



## **Narrative: Reunion Center Filing 1 - Amendments #1 & #2**

Reunion Center Filing 1 Amendments #1 & #2 are proposed as the next location for a mixed-use plat that includes new commercial sites as existing currently platted commercial sites within Reunion are developing. It also includes Oakwood's duet collection, which is an exquisite alley-loaded single family attached product. This product is similar to the homes located in Reunion Filing 36 at the southeast corner of Reunion Parkway and East 104<sup>th</sup> Avenue. New architectural elevations were developed for this site, which has a more urban aesthetic, celebrating walkability around the existing STEAD School. This product will begin the transition between the suburban edge of existing Reunion and the denser core of Reunion Center. To further emphasize the urban edge, homes are fronting along all streets and located closer to the street.

### **Existing Conditions**

Reunion Center Filing 1 Amendments #1 & #2 consists of 35.557 acres bound by Homestead Trail to the north, Walden Street to the west, Tower Road to the east, and East 104<sup>th</sup> Avenue to the south. The site is zoned TC-2 (Town Center) in the Reunion PUD Amendment #5. These parcels were platted as part of the Reunion Center Filing #1 STEAD School plat, and overlot grading was completed. No existing structures, floodplains, wetlands, historically significant sites, or oil and gas exist on these parcels. A temporary drainage swale is located along the southern edge of the residential property that will be piped to a new detention pond. The detention pond was included in the Filing #1 design set.

### **Density**

The residential site includes 190 single family attached homes on 17.1186 acres for a gross density of 11.1 du/acre. The allowed density per the Reunion PUD Zone Document #5 is 5-40 DU/AC. The commercial site is larger than the residential site at 18.4384 acres.

### **Access & Utilities**

The residential plan has two public roads traversing the site with three (3) proposed public road access points. The southern public road access is off existing East 105<sup>th</sup> Avenue and the western public road access point is off existing Walden Street. Finally, the northern public road access point is off the existing Homestead Trail. The existing East 105<sup>th</sup> Avenue currently does not connect to Tower Road but will connect with the construction of this project. Homestead Trail will connect to Tower Road/High Plains

Parkway at the time of the High Plains Parkway construction. Wet utilities will be connected to the existing services surrounding the project and will run in the alleys or public roads with meter pits near the driveway aprons. Gas service is proposed from the front (opposite alley side) within a utility easement in green courts or in the right-of-way. Electric service will be provided from the alley side, similar to the adjacent Reunion Filing 26 Amendment #1 and Filing 27. Additional utility easements have been discussed and coordinated with United Power and SACWSD.

### **Parks and Open Space**

The plan includes a 0.3531 acre pocket park (Amendment #1, Tract K) located at the intersection of Box Elder Way and East 105<sup>th</sup> Place. This park design varies from others within Reunion in that it has a rectilinear form with smaller breakout seating areas and a half basketball court to fit the needs of a younger buyer who wants to enjoy a space that reflects an urban park. A large turf area (large enough for an informal volleyball court) and a climbing boulder have also been included for children that will live near the park. An urban streetscape park (Amendment #1, Tract F) has also been located adjacent to Homestead Trail. Concrete seat walls and planting design provides an area where the public can sit and watch the activity along Homestead Trail and has the potential to become an activity node when events happen along Homestead Trail.

### **Phasing**

This project has been broken into two (2) amendments at the direction of city staff. Amendment #1 plats the entirety of the two lots (35.5570 acres) and consists of 84 residential and 5 commercial lots. Amendment #2 replats the western half of the site (15.2567 acres) and includes an additional 106 residential and 5 commercial lots.

Please feel free to contact me with any questions you may have.

303-632-8867

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Marck", with a long horizontal flourish extending to the right.

Jeff Marck