



2602 Clover Basin Drive, Suite B
Longmont, CO 80503
303.532-2721
303.702.0585 fax

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Chairman VonBenthem & Commissioners
Longmont Planning and Zoning Commission
Civic Center Complex
Longmont, CO 80501

RE: UNION – LACP Amendment, Annexation, Concept Pan, Preliminary Plat, Preliminary PUD Development Plan, Exceptions and Filing One Preliminary PUD Development Plan

Dear Chairman VonBenthem:

We are pleased to present UNION for your review and consideration. Union is a planned, 313 acre, integrated, mixed use neighborhood located in Weld County, north of Highway 119 and southeast of Union Reservoir, at the northeast corner of WCR 3 ½ and HWY 119. Please see illustration 1, an aerial photograph that shows the location of the site.

The fundamental concept for UNION is to establish an inclusive, multigenerational, integrated mixed use community with the following components:

- A neighborhood “heart” - a focal point;
- A small town village atmosphere that will provide services, amenities, employment, shopping, education, recreation, and a sense of place;
- A mixed use residential district that will include a diverse mix of housing options, including and especially for seniors;
- Single family and attached residential neighborhoods that will compliment the mixed use village;
- An integrated network of streets, bike paths, and pedestrian ways that will accommodate the various transportation needs for this part of the City of Longmont;
- Facilitate regional transportation improvements through the realignment of WCR 3 ½ to WCR 5, WCR 26, and relocation of the existing railroad crossing at WCR 3 ½ to Fairview Street;
- A commitment to stewardship of the land and resources for a sustainable future; and
- A location for the LifeBridge Christian church to grow for the next 100 years;

Each component is important to the success of this community and contributes to the broader aspects of the region. Please see illustration 2 for the Union Illustrative Master Plan.

This proposal presents a unique opportunity for concurrent review of a project, from initial land use designation through the Preliminary PUD Development Plan for the first user on the site. We have included a series of illustrations to give an overview of the components of the project. The specific details of each application are set forth on the detailed plans, submitted with the City of Longmont application materials. Complete copies of the maps are included with the PZ packets.

Key components of this request are as follows:

Longmont Area Comprehensive Plan Amendment (LACP) - Please see illustration 3.

- *Land Use* - If approved, the request will extend the Longmont Planning Area to the east to include this site. The proposed land use designations are Low Density Residential for the area north of the Railroad Tracks and Mixed Use for the remainder of the site. The land uses as proposed will accommodate the development of this integrated, mixed use neighborhood.
- *Transportation* – this project is facilitating significant improvements to the overall transportation network in the area. These improvements will improve the function of the existing system and assure that transportation facilities are adequate to serve the site. Please see page 1 of the attachments.
 - WCR 3 ½ will be extended to connect to WCR 5 and provide an important link between HWY 119 and HWY 66.
 - WCR 26 will be relocated off of the current alignment in the Union Reservoir dam and connect to the extension of Fairview Street. This will add another connection to HWY 119.
 - The existing RR Crossing at WRC 3 ½ will be relocated to Fairview Street and provide secondary access to the Concepts Direct property.
 - At the time it is necessary, WCR 26 will be realigned to connect to WCR 1 at Ninth Avenue in cooperation with the City of Longmont and other land owners in this area.

• **UNION Annexation of approximately 340 acres**

This request for annexation includes the 313 acres owned by the applicant, as well as, road ROW for WCR 26 and HWY 119. The inclusion of the additional road right-of-way will give the City of Longmont control of WCR 26 adjacent to this site and City of Longmont open space, and HWY 119 from Concepts Direct (at Fairview Street) and the eastern border of this site.

• **UNION Concept Plan - Please see illustration 4.**

- *Planning areas* – The Concept plan for Union includes seven planning areas:
 - *Single Family Residential District (PA-1)* – this area will allow for larger lot, single family detached homes.
 - *Single Family and Attached Residential District (PA-2)* – this area will include single family detached and attached homes designed to accommodate active adults and seniors.
 - *Mixed Use Residential District (PA-3)* – this area will facilitate development of a senior continuum of care from independent living through skilled nursing and may include single family homes, attached homes, town homes and apartments.

