



# Village at Coal Creek

---

## **Town Council**

Aly Burkhalter, Senior Planner/VCC Project Manager  
Dig Studio

November 18, 2025

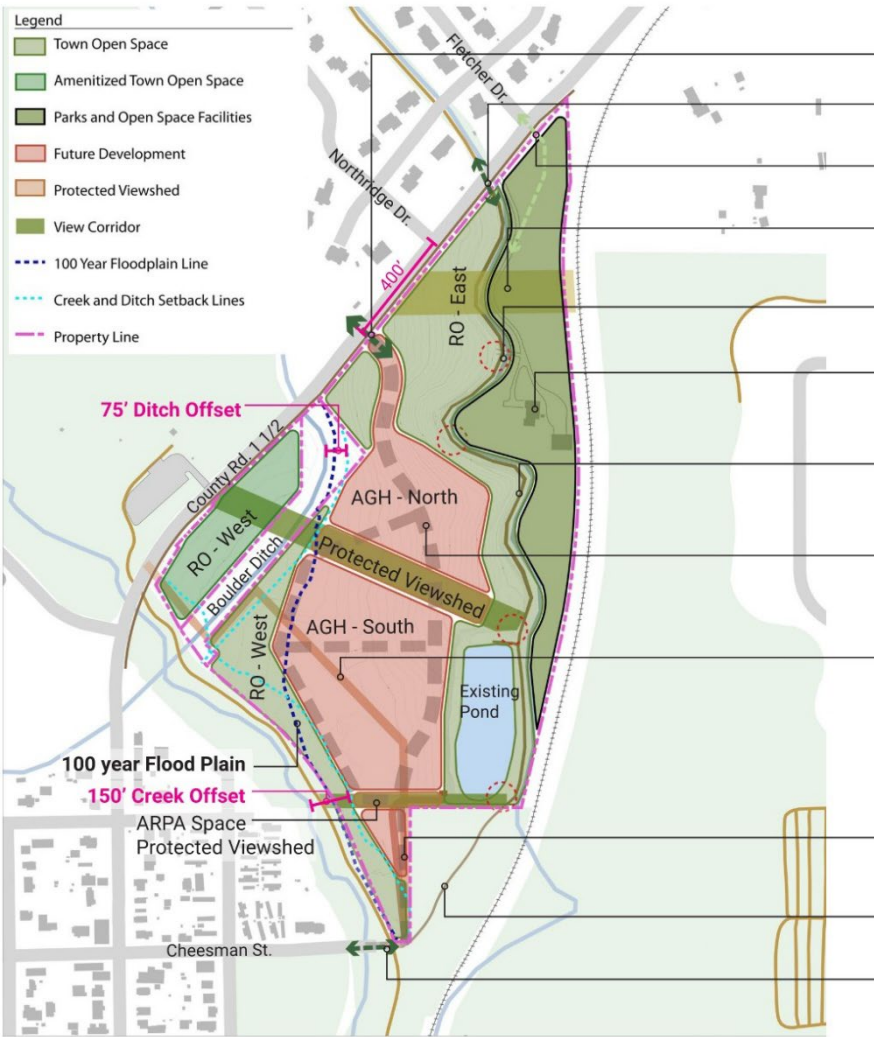
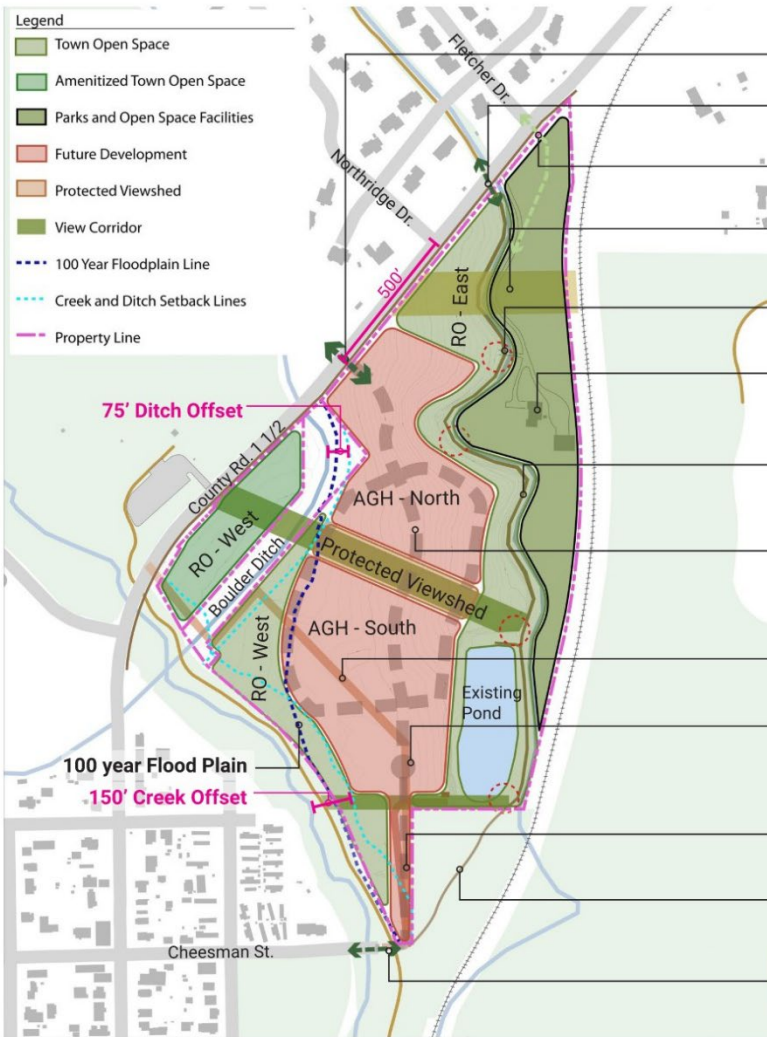
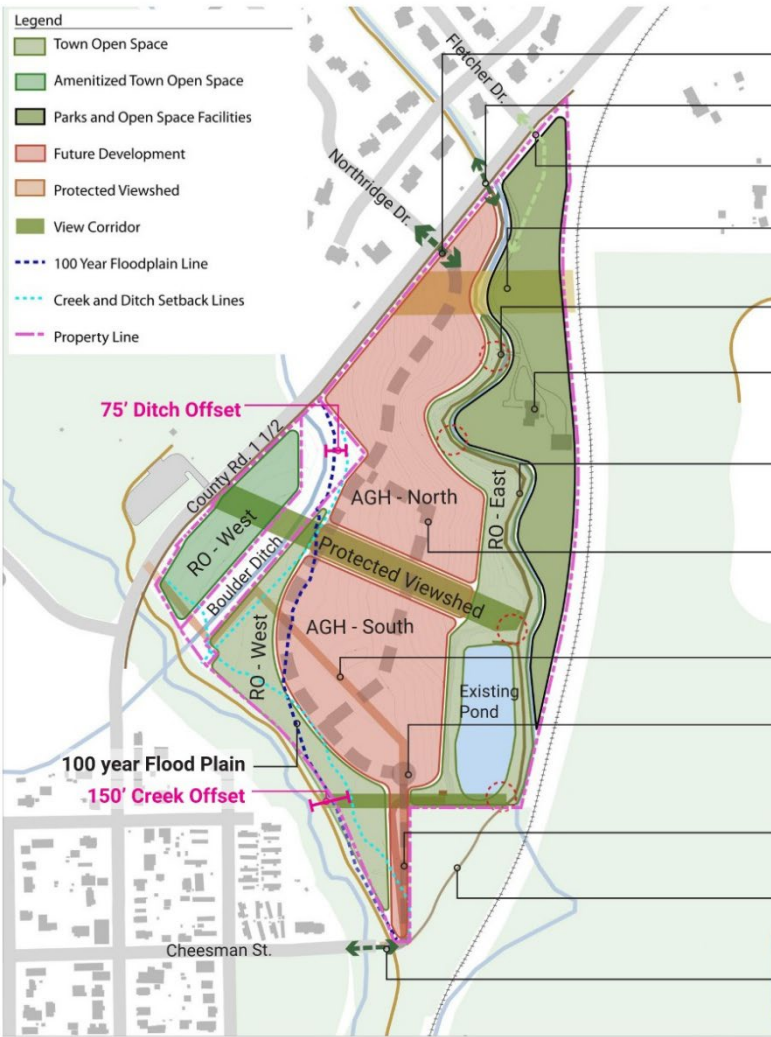


