



Valley View  
Park

104th Ave.

Eliot St.

# Valley View Estates

Westminster, CO

# Project Intent

- Develop a vacant, infill parcel for residential use, with walkability to key destinations
- Provide an attractive, market rate housing product, complimentary of the existing neighborhood
- Meet a key demand in the city for the “missing middle” housing option
- Be a good neighbor, add to the strengths of the existing neighborhood

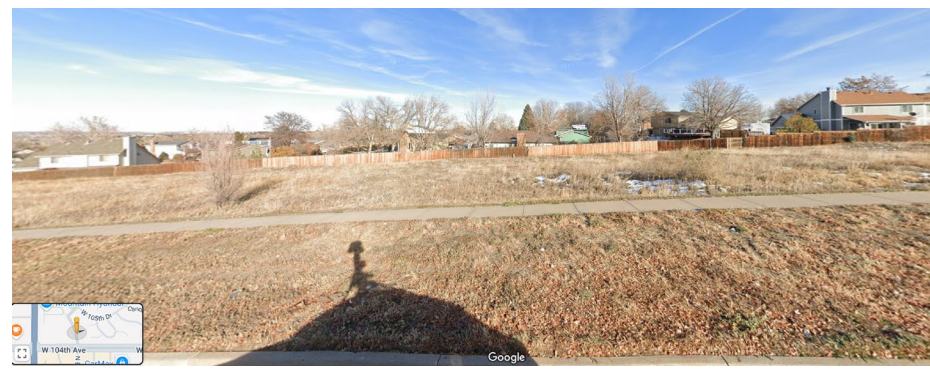
# Key details of the project

- The project is compliant with the current City Comprehensive Plan
- The project aligns with the ongoing housing needs identified in the 2023 Housing Needs Assessment
- The project proposes 12 single family attached residential units, 6 duplex style buildings
- The project provides 48 parking spaces, 2 in garage, 2 in driveway per unit. 24 spaces are required by code.
- The project includes a park with loop trail, shade pavilion, seating, lawn and landscaping.
- The project includes a drainage swale, and rain garden to slow the flow of stormwater to regional municipal systems
- Maintenance of the park, and rain garden will be performed by a new HOA





1) Looking north from 104<sup>th</sup> at eastern property line



3) Looking east from mid block on Eliot



2) Looking north from 104<sup>th</sup> + Eliot Intersection



4) Looking southeast from the bend on Eliot





Decatur St.

Valley View Park

Rain Garden

New Storm Drain Inlet

Eliot St Drainage To New Inlet

Eliot St.

Grass Swale

Park

104th Ave.

# SITE SECTION LOT 14A



# SITE SECTION LOT 20A



## Residential Unit Site Sections – 2 Story units with walk out basement





Residential Elevations

# Project Exceptions Requested

**Exception #1** = Front setback of 30' from the Right of Way.

**Justification** = The existing Right of Way is 17' off the back of curb in Eliot. Adding 30' onto the 17' would result in excessively deep driveways and push units too close to the rear property line. We are providing a 20' setback in addition to the 17' ROW offset from Eliot.

**Exception #2** = Rear setback of 54'-1.5" from property line.

**Justification** = A rear setback of 34' is provided, however the more stringent setback of 54'-1.5" cannot be met due to the existing lot depth.

**Exception #3** = Provide 3 dog clean up stations

**Justification** = The small scale of this development with 12 residential units and a park space can adequately be served by 1 dog clean up station.

**Exception #4** = A landscaped median island is required at the major project entrance.

**Justification** = PWU determined Eliot St is not congruent with this requirement.

**Exception #5** = A minimum landscape area separation of 7' width between retaining walls.

**Justification** = Due to the limited space available we cannot obtain 7' separation. We are providing a 4' separation.