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October 26, 2018

Mr. Greg Thompson
Planner I
City of Lafayette
1290 South Public Road
Lafayette, CO 80026

Re: 40 North – Preliminary PUD/Plan Application

Dear Greg,

Please find enclosed the submittal information for the Preliminary PUD/Plan application for the residential neighborhood called “40 North” subdivision and PUD. The property is located on 78 acres north of Baseline Road, east of Indian Peaks and west of Anna’s Farm, in the City of Lafayette. The property was annexed into Lafayette in 1995.

The planning objectives of the 40 North neighborhood will be guided by the goals and policies of the City of Lafayette’s comprehensive plan. We intend to offer a range of housing choices, civic, cultural and recreational facilities to strengthen Lafayette’s economic and social diversity.

The neighborhood will consist of a variety of mixed residential home products that will reflect a mixed-income community. The housing types will include large, medium and cottage-style single family lots, townhomes, and condo/loft configurations.

The housing types are focused on the needs of the City of Lafayette’s citizens. The demographic populations that are reflected in the site plan are families, single parents, younger adults, aging seniors and physically challenged individuals. This balanced approach to mixed housing options is a highly sustainable model for future housing needs within the City of Lafayette. One of the planning objectives is to provide market rate affordably priced housing within the community. This type of housing is in very short supply within the City of Lafayette.

40 North is a true infill community. The community will respect and connect with its neighbors. Outreach to the adjacent neighborhoods was accomplished by outreach to neighborhood meetings, talks with neighborhood leaders, and individual communication with residents.

To the west is Indian Peaks and the neighbor to the east is Anna's Farm. After our Sketch Plan hearings we came away with a very acute awareness of what the neighbors concerns are. After many more meetings with neighborhood leaders and during our formal preliminary neighborhood meeting, we have taken great care to address their concerns in the Preliminary Plan. The Navajo Trail connection dominates the Indian Peak's neighbors' concerns; they also have some drainage concerns. We maintain that if Planning Board wishes to close the Navajo Trail connection, we as the developer are amenable to that decision. We also value Staff's wishes to keep connectivity between the neighborhoods. We will accept any decision from Planning Board based on the new traffic report that details the different outcomes, closed or connected. Drainage has been a topic of conversation and we do not encroach on our neighbors with any water flow from our community. The engineering grading sheets testify to that fact. We will be a major contributor to a very extensive storm drainage improvement that will correct the drainage deficiencies of Anna's Farm, Silo, Black Diamond, and the 40 North Parcel. This storm sewer pipe is a major improvement to the whole basin and we are proud to be contributing to this fix.

Anna's Farm comments addressed a proposed wildlife corridor, closure of Greenlee Way, and a shift in density to the center of the project. We have accommodated all of these requests. We established a 30' wildlife corridor in the form of an outlot with a trail, which provides both buffer and corridor on the property line. The Greenlee Way connection was turned into a pedestrian connection which offers a direct path to one of many pocket parks as well as to our three-acre central park. We have also committed to traffic calming measures on these street connections in the form of neck-downs to mitigate speed concerns. We also removed density and shifted density away from Anna's Farm. We reduced density 5% overall from the last plan, and reduced density 10% from the original sketch plan. We turned triplex and 4-plex buildings into single family cottages to lower density further. We also shifted townhouse product away from the east property line and more into the center of the subdivision near the central park to ease density concerns. We are proud of the interaction between the neighborhood leaders and ourselves and believe all parties feel a sense of accomplishment shaping 40 North with their respective issues in mind.

We designed a larger conforming central park that is the keystone meeting and open space area for 40 North and the surrounding neighborhoods. This new design incorporates bandstand/shelter, amphitheater, kids' playground equipment, ball fields, mixed use courts, public art, native demonstration gardens, and multimodal central access for multiple neighborhoods as well as all of greater Lafayette. This park will be provided by Ridgeline Development and maintained by the 40 North Metro District, but will not be exclusive to only 40 North residents, it will be open to the public.

Working with staff and city council we were able to create a Metro District that will provide many benefits and amenities to the City of Lafayette and 40 North residents. These funds will contribute to the creation of and maintenance of the central park, wildlife corridor, and storm outflow pipe. The Metro District will act as the 40 North HOA, letting residents deduct their typical HOA expenses. We think the Metro District financing will result in 40 North becoming a community which will stand out as a state and country-wide leader in progressive design.