- *Civic/Religious District (PA-4)* – this area will include a mix of buildings to allow for auditoriums, performing arts, education, administrative offices, chapel, and worship services. We anticipate that many of the buildings will be shared with other civic, education and community service partners. In addition, we anticipate that the planned parking structure within this district will be wrapped with urban dwelling units.
 - *Mixed Use District (PA-5)* – this area includes the “Village” component of the site. The planned uses include ground floor retail, second and third floor office and residential, parking garages, a recreation center, education and a chapel.
 - *Open Space District* - This district will include a portion of the comprehensive open space network on the site, detention areas, increased setbacks and landscaped buffers included to provide transitions to adjacent, existing residential neighborhoods. Additional open space will be included within each district. The total open space for the site will be 30% of the site as defined by the City of Longmont Land Development Code.
 - *Road Right-of Way (ROW)* – This area includes the proposed ROW for the planned, major streets.
- *Adjacent neighborhoods* - The applicant engaged in an ongoing dialogue with the adjacent neighborhoods through an extensive public review process in Weld County. We also hosted a neighborhood meeting at the beginning of the annexation process. In addition, we continue to send notice to all of the postal patrons in the post office route that serves this area and to the landowners within 1,000 feet as required by the City.

The concept plan and proposed transportation network are that results of this collaborative process. Key elements integrated into the plan to address neighborhood concerns include:

- Residential homes of similar character and a landscape buffer adjacent to the Elms.
 - A landscape buffer/drainage setback adjacent to Meadow Vale, consistent with the setback between the existing homes and the property line.
 - A commitment to support the neighbors’ desire for no vehicular connectivity between this site and the adjacent residential neighborhoods to the east.
 - Enhanced landscaping along both sides of WCR 3 1/2 to provide additional buffering along the eastern edge of the Longview neighborhood.
- *Scenic Entry Corridor*- The concept plan for this site designates a scenic entry corridor along the HWY 119 frontage. Proposed landscaping will enhance this portion of the corridor.
- **UNION Preliminary Plat** – Please see illustration 5 for an overview of the Preliminary Plat. The preliminary plat includes the entire 313 acre site and is divided into a combination of residential lots and super blocks. Detailed plans for development of the super blocks will come back to Planning and Zoning Commission for review. A complete, detailed copy of the preliminary plat is also included in the PZ packet.
- *Exception for Street Frontage* - We are requesting an exception to Section 15.07.030.E that requires a minimum of 40’ of street frontage for lots. The perimeter of this district is defined by HWY 119 on the south, WCR 3 ½ on the west and the main collector access to the site on the north. At the request of the adjacent neighborhood, access to the residential neighborhoods to the

east will be limited to pedestrian connections. Access from HWY 119 and WCR 3 ½ will be limited per CDOT and City standards.

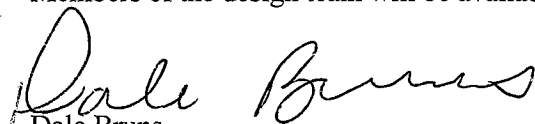
- We are requesting an exception to the subdivision regulations to allow for platting of lots within the Mixed Use District that do not have frontage onto a public street. Access easements will provide the access to the lots and blocks within the Mixed Use District. This will allow for the most flexibility for the future development of the mixed use village.
- All access will be constructed to meet fire safety standards and accommodate the planned uses. Future PUD Development Plans detailing specifics of the access for each lot and block will be reviewed by the City prior to development. Internal streets and drives will be designated as public access easements. The access drives and parking areas will be owned and maintained by the property owners association or district. This arrangement is similar to the internal access drives in many retail, and multifamily projects.
- **UNION Preliminary PUD Development Plan (PDP)** – This PDP includes the entire 313 acre site. It sets forth the framework for future development of this site. The PDP builds on the land uses and baseline densities, established by the Concept Plan and provides the next level of detail regarding development of the site. Primary Elements of the PDP include:
 - *Multi Modal Transportation* – The plan as presented includes an integrated system of streets, bike lanes, pedestrian trails and pedestrian friendly detached sidewalks. We also anticipate that there will be opportunities for RTD service to the site. Trails also extend to the property line to facilitate future connections to adjacent sites and the region as a whole as the trail system continues to develop throughout this portion of the community. Please see illustration 6
 - *Open Space* – Thirty percent of this site will be developed as common open space. Please see illustration 7. This site has been designed to include a comprehensive network of open spaces, trails, pocket parks and a central neighborhood park that will serve the needs of the residents. These parks and open spaces will be constructed by the developer and maintained by the owners association or special district. In addition, this site is in close proximity to Sandstone Ranch Community Park and the Union Reservoir District Park. This site will contribute its fair share towards development, upkeep and maintenance of the existing parks system through payment of parks fees at the time of building permit.
 - *Design guidelines* are established in the PDP for four main districts within the PUD – Mixed Use, Residential (including single family, single family and attached and mixed use residential), Civic Religious and Open Space. Please see illustrations 8 through 17 a general description of each district. The design guidelines are included on sheets LU 3 – LU 13 of the PDP. Specific guidelines for each district include:
 - Overall description;
 - Sub-district description;
 - Table of principle uses;
 - Table of accessory uses;
 - Bulk Standards;
 - Specific Standards;
 - Site Planning Principles; and
 - Architectural Principles and guidelines for each sub-district.

