

MASTER PLAN APPLICATION

470 COMMERCE

PREPARED FOR :

TRAMMELL CROW COMPANY

PREPARED BY:

REDLAND

MARCH 17, 2025

TABLE OF CONTENTS

TAB 1	LETTER OF INTRODUCTION
TAB 3	CONTEXT MAP
TAB 4	SITE ANALYSIS NARRATIVE
TAB 5	RESPONSE TO PRE-APP / OTHER REVIEW COMMENTS
TAB 6	MASTER PLAN NARRATIVE
TAB 7	PUBLIC ART PLAN
TAB 8	LAND USE MAP, MATRIX & STANDARD NOTES
TAB 9	MASTER PLAN OPEN SPACE, CIRCULATION, NEIGHBORHOOD PLAN
TAB 10	URBAN DESIGN STANDARDS
TAB 11	LANDSCAPE DESIGN STANDARDS
TAB 12	ARCHITECTURE DESIGN STANDARDS
TAB 13	PUBLIC IMPROVEMENTS PLAN
TAB 14	APPENDIX OF OTHER SUPPORTING DOCUMENTS

TAB 1

LETTER OF INTRODUCTION

Mr. Erik Gates
City of Aurora
15151 E. Alameda Parkway, 2nd Floor
Aurora, Colorado 80012

Dear Mr. Gates,

On behalf of the Property Owner, Nevin Gun Club LLC, and Project Applicant, Trammell Crow Company, we are pleased to submit to the City of Aurora the '470 Commerce' Subdivision and Master Plan for review and comment. The subject parcel (#035370186) is comprised of 240.5 acres and is currently undeveloped. The site is immediately adjacent to State Highway 30 and E-470 to the west, unincorporated Arapahoe County to the north, existing unincorporated rural residential land uses to the east, and existing light industrial (self-storage) land uses to the south. The subject property is zoned 'Airport Industrial' and designated as the 'Innovation District' Placetype in Aurora Places.

Future development is anticipated to comply with the current zoning and Placetype thus helping to fulfill the City's broader land use goals for this area. No waivers or adjustments are proposed. However, due to the diverse development opportunities that accompany industrial and commercial development, the applicant reserves the right to include adjustment requests at the time of future individual Site Plan submittal.

The project applicant proposes to subdivide the existing 240.5 acre parcel into 5 Planning Areas intended for future development and the Murphy Creek floodplain/open space to be dedicated to the City of Aurora. Trammell Crow Company will be the ultimate owner and developer of Planning Areas 1 & 2 which will be developed with future light industrial land uses. The Planning Areas are anticipated to be developed in four phases; with phase specific Site Plans and Subdivision Plats following the Master Plan entitlements but ultimately dependent on market variables. An Avigation Easement shall be provided prior to the final Master Plan approval.

Master Plan Approval Criteria

- It is consistent with the Comprehensive Plan, the purpose statement for the zone district(s) where the property is located, the use regulations in Article 146-3 for the zone district(s), and all other adopted plans and policies of the City Council;

The Master Plan conforms with the purpose and use regulations of the Airport District zone district, no adjustments are proposed at this time.

- It identifies a Master Developer and Master Plan that will foster future development of the property which complies with all applicable standards;

A Master Plan is established for future developers. The Master Plan establishes development standards that will ensure future development is consistent with the City of Aurora's overall land use goals and standards.

Master Plan Approval Criteria, Continued

- It will result in a coordinated system of streets, trails, sidewalks, open spaces, and infrastructure systems that are integrated into the surrounding area and does not create significant adverse impacts on the surrounding area; and

The subject property is surrounded by existing or planned public ROWs; the Public Improvement Plan identifies the ultimate section for the public ROWs as well as outlines responsibilities for future improvements and maintenance. Internal site access and circulation will be further designed at time of site specific Site Subdivision Plat and Site Plan however internal circulation is anticipated to comply with City of Aurora standards.

- It will improve or expand multi-modal with park and open space connections to adjacent sites, neighborhoods, and urban centers.

Within this Master Plan, approximately 66.2 acres (Planning Area 3) are designated as future City of Aurora open space and will be dedicated to the City via a subsequent Subdivision plat. Multi-modal connections will be created via the extension of the surrounding ROWs that will include sidewalks as well as via future internal pedestrian/bicycle connections to be further designed at time of site specific Subdivision Plat and Site Plan.

The applicant has assembled the following consultant team for the project:

Engineer/Planner

Redland Consulting Group
1500 W Canal Court
Littleton, CO 80120

Traffic Engineer

Fox Tuttle Transportation Group
1580 Logan Street, 6th Floor
Denver, CO 80203

Architect

Powers Brown Architecture
2150 W 29th Avenue, Suite 400
Denver, CO 80211

Landscape Architect

STACKLOT
5639 South Curtice Street
Littleton, CO 80120

We look forward to working closely with the City of Aurora on this exciting new project!

Sincerely,

Allison Stavish
Senior Land Planner

