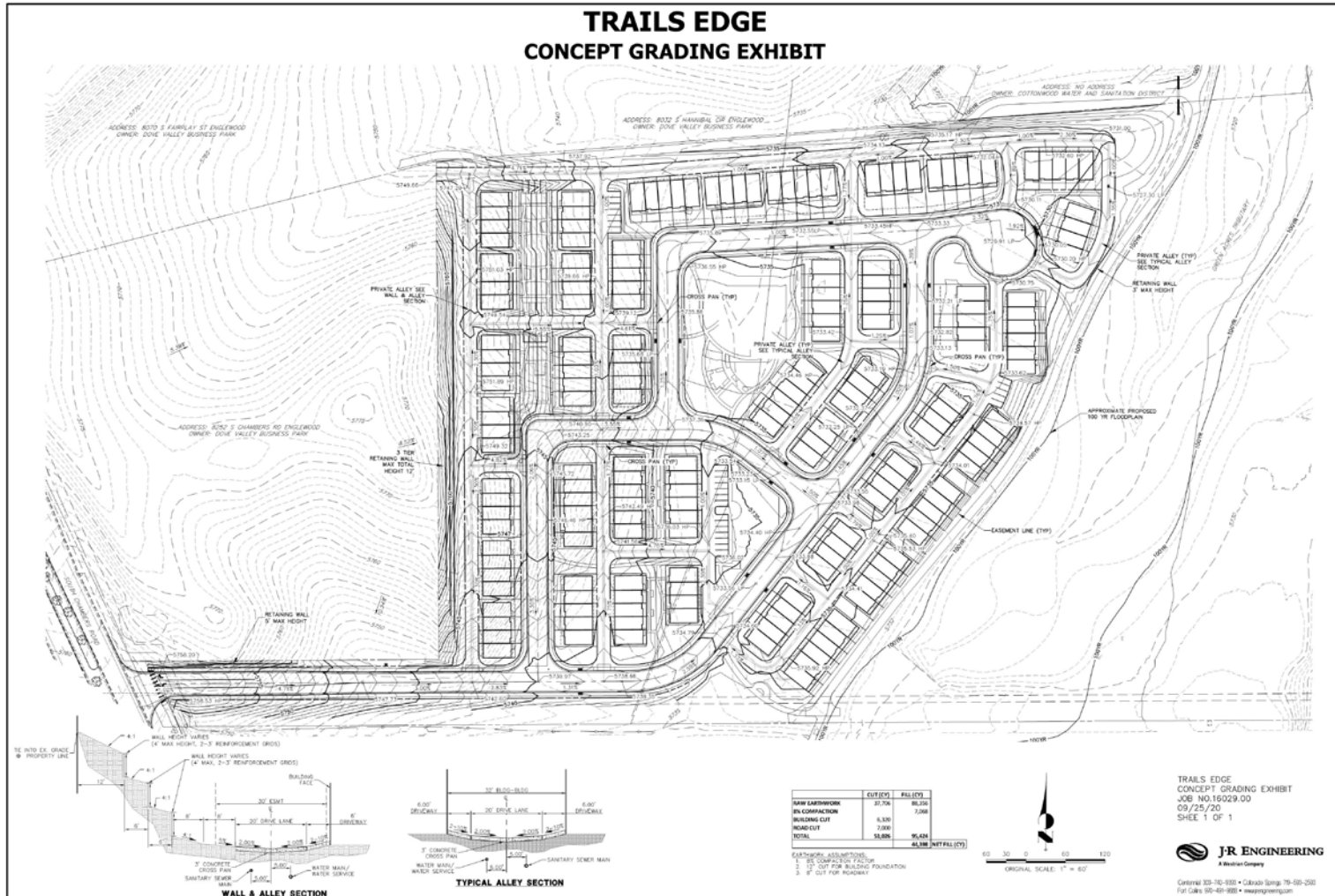
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0 2 4 8

