



# NARRATIVE

## AMENDMENTS:

△ Revised term "Village Towers" to "Village Flats", updated current zoning, revised term "FDP" to "Master Plan", revised term "waiver" to "adjustment".

TAB 6

# FORM B: MASTER PLAN NARRATIVE

## 1. General Description of the Master Plan:

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

The general character of the Master Plan is of an urban community core. The predominant land uses are commercial and high density residential. The community is intended to serve both the immediate community as well as act as a regional hub for services.

## 2. Defining Character of the Master Plan:

Describe how your proposed Master Plan 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 Master Plan creates a community that integrates the commercial, residential and park components. By utilizing the park elements to create a linear connection across the site, the park becomes a buffer, focal point and serves as a view corridor for residents and visitors. The Master Plan also utilizes the existing Stephen D. Hogan Parkway to form a commercial backbone to serve local and regional commercial needs without interrupting high density residential pedestrian or traffic patterns.

## 3. Zoning Conformance:

Does the Master Plan accurately reflect adopted E-470 or Northeast Plains Zoning District Subarea boundaries?

The UDC adoption removes both the E-470 and Northeast Plains Zoning District. The Master Plan currently sits within MU-R zoning. A change from AD to MU-R zoning was completed for a portion of the site under Case Number 2005-2041-02 and approved on June 27, 2022. A change from MU-R to R-3 was completed for a portion of the site under Case Number 2000-2041-03 and effective on 7/12/2024. 1

## 4. Potential Regulatory Conflicts:

Are there any existing or potential conflicts between Master Plan 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 do you propose to resolve them?

At this time, no potential regulatory conflicts are known.

## 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 Master Plan adjustments are listed and approved, we will always interpret the final Master Plan document to mean that all city code requirements will be met or exceeded).

At this time no adjustments are anticipated. 1

## 6. Required City Facilities:

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

Please see the Public Improvement Plan Narrative for information. No fire facilities are proposed as a part of Aurora as a new fire station is a part of the approved Master Plan for Horizon Uptown.

## 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 arterial road on the site is Stephen D. Hogan Parkway. Half of the roadway has already been constructed and the ROW is in place. Collectors and local roads align as much as possible with Horizon Uptown road network to the north. Several streets in and adjacent to the site including Rome Street, E. 6th Avenue, Crossroads Blvd./Valdi Street and Piccadilly Road are existing and will remain in use or will be realigned. Street cross sections have been determined based on traffic requirements and adjacent sections.

## 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.

Trails throughout Aurora One connect within the community, to Horizon Uptown to the north, to the planned trails along Triple Creek and to High Plains Trail adjacent to E-470. In addition, roadways have sidewalks and bike lanes on larger road sections. Moreover, a walkable mainstreet element is incorporated and links the commercial corridor to the linear park.

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

Describe how the development will be designated 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: Views to adjacent Coal Creek are preserved. The residential community will be able to access the Triple Creek open space via trail connections in the Aurora One development.
- Adjacent parks and open space: The community will be able to access adjacent parks and open space via trails. In addition, parks have boundaries that directly abut a street allowing for easy vehicular access and on-street parking.
- Historic or archaeological sites: None known on the site.
- Significant views of the Front Range and views from public parks and I-70 and E-470 and other collector and arterial streets: Views will be preserved to the front range. High visibility sites are located adjacent to E-470.
- Riparian wildlife habitat: Habitat will be created in the parks and open spaces.
- The approximate topographic form of major ridgelines and swales: The Aurora One site is relatively flat. Small ridgelines and swales (if any) will not be specifically preserved.
- Natural or geologic hazard areas, including unstable slopes and expansive soils: Unstable slopes exist along Triple Creek, directly south of the site. A proposed 25' special landscape buffer will help to protect banks and steep slopes. Expansive soils will be appropriately mitigated as needed and on a case by case basis during construction.
- Other natural features such as bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings or wetlands: No other natural features exist on 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.

Aurora One is divided into seven (7) neighborhoods. Neighborhoods are described as follows:

**Hogan Crossings:** Hogan Crossings is a first-class, regional, convenience oriented hub serving local regional users who live within Aurora One or who are accessing the development from Piccadilly Road. This area will provide options for daily needs for the immediate community such as full service restaurants, carry-out restaurants, grocery stores, markets, pharmacy, small shops, dry cleaners, liquor stores, coffee shops, etc. Services will accommodate users from within a 5 mile radius. Hogan Crossings may contain one (1) gas station. Additional drive-thru needs such as banks or pharmacies are allowed. Architecture will be four-sided, eliminating undesirable spaces and utilizing the entire site to create a comfortable, safe and convenient vehicular and pedestrian environment.

