



Fine Point Business Park Master Plan Amendment

E.56th Avenue & N. Jackson Gap Way

Tab #6: Master Plan Narrative (Form B)

1st Submittal: February 24, 2023

1. General Description of the Master Plan Amendment

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?

RE: The Fine Point Business Park Master Plan Amendment is located on the north side of E 56th Avenue between Jackson Gap Way and Powhaton Road, expanding development east and south of the existing Fine Airport Parking facility. The proposed Master Plan Amendment consists of industrial and mixed commercial land uses with dedicated areas for a regional water quality pond. These land uses will be positioned to serve the Denver metro area including Denver International Airport (DEN), Colorado Air and Space Port (CASP), Downtown Denver, and the City of Aurora.

2. Defining Character of the Master Plan Amendment

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?

RE: The Fine Point Business Park Master Plan Amendment will aim to build upon the existing infrastructure of the surrounding area while providing warehouse and logistical services, as well as mixed commercial to Aurora and the Denver metro area. This Master Plan Amendment will include improvements to East 56th Avenue, Powhaton Road, and East 58th Avenue. These improvements will help spur additional development and will help fill the gap in warehouse, logistical services and mixed commercial throughout this area. The Master Plan Amendment also includes internal street circulation providing access to East 56th Avenue, North Jackson Gap Way, and Powhaton Road.

3. Zoning Conformance

Does the MP accurately reflect adopted zone district boundaries?

RE: The Fine Point Business Park Master Plan Amendment accurately reflects the adopted 2019 Unified Development Code and builds upon the approved uses and standards for the Airport District (AD) Zoning within the Code.

4. Potential Regulatory Conflicts

Are there any existing or potential conflicts between MP Amendment 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?

RE: None known at this time.

5. Adjustments

Does your current design require any ordinance adjustments in order to be approved? If so, list each proposed adjustment, and answer the following questions for each. (If no MP adjustments are listed

and approved, we will always interpret the final MP document to mean that all city code requirements will be met or exceeded.)

- *What are the specific site-related characteristics of your site that have led to the adjustment 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 adjustment? Why weren't these alternatives chosen?*
- *What measures have been taken to reduce the severity or extent of the proposed adjustment?*
- *What compensating increases in design standards have you proposed to mitigate the adjustment's impact?*

RE: No adjustments are requested at this time.

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?

RE: No city facilities are required at this time.

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.

RE: The proposed street network within the Fine Point Business Park Master Plan Amendment includes improvements to East 56th Avenue, E. 58th Avenue, North Jackson Gap Way, and Powhaton Road to accommodate a higher level of logistical traffic. These improvements will be reflective of the Northeast Area Transportation Study Refresh (NEATS) and will be expanded upon within this Master Plan Amendment and Master Traffic Study.

East 56th Avenue

East 56th Avenue is an existing East-West two-lane roadway that is planned in the NEATS to become a 6-lane minor arterial, with separated sidewalks. The approximate right-of-way from the center of this road will be 74'. Access to East 56th Avenue will be at full movement driveways. See Tab 9 and 13 for more details.

North Jackson Gap Way

North Jackson Gap Way is an existing north-south roadway that extends South from E. 64th Avenue to north of Interstate 70. Per NEATS and the Aerotropolis Parkway master plan, the current plan is for the road to be extended to the East into a 4-lane minor arterial road. Based on discussions with City of Aurora and Aerotropolis Regional Transit Authority (ARTA), the eastern curb line is in the ultimate location and as such, no improvements to North Jackson Gap Way are proposed. Access on to North Jackson Gap Road will be full movement. See Tab 9, 11 and 13 for more details.

Powhatan Road

Powhatan Road is an existing two-lane roadway that is planned in the NEATS to become a 4-lane minor arterial, with separated sidewalks. Access on Powhatan Road will be full movement. See Tab 9 and 13 for more details.

East 58th Avenue

East 58th Avenue is an existing two-lane roadway that ends along the Eastern existing property lines of Fine Airport Parking. This Master Plan Amendment proposes to extend East 58th Avenue East to Powhatan Road. See Tab 9 and 13 for more details.

Internal Circulation

The Master Plan Amendment includes a series of internal private drives to provide access for parking and loading areas within the site. These drives will also provide pedestrian connections throughout the site. See Tab 9 and 13 for more details.

Additional intersections are identified within the Open Space, Circulation & Neighborhood Plan on Tab 9.

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.

RE: The proposed improvements to East 56th Avenue, East 58th Avenue, North Jackson Gap Way, and Powhatan Road include sidewalk improvements for pedestrian connectivity. As development occurs within the adjacent properties, these sidewalk improvements will help fill the gap in the pedestrian circulation throughout the surrounding area. Cross sections for each road type can be found in the PIP

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:

- *Water features, such as floodplains, streams, and arroyos.*
- *Adjacent parks and public open space*
- *Historic or archeological sites*
- *Significant views of the Front Range and views from public parks and I-70 and E-470 and other collector and arterial streets*

Riparian wildlife habitat

The approximate topographic form of major ridgelines and swales

Natural or geologic hazard areas, including unstable slopes and expansive soils

Other natural features such as bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, or wetlands.

RE: The Fine Point Business Park Master Plan Amendment will build upon the natural features of the site. The site has been historically used as agricultural land with little to no vegetation/trees on site. The site will mitigate flooding by constructing storm drain collection systems of curb and gutter, storm inlets, pipes, and swales to collect stormwater runoff from the site and direct it to the water quality ponds located through the Site.

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? Also fill out Urban Design Form F-2 to more fully describe the special standards and character of each neighborhood.

RE: Not applicable.

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?

RE: Not applicable.

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?

RE: Not applicable.

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.

RE: The Development Team will work with the following outside jurisdictions and agencies during the review of this Master Plan Amendment:

- Mile High Flood District
- Xcel Energy