



September 7, 2022

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

RE: Letter of Intent ~ Vermillion Creek ~ Site Plan Submittal

To Whom It May Concern:

On behalf of the developer and property owner, Mountain Plains Investment Corporation and the Fetters family, Totum Management is submitting this letter of intent for the development of a Master Planned Community, consisting of primarily residential uses/products with a small commercial/retail use at the Broncos Parkway entrance. This Master Planned Community, currently known as Vermillion Creek, is 93 acres and is generally located at the southwest corner of the intersection of Broncos Parkway and Parker Road and will be referred to as "Site" within this letter. The address for the Property is 7931 S Parker Road, Centennial, CO. There is no known existing plat for the parcel which is a homestead parcel that predates the City's incorporation. This letter of intent is a portion of the Pre-Submittal Site Plan Package and precedes the Site Plan and Subdivision Plat for the proposed development.

The Site currently has the old homestead (existing residence) and various farming related buildings that are in-use to support the agricultural operations within the property. The Site is primarily considered undeveloped. Surrounding parcels have been improved with dedicated open space to the south and west of the 17 Mile House and Cherry Creek open space, respectively. To the east across S Parker Road is the Chenango Subdivision, which is primarily single-family lots/ ranchettes and to the north is Broncos Parkway and the residential subdivision of Creekview consisting of single family detached homes.

Pertinent information-

- Property Address- 7931 S Parker Road
- Owner- Mountain Plains investment Corporation
- Use will be primarily Residential with a couple acres set aside for mixed use.
- The project is entering the Site plan phase, with public hearings.
- Residential units will be varied but color renderings have been provided in the slide presentation.
- Buffering and Landscaping is an important part of the project and where appropriate (North West and East sides, buffers are being created. The South side of the property abuts open space and a full buffer is not appropriate at that location.
- Sidewalk and trails will be provided within the development and will connect to Parker Road, Broncos Parkway and the Cherry Creek trail.
- Road Connections are via Broncos parkway and Parker Road.
- Storm water will be handled per the Southeast Metro Stormwater Association (SEMSWA) requirements. The Site will provide on site water quality treatment and detention if required.
- Traffic impacts to the surrounding roads will be dramatically reduced from the previously approved PDP. Although Parker Road and Broncos Parkway 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.

- Construction is desired to start in the Spring of 2023. With Dirt moving operations desired in the Fall of 2022 to prepare for construction the following year.
- The site is intended to be phased in 3 relatively equal parts. North East, West, and South. Exhibit provided in the slide show.

There is an approved (but expired) Preliminary Development Plan (PDP) for this property, entitled "Vermillion Creek Preliminary Development Plan". The previous PDP (included in the submittal) delineated a Mixed-Use community consisting of high density residential and a significant commercial component. The previous PDP does not meet current market demands and requires update. Our project is currently preparing our 3rd submittal of the PDP amendment and our team has been working with the City for the last 9 months to refine our approach and design to make this community a successful one for all stakeholders, including the City, community, surrounding properties, owner and the future builder

Currently the zoning on the property is PUD and we anticipate amending the PUD to meet the current market demands and trends. Additionally, there are items within the original PUD that, in our opinion, are no longer applicable that with the Amendment would be corrected. For example; open space dedication requirement would be corrected to reflect previous agreements with the City no further open-space is required beyond that facilitated by Vermillion Creek and completed by the Metro District, the Parker Jordan open space. The PUD would reflect and respond to those updates by providing open-space connections throughout our Site.



The proposed project is anticipated to include a variety of approximately 850 residential units and a small commercial/retail component near the northeast corner of the Site. There may be interest in developing the northeastern corner of the Site to include for rent apartments/units, which would integrate the commercial/retail uses. Building heights and are intended to adhere to the original PDP guidelines. All allowed use types, amounts and commercial square-footage will be determined as a portion of the PDP Amendment.

The identity and character of the exterior buildings and treatments will be upscale and aesthetically pleasing with tasteful finishes and an architecture that reflects the market while respecting the character of the area. It is our strong desire to provide a variety of single family units within the development. Although we will continue to work with our Builder partner and the City on the exact mix of products, we would anticipate no less than 3 of the following to be within the product lineup.

- Live Work
- Multifamily
- Townhomes (single-family attached)
- Duplexes
- Cluster Homes
- Alley Load units (single-family small lots)
- Low or no maintenance Patio homes
- Traditional single-family lots
- Move up homes nearer to the creek

Materials, window treatments, lighting, and landscaping will be blended, tying the building together and reflecting the quality of the surrounding developments and context. Pedestrian access to the Cherry Creek trail system will be a focal point of the development.

Anticipated Site improvements will consist of roadways, alleys, access drives, walks and trails, the extension and looping of wet utilities, dry utilities, grading operations and open space landscaping. Grading operations for the Site are anticipated to disturb roughly 93 acres, in phases. The utilities extensions and looping will be designed to adequately serve the Site.

Aa CLOMR/LOMR is being processed to adjust the Cherry Creek floodplain by filling in the flood-fringe. In an effort to integrate the Site into the open space the project is working with the City to provide an open-space transition area between development and the Creek. We are currently anticipating providing a dendritic approach to development near the Creek to improve water quality runoff and give the Creek frontage a more natural flavor and appeal.



Currently, two offsite drainage ways flow through the Site. A small culvert that conveys flows from Parker Road near the northern portion of the Site will be piped or swaled through the development. The Kragelund Channel, a more significant drainage (8'x20'box culvert), crosses under Parker Road and will be conveyed via open channel to Cherry Creek.

The developer, property owner, and design team looks forward to working with the City of Centennial on this exciting project. Working together, we can provide a first-class subdivision to serve those looking to experience all Centennial has to offer.

Respectfully Submitted,

Jason A. Monforton, PE
Owner's Representative
Totum Management