



OPEN SPACE, CIRCULATION, & NEIGHBORHOOD PLAN

AMENDMENTS:

△ 11-20-24 - Removed PA-3 and PA-12. Updated Form J for new acreages, updated detention pond locations, removed references to floodplain and water quality, updated illustrative graphic, updated programming matrix, included requirements for play field in detention, updated map labels for clarity, updated trails, added section for trail interaction at walkable mainstreet.

TAB 9

FORM J AND FORM J NOTES

1. All community park will be paid in cash in lieu.
2. Detention which does not drain within 24 hours is not eligible for land dedication credit.

FORM J: PARKS AND OPEN SPACE LAND DEDICATION

A. Planning Area Designation (or feature in an area)	B. Description and Inventory of Facilities	C. Total Acreage	D. Parks Dept. Credited Acreage	E. Final Ownership and Facility Funding	F. Trigger to Each Phase
PA-4A	To be determined at site plan, open space to meet PROS Requirements. Open Space: benches, trails and connectivity, dog waste stations, landscaping.	2.40	2.40	Private	Dedication at time of Site Plan. Constructed by developer with Site Plan improvements.
PA-6	Open Space: benches, trails and connectivity, dog waste stations, landscaping, solar lighting at key locations.	7.31	7.31	City of Aurora ownership and maintenance <small>**See Amendment 1 to MDP (222023) note 2</small>	Constructed by the developer as infrastructure in the first phase
PA-7	Neighborhood Park: pickleball courts with lighting, restroom, site furnishings, picnic shelter and shade structure, inclusive playgrounds with shade, open play area/field, solar security lighting, internal park paths, regional concrete trail, outdoor fitness stations.	7.136	7.136	City of Aurora PROS ownership *Pond A is private Ownership with PROS and Aurora Water Maintenance	Completion prior to 50% CO of adjacent Planning Area 4.
PA-13A	To be determined at site plan, open space to meet PROS Requirements. Open Space: benches, trails and connectivity, dog waste stations, landscaping.	4.26	4.26	Private	Dedication at time of Site Plan. Constructed by developer with Site Plan improvements.
PA-15	Open Space with 30' wide trail corridor: benches, trails and connectivity, dog waste stations, landscaping. *Locate trail as close as possible to PA-13.	3.04	3.04	Private	Completion prior to 50% CO of adjacent Planning Area 13.
Stephen D. Hogan Pkwy Median (by City)	Lighting, landscaping, Xeric, PROS Standard	3,800 LF	N/A	City of Aurora ownership	City responsibility per Stephen D. Hogan Rule and Order.

