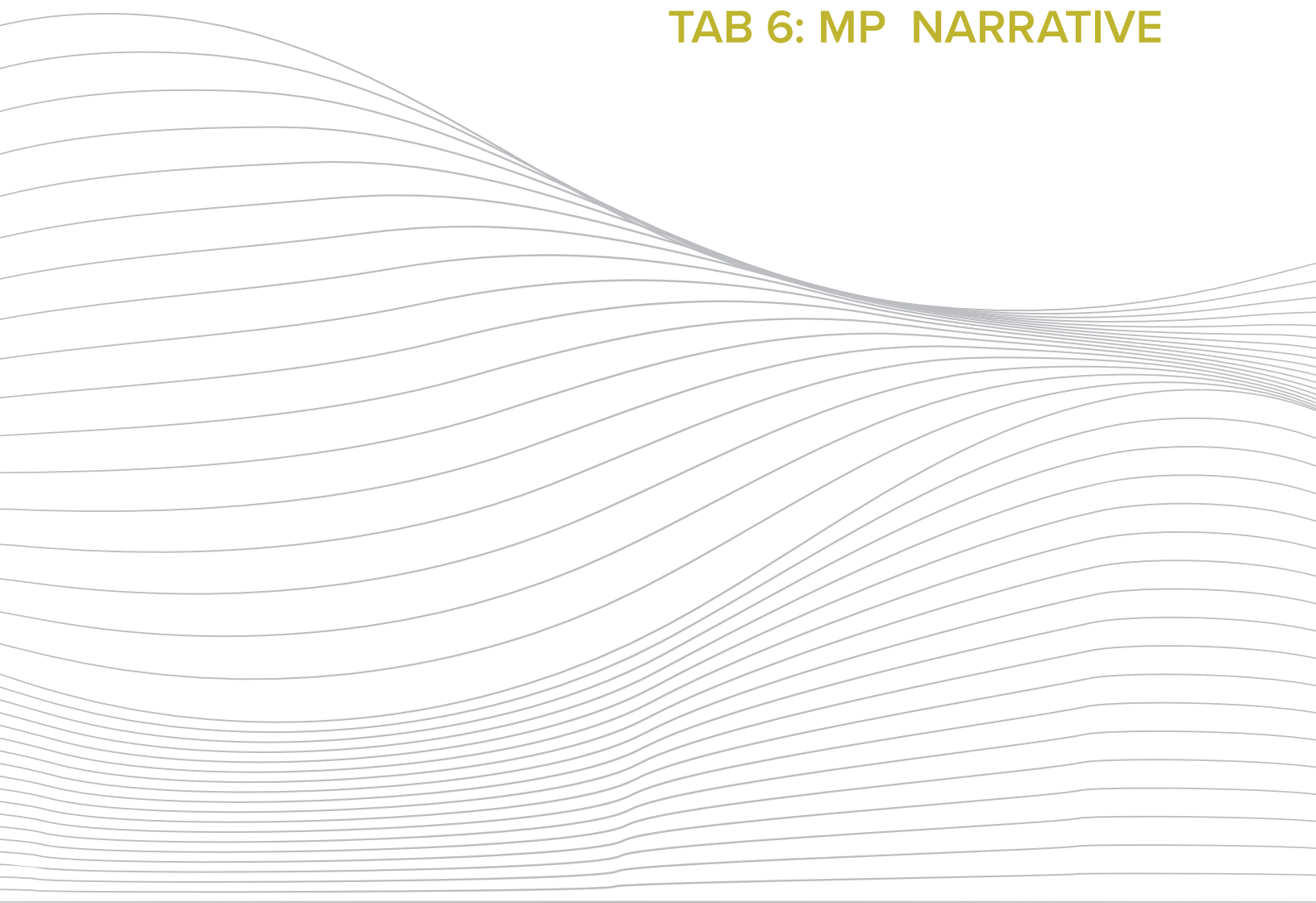


TAB 6: MP NARRATIVE



MP Narrative

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?

Everlea is conceived of a mixed-use community, with both commercial and residential uses being present. Overall, residential uses comprise just approximately 53% of the overall land area, which requires the adjustment request outlined below. Single family detached uses comprise only a small portion of the residential area, and are compliant with the underlying zoning. Mixed use commercial parcels make up approximately 20% of the property, with the remainder of the land being in parks, open space, detention and other non-residential uses. The master plan provides the flexibility for both traditional and mixed-use commercial uses within the northern portion of Everlea, along 64th Ave. These mixed use parcels could consist of more intense uses such as hotels, an event center, and ground floor retail with office above, as well as more traditional commercial uses allowed on PA-6, at the southwest corner of 64th Ave and Tibet. If any residential uses are to be included within the mixed use commercial parcels identified on the master plan, they will need to adhere to restrictions within the City code pertaining to commercial use integration.

