

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

RE: Letter of Intent ~ Vermilion Creek ~ Phase No. 3
Site Plan Pre-Submittal

To: Brad McKinniss

Planner II - Current Planning | City of Centennial

Mountain Plains Investment Corporation and the Fетters family submit this Letter of Intent for Phase No. 3 of the Vermilion Creek subdivision. Covering approximately 29.11 acres, this Master Planned Community integrates a mix of residential products 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 submittal and Subdivision Plat for the project.

Project Overview:

The Vermilion Creek subdivision, a 93-acre Master Planned Community, integrates residential and mixed-use spaces. Located at the southwest corner of Broncos Parkway and Parker Road, this development recently gained approval for Phase No. 1 from the City of Centennial, SEMSWA, and ACWWA under City Development Case SITE-22-00019.

Project Details:

- **Owner:** Mountain Plains Investment Corporation, a Colorado Corporation
- **Estimated Residential Uses:** 213 units which includes 23 Single Family Detached-Compact, 22 Single Family Detached-Traditional, and 92 Courtyard Homes and 76 Single Family Attached-Townhomes.
- **Design Consistency:** The residential units align with PDP requirements
- **PDP Approval:** Ordinance No. 2023-O-05 (April 17, 2023)
- **Phase No. 1 Site Plan & Plat:** Recorded January 3, 2024, with Arapahoe County Clerk (Recordation No. E4000518)
- **PDP Amendment:** Approved August 26, 2024
- **Phase No. 2 Site Plan & Plat:** Pending Approval, Case No. SITE-24-00007

Residential Types:

Phase No. 3 envisions three residential product types consistent with the City-approved PDP: Single Family Detached-Compact Lots, Single Family Detached-Traditional Lots, and Single Family Attached-Townhome Lots.

Current Site Conditions:

The site currently included an old homestead and farming-related structures that support agricultural operations. Phase No. 1 is under construction currently, with grading, roads and utilities underway. Adjacent parcels feature enhanced open space, contributing to the overall landscape aesthetic and over lot grading for Phase No.2 has also commenced.

Buffering and Landscaping:

Buffering and landscaping are key design elements. The planting approach is unique to the project's character, with the Western boundary transitioning from a suburban aesthetic to a more natural palette. This buffer, particularly emphasized between the proposed lots and Parker Jordan Centennial Open Space (PJCOS), aims to create an ecologically sensitive transition zone.

Connectivity:

The development will include a comprehensive network of sidewalks and trails, connecting key elements from Phases No. 1 and 2. These pathways are designed to enhance connectivity, providing access to major points such as South Parker Road, Broncos Parkway, and the Cherry Creek Trail, improving recreational opportunities and accessibility to them. Additionally, trails will link to proposed pocket parks and amenity areas deliberately placed throughout the site.

Road Connections:

Road connections are designed to integrate with the existing infrastructure of Phase No. 1 and 2, providing access to major thoroughfares like Broncos Parkway and South Parker Road. These connections will improve overall community access and ensure efficient traffic flow.

Stormwater Management:

Stormwater management for the project will adhere to Southeast Metro Stormwater Authority (SEMSWA) standards. On-site water quality treatment measures will be implemented, and detention facilities will be constructed where necessary to control stormwater discharge, ensuring the protection of downstream water bodies. At SEMSWA's request, the Phase 3 Site Plan, including Grading, Erosion, and Sediment Control (GESC) and Kragelund Construction Documents, will be coordinated and initially submitted simultaneously. However, these documents will be approved separately, as Phase 3 will rely on the construction of Kragelund Channel for effective on-site stormwater discharge as well as the re-delineation of the Kragelund floodplain.

Traffic Impact:

With this proposed phase, a trip compliance letter will be submitted alongside the formal application, confirming the original traffic study conducted with the zoning document. This letter will verify the projected traffic volumes as anticipated. Additionally, a southbound acceleration lane will be added to South Parker Road at East Long Avenue to accommodate the anticipated traffic flow via a separate document to be approved by CDOT.