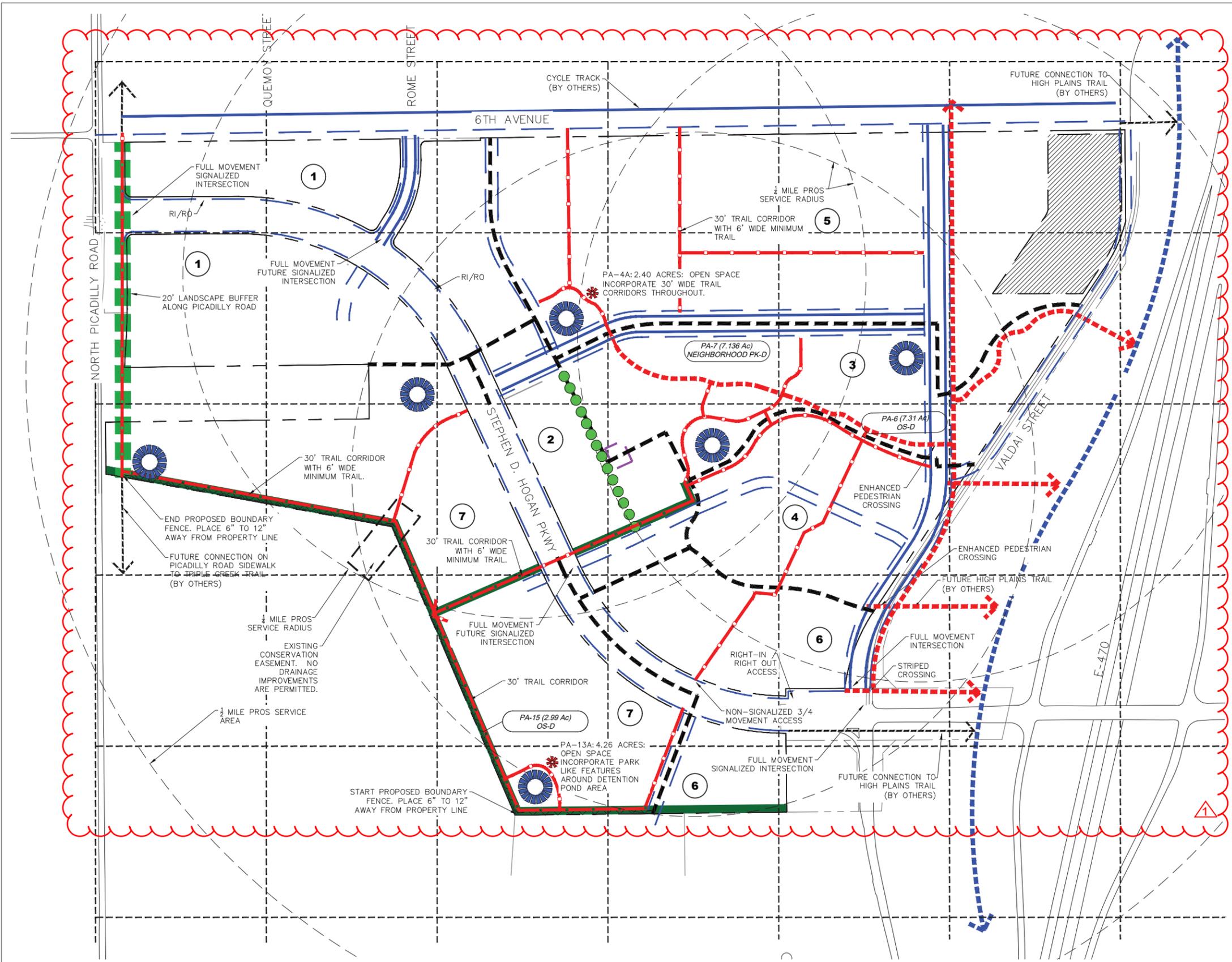
*Open Space developed during the site plan must meet the criteria set for the in the PROS Dedication and Development Criteria Manual

Total Parks and Open Space Required (acres) 24.09
 Total Parks and Open Space Dedicated (acres) 24.15

 Director of Parks, Recreation and Open Space

 Date





- LEGEND**
- On Street Bike Lane
 - On Street Pedestrian Connection
 - Community/Local Trail
 - Planned Connection to Multi-Use Trail (by others)
 - Regional Multi-Use Trail
 - Regional Multi-Use Trail (by others)
 - Walkable Main Street
 - High Visibility Sites
 - Neighborhood Boundary
 - Service Radius
 - 20' landscape buffer
 - 25' PROS special landscape buffer
 - Proposed Boundary Fence
 - Neighborhood Park - Public
 - Open Space - Public
 - Detention
 - Contours - Major
 - Contours - Minor
 - Focal Point Site Boundary

- NEIGHBORHOODS**
- 1 Hogan Crossings
 - 2 Hogan Village
 - 3 Village Gardens
 - 4 Village Flats
 - 5 Village Park
 - 6 Hogan Landings
 - 7 Village Hills

Picadilly Road and 38th Avenue will have transit stops in future in coordination with RTD.
 Community Park cash in lieu fee is due to the City of Aurora prior to the recordation of the first residential plat.



AURORA ONE MASTER PLAN
OPEN SPACE AND CIRCULATION MAP

WARE MALCOMB

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COMMUNITY-WIDE DESIGN STANDARDS

PARKS AND OPEN SPACES

Intent: The parks and open spaces within Aurora One are considered community-wide assets. The parks will demonstrate water conservation, the use of color and texture and a vibrant pedestrian friendly greenbelt creating connection throughout the neighborhood. Open spaces will incorporate natural drainage features. Parks will promote active and passive outdoor activities for all users. ⚠️

LOCATION AND SIZE

Intent: Lively small urban parks and plaza's act as a common outdoor gathering places. Parks are a part of the larger, community wide park and open space system and integral to the fabric of the Aurora One neighborhood. Parks and open spaces have been placed throughout the neighborhood to provide access to all users, provide integrated uses with neighboring commercial and high density residential and as a backbone for recreational opportunities.

