TAB 9

MP OPEN SPACE

- Open Space Narrative 9.1
- Form J 9.2
- Open Space Plan 9.3
- Neighborhood Plan 9.4

1. **Open Space**

   The parks and open space system Vistas includes 3.00 acres in Neighborhood Parks and 7.26 acres of open space. The open space includes a conservation area for a massing of black forest trees thru the use of retaining walls and preservation methods during construction. A landscape buffer along the southern edge of the property also helps to separate our proposed community from the already existing large lots to the south.

2. **Connectivity**

   In concert with the Zone District requirements, all subdivisions and developments within Vistas will be designed to create an integrated system of lots, streets, sidewalks, trails, and bikeways that provides for optimal movement of people, bicycles, and automobiles within the Vistas community to and from adjacent streets, developments and uses.

3. **Pedestrian and Bicycle Circulation System**

   The pedestrian circulation system at Vistas consists of detached pedestrian trails along the arterials and collectors, in addition to walks along local streets. All community facilities including parks and schools are connected to the trail system. This system is shown on the Open Space, Circulation, and Neighborhood Map.

   The Vistas MP encourages pedestrian and bicycle activity throughout the community by providing:

   - 14-foot detached walk/bike lane along Aurora Parkway (Arterial Roadway).
   - Landscaped curb sides adjacent to a majority of the local streets will be provided.
   - 6-foot neighborhood trails will be provided in open space to provide recreational, conservation, and/or educational value depending on site constraints. Trailside activity nodes may be provided at key locations.

4. **Primary Access**

   One principal Arterial, Future Aurora Parkway, traverses Vistas in an east/west direction along the northern boundary; this is planned to eventually accommodate 4-lanes. Connecting to Future Aurora Parkway will be an 80' Collector (Road A) that runs through the site connecting to the development to the west.

In addition to these roadways, local roadways will serve the individual neighborhoods, designed to meet the City of Aurora Subdivision Ordinance.

Sidewalks are planned along all streets, and pedestrian/bicycle trails are planned in open space. These will be determined at Site Plan.

Tab 10.12, Street Standards, show the cross sections for these streets.

5. Public Land Dedication Requirements

The City's parks/open space dedication requirements under the current City Code, when applied to the MP site, would require approximately 2.85 acres of neighborhood parks, 1.04 acres of community parks, and 7.40 acres of further open space/parks, resulting in an aggregate public land dedication requirement of approximately 11.29 acres. Any PLD shortfalls for community park requirement will be provided with a cash in-lieu payment to the City accordance with City Code Section 146-4.3.18.(b)

Under this MP, the applicant will dedicate 3.00 acres for neighborhood parks, 1.04 acres Cash-In-Lieu payments for Community Parks, and another 7.26 acres to credited open space. 0.14 Acres of the dedicated open space are coming from the extra 0.14 Acres of Neighborhood Park.

6. Park and Recreational Improvement Requirements

The Kings Point South Metro District(s) will be responsible for the improvement of parks within the MP as set forth herein. The District will be responsible for maintenance of the parks upon dedication by the applicant / land owners. The program elements for the parks to be improved by the Kings Point South Metropolitan Applicable neighborhood park programmatic elements will be governed by the design in effect at the time of the site plan submittal.

Applicant will construct pedestrian/bicycle/recreational trails provided for in the Open Space/Circulation/Neighborhood Map which is a part of this MP. The neighborhood trails will be dedicated to and maintained by one or more of the metropolitan districts.

Neighborhood Parks and the improvements therein (including irrigation) will be constructed and maintained by the Kings Point South Metro District. The following is a list of program elements that may will be provided within a Metropolitan District park in Vistas. Additional items mey be provided at the discretion of the Kings Point South Metropolitan District(s) per approval from PROS.