- *Additional standards* - the PDP establishes a phasing plan, bulk height diagram, multi modal transportation framework, typical street cross sections, the overall landscape plan and master grading, drainage and utility plans for the site. These standards and guidelines, in the context of the City of Longmont Land Development Code, will be the basis for review of future Preliminary and Final PUD Development Plans for this property.
- **Exceptions** – Requested exceptions to Section 15.05 Table A – residential Building Heights and Section 15.05 Table B are summarized as follows:
 - *Bulk Height* – Please see illustrations 18 through 22. We are requesting that the bulk height diagram (LU- 15) included with the PDP form the basis for building heights on this site. The building heights are designed to transition from the property line into the site – with the shortest structures around the perimeter and the tallest structures located internal to the site. Building heights as presented will accommodate the types of structures planned for this integrated, mixed use neighborhood. The attached illustration show how the bulk height diagram overlays the Illustrative Master Plan (p.19), illustrations of the type of architectural elements that require additional height (p.20), cross-sections through the site (p. 21), sketch views looking to the west from the adjacent residential neighborhoods (p. 22).
- **UNION PUD Filing One, Preliminary PUD Development Plan (Filing One PDP)**– This is the first detailed Preliminary PUD Development Plan for two of the super blocks established with the overall Preliminary Plat and PDP. Please see illustration 23 for an overall view of Filing One. Key elements of this proposal are as follows:
 - *Filing One PDP* includes two lots to accommodate the ProAction Sports Arena and the first home for LifeBridge Christian Church on the site. The sporting event center and the church will share a 160,000 square foot structure and adjacent parking.
 - *Access* - These lots are connected to public streets via access and utility easements. This is consistent with the requested exception to the subdivision regulations included with the overall Union Preliminary PUD Development Plan.
 - *ProAction Arena* - Approximately 130,000 square feet will be dedicated to the ProAction Arena. Plans for the facility include multi-sport training and event facilities, medical based fitness and sports medicine services, along with retail, restaurant and entertainment services within an integrated, master planned facility. A summary list of principal components housed within ProAction includes:
 - Medical Based Fitness Center
 - Physician Offices and Sports Medicine Clinic
 - Sports Specific Training and Performance Enhancement Clinic
 - League and Tournament Venue for Basketball and Volleyball
 - Restaurant, Entertainment and Retail Facilities
 - Day Spa, Alternative Medical and Nutrition Services
 - Health Education, Community Relations and Event Center
 - *LifeBridge Christian Church* - The remaining 30,000 will be used by the church for worship and associated activities. This space will be converted to additional gymnasium space for the event center when the church relocates to the first building within the civic/religious district at some

time in the future. We anticipate that phase one of the church will include worship (approximately 1300 seats), fellowship, classroom and office space.

- *Activities* will take place within the building with the exception of three small, outdoor courtyards associated with the ProAction Arena. These include: a small children's play area and courtyard adjacent to the office space on the south side of the building and a small courtyard on the north side of the building adjacent to the indoor pool.
- *Architecture* - Varied roof forms, canopies, pedestrian level glazing, changes in materials, articulation of the façade and covered walkways will create pedestrian friendly spaces adjacent to the building and contribute to the overall character of the structure. Building materials will include a combination of pre-cast concrete panels with varied textures and horizontal reveals, faux stone veneer, pre-cast concrete pilasters, painted metal fascia and beam extensions, standing seam metal roof elements, translucent glazing and glass. Please see color elevations on illustration 24. A materials board will also be available at the PZ hearing.
- *Landscaping* - The landscaping is designed to enhance the experience of visitors to the site. Deciduous and ornamental trees site features frame the building, break up the parking lots, and create a series of outdoor rooms. Accent shrub and perennial plantings will contribute to the overall feeling of an urban garden. Additional evergreen and deciduous trees and shrubs will provide screening and shade as appropriate. Site furnishings including trellises, planters, benches, bike racks, trash receptacles, and the selective use of enhanced paving materials will enhance the overall pedestrian environment. Please see illustration 23.
- *Open Space* - A portion of the required 30% open space will be provided adjacent to the parking area and along the HWY 119 frontage. These areas will be platted as landscape buffer easements on the Union PUD Filing One Final Plat. The landscaping within the 30' buffer, adjacent to the parking area is shown on the final landscape plan for this submittal. The landscaping within the scenic entry landscape buffer will be included in the Public Improvement Plan set submitted with the Final Plat on November 23, 2006.

Thank you for this opportunity to present our proposal. We are looking forward to discussing our plans and will present a detailed overview of the project at the Planning and Zoning Commission meeting. Members of the design team will be available to answer questions. Thank you for your consideration.


Dale Bruns
4C Corporation