## SITE CONTEXT

The Village at Coal Creek property lies at the intersection of established neighborhoods and Town Open Space. This location offers an opportunity to strengthen connections between those neighborhoods and open space, while also creating a continuous corridor that integrates open space with future development.



# Options 1-3: Neighborhood; Open Space & Trails; Parks & Open Space Facilities





## TOWN OWNED OPEN SPACE REQUIREMENTS

The Village at Coal Creek site sits at a junction of town open spaces. Land on the site that becomes dedicated open space will connect the Northridge Open Space trail corridor to an expanded Coal Creek Open Space. These existing open spaces also bring together other existing town owned parcels including Reliance Park, Coal Creek Park, and Erie Wetlands. While the RTD R.O.W. corridor is not owned or managed by the town, it does act as a visual open space.

Per the Town Unified Development Code (10-6-3), Open Space land shall have the following characteristics:

- i. A minimum of ten contiguous acres;
- ii. A parcel that is no less than 300 feet at the narrowest width, unless the Town approves a lesser amount for a trail;
- iii. To the maximum extent reasonably feasible, a location that is contiguous with or connected to adjacent open space or parks.

## ORIENTATION



## EXISTING CONDITIONS



**OPTION 1-2: LOW INTENSITY**



## OPTION 1-2: MEDIUM INTENSITY

2-3 story townhomes in South



**OPTION 3: HIGHEST INTENSITY**



**EXISTING CONDITIONS**



**OPTION 1-3: LOW INTENSITY**



**1-story single family detached**

**2-story single family detached**

**Viewshed corridor**

## OPTION 1-3: MEDIUM INTENSITY



**2-story single family attached**

**2-story single family detached**

**Viewshed corridor**

**OPTION 1-3: HIGHEST INTENSITY**

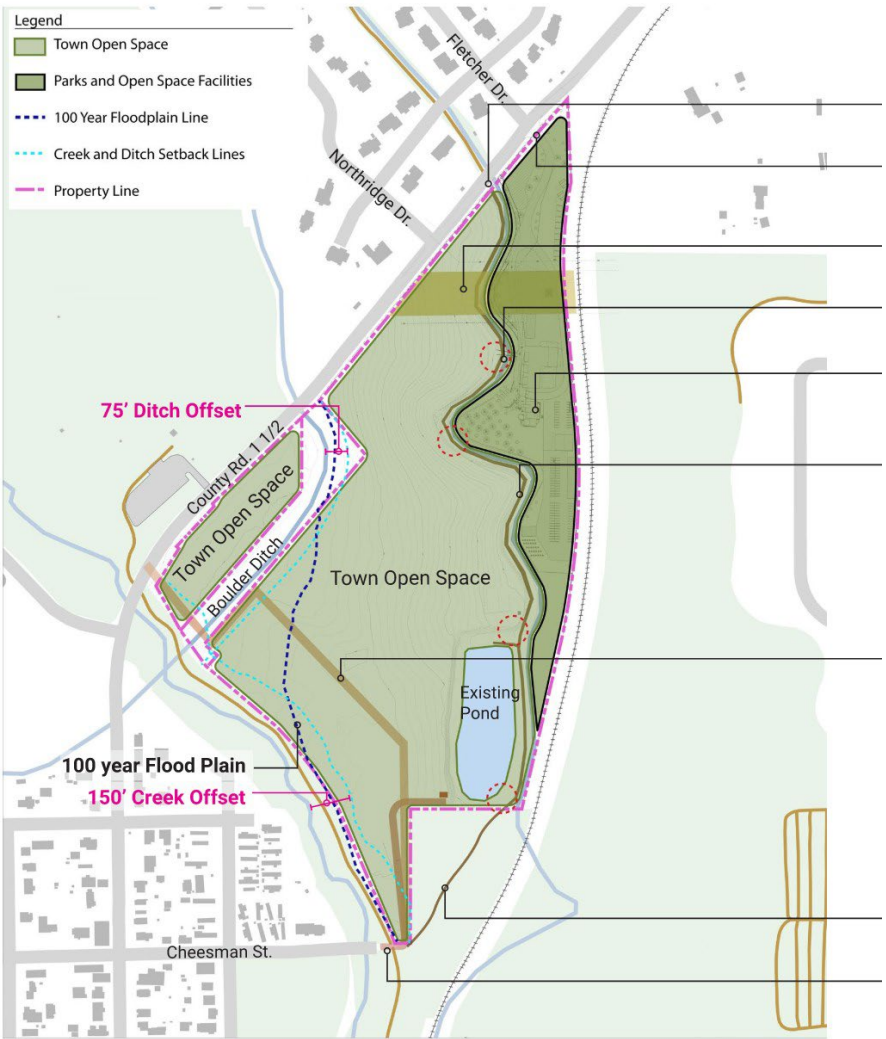