Our Sketch Plan portion included two public hearings during three sessions with Planning Board, and an appeal which brought us before City Council. During all of these interactions we actively listened to board members, staff, professionals, and neighbors so we could address all conditions and concerns at

preliminary. We have successfully investigated and/or adopted all conditions listed by Planning Board and City Council. We believe the most significant conditions are:

- Trail access
 - The trail system displays a network of private trails like the wildlife corridor and bike paths as well as public trails like the North trail and Davidson trail system. We connect Baseline Road to Silo, Anna's Farm to Indian Peaks, and Northern open space to Southern Trail systems. We believe multi-modal connectivity to be paramount in our subdivision and are proud of this cohesive and fluid trail system.
- Wildlife corridor
 - Anna's Farm neighbors were in favor of a wildlife corridor that connected the northern property boundary to the Davidson Highline Ditch. We worked with wildlife professionals, staff, and neighbors to create a corridor for animals, a buffer for neighbors, and a private trail that is maintained by 40 North.
- Reduction in density
 - We removed density and shifted density away from Anna's Farm. We reduced density 5% overall from the last plan, and reduced density 10% from the original sketch plan. We turned triplex and 4-plex buildings into single family cottages to lower density further. We also shifted townhouse product away from the east property line and more into the center of the subdivision near the central park to ease density concerns.
- Underpass
 - The Underpass was studied extensively with staff and our traffic engineers and they concluded that there are not enough trips to warrant providing an underpass. With the future traffic light providing a safe and effective way for pedestrians to cross Baseline Road, staff and engineering thought it was not necessary for a complicated underpass. During our Metro District approvals Gary Klaphake and the City Council agreed that an underpass was not a good use of funds and would not be utilized to its potential. Everyone agreed that the lighted intersection provides a safe and logical route across Baseline Road.

Sustainable communities are comprised of many integrated components. We are committed to making the 40 North community a model of sustainability for the city of Lafayette, diverse in population, income groups and housing choices.

- Energy-efficiency with all Single family homes being certified by the LEED Residential and DOE Zero Energy Ready Home program.
- Resource efficiency by using a renewable and environmentally sustainable building processes and materials.
- Water conservation that ensures less water consumption indoors and out.
- Wellness environment that reduces exposure to potential contaminants and allergens.
- Homeowner education on how to live in and maximize their home's high-performance capabilities.
- Connection within the community through parks, social gathering and civic events.
- Design and style that is not a "cookie cutter" or tract home neighborhood.

- Community outreach through events in the Central Park.
- An inclusionary site planning environment that invites all citizens within 40 North and the City of Lafayette to participate in the community amenities such as open space, trails, school, parks, and housing opportunities.

Land Dedication, Open Space and Public Streets

The 40 North property is required by the City Code to provide 15% for the 78.63 acres for Public Land Dedication (PLD), which totals 11.79 acres. The Domenicos accepted the responsibility per the annexation agreement to provide five acres towards a school site from the adjacent Bateman property. This means 16.79 acres of the site is required for PLD. The plan provides 10 acres for a BVSD school site that will accommodate special needs children. The remaining 6.79 acres of PLD comes from trails on the north side of the site connecting to the Rollins Conservation easement, trails along the Highline Ditch Lateral connecting Anna’s Farm, and a three-acre central park. All of these dedications total 14.06 acres with the remaining acreage to be accounted for with a cash-in-lieu payment or with PLD from the Homestead. The Homestead PLD amount is still under discussion with the Domenicos and City staff as to how the parcel will interface with the public and how much PLD accrues depending on the circumstances. The Domenicos will be taking the homestead parcel through their own land use decision process.

The roadways will have attached and detached sidewalks which will be dedicated to and maintained by the City of Lafayette. The alleys and detention pond will be privately owned and maintained by 40 North Metro District. The pocket parks, central park, and social gathering areas will be privately owned and maintained by the 40 North Metro District.

Developer’s Intentions

Michael Markel is currently under contract to purchase the subject property. Ridgeline Development Corporation, solely owned by Michael Markel, will be the developer of 40 North. Markel Homes Construction Company will build the majority of the homes at 40 North. Markel Homes will sell some lots to local builders to foster more diversity of housing product and styles.

Residential Units Proposed

25 Large Single Family Units	47 Medium Single Family Units
72 Single Family Alley Units	72 Condo Loft Units
130 Town-Home Units	74 Cottage Units

Development Schedule

Our goal is to start public improvements in the fourth quarter of 2019. The project will be built in four phases, starting at the south end of the project along Baseline Road. We have an annexation agreement which exempts us from growth management allocations.

