

Letter of Objection:
Filling 22 Century Communities Development
Avenue Villa Neighbors

May 15/2012

We, the Avenue Villas Neighbors (AVN), are concerned that the Avenue Villas development is out of character (per current plans) with the Stapleton precedence. A lack of communications between involved parties prompted a concerned community position on a host of issues which need to be addressed immediately.

It is our hope that Forest City, Century Communities and the Avenues Villas Neighbors reach an equitable solution, one which addresses community concerns and allows affordable and tasteful development while maintaining the business case for Century and Forest City. AVN believes there are zero and low cost solutions available in addressing some of the neighborhood issues.

In short we are not seeking special attention but rather a solution; a reasonable adjustment that is more in line with the look and feel as well as the development precedence of the neighborhoods of Stapleton and addresses the concerns of the surrounding community.

Accordingly, Forest City/Century Communities plans should address the following primary components in a notional plan no later than 5/18/12:

1) Density reduction; 49 units of family dwellings are far greater than the likely 36 units of Casitas previously slated for these 1.6 acres. McStain was marketing to singles and couples, not families, so the impact on the nearby park and private courtyard would have been less (per McStain literature). Casitas had courtyards which would have provided for some water absorption in addition to green space and gathering/play areas. The Villa's green space plan is lacking meaningful green space in the courtyard. We believe Forrest City made plans based on lower density, but has not yet amended the plans after McStain could not complete their project.

2) Traffic flow and parking mitigation; At this point, ALL traffic empties onto Tamarac, rather than being shared with Ulster. The dead -end alleys require garbage trucks, service vehicles (and emergency vehicles) to back out, which a tragic toddler incident is waiting to happen. Tamarac is a narrow street with no painted lines. There is barely room for cars to pass when some are parked on each side. The Villas have no basements, so garages will likely fill with storage rather than cars. These residents will likely need to park on the street.

3) Hydrological concerns; many resident have experienced ground and surface drainage issues. This huge area of rooftops and hard-scapes will add to drainage concerns and additionally prohibit percolation into the Villa Avenues area soils. Furthermore, there does not appear to be

much room for vegetation (trees, shrubs, etc...) which would assist in mitigating both run off and percolation

4) Architectural designs and diversity guidelines in the spirit of Stapleton; Most of the houses face inward, the artist rendition on the Century website is misleading (except for the 7 units that face the park). No other 42 homes will face a street; we believe (per Century Community provided architectural plans) a 6-foot privacy fence will surround them. There are only two elevations which are nearly identical so diversity of design is lacking.

5) The lack of green space within current site plan will result in adjacent park overcrowding. Our park has one slide, one baby swing and two regular swings. It is already overcrowded. Adding 50 families will make it unsafe for children to play there. Again this concern is shared amongst the residents of the courtyard homes on Ulster.

We respectfully request, as soon as possible, copies of current flood and drainage reports, traffic studies, fire and safety plans, PUD plans for common ground maintenance to include snow removal and storage. A courier will be dispatched to pick up copies.

We are all volunteers with busy work and home schedules. If you have any questions please contact Neill Quinlan. 303-771-1200, opq@aol.com, during the workday.

Sincerely,

Avenue Villa Neighbors Committee Chairs