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January 23, 2024

City of Centennial  
Planning Department  
13133 E. Arapahoe Road  
Centennial, CO 80112

SEMSWA  
7437 S. Fairplay Street  
Centennial, CO 80112

RE: Letter of Intent ~ Vermilion Creek ~ Filing No. 2 Site Plan Pre-Submittal

To Whom It May Concern,

Totum 1, LLC, representing Mountain Plains Investment Corporation and the Fetters family, submits this Letter of Intent for Filing No. 2 of the Vermilion Creek subdivision. Covering approximately 93 acres, this Master Planned Community integrates residential and mixed-use spaces and is situated at the southwest corner of Broncos Parkway and Parker Road. This letter of intent, a component of the Pre-Submittal Site Plan Package, precedes the forthcoming Site Plan and Subdivision Plat for the project.

**Project Overview:**

The Vermilion Creek subdivision, a Master Planned Community spanning approximately 93 acres, integrates residential and mixed-use spaces. Situated at the southwest corner of the Broncos Parkway and Parker Road intersection, this development has recently gained approval for Filing No. 1 from the City of Centennial, SEMSWA, and ACWWA, with a City Development Case number of SITE-22-00019.

**Project Details:**

Owner: Mountain Plains Investment Corporation, a Colorado Corporation  
Estimated Residential Uses: 189, including SFD-Compact, SFD-Traditional, and SFA-Townhome

**Design Consistency:**

Residential units align with the PDP requirements and the Filing No. 1 Site Plan

**PDP Approval:**

Ordinance No. 2023-O-05, dated April 17, 2023  
Filing No. 1 Plat: Recorded on January 3, 2024, with Arapahoe County Clerk (Recordation No. E4000518)

**Residential Types:**

Filing No. 2 is envisioned to comprise three distinct residential product types aligned with the City-approved PDP: Single Family Detached-Compact Lots, Single Family Detached-Traditional Lots, and Single Family Attached-Townhomes Lots. Notably, Townhome Lots integrated into Filing No. 2 were processed within the Filing No. 1 Plat and Site Plan. The construction of those Townhomes with Filing No. 2 will meet the builder's anticipated absorption rates and will ensure efficiency and cost-effectiveness in construction.



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#### Current Site Conditions:

While the site presently includes an old homestead and various farming-related structures supporting ongoing agricultural operations, a portion of the site (Filing No. 1) is currently under construction. Adjacent parcels have been enhanced with dedicated open space, contributing to the overall landscape aesthetic.

#### Buffering and Landscaping:

The incorporation of buffering and landscaping is a crucial aspect of the project, and the planting approach is unique to the character of this specific area of the project. The landscaping strategy for the Western boundary/buffer is designed to undergo a deliberate transition. Moving from a more "suburban" aesthetic, which gradually shifts towards a more natural palette and density. This intentional transformation will be particularly emphasized within the open space between the proposed lots and the existing Parker Jordan Centennial Open Space (PJCOS). The objective is to create a harmonious and ecologically sensitive transition zone that complements the natural environment while enhancing the overall visual appeal of the community.

To ensure an aesthetically pleasing and environmentally sensitive development, visual buffers are being strategically created, particularly on the North and West sides of the property. However, it's important to note that the creation of a buffer on the South side was deemed inappropriate in this context of the South side of the property directly bordering the future Vermilion Creek development.

#### Connectivity:

The development will feature a comprehensive network of sidewalks and trails, strategically planned to connect various elements of the infrastructure within Filing No. 1. This network will facilitate convenient and accessible pathways, enabling residents to connect seamlessly to key points such as South Parker Road, Broncos Parkway, and the Cherry Creek trail. The integration of these pedestrian-friendly pathways aims to promote connectivity, enhance recreational opportunities, and contribute to the overall accessibility and livability of the community.

#### Road Connections:

Proposed road connections within the development are strategically designed to link seamlessly with the existing infrastructure in the approved Filing No. 1. These connections are intended to provide convenient vehicular access to major thoroughfares, specifically Broncos Parkway and South Parker Road. By fostering well-planned road connections, the design aims to enhance overall access within the community, ensuring smooth vehicular flow and contributing to the efficient connectivity of the entire development.

