

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

August 4, 2016

Wild Plum Preliminary Development Plan Narrative / Letter of Intent

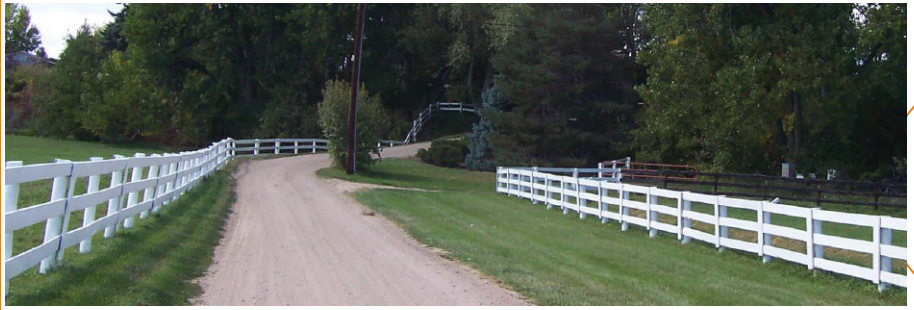
Dear Mr. Sieber,

Please find attached to this letter, under separate cover, a couple of plan options for the Wild Plum property as discussed in our recent meetings with you. In response to the numerous meetings that have occurred, as well as our first Planning Commission hearing, we are including these options for Town review and consideration, as we believe that they 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, thus providing a seamless transition between new and existing development. Also consistent with these plan options is that 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. 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. 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 you will see, there are a few main differences with these plans from the previously submitted and reviewed plan. On the first plan, we have increased the average lot size to equal a half an acre, while at the same time increasing the side setbacks to equal 15'. As such, this plan is in compliance with the RPD standards in your Town Master Plan, and we are not asking the Town Board to deviate from them. Additionally, we have split the community to utilize two separate access points, one to Hunter Run Lane and a separate one to Fairway Lane. While we know that this is not necessarily Staff's first choice, we heard loud and clear from the resident's of Old Town that they do not want the possibility of all of Wild Plum, nor potential cut through traffic accessing Fairway Lane. As proposed on this plan, one third of the units (or 35 Units) take access via Fairway Lane, while two thirds of the units (or 70 units) are accessed via Hunter Run. While we understand that this lack of connectivity is not the ideal traffic solution, we are amenable to this solution if it appeases the Town and it's residents. As can be seen on the plan, an emergency connection can easily be provided between the two Southern cul-de-sacs to ensure proper life safety measures are in place. If the Planning





Commission and/or the Town Board would prefer a through connection here that is controlled with some type of access gate, or with no gate at all, we are open to those solutions as well. The second plan option that is being provided is very similar to the aforementioned plan in that it is still utilizing the two access points with the same unit/ access split, and it is also providing the 15' side setbacks and larger lot sizes than the original submittal. The difference with this plan is that instead of providing 1/2 acre lot sizes, it provides an average lot size of +/- 17,000 sq ft. This is mainly accomplished by utilizing shallower lot depths which in turn provides more open space corridors and better trail connectivity within the community. Obviously this will provide a benefit to all Town residents as well as the future Wild Plum residents. With that said, we are willing to move forward with either plan, if the Town Board has a strong feeling one way or the other.

As you know, we are providing these alternative plan options for the Town's consideration to demonstrate that we have been listening to the concerns expressed within the Town and are working hard to find a solution that can be supported by all. We have made revisions to: increase the building setbacks and associated lot sizes, to better integrate Wild Plum into the Columbine Valley Community from a consistency perspective, while at the same time addressing the relative traffic concerns as much as possible. In this regard, we believe we have provided two viable options that 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

- **Spring 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