Outside of the commercial areas, the community is designed to include a mix of residential densities with multi-family, as well as attached and detached unit types on the remainder of the property. We believe that this mix of proposed housing types will serve the middle market housing that is currently missing from this part of Aurora, and is an important component of the City of Aurora Housing strategy, to attract employers and accommodate projected employment growth. As currently conceived of there would be vertically integrated multi-family housing in PA-4 and PA-5, to buffer the higher intensity uses that are expected to develop on the northern most edge of the site along 64th.

Single family attached units comprise the majority of the housing types on the southern portion of the site with intensity focused around the neighborhood park in the SE/ central portion of the site, as well as in proximity to the community park. Within the single family attached portion of the community we are proposing both paired homes and townhomes to ensure a range of available product types. The single family detached component of Everlea is isolated to the southern, central portion of the plan to complement the proposed development in the Skydance community to the south of us.

The proposed development is designed to serve a wide range of market segments from young entry level buyers through move up buyers interested in the northern Aurora market, to those professionals with affiliations to DIA, and future job growth in the area, that will be expedited with additional homes for future workers. With traffic concerns increasing by the day in and around the metro area, more and more people will look to live in proximity to their work and we believe that Everlea will help fill that void in the northern part of Aurora.

2. Defining Character of the MP

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?

Everlea will create a unique community with a definable mixed-use character that offers of range of commercial opportunities, as well as a range of residential product types and price points within this part of the City. As opposed to older projects that tended to consolidate a single use type on a quarter section of ground, Everlea is aimed at creating a more encompassing community through the integration of these distinct uses. In terms of design features that will set Everlea apart from similar projects in the area, the commercial and mixed use commercial portions of Everlea will be designed with

distinctive architecture and a 20+ acre community park that will have a central role in defining the Everlea community. The mixed use commercial parcels will be concentrated along the northern 64th Avenue boundary transitioning to residential uses as the site moves south. An additional neighborhood park located in the residential portion of the site with trail corridors linking that to the larger community park will knit together a comprehensive community with a variety of use and user groups.

3. Zoning Conformance

Does the MP accurately reflect the adopted zone district boundaries?

Yes, this property is currently zoned MU-A, and we are including uses within Everlea that are permitted uses within this zone district.

4. Potential Regulatory Conflicts

Are there any existing or potential conflicts between MP 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?

To our knowledge there are no regulatory conflicts with this proposed project or site.

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.)

Adjustment #1: We are requesting an adjustment from Section 146-2.4.8.D.1 regarding residential use limitations within the Mixed Use - Airport (MU-A) portion of the UDO which says that no more than 50% of the gross land areas included in any Master Plan shall permit Household Living Uses or Group Living Uses listed in Table 3.2-1, and no more than 50% of the gross land area in residential use in any Master Plan may be developed with single-family detached dwellings.

- 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.)

The basis for this request is the specific location of this site relative to market demand and conditions which indicate a much stronger market for residential uses being needed in this area to support the future commercial and employment growth that is desired by the City, and as referenced in the City of Aurora Housing Strategy document. Additionally, airport noise contours inhibit residential development north of 64th Ave, and as such, it is logical to supply the needed residential units south of 64th Ave given this constraint, and the restrictions north of 64th Ave which will bring balance to the uses across the subarea. As discussed with staff, the goal of this request is to create a master plan for Everlea that is realistic, based upon market conditions while still being reflective of the City's desire for commercial development along the 64th Ave corridor, to promote more timely development of this property.

- What design alternatives have you considered to avoid the adjustment? Why weren't these alternatives chosen?

The only real design alternative that would eliminate this request would be the incorporation of a higher

proportion of commercial uses on the site. This alternative was not chosen because we agree with the current market demands which recognize that residential development is needed in this area, to attract employers and fuel future employment growth, and we believe that the amount of commercial proposed within this Master Plan is appropriate and more attainable at this time.

- What measures have been taken to reduce the severity or extent of the proposed adjustment?