#### Stormwater Management:

The stormwater management design adheres to Southeast Metro Stormwater Authority (SEMSWA) requirements. Additionally, the project will implement on-site water quality treatment measures to ensure that runoff meets established standards. In instances where detention is deemed necessary to control the quantity and rate of stormwater discharge, appropriate facilities are proposed which aims to mitigate potential impacts and align with SEMSWA regulations for responsible stormwater management.

#### Traffic:



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A Traffic Impact Letter will be furnished during the Site Plan process which serves to demonstrate that the proposed use aligns with the findings of the Traffic Impact Study conducted as part of the Preliminary Development Plan (PDP).

**Construction and Approvals:**

The construction of the project is planned to commence in the Fall of 2024, with an anticipated infrastructure completion no later than December of 2025. In an effort to ensure a streamlined construction process, we may request early consideration of earthwork operations. This preliminary discussion is paramount to facilitate the import of materials and align with the Floodplain Letter of Map Revision (LOMR) process. These considerations have been thoroughly discussed with both the City of Centennial and the Southeast Metro Stormwater Association (SEMSWA) as a proactive engagement intended to guarantee regulatory compliance and the efficient implementation of the project.

**Conditional Letter of Map Revision (CLOMR):**

The project has successfully processed a Conditional Letter of Map Revision (CLOMR) with both the Southeast Metro Stormwater Authority (SEMSWA) and the Federal Emergency Management Agency (FEMA). As of the time of composing this letter, approval has been received from FEMA through email communication and the design team is currently awaiting the official letter from FEMA. The intention is to promptly initiate the grading within the site and the subsequent Letter of Map Revision (LOMR) process with FEMA.

The anticipated site improvements for the project will encompass various key elements, including public roadways, access drives, walks and trails, as well as the extension and looping of both wet and dry utilities. Grading operations are a pivotal aspect of the project, with a planned connection to Filing No. 1. This connection will not only facilitate the grading operations on the current site but also set the groundwork for the development of a future phase or filing to the south, in alignment with the Preliminary Development Plan (PDP) and Concept Plan documents. The extensions and looping of utilities are designed to ensure adequate serviceability for the entire site.

Our site plan meets the City's nine (9) approval criteria outlined in Section 12-14-602 of the Land Development Code (LDC). Below is a brief discussion on how the design anticipates accomplishing these criteria:

1. **Physical Design Objectives:** The site plan is committed to implementing the physical design objectives outlined in adopted Sub-Area Plans, ensuring consistency with the standards of the Land Development Code (LDC). In line with this commitment, the development of the Site will adhere to the approved Preliminary Development Plan (PDP) and Concept Plan. Moreover, it will draw upon the successful concepts and design elements from the approved Filing No. 1 Site Plan. This approach ensures a cohesive and harmonious integration with the broader planning framework, emphasizing alignment with established standards and design objectives for the designated Sub-Area.
2. **Minimization of Impacts:** The design of the proposed site plan is dedicated to minimizing impacts on reasonable development expectations, as well as the use and enjoyment of adjacent land and the public interest. In practical terms, the Site will be developed in accordance with the approved Preliminary Development Plan (PDP) and Concept Plan. The development will build upon the successful concepts and design elements from the Filing No. 1 Site Plan. This approach ensures that the project meets or exceeds the