Property and Ownership

Parcel # 146533400024 & 146534000021 & 146534000023
 DOMENICO FARMS LTD LIABILITY CO
 10309 Baseline Road
 Lafayette, CO

80026-9324

Parcel # 146534000022
DOMENICO JOSEPH A
10315 W Baseline Road
Lafayette, CO
80026

Applicant

Ridgeline Development Corporation. A corporation solely owned by Michael Markel.

Zoning

The current zoning is DR. We are proposing three new zoning classifications on the property described on the “Zoning Plan” in the submittal set. The R-1 zoning boarding the west property line is consistent with Indian Peaks’ R-1 zoning classification. The R-2 zoning on the north/central-east side of the property conforms to R-2 density standards like the adjacent Anna’s farm zoning classification. The R-3 zoning area on the south-east side matches Anna’s farm R-3 zoning to which it is adjacent.

Code Modifications

- The Cottage units are will require smaller lot coverages then current city standard
 - The Cottage Lots provide for a market rate attainable product the market is in short supply of. This smaller platting size is what enables new and progressive design to reach the disenfranchised buyers.
- The Cottage units have lot sizes smaller than Code requirements
 - This is the same story as above.
- There are multiple setback standards based on a variety of residential development types
 - One hallmark of 40 North is the diversity of product. In order for this to materialize, we need a diversity of lot configurations, which brings forth the many standards and setbacks for different product type.
- Modified street standards
 - The cottages have a special street section that we used in Silver Creek. We plan to use the same street section for 40 North as well.
- The maximum building height for R-1 and R-2 zoning to be 35’ measured from proposed grade to top of building roofline
 - We have designed 3 story walk up cottages that require this modification. It will provide for a family orientated cottage that best serves the future families in 40 North.
- 5’ of the front porch can extend into the front setback
 - The front porch gives a subdivision more character and we believe the porch should be closer to the sidewalk to enable neighborly conversations and have a more new urbanist look and feel.
- A parking space is defined as 9’x18’ and a compact space allowed as 8’x16’
 - This parking standard will help with compact spaces, especially with all the new electric cars on the road.
- Fireplace projections may encroach 2’ into the required side yard setback
 - In a tight lot configuration a fireplace projection or cantilever gives more room to the living room livability.
- Roof overhangs may extend 2’ into setbacks

- Some architectural styles we incorporate need to have the flexibility for an increased overhang for the proper look and flare.
- Zero Lot line Lots may have a garage on the property line with a fire-rated wall and no windows with an access easement on adjacent lot
 - We spent the most Architectural design time trying to figure out the best cottage house that could apply to a diverse range of buyers. The lots impacted by the wildlife corridor and some of the larger cottage lots dispersed, a zero lot line on one side enabled us to feature a 2 car garage and have cottages with single level living for the aging in place demographic. It also negated a walk up unit, which helps families and seniors alike. The garage is the only part of the home on the property line, which will not have any windows and be a fire rated wall. The adjacent lot will have an access easement for any maintenance.

Easement Vacation Request

Two temporary construction easements are requested for vacation on the north and south side of the property. The school access road easement described in exhibit B in the annexation agreement will be requested to be vacated due to the school site relocation. The School Tract will be relocated. It is not a formal easement, but is described in the annexation agreement in Exhibit B. The Oil and Gas flowline locations that have been terminated and abandoned will be pulled and removed.

There is a current 60' Goodhue ditch easement along the southern property line. We are in talks with the ditch company to pipe the Goodhue and the resultant easement will be reduced to a 30' width. This replat and vacation of the easement would transpire after final plat recording and after the piping work is completed (similar to how we executed this with Silver Creek and Blue Sage subdivisions).

We have met with the Northern Water Conservation District many times dealing with the water line on 40 North. We are working on an easement agreement with them and they are comfortable with our plans.

We are incorporating an easement on the northern Cul-de-Sac that will give future access to Dr. Rollins property and we also have a Utility easement for civil concerns. Dr. Rollins is in agreement with our plan and we have a memo of understanding with him on this easement.

Mineral Notification

The city's Certification of Notice Pursuant to C.R.S. 24-65.5-103 is attached.

Respectfully,

Michael Markel
 President
 Ridgeline Development Corporation
 Markel Homes Construction Company

Jason Markel
 Vice President
 Markel Homes Construction Company