**Hogan Landings:** Hogan Landings is a super-regional/regional, auto orientated destination hub. This vehicular area focuses on convenience for those traveling through and past Aurora One and focuses on users moving through the E-470 interchange. Hogan Landings may include uses such as gas stations, drive-thru and carry-out restaurants, regional retail, full service restaurants, entertainment, recreation, medical/urgent care, banks, etc. Due to its proximity to E-470, Hogan Landings is intended to have a concentration of drive-thru food sites. Services will be geared to accommodate travelers and users from within a 5-10 mile radius. Architecture will be four-sided, eliminating undesirable spaces and utilizing the entire site to create a safe, convenient vehicular node. Drive-thru windows are not permitted to face Stephen D. Hogan Parkway.

**Hogan Village:** Hogan Village is planned to maximize density and vibrancy by encouraging multiple uses. Urban plazas, gathering spaces, patios and walkable mainstreet that promote an urban center alive with pedestrians and vehicular-friendly commerce. This will be the commercial and neighborhood core and provide residents and visitors opportunities to enjoy community gatherings, special events, dining, entertainment, people watching and shopping in a public, urban setting. Hogan Village will emphasize the pedestrian street scale, building presence including patios and seating along the sidewalk, engaging storefronts and blending of the public and private space within the streetscape. Uses may include restaurants, boutique and specialty stores. Services accommodate both destination users and users within a 2 mile radius.

**Village Gardens:** Village Gardens is located in the heart of the community and is characterized by its identity as the central green space and use of community gathering features. Village Gardens will incorporate plaza opportunities that overlook and interact with the green space and contain a focal point. The trails provide community circulation. Village Gardens includes more than 20 acres of park and open space lands including a 'creek'. Tucked close to adjacent Village Flats residential, a neighborhood park including play equipment links the two neighborhoods together. Village Gardens also provides a buffer between residential and commercial uses. Natural features abound to provide an oasis in the urban surroundings. Detention areas for water collection and water quality are creatively integrated with site design. These areas provide space for recreation, enhanced plantings, buffering and view corridors. Architecture will be four-sided, eliminating undesirable spaces and utilizing the entire site to create a comfortable, pedestrian scale environment. Architecture shall utilize its primary façade and pedestrian spaces oriented toward the focal point, park and open space.

**Village Hills:** Overlooking Triple Creek, Village Hills enjoys long range views to the west and south west. As a high-density, attached residential neighborhood, Village Hills promotes a balance between an urban lifestyle and an outdoor recreational passion. Village Hills looks to Triple Creek and provides connection to Village Gardens and other areas of the site through pedestrian connections along designated pedestrian connections. Architectural styles within Village Hills shall use the architectural vocabulary of Shingle, Victorian, Prairie, Craftsman and Modern styles.

A modern take on architectural elements such as lighting and detailing as well as color palettes shall provide an updated, contemporary feel. A minimum of three different architecturally styled facades shall be utilized.

**Village Park:** Village Park is located on the north boundary of the site. With cross connection to Horizon Uptown and direct access to major roadways, Village Park will contain high density townhouses. Tree lined streets and strong pedestrian connections to promote a sense of urban fabric. Proximity to community and neighborhood parks and Hogan Village encourage urban living. The frontages along E-470, Crossroads Blvd. and buffer to Horizon Uptown create opportunity to develop a consistent, high quality streetscape and landscape setting. Adjacency to Village Gardens and easy access to parks and open spaces promote outdoor activities. Architectural styles within Village Park shall use the architectural vocabulary of Greek revival, Colonial Revival, Neoclassical, Beaux Arts and Modern styles. A modern take on architectural elements such as lighting and detailing as well as color palettes shall provide an updated, contemporary feel. A minimum of three different architecturally styled facades shall be used.

**Village Flats:** Village Flats is intended to be a high density, multi-family area with multiple story residential buildings. Village Flats will enjoy a blurred boundary between the living spaces and Village Garden. Village Flats serves as a terminus to the walkable mainstreet element. Village Flats will be able to capitalize on both the recreational amenities and urban amenities that Aurora One has to offer. Additionally, Village Flats will enjoy long range views to the west and south.

Form F-2 has been completed and is included in the Master Plan documents.

#### 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 with the requirements of the ordinance be carried out?

The Black Forest Ordinance is not applicable to our 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?

Aurora One is not impacted by steep slopes. In the limited areas where slopes steeper than 6% exist, no consideration has been given as slope feature is limited. It is anticipated that site grading will remove these areas.

#### 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 letter you've received from these agencies as an appendix to your application.

The Design Team has attempted to contact CDPHE and Tri-County Health regarding any available environmental records for the site. At the time of this application we have not received a response. Aurora Public Schools were contacted as part of the Pre-Application meeting and we received preliminary feedback in the Pre-Application notes dated September 20, 2019. No other jurisdictions or agencies have been contacted.