Construction and Approvals:

Construction is slated to begin in Fall 2025, with completion by Winter 2026. To streamline the process, we may request early consideration for earthwork operations, particularly to coordinate with and facilitate Kragelund Channel and/or ongoing Vermilion Creek Phase 2 construction. These discussions have been held with the City of Centennial and SEMSWA.

Site Improvements:

Site improvements will include public roadways, access drives, sidewalks, trails, and wet/dry

utility extensions. Grading operations will connect to Phase No. 2 and prepare the site for future development phases. Utility extensions will ensure adequate service for the entire site.

Compliance with Approval Criteria

Our proposed Site Plan meets the City of Centennial's nine (9) approval criteria outlined in Section 12-14-602 of the Land Development Code (LDC). Below is a summary of how the design satisfies these criteria:

- 1. Physical Design Objectives**

The site plan upholds the physical design objectives set forth in adopted Sub-Area Plans and alignment with the standards of the LDC. The development will adhere to the approved Preliminary Development Plan (PDP) and Concept Plan while building upon successful concepts from the Phase No. 1&2 Site Plan. This ensures a cohesive design that integrates well with the overall planning framework for the Sub-Area.

- 2. Minimization of Impacts**

The design prioritizes minimizing impacts on adjacent developments and public interest. The project will follow the approved PDP and Concept Plan, adopting best practices from Phase No. 1 and 2. This ensures the development respects neighboring expectations and aligns with the broader community vision.

- 3. Public Health and Safety**

The site plan is designed to avoid any adverse effects on public health or safety. By adhering to the LDC, PDP, and Concept Plan, along with thorough site engineering studies, we ensure the design maintains the safety and well-being of the community while preventing any conflicting interpretations of safety standards.

- 4. Infrastructure Validation**

In collaboration with key stakeholders such as Arapahoe County Water and Wastewater Authority (ACWWA), SEMSWA, the City of Centennial, and Colorado Department of Transportation (CDOT), we have validated existing and proposed infrastructure, ensuring the development aligns with water, sewer, drainage, and transportation capacities. This approach assures warrants that the infrastructure can support the Vermilion Creek development efficiently.

- 5. Compatibility with Surroundings**

The proposed site plan is compatible with current and future land uses and the natural environment. A comprehensive compatibility analysis, approved during the zoning phase, demonstrated that the design harmonizes with the surrounding landscape and infrastructure, aligning with community expectations and regulatory standards.

- 6. Provision of Public Services**

The site plan proposes efficient delivery of water and sanitary sewer provisions, in collaboration with ACWWA. Having worked closely on Phase No. 1 and 2, ACWWA is

well-informed of future phases. The designs will meet ACWWA's requirements, ensuring sustainable infrastructure for the community.

7. Hazard Mitigation

The design takes necessary steps to protect public health and safety from natural and man-made hazards such as traffic noise, water pollution, and flooding. The development team includes Civil Engineers, Planners, and Landscape Architects, who will ensure the project adheres to safety standards, reducing the risk of hazards in the area.

8. Accessibility and Connectivity

The site plan emphasizes accessibility within the development and appropriate connectivity with adjacent land uses. It draws upon the approved PDP and Phase No. 1 and 2 plans to create seamless connections between the development and surrounding areas, including roads, sidewalks, and trails, while incorporating buffering where necessary to maintain harmony with neighboring properties.

9. Minimization of Disruptions

The design aims to minimize disruptions to existing physiographic features such as vegetation, streams, and soil types. Given the historical farming activities on the site, limited significant features exist; however, the development approach ensures careful handling of any disruptions, preserving the ecological integrity of the area.

Conclusion

The approach to the proposed plan reflects the design commitment to sustainable and responsible development practices. Mountain Plains Investment Corporation, and the Design Team look forward to working with the City of Centennial to create a vibrant and thoughtfully designed community that reflects the spirit of the City.

Sincerely,

Susie Birkhead

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