DESIGN STANDARDS

1. As shown on the Aurora One Master Plan Open Space and Pedestrian Circulation Plan, one neighborhood park and one large open space shall be located within Aurora One.
2. All parks and open spaces shall be inter-connected by trails with a minimum width of 6'.
3. Trail locations shall provide connectivity from residential to commercial areas as well as to regional trail connections.
4. A minimum of 150' of the perimeter of each park shall be bordered by a public or private street.
5. A minimum of 50% of the perimeter along a public or private street shall provide direct, unobstructed access to the park.
6. Building frontages along urban parks shall have active ground floor uses, such as retail, services or residences.
7. Parks shall respect views to the Rocky Mountains to the west and the plains to the east.
8. All City of Aurora Parks will comply with PROS standards.
9. 25' special landscape buffer is required next to all parks and open space per the UDO. See Open Space and Circulation Map.
10. The detention area is intended to meet the open turf requirement for the neighborhood park. Sports fields shall have a 2% maximum slope and ADA access to the field surface. ⚠️

DESIGN GUIDELINES

1. Parks should be oriented to provide adequate shade in the summer, sun in the winter and protection from the wind throughout the year.
2. Trail design should offer users a variety of "loops" to provide differing experiences and walk lengths.
3. Intent of detention areas within parks is to be usable space (i.e., sports field, natural area). Detention areas will be programed at the time of Site Plans.



Key map of park and open space areas.

NOTE: PROS will not be responsible for private facilities such as a clubhouse, pool, related parking facilities, etc.



Open play, playgrounds, trails, drainage features and development should be integrated



ORIENTATION AND ACCESS

ACCESS AND ORIENTATION

Intent: The parks and open spaces will be the featured public places within the community. It is important that they are in prominent locations that are easily accessible to residents and visitors. It is also important that surrounding buildings face and activate the parks and open spaces.

DESIGN STANDARDS

1. Development adjacent to public parks and open spaces shall face the park.
2. All public parks shall be directly accessible from a street.
3. Adjacent street parking for parks and open spaces is encouraged.

VIEWS

Intent: Views into the park and down open space corridors provide a connection from the urban fabric to a natural element. When looking from the park, building architecture and streetscapes shall meet the standards set forth in other sections of this document.

DESIGN STANDARDS

1. Where streets terminate into a park, the view corridor shall be considered and either terminated with a landscape or site feature or be allowed to view to the west for a long-range mountain view.

PROGRAM AND CHARACTER

Intent: In addition to an accessible location, the facilities provided in each park will determine the users. In order to encourage use that is sustainable, Aurora One strives to create a series of parks that contain different amenities, facilities and character. Facilities should incorporate a mix of active and passive uses in each park.

DESIGN STANDARDS

1. All public parks shall meet the program requirements in table 1.

Planning Area Designation	Internal Circulation Network	Landscape	Site Furniture	Bike Racks	Special Pavement	Lighting	Signage	Restrooms	Open Turf Areas	Shade Structures	Play equipment, traditional playground, environmental play	Regional trail	Pickleball Ball Courts	Picnic Shelter	Outdoor Fitness Areas	Dog Park
PA-6	X	X	X			D	X					X				
PA-7	X	X	X	X	X	X	X	X	X	X	X	X	D	D	D	D
REQUIRED PARK ELEMENTS TO MEET PROS STANDARDS																
- 300' x 225' Open Field																
- 2 Playgrounds (ages 2 - 5 and 5 - 12)																
- Trash Receptacles																
- Clear Connectivity to Adjacent Residential																
- Lighting																
- Benches																
- Landscaping																
- Internal Trails/Walks																
- Dog Waste Stations																
- Picnic Shelter and Tables																