Neighborhood Park Features may include:

Hillside Play (See Tab11.5)

Loop trail system

Picnic pavilion with seating for 15 people

Picnic Tables

Grills

Benches (as needed)

Trash receptacles (as needed)

On street parking (no parking lot)

Landscaping with automatic irrigation system

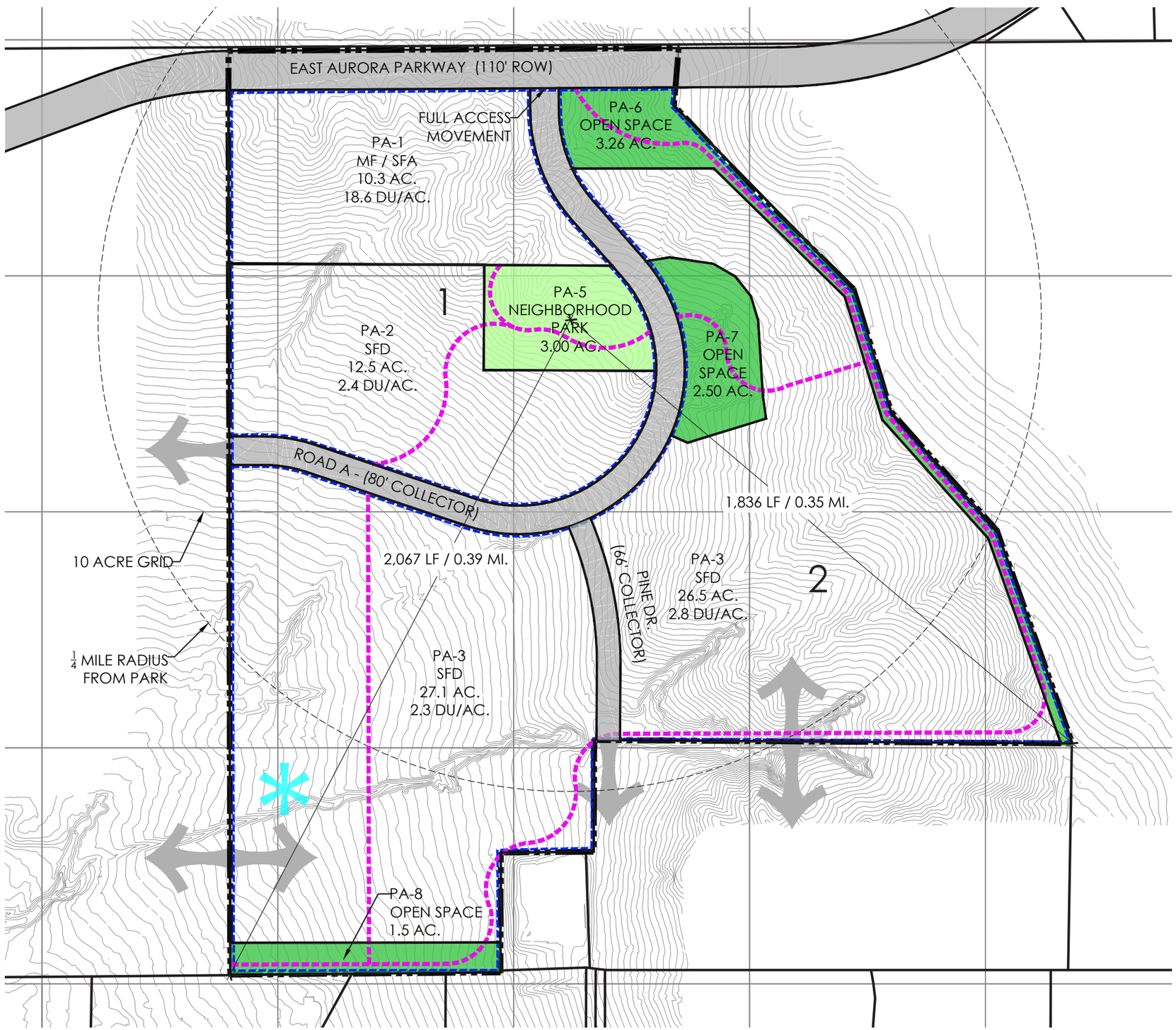
Park sign

- Inclusive Play Features: Any equipment, structure, or design element which is specifically incorporated into a playground design to allow for cognitive, physical, sensory, and social play for all abilities. Some Examples may include:
    - Hillside Slide
    - Log/Mushroom Steppers
    - Slope play equipment
    - Nature Play equipment
    - Climbing Boulders/Walls
- Playgrounds shall be designed around a theme, which can be related to natural features, neighborhood character or imaginative story lines.
- Separate Play areas shall be provided for pre-school (ages 2-5) and school-age children (ages 5-12)

At the SP stage, the program elements shown above may be reduced in parks located adjacent to school sites in order to avoid duplication of equipment located on the school site upon approval from PROS and a shared public use agreement.

