

Mr. Phil Sieber
Town Planner
Town of Columbine Valley
2 Middlefield Road
Columbine Valley, CO, 80123
(Ph) 303.795.1434

July 28, 2016

Wild Plum Preliminary Development Plan Narrative / Letter of Intent

Dear Mr. Sieber,

Please find attached to this letter, under separate cover, three different plan options for the Wild Plum property as discussed in our recent meeting with you. In response to the numerous meetings that have occurred, as well as our first Planning Commission hearing, we are including these options that we believe provide viable solutions to the vast majority of the public's concerns.

As has been the case since the original submittal, the lots fronting on Fairway Lane will be custom home lots, subject to proposed development standards that are virtually identical to those in Columbine Valley Old Town. Providing a transition between new and existing development. This is consistent within all of the plan options that are being submitted, as is the overall unit count which remains at 105 units, corresponding to the overall density across of the property of 1.0 DU/Acre as called for in the Town Master Plan.

As mentioned, these plan options are based on the feedback we received from both the Town and public. Each of these plan options propose traffic control gates that could help reduce vehicle traffic through the Old Town neighborhood, while providing emergency access as needed. While the plan options all provide 105 lots, they increase the average size of the lots from 15,000 sf (in the original plan) to approximately 17,000 sf in options 1 & 3 and to over half an acre in option 2. Revised plans 1 and 3 have similar layouts, however, plan 3 proposes that the Wild Plum development is constructed as a fully gated community, accessible only to the residents of Wild Plum, with access provided to Fairway Lane for emergency vehicles only. We understand that this is not the Town staff's preference, but we wanted you to be aware that we are amenable to this solution if it is the preference of the Town Board.

In plans 1 & 3 the property is still basically divided into two different, but very compatible neighborhoods; one to the north and one on the southern leg of the property. Taking this approach not only lets us consolidate similar sized product within the particular neighborhoods, but it also provides the opportunity for the inclusion of community open space at the main entry, showcasing and preserving the breathtaking views of Cooley Lake and the sense of arrival that comes with it.



Also as you'll see, plan options 1 & 3 are still laid out so the residential lots and every home at Wild Plum will back to expansive open space. This is a key strategy with our plan, in that we want to integrate with and showcase the natural beauty of this property, and we are doing this through the inclusion of our main amenity, a comprehensive trail system. This trail system will provide looped trail possibilities of varying length; all of which are placed in a setting that is second to none along the front range. Additionally, it will provide greatly enhanced connectivity between the established neighborhoods within the Town, through the Wild Plum property. The difference between these plans and the originally submitted plan is that we have increased the site setbacks and in turn the lot width to accommodate 15' side setbacks like the majority of Columbine Valley neighborhoods.

We are still proposing the inclusion of two different residential use areas / filings within Wild Plum. The first Filing will include the proposed custom home lots that front onto Fairway Lane. Recognizing that these homes share a common boundary with the existing homes on the north side of the street in Columbine Valley Old Town, we have included specific development standards accordingly. As you will see, these standards are virtually identical to the standards and covenants used in Old Town, and as a result, these homes will compliment and fit in seamlessly with their neighbors to the north. The remainder of the Wild Plum property, and the homes that it contains, will make up the second residential use area / Filing 2, and a different set of standards are included in the PDP for those lots.

Also included with this resubmittal is another plan option, (labeled Revision 2) which takes the same approach as the transition to Options 1 & 3 with larger side setbacks, but also increases the lot depths to provide a plan that contains minimum 1/2 acre average lot size.

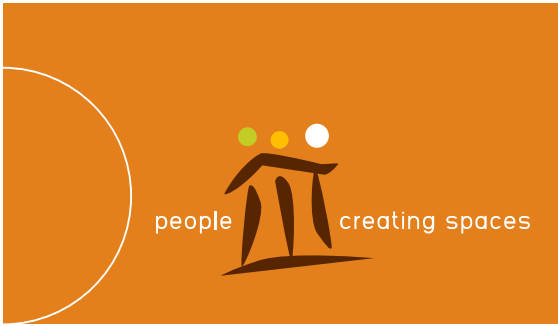
As previously mentioned, we are providing these plan options for your consideration to demonstrate that we have been able to make revisions to increase the building setbacks and associated lot sizes, at different levels, to better integrate Wild Plum into the Columbine Valley Community from a consistency perspective. In this regard, we believe we have provided several viable options to accomplish this goal.

Thank you for your time and consideration of this application. We look forward to hearing from you upon review, and to moving forward to deliver a legacy project to the Town of Columbine Valley on this spectacular site.

Sincerely,

Alan Cunningham
PCS Group, Inc.





Anticipated Construction Schedule

- **January 2017** - Begin Construction of Grading, Streets, Utilities, Fairway Lane Lot Services and Grading
- **November 2017** – Finish Construction of Grading, Streets, Utilities, Fairway Lane Lot Services and Grading
- **November 2017** – Begin Vertical Construction (Houses)
- **November 2020-2021** – Project completion, 3 to 4 years depending on market conditions