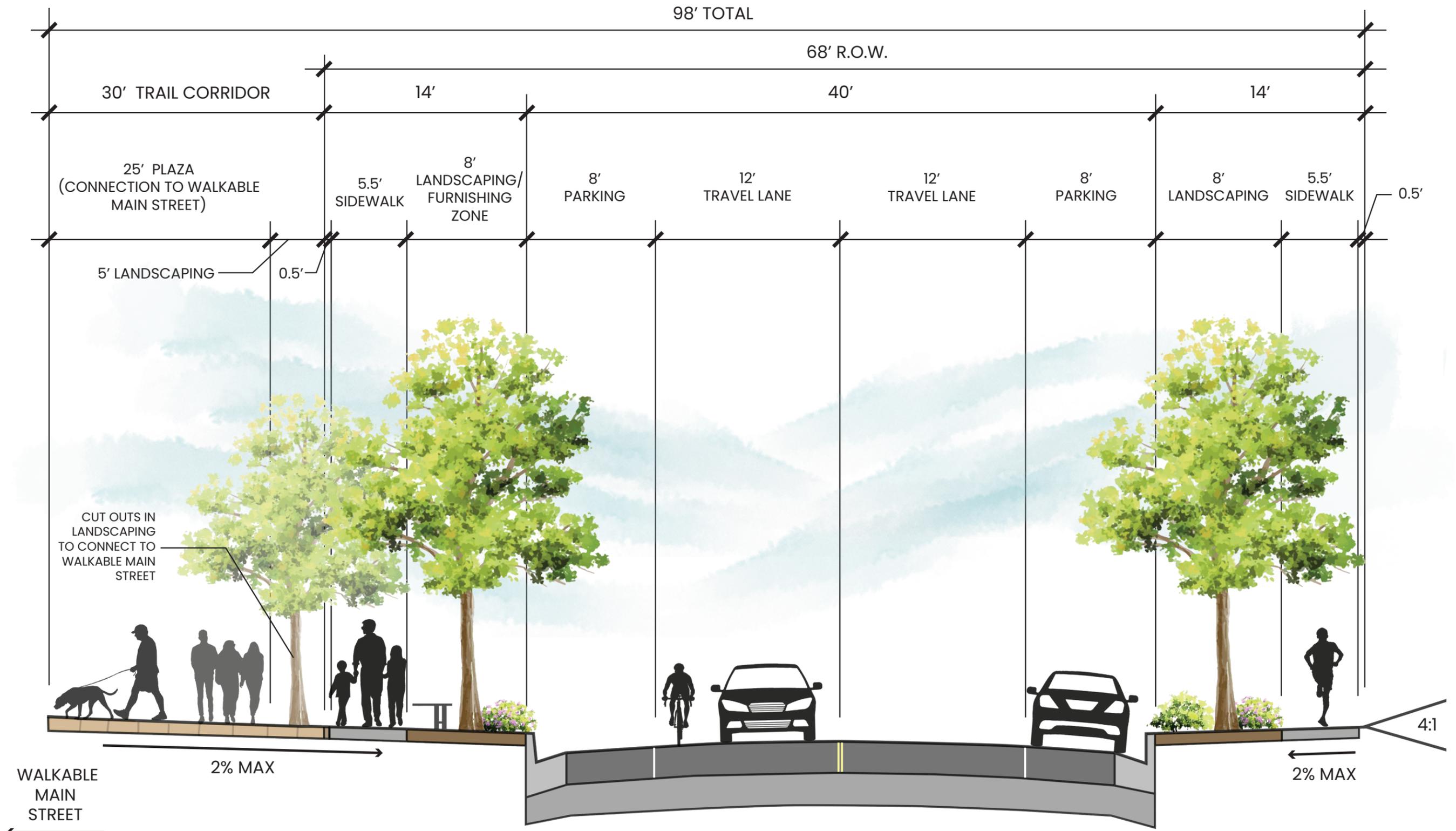
Table 1: Program and Character Requirements

X = Required Elements

D = Desired Elements



OPEN SPACE CORRIDOR AT MU-R WALKABLE MAIN STREET



SECTION OF LOCAL TYPE 3 WITH CONNECTION TO WALKABLE MAIN STREET

