



***BLUE EAGLE***

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***MASTER PLAN NARRATIVE***

**TAB 6**

# Master Plan Narrative (FORM B)

## 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 Blue Eagle project is centered on industrial activity. Both industrial and commercial uses will be the predominant uses on the site. Open space and amenity areas are also being proposed to create an area of recreation and refuge for the future site users and surrounding community. The proposed development will serve a market segment attracted to a regional hub with close access to airport uses for commercial and industrial services.

## 2. Defining Character

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?

This project will build on the site's location, access, and natural resources to encourage development with regional employment opportunities. It will provide internal access within the site and provide future opportunities to connect to road networks for potential surrounding developments. By developing road infrastructure, stormwater drainage and other site utilities it will provide and improve upon the existing state of the site. This will ultimately enhance the site's accessibility of the subject site and provide access points to adjacent lands.

## 3. Zoning Conformance

Does the MP accurately reflect adopted zone district boundaries?

The site is currently zoned Airport District (AD) and all proposed uses of industrial and commercial are permitted uses under the UDO.

## 4. Potential Regulatory Conflicts

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

There are no existing or potential conflicts between the design ordinance requirements and the terms of any existing annexation agreements or agreements with other jurisdictions or interest groups.

## 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.)

The current Master Plan design requires no ordinance adjustments in order to be approved.

## 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?

Per the City comments received in the Pre-App notes, a Whelen siren system will be required, which requires a 10'x10' land area dedication. Water and sewer main extensions will also be required to serve the site. No additional fire and police facilities will be required to implement this project.

Funding and construction of these facilities will be in accordance with the Annexation agreement.

## 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.

The northern portion of the site lies adjacent to E. 26th Ave., which is identified to transition to a minor arterial in the future. The Master Plan takes this into account and is reserving sufficient ROW area to accommodate future transit infrastructure such as bus stop pads. E. 26th Ave. is also designated as a secondary bike route with buffered or separated bike lanes. E. 26th Ave. will provide the primary access points for the site.

To the south, the site is bordered by a Union Pacific (UP) rail line. E. Colfax Ave. is located south of the rail line. Currently there is an existing access easement from E. Colfax Ave. to the existing residential home located on the southern portion of the site. The Master Plan concept would like to maintain the existing access easement across the UP rail line to provide an emergency access easement for the development. South of E. Colfax Ave. is I-70. The Master Plan is not proposing any direct access to E. Colfax Ave. or I-70 due to the UP rail line.

The Master Plan will provide a road network that will allow for future connections of future developments to provide a complete road system that is accessible and provides ease of access for emergency vehicles to promote a safe development.

## 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.

Currently, adjacent properties have no developed trail systems, however, the proposed Master Plan will help lay the foundation to a regional trail corridor. Therefore, the proposed off -street trails will not connect with adjacent trails or match adjacent cross sections because they do not exist.

## 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:** The project will preserve the floodplain of Prairie Dog Draw. All Planning Areas will be built outside of the floodplain zone and will maintain a setback buffer from floodplain to meet the Mile High Flood District requirements.

**Adjacent parks and public open space:** The project will provide open space corridors to allow future connections to connect the proposed trail system that will be developed in the open space area to the east of the Prairie Dog Draw. No existing parks or public open space exists on this site.

**Historic or archeological sites:** At this time, there are no historic or archeological sites located within or adjacent to the proposed development.

**Significant views of the Front Range and views from public parks and I-70 and E-470 and other collector and arterial streets:** Front Range views will be preserved to the extent possible. Buildings will be oriented in a north/south orientation to allow the western side of the buildings to have views to the Front Range.

**The approximate topographic form of major ridgelines and swales:** The site is relatively flat, therefore, there is no proposal to preserve any ridgelines. There are no known natural features areas, in exception for the Prairie Dog Draw, within the boundaries of the development. Prairie Dog Draw will be maintained as its current condition and will provide an open space amenity for the project.

**Natural or geologic hazard areas, including unstable slopes and expansive soils:** At this time, there are no known natural or geologic hazard areas within the boundaries of the development.

**Other natural features such as bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, or wetlands:** At this time, there are no known natural features areas, except for the Prairie Dog Draw, within the boundaries of the development.

Prairie Dog Draw will be maintained as its current condition and will provide an open space amenity.

## 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.

The Blue Eagle Industrial Park will consist of seven (7) Planning Areas. These consist of one (1) commercial parcel along the north side of the site, which is adjacent to E. 26th Ave. Three (3) of the Planning Areas are intended for industrial uses and the remaining (3) three Planning Areas will be for Open Space and stormwater detention ponds.

Due to the limited variety of land uses, the Blue Eagle Industrial Park will create one cohesive neighborhood with seven (7) identified Planning Areas. The cohesive approach will be accomplished through consistent architectural styles, landscape palette, hardscape and site furnishings. The project will also have a consistent theme for way-finding and signage.

The Blue Eagle Industrial Park development will meet or exceed design standards including:

- Screening standards for mechanical equipment, service, loading, storage, and trash areas.
- Loading docks and loading dock doors will be internally oriented and shared with adjacent industrial development in order to consolidate and minimize street access points, to the maximum extent practicable.

Adhering to design standards for metal, including the prohibition of its use as a primary exterior surface material on buildings (no more than 10 percent, as an accent material) that are visible from a street, open space, or trail. If metal is used along interior lot lines, such facades will be integrated into the overall building design and such interior buildings with metal as the primary exterior surface will have enhanced roof design.

## 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?

The Black Forest Ordinance is not applicable to the site.

## 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?

The site is not impacted by steep slopes.

## 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.

At this time, no such communications have occurred.