**5-PLEX  
PERSPECTIVE**



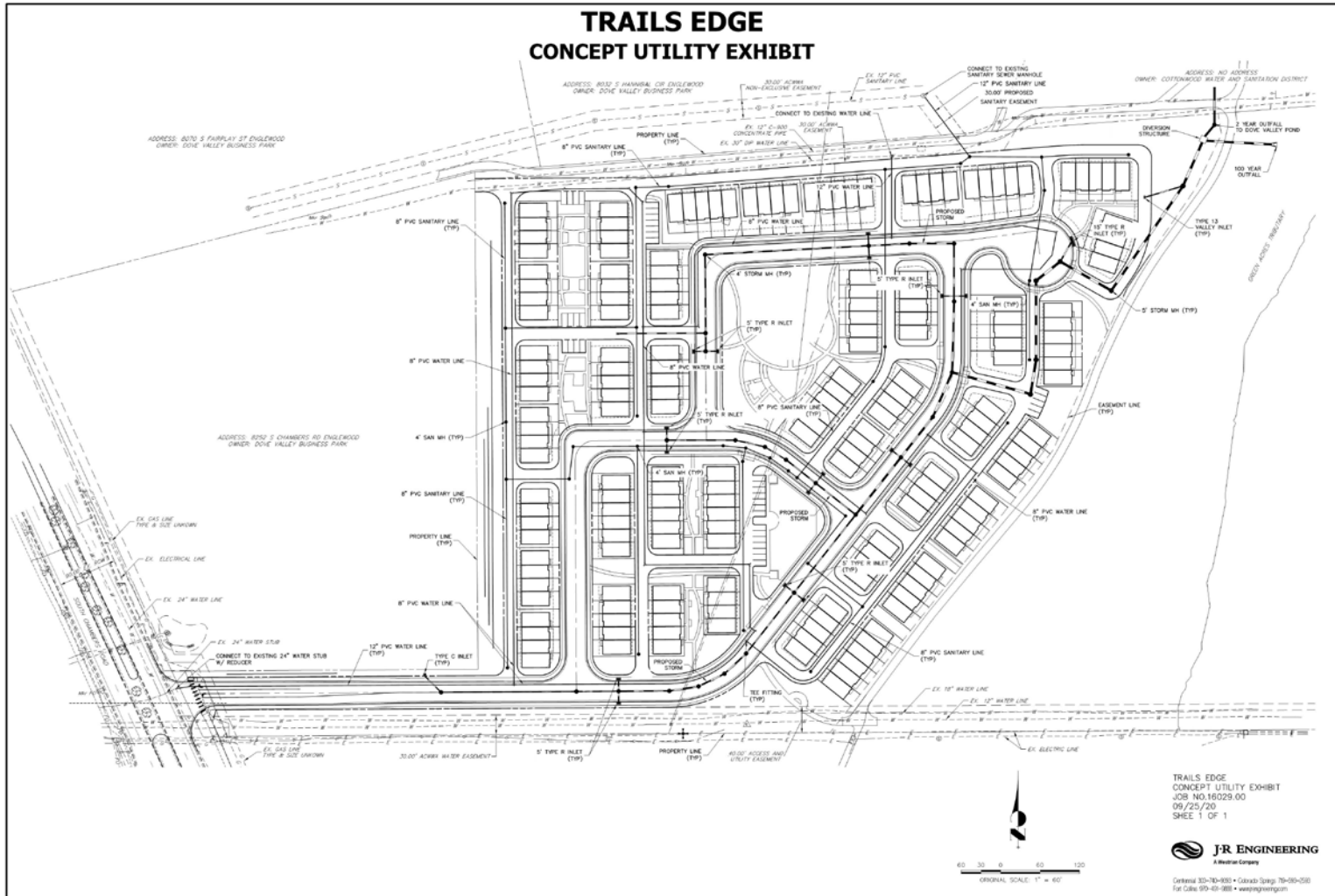
# Trails Edge Townhomes, Centennial, CO:

