

TAB 6
MP NARRATIVE

- MP Narrative 6.1

1. General Description of the MP

Briefly describe the general character of your proposed MP. What will be the predominant land uses? What market segment is the proposed development designed to serve?

The Vistas at King's Point Master Plan (MP) is made up of 95.2 acres of Low Density – Medium Density Residential land uses. This is a new Master Plan bordered by Kings point South to the west and The overlook at KP to the east. To the south is Sierra Vista, an existing community.

Vistas is envisioned as a comprehensive planned community integrated with places to live in, locations for recreation, and places to learn. The residential uses are complimented with centrally located neighborhood parks, schools and open space that brings it all together.

2. Defining Character of the MP

Describe how your proposed MP will create a unique community with a definable character and special "sense of place". What facilities, amenities and special design features will set it apart in the marketplace from similar developments in your area?

The physical characteristics of this property that give this project uniqueness is the prominent ridge on the east boundary of site which creates exceptional views to the southwest, west, and to the northwest. The site has phenomenal unobstructed views from Pikes Peak to the south, west to Mount Evans and further north to Longs Peak.

The average slope gradient of the site from east to west range from 8 - 10%. The careful subdivision layout of the minor streets and lots should create a strong "sense of place" in a community where everyone will have spectacular views of the mountains to the west in the daytime, and views at night to the lights of the urban Denver area.

Pedestrian corridors will be placed that serve the visual scenic beauty of the site and ease of access throughout the site. The ridge adjacent to the eastern boundary has the best and most spectacular views of the project.

All physical requirements for vehicular access and utilities, especially drainage and detention, will be provided for; the conceptual drainage and detention sites are located on the plan.

We view our MP not as an isolated neighborhood, but as part of a larger community that joins King Point South from the west to our site which then connects further east to The Overlook at Kings Point. These neighborhoods come together thru the shared use of roads and open space. With the superior views to the west amongst these neighborhoods, we anticipate increased home values which in turn benefit the City of Aurora with higher tax income. In addition to Neighborhood Park and open space, this plan will provide cash-in-lieu contribution for the community park.

3. Zoning Conformance

Does the MP accurately reflect adopted zone district boundaries?

The Vistas Master Plan (MP) is currently zone R-1 and R-2. Once the MP is approved and the first site plan establishes the alignment of the Collector Road, we will then proceed with a rezone. We will be rezoning approximately 24.3 acres of R-1 to R-2.

4. Potential Regulatory Conflicts

Are there any existing or potential conflicts between MP design ordinance requirements and the terms of any existing annexation agreements or agreements with other jurisdictions or interest groups? If so what are they and how you propose to resolve them?

At this time we do not see any specific regulatory conflicts.

5. Adjustments

Does your current design require any ordinance waivers in order to be approved? If so, list each proposed waiver, and answer the following questions for each:

- What are the specific site-related characteristics of your site that have led to the waiver request? (Do not include self-imposed hardships or constraints as a justification. Financial constraints may be considered, but only as they relate to unusual site conditions. Do not simply respond that meeting all development standards would be too costly.)*
- What design alternatives have you considered to avoid the waiver? Why weren't these alternatives chosen?*
- What measures have been taken to reduce the severity or extent of the proposed waiver?*
- What compensating increases in design standards have you proposed to mitigate the waiver's impact?*

There are no adjustments being requested in the MP.

6. Required City Facilities

What additional city facilities or services will the City of Aurora have to provide in order for your MP to be implemented? What police, fire, and recreation facilities are required and where are they located (inside or outside your MP boundary.) To what extent will your development plan help to fund or construct these facilities?

As far as we can analyze, this development will pay for required City Facilities and services thru the dedication of lands, and cash-in-lieu payments to the City, School District, or other districts, as may be required for public services. Other City services will be paid for thru property taxes and sales taxes on purchases within the City. This development has

annexed to one of the adjacent Metropolitan Districts, Known as Kings Point South Metro District, to extend required infrastructure to this property.

7. Vehicular Circulation

Do your proposed arterial and collector roadways align with the arterials and collectors of adjacent properties? Do your roadway cross-sections match adjacent cross-sections? If not, explain why.

There are no roads currently constructed within or adjacent to this MP. Per the approved Prairie Point Master Plan, Aurora Parkway is proposed to be located entirely within Vistas at King's Point along the northern property boundary. The remainder of Aurora Parkway to the east and west will be constructed and paid for via a cost sharing agreement between the multiple owners along this roadway.

A collector road is proposed to bisect our site and connect future Aurora Parkway to the development to the west, as well as provide access through our site to the development to the west. This roadway's cross section will match what is proposed to the west of our site.

Pine Drive currently travels north-south between Main Street, near downtown Parker, to Inspiration Drive where the roadways create a 90-degree bend for continued travel. Currently, the roadway provides access to several existing suburban and rural residential communities and is within four municipal boundaries (City of Aurora, Town of Parker, Douglas County, and Arapahoe County). Based on several municipal documents, the future plan for Pine Drive is to widen the two-lane section to four-lanes and to extend from Inspiration Drive to Aurora Parkway. However, the projects near the Pine Drive extension prefer to remove the extension since it would be difficult to accommodate and would bisect the future communities. Per recent discussions with staff from the City of Aurora and Douglas County, it was agreed that the ability to have Pine Drive is important and that the cross-section should be a collector (one lane per direction). Based on current forecasts, Pine Drive is well below the municipal's thresholds to trigger the need for a four (4) lane roadway. A variance from SEATS is being requested to reduce this roadway from 4 lanes to the 2 lane collector.