Form J: Parks and Open Space Inventory and Phasing Approval					
A.	**B.**	**C.**	**D.**	**E.**	**F.**
Planning Area Designation (Or feature in an area)	**Description and Inventory of Facilities**	**Total Acreage**	**Parks Dept. Credited Acreage**	**Final Ownership & Facility Funding**	**Phasing Plan and Trigger for Each Phase**
PA-4	Neighborhood Park - Program elements that may be provided within a neighborhood park: Play features may include: Slope and Nature Play Equipment, Climbing Boulders/Walls, Loop trail system, Picnic pavilion, Picnic Tables, Grills, Benches (as needed), Trash receptacles (as needed), Landscaping with automatic irrigation system, and park sign. Additional items may be provided at the discretion of the Kings Point South Metropolitan District. Service area to include Planning Areas 1, 2, and 3 which totals 77.3 acres and 358 dwelling units. Conceptual design determined at SP. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. The neighborhood park will benefit recreation by providing including facilities for contemplative recreation as well as open areas that offer scenic vistas to the west, benefit conservation by preserving land to establish an interconnected park and open space system, and benefit education thru the implementation of land management practices that support interpretation goals. Trail connections to the nearby school and open space will be provided.	3.00	3.00	Kings Point South Metro District / Developer to construct, own and maintain.	Park to be constructed and available for public use prior to occupancy of 50% of all residences (before issuance of the 179th CO).
PA 5, 6	Open Space in minimum 30' wide Corridors with 6' minimum trails and vista points. Site furnishins, shade structures, and outdoor art may be provided as necessary. These open spaces provide conservation benefits by preserving land to establish an interconnected park and open space system throughout the development and recreational benefits with the provision of trails and paths. Conceptual design determined at SP. Black forest trees will be preserved as much as possible thru the use of retaining walls and approriate design.	5.76	5.76	Kings Point South Metro District to construct, own, and maintain.	Dedication concurrent with final plats adjacent to the site dedication. Improvements and landscaping to be completed with construction of associated drainage improvements.
PA 7	Open Space buffer with trails, street furniture, and vista points. These open spaces provide conservation benefits by preserving land to establish an interconnected park and open space system throughout the development and recreational benefits with the provision of trails and paths. Conceptual design determined at SP.	1.50	1.50	Kings Point South Metro District to construct, own, and maintain.	Dedication concurrent with final plats adjacent to the site dedication. Improvements and landscaping to be completed with construction of associated drainage improvements.
TOTAL		**10.26**	**10.26**		10.26 acres of neighborhood park and open space provided.
Director of Parks, Recreation, and Open Space Date:_____ Signature:					

*1.04 Ac. Community parks deficit will be made up with cash in lieu unless otherwise specified.



LEGEND

- Neighborhood Park
- Open Space
- Road Right of Way
- Property Boundary
- Neighborhood Boundary
- Potential Trail Locations
- Primary Entry Point
- Detention
- 2' Existing Contour intervals

SCALE 1"=300'