- established standards, fostering a development that is considerate of neighboring expectations and conducive to the well-being of the community.
3. **Public Health and Safety:** The proposed site plan is committed to ensuring that it does not have a material and adverse impact on public health or safety. The development of the Site is specifically designed to align with the intent of the LDC, as well as the approved Preliminary Development Plan (PDP) and Concept Plan. This dedication to adherence, along with the support of comprehensive site engineering studies, assures that the development will not compromise public health or safety through any conflicting interpretations of the standards. The approach is focused on maintaining a high level of protection for the well-being of the community.
  4. **Infrastructure Validation:** The proposed site plan demonstrates a thorough understanding of the constraints and potential of both existing and planned infrastructure. Through close collaboration with key stakeholders such as ACWWA (water and sanitary sewer provider), SEMSWA (drainage authority), the City of Centennial, and CDOT (Colorado Department of Transportation), the Development Team has diligently examined the availability and capacity of water, sewer, drainage, and transportation systems. This collaborative effort ensures a comprehensive validation of the adjacent, existing, and proposed infrastructure to support the Vermilion Creek development. By considering these factors, the site plan is strategically designed to align with the capabilities of the infrastructure, fostering a development that is sustainable, efficient, and well-integrated with the broader community.
  5. **Compatibility with Surroundings:** The proposed site plan is dedicated to achieving a high level of compatibility between the Planned Development, surrounding land uses (both existing and planned), and the natural environment. This commitment is demonstrated through the adherence to the approved Preliminary Development Plan (PDP) and Concept Plan. Additionally, a comprehensive compatibility analysis received approval during the planning phase which ensures that the Site development is in harmony with the surrounding landscape, existing infrastructure, and future plans, creating a well-integrated and cohesive environment that aligns with community expectations and regulatory standards.
  6. **Provision of Public Services:** The proposed site plan is designed to ensure the efficient and sufficient provision of public services, including solid waste removal. In collaboration with ACWWA (Arapahoe County Water and Wastewater Authority), the water and sanitary sewer provider, the Development Team has previously collaborated on Filing No. 1. ACWWA is fully informed about and acknowledges the future phases, including Filing No. 2 (the Site). The water and sanitary designs for the development will maintain consistency with the established requirements of ACWWA. This collaborative and proactive approach ensures that public services, particularly water and sanitary provisions, meet the necessary standards, fostering a development that is both sustainable and well-integrated within the broader infrastructure framework.
  7. **Hazard Mitigation:** The proposed site plan is designed to provide protection for public health and safety against a range of natural and man-made hazards. These hazards include, but are not limited to, potential issues such as traffic noise, water pollution, airport hazards, and flooding. This commitment is anchored in the development's adherence to the approved Preliminary Development Plan (PDP), Concept Plan, and approved Filing No. 1 Site Plan. To ensure a high level of safety, the Site development will be designed by experienced design consultants, including professional engineers, surveyors, planners, and



landscape architects. This team possesses a familiarity with land development within the City of Centennial and the broader Front Range region. Their expertise ensures that the Site is reasonably protected against both natural and man-made hazards, contributing to the overall safety and well-being of the community.

8. **Accessibility and Connectivity:** The proposed site plan prioritizes accessibility within the proposed development and ensures appropriate connectivity or buffering, or a combination of both, between the development and existing adjacent uses. This commitment is anchored in the development's alignment with the approved Preliminary Development Plan (PDP), Concept Plan, and Filing No. 1 Site Plan. To achieve this, the Site development will build upon the established plans and incorporate appropriate measures for connectivity and buffering between the proposed development and existing adjacent uses. This approach fosters a harmonious relationship between the new development and its surroundings, contributing to the overall cohesion and integration of the community.
9. **Minimization of Disruptions:** The proposed site plan is dedicated to minimizing disruptions to existing physiographic features, encompassing vegetation, streams, lakes, soil types, and other relevant topographical elements. This commitment is underscored by a focus on reasonably minimizing disruptions within the Site's disturbed area. Given the historical farming activities in the Site area, there are limited existing physiographic features of significant value. Nonetheless, the development approach ensures that any disturbances are handled with care and sensitivity to the environment. By minimizing disruptions, the proposed site plan aims to preserve and protect the ecological integrity of the Site, aligning with sustainable land development practices and contributing to the responsible stewardship of natural resources.

The holistic approach to site improvements reflects the design team's dedication to responsible and sustainable development practices, aligning with both regulatory requirements and community expectations. In conclusion, Mountain Plains Investment Corporation, Totum, and the Design Team eagerly anticipate collaboration with the City of Centennial on this transformative phase of the Vermilion Creek subdivision. Together, we aspire to create a vibrant and unique community that aligns seamlessly with the essence of Centennial.

Respectfully Submitted,

Jason D. Margraf, PE  
For and on behalf of Totum 1, LLC  
And Mountain Plains Investment Corporation