After further analysis in the traffic report for Vistas and Kings Point, it was determined that the existing and proposed roadway system can adequately accommodate the projected traffic volumes for buildout conditions. The analysis included the evaluation of Pine Drive remaining the same as currently exists and with the planned extension to the north per municipal transportation/comprehensive plans. The analysis does not indicate a need for the Pine Drive extension, which has been discussed with the City of Aurora and Douglas County. It has been agreed that both municipalities want the right-of-way for a collector cross-section to be provided within Vista at Kings Point to have the opportunity to connect to Inspiration Drive in the future when warranted and funded.

Pine Drive will be a difficult roadway to accommodate with existing property ownership, physical obstacles, and funding sources. The list of challenges is below:

- Limited available right-of-way due to large overhead electric lines and property boundaries, especially for a four-lane roadway.
- Limited alignment options due to large overhead electric lines.

- Challenging topography and drainage.
- Existing substation along the west side of the alignment may impact the ability to extend Pine Drive.
- Several property owners that do not want Pine Drive extended north due to the right-of-way dedication needed and impact to the existing and future residents.

While it is the desire of the property owners to not extend Pine Drive due to the reasons listed above, our master plan now provides a general location for Pine Drive into the neighborhood per city and county requirements.

8. Pedestrian Circulation

Do off-street trails on your site connect with those on adjacent properties? Do your cross sections match adjacent cross sections? If not, explain why.

Pedestrian circulation connections are planned in several locations around the property providing access throughout the open space corridors to the parks and adjoining developments. Additional pedestrian connections may be provided as we progress thru the site planning phase.

9. Protection of Natural Features, Resources and Sensitive Areas.

Describe how the development will be designed to protect, use or enhance natural resources and features. In particular, describe how the design of the development will respond to:

The greatest natural physical feature of our site is the existing slope gradient of the land which provides the spectacular daytime views of the front range mountains and evening views of the lights of southeast metropolitan Denver. These views will be protected by the careful grading and subdivision design layout of the streets and lot arrangements in the plan. Because of the steep slope of the site, the majority of the site will have to be graded in order to meet all engineering criteria and requirements of the city. Black Forest Pines also exist in the property running north to south. An effort will be made to save many of these trees thru proper land planning and the use of retaining walls as necessary. Some pines may even be transplanted if they meet Black Forest criteria outlined by the City. If they cannot be saved, we will provide mitigation in conformance with the Black Forest Ordinance.

10. Neighborhood Concept

Briefly describe the location of your individual neighborhoods. How have you defined the boundaries for each neighborhood? How are the architectural styles and other design features distributed among the neighborhoods? Are there any styles or other design standards that are restricted to specific areas?

This Master Plan will primarily be made up of two neighborhoods with Road A (Collector Road) acting as the division point. To the north of the collector road is neighborhood 'A', which will be zoned R-2 and allow for more residential density. Neighborhood 'A' will have a multi-family/single family attached land use along Aurora Parkway to provide more affordable housing options in the community. Neighborhood 'A' will also include a neighborhood park adjacent to the multi-family land use since those types of products typically lack open space and other outdoor activity areas. Single family detached homes are also provided in this neighborhood west of the park. To the south of the collector road is neighborhood 'B' which will be zoned R-1 and R-2 and have less residential density. This neighborhood will be made up of single family homes and will take advantage of the western views more than neighborhood 'A'. The architectural styles amongst both neighborhoods will be relatively the same and follow those styles outlined in Tab 12.

11. Black Forest Ordinance

Is the Black Forest Ordinance applicable to your site? If so where do the impacted areas show on your exhibits, and how will the requirements of the ordinance be carried out?

There are a few stands of Black Forest Pines located on the Natural Features Map Tab 4.3. You will find when reading Section 12 on Steep Slopes that, in all probability, most of the site will need to be graded in order to meet City requirements. An effort will be made to save many of these trees thru proper land planning and the use of retaining walls where necessary. Some pines will be transplanted if they meet Black Forest criteria outlined by the City. If they cannot be saved, we will provide mitigation in conformance with the Black Forest Ordinance.

12. Steep Slope Standards

Does your development plan include building on areas with an existing slope of 6% or greater? If so, what standards and design strategies have you adopted to deal with drainage and aesthetic issues? Have you reviewed and considered our recommended steep slope design guidelines? If not, why?

Logical and sensible engineering solutions for steep slope lands will be followed. Consideration will be given to the use of any and all recommendations of the City's steep slope standards. Some of our considerations are as follows:

- a) Street Grades that comply with the City's Subdivision Regulations.
- b) Streets that run more parallel to slopes, with all street grades complying with City standards.
- c) The possibility of using single loaded lots with the emphasis on preserving down hill views with up hill streets with no lots on the up hill side.
- d) Walkout basements to assist in taking up grade.
- e) Use of retaining walls where need to take up grade.

- f) Housing design and lot improvements that protect grades, and retain views.
- g) Careful street and lot design to protect drainage, and the use of drainage improvements required to meet all drainage regulations and subdivision regulations.
- h) The use of storm sewers and open drainage channels where appropriate to control all runoff to either a storm sewer or open channel.
- i) Structural and / or home foundation design to assist and reduce unnecessary grading, and protect drainage and enhance the livability on all lots.

13. Consultations with Outside Jurisdictions and Agencies

Have you consulted with representatives of your local school district, the Colorado Division of Wildlife, the Colorado Department of Public Health and Environment, or other applicable local, state or federal agencies? If so, list the dates, contact person, and results of your discussions. Include any letters you've received from these agencies as an appendix to your application.

No discussions have occurred with outside agencies.