

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

April 27, 2016

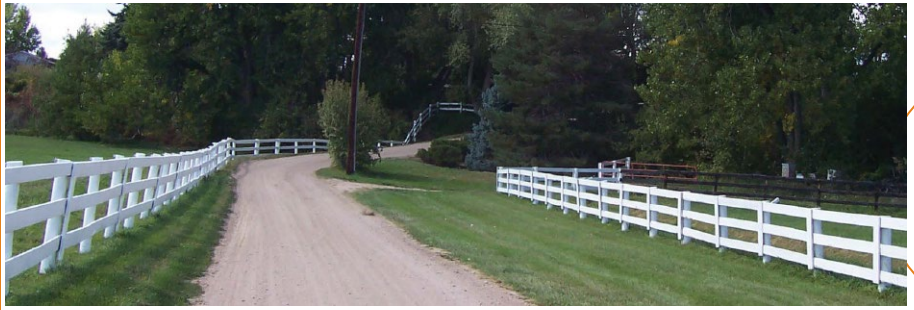
Wild Plum Preliminary Development Plan Narrative / Letter of Intent

Dear Mr. Sieber,

Please find attached to this letter, under separate cover, the submittal requirements for a Preliminary Development Plan / Plat for the Wild Plum property. One exception to the inclusion of these requirements pertains to the omission of all architectural elevations at this point in time. As previously discussed with the Town we would like to request an exemption from this full requirement at the preliminary development plan stage, and defer the inclusion of defined architectural elevations until the Final Development Plan stage. However, as requested, we have included colored elevations of homes from the product lines that we would like to build, and that we feel would be compatible with Columbine Valley. As will be further explained below, the lots proposed to be 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, thus transitioning between new and existing. Upon review of these elevations, please let us know if they will suffice for this preliminary plan application, and confirm that the deferral of the full architectural elevations, until the time of final development plan, is acceptable to the Town Board of Trustees.

It is with great excitement that we bring this application before you for consideration by the Town. While we are obviously at the very beginning of this entitlement process, we believe that we have crafted a plan that meets with the Town's objectives for the property, and fits within the context of our surrounding neighbors as well. As you know, we held open houses on April 16th & 17th to discuss our proposal with interested neighbors and our takeaway from those discussions is that the neighbors view our plan in a much more favorable light than some of the previous plans that were floated around the Town at the yield study stage. This is due in part to the fact that we are bringing a plan before you that is capped at 105 units, corresponding to an overall density across of the property of 1.0 DU/Acre as called for in your Town Master Plan. Obviously this greatly reduces some of the concern associated with this project, chief among which seems to be related to traffic as is always the case with new development. The applicant believes that with the approval of a metropolitan district with this project, to help fund the associated development costs, that a viable project still exists with 105 units on the site.



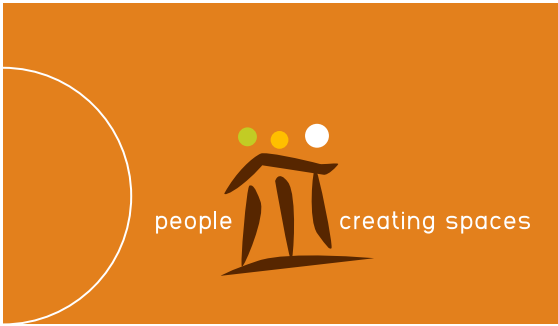


In reviewing the plan you will see that we are proposing 3 different types of single family detached lots on a few different parts of the property. We are proposing some large lots along the south side of Fairway Lane that are in keeping with the existing lots on the north side of the street, but which have been offset to permit staggered views between the homes onto the Wild Plum property. We are also proposing two large lots at the end of Hunter Run Lane, before you go down the hill and enter the bulk of the Wild Plum property. These two lots are both over 30,000 square feet in size and serve as a good buffer to the rest of the project as we anticipate that they could contain custom homes in keeping with the neighboring properties.

Once on the bulk of the Wild Plum site, you will see that we have divided the property 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, we have laid out the residential lots so that every home at Wild Plum will back to expansive open space. To achieve this we are proposing development standards and setbacks that permit lots of a minimum 10,000 sq ft size, and in doing so are able to provide much more comprehensive open space with the neighborhood. This will not only benefit the new residents within Wild Plum, but also Town residents as a whole. 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.

As discussed with Staff at our pre-submittal meeting we have adjusted this PDP to recognize the inclusion of two different residential use areas / filings within Wild Plum. The first filing will include the proposed 11 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.



As mentioned in the developer briefing packet that the Town put together, there are many interested parties in this project, and the Town strongly recommends a pro-active approach to dealing with them. We have taken this advice to heart and in the short time since our initial meeting with the Town, we have been able to host two open houses for interested neighbors and citizens, and we have also had very positive meetings with South Suburban Parks and Rec District, CDOT, and Urban Drainage. As of the time of this writing we are still working diligently to try to set up meetings with the City of Littleton, the Littleton School District, and the Army Corps of Engineers, among others. If desired, we can keep the Town apprised of subsequent meetings as they occur.

With respect to some specifics from those initial meetings, SSP&R requested that we provide an open rail fence with wire mesh attached to keep pets away from Cooley Lake, and they also requested that we include a water quality swale along the edge of our property to buffer the lake from the proposed trail system. As you'll see in the submitted plans we are working to include both of these requests within our plans. In the meeting with CDOT they indicated that they will support a signal at the intersection of Hunter Run Lane and Platte Canyon if warrants are met. With respect to Urban Drainage, they indicated that we could grade and pull material from the ponding easement area for fill on other parts of the site, without the need for a floodplain permit, as long as we don't place fill within the ponding easement. This should prove beneficial to the ultimate finished grading on the project as we move forward.

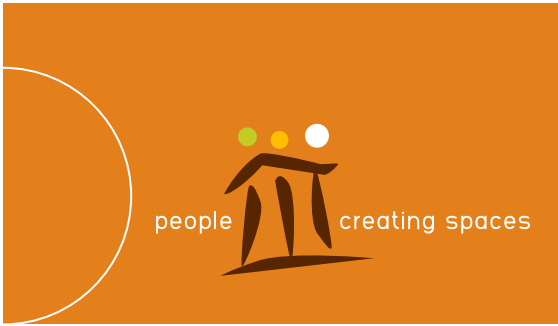
With the positive response received in these key meetings we are confident that we are on track to being able to adequately address the main concerns associated with the development of the Wild Plum site.

Thank you for your time and consideration of this application. We look forward to hearing from you upon review, and to moving forward and delivering 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

