

Vermilion Creek Phase I Site Plan FAQ (9/8/22)

- 1. Who is the developer (name, address)?**
 - Totem Management (24631 E. Park Crescent Dr., Aurora, CO 80016) on behalf of Mountain Plans Investment Corporation.
- 2. Who is the owner (name, address)?**
 - Mountain Plains investment Corporation, 7931 S. Parker Rd., Centennial, CO 80016.
- 3. What is the zone district, and if rezoning, to what zone district?**
 - The project is zoned Vermilion Creek Planned Unit Development.
 - NOTE: the Vermilion Creek PUD is currently under review the City for proposed amendments (PUD-21-00005) that would allow for the proposed Phase I site plan to move forward. The proposed amendments to the PUD would first need to be approved by City Council if this proposed site plan is to move forward.
- 4. What is the proposed use?**
 - The proposed use is largely residential with a small portion set aside for non-residential uses.
- 5. What is the approval process?**
 - The Site Plan will require a recommendation by the Planning and Zoning Commission, and consideration of approval from City Council.
- 6. What is the proposed building going to look like (height, square footage, building materials)?**
 - Residential units will be varied but color renderings have been provided in the presentation and other materials for this virtual community meeting.
- 7. Will there be landscaping and buffering within and along the perimeter of the site?**
 - Buffering and Landscaping is an important part of the project and where appropriate (North, west and east sides of the development. The south side of the property abuts open space (17 Mile Park) and a full buffer is not appropriate at that location.
- 8. How will vehicles get to the site and park?**
 - Road connections are via E. Broncos Pkwy. and S. Parker Rd.
- 9. How will pedestrians get to the site and to the building?**
 - Sidewalks and trails will be provided within the development and will connect to S. Parker Rd., E. Broncos Pkwy., and the Cherry Creek trail to the west.
- 10. How will stormwater be managed if required?**
 - Stormwater control will be regulated by the Southeast Metro Stormwater Authority (SEMSWA). The Site will provide on-site water quality treatment and detention as required.
- 11. What kind of traffic impacts will there be and what kind of mitigation (if known)?**
 - Traffic impacts to the surrounding roads will be dramatically reduced from the previously approved PDP. Although S. Parker Rd. and E. Broncos Pkwy. are busy roads, they are designed to handle the current traffic counts plus our small fraction of additional cars. Internally we have added traffic calming measures to reduce cut through traffic and high speeds, these should also help minimize traffic cutting through our neighbors developments for traffic that wouldn't have intended to go there prior to our development.
- 12. When would the developer like to begin construction?**

- Construction is desired to start in spring 2023, pending an approval for the PUD amendments and the site plan. Dirt moving operations are desired in fall 2022 to prepare for construction the following year, done at the risk of the developer.

13. Other relevant information about the site that the neighbors might be interested in?

- The site is intended to be phased in 3 relatively equal parts. Northeast, west, and south. An exhibit is provided in the presentation.