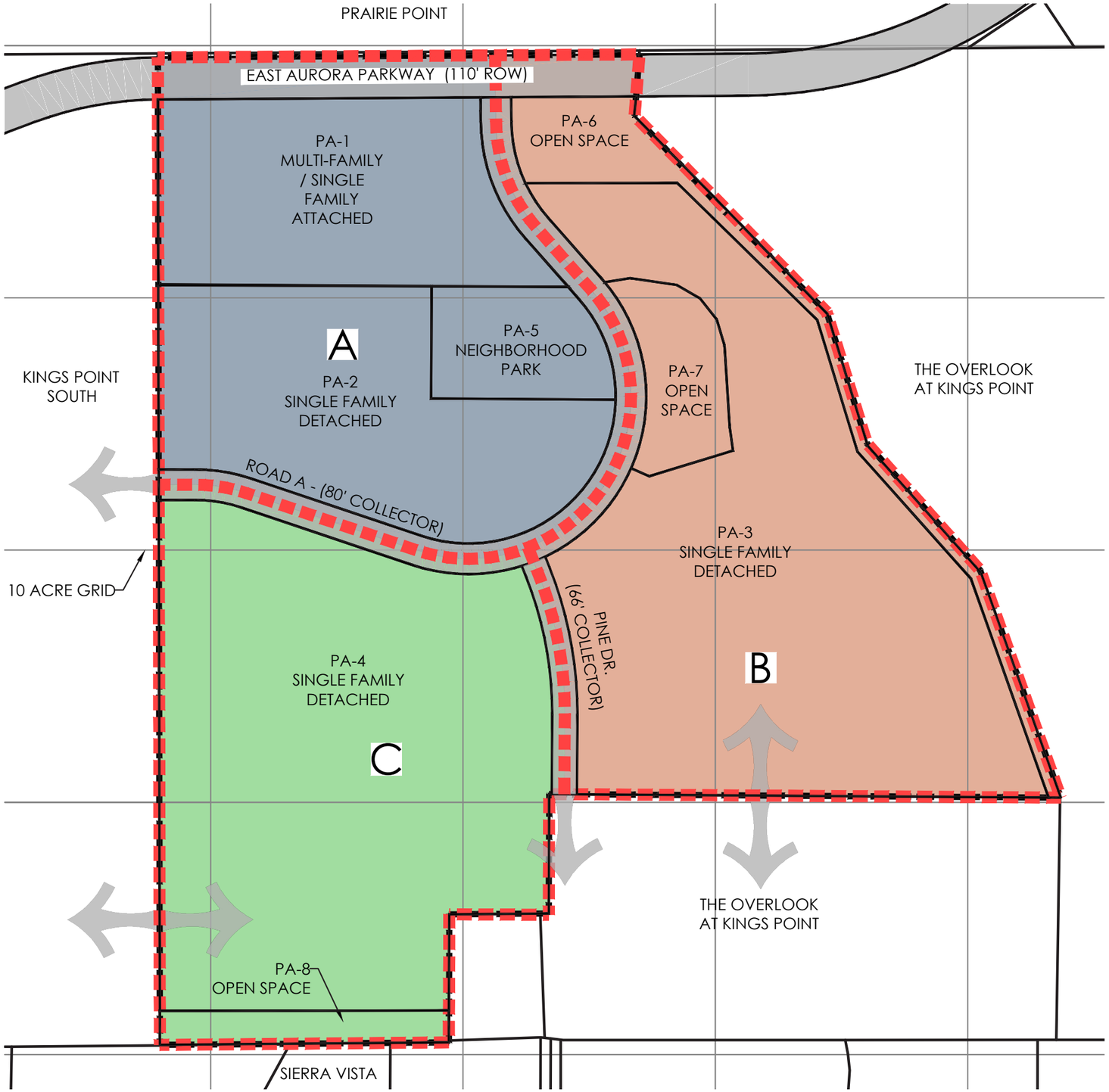
0 300 600 1200

VISTAS AT KINGS POINT MASTER PLAN

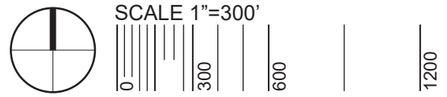
AURORA, CO JANUARY 17, 2024

OPEN SPACE PLAN

TAB 9.3



LEGEND

NEIGHBORHOOD BOUNDARY

Neighborhood	Size (AC)	North Boundary	East Boundary	South Boundary	West Boundary
A	30.1	East Aurora Parkway	Road A	Road A	Kings Point South
B	35.1	East Aurora Parkway / Road A	Overlook	Sierra Vista / Overlook	Road A / Pine Dr.
C	30.0	Road A	Pine Dr.	Sierra Vista / Overlook	Kings Point South
Total	95.2