**3-story townhomes**

**2-story single family detached**

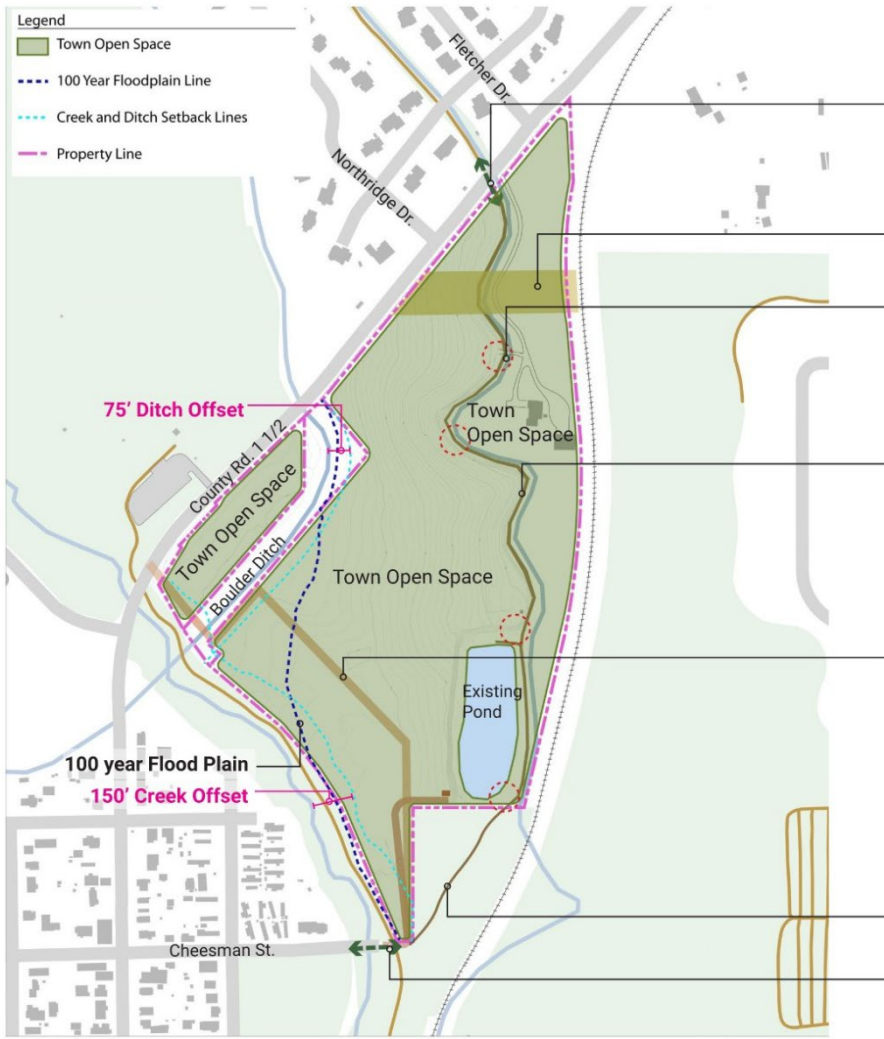
**Viewshed corridor**



# Options 4: Open Space & Facilities Only



# Options 5: Open Space Only





# Concept Plan Options

| Options | Description (Zoning)                                                                                       | Housing (AGH)                                    | Open Space (ROS)                                 | Facilities (PLI)           | Vehicle Traffic & Transportation Infrastructure        |
|---------|------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------|----------------------------|--------------------------------------------------------|
| 1- 3    | Original Vision: Mixed income neighborhood/development; open space & trails; Parks & Open Space facilities | YES; Dependent on affordability levels & partner | YES; \$255k pond; \$1M trail                     | YES; \$19M POS Facilities  | Neighborhood traffic; infrastructure paid by developer |
| 4       | NO neighborhood; reserved open space & trails; Parks & Open Space facilities                               | NO; \$3.6M reimbursement to housing fund         | YES; \$160k reclamation; \$255k pond; \$1M trail | YES; \$19M POS Facilities  | Minor facilities traffic; infrastructure paid by Town  |
| 5       | NO neighborhood; reserved open space& trails; NO Parks & Open Space facilities                             | NO; \$3.6M reimbursement to housing fund         | YES; \$160k reclamation; \$255k pond; \$1M trail | NO; \$40M LAWSC Facilities | No traffic impact; Trail infrastructure paid by Town   |



## Present Focus & Next Steps

- Draft Concept Plan Options
  - OSTAB – September 8, 2025
  - Town Council – September 23, 2025
  - Town Council – November 18, 2025
- Next Steps to Implement Concept Plan
  - 2nd Community Open House
  - Planning Commission
  - Town Council
- Zoning as-needed