## Civil Plans:



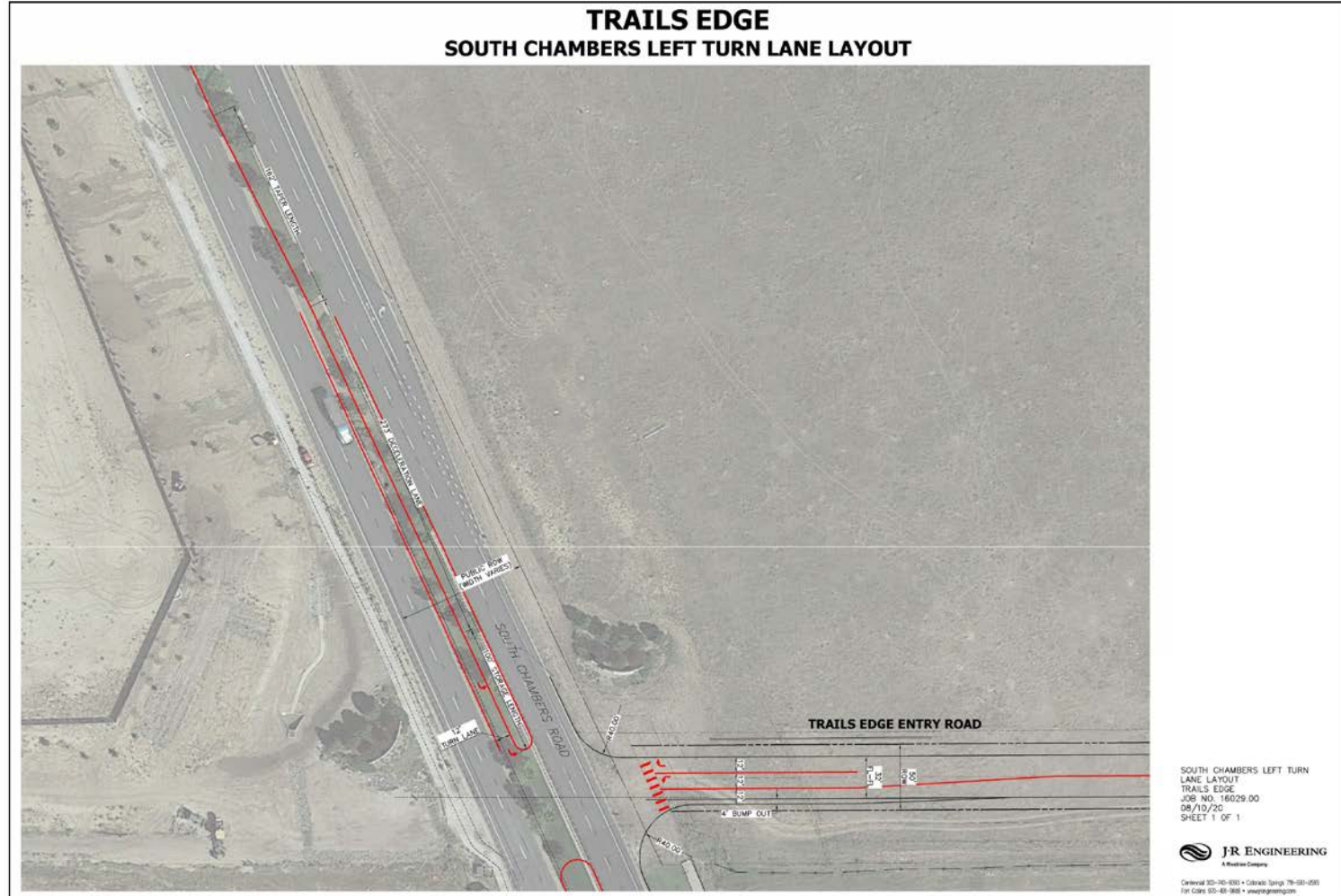
# Trails Edge Townhomes, Centennial, CO:

## Civil Plans:





# Trails Edge Townhomes, Centennial, CO: Chambers Road Intersection Redesign:



# Trails Edge Townhomes, Centennial, CO:

## Project Contacts:

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