The severity of the proposed adjustment has been reduced through the inclusion of almost 27 acres of commercially designated parcels along the 64th Avenue frontage of Everlea. We believe that this commercial acreage is currently sustainable and capable of creating a unique community within this area, while at the same time, providing a valuable tax base to the City of Aurora. Additionally, we are requesting this adjustment to allow up to 53% residential uses within the entirety of Everlea, but we are accomplishing this through the integration of multi-family and single family attached type uses, but we are maintaining the single family detached component at much less than 50% of the residential as required by the MU-A zone district. With this current plan, the SFd component is only about 25% of the overall residential proposed within Everlea.

- What compensating increases in design standards have you proposed to mitigate the adjustment's impact?

We are including high level design standards throughout Everlea to ensure that both the residential and commercial portions of the community are meeting the level of quality that both the City and developer would like to see. These include defining building materials and colors, fenestration, roofing and parapets, scaling elements, building form, massing and façade elements, as well as sustainable building design parameters and pedestrian level streetscape standards. The incorporation of these standards will ensure that the commercial and mixed-use components of this project are attractive and high quality, and will set the bar for future commercial development within this MU-A zone district. Additionally, the wide range of residential unit types proposed within the master plan will mitigate the adjustment's impact by providing both an aesthetic mix and a wide range of product price points within the community, making the community attractive to many future residents, while at the same time addressing the important missing middle housing demographic within the City.

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?

The Everlea community will be providing recreation facilities within the boundaries of our Master Plan in the form of comprehensive neighborhood parks and open space. The City of Aurora Fire Station No. 12 is located approximately 3 miles south and 1.6 miles west of this site. Additionally, a fire station recently opened in the High Point development, just north of 64th Ave on Lisbon Street, approximately 1/2 mile west of this site. As such the Everlea site is adequately located within the Fire Department's minimum response time. The site is also located in District 2, Beat 13 of the Aurora Police Department. Subject to terms of the Annexation Agreement for the property and City of Aurora Ordinances, the applicant will be contributing through development fees for all off-site facilities that are required.

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 Everlea community is anchored by three arterial roadways - E. 64th Avenue on the north, Picadilly

Rd. on the West and Tibet Rd on the east - that also form the vehicular backbone of the surrounding communities and adjacent properties. Similarly, the collector roads proximate to Everlea, such as 60th Ave on the south edge, will align with the proposed plans of adjacent properties, based upon appropriate phasing and who will be proceeding first. This Master Plan is depicting access arrows into and off of our property to show the intent to align these main connection points. We have obtained information pertaining to the proposed Painted Prairie intersections along Picadilly and are aligning our roadways with them. Within the Everlea plan itself we are utilizing typical City of Aurora roadway sections as required / supported by the pending traffic impact study.

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.

The parks and open space system at Everlea have been designed to provide amenitized neighborhood park and open space connectivity from 60th Ave, through the entirety of the community, up to 64th Ave, providing direct connections to the community park that is required within the Everlea community. Additional parks are proposed within the plan and connected to the larger open space system via trail connections. A significant landscape buffer is being proposed along the east side of Picadilly Road for an enhanced pedestrian experience with future connectivity to the south into the Skydance community.

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 archaeological 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.

The most significant feature of the Everlea property is the high point in the northwest corner of the site. This high point will be embraced as part of the community design - integrated into the active mixed use center and large community park in that corner. The views to the south / west / northwest will be preserved by carefully siting buildings in the adjacent development parcels. Additionally, standards have been included within Tab 10, to ensure compatibility between the uses and design within the adjacent PA-2 parcel and the community park and high point. From the high point the site flattens out with no prominent ridges or swales. There are no floodplains, streams or arroyos, nor are there any significant stands of vegetation or historic or archaeological sites that we are aware of.

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.

Because of the modest size of the Everlea community, it will be one cohesive neighborhood that is largely defined by three land uses - open space and parks, mixed use commercial and residential. Generally

the residential portions of the project are planned for the southern 1/2 of the site to integrate with the adjacent developments. The mix use commercial parcels are focused along the E. 64th Ave. frontage on the north edge of the site, while also extending down both the Tibet Rd and Picadilly Rd. frontages. Opens space and parks will knit the community together while also providing access to adjacent communities. The special standards and design features are more fully defined with Urban Design component of this Master Plan.

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 this 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?

There are a limited amount of slopes on the Everlea property in the 5% - 8% range. These slopes are concentrated directly adjacent to the high point of the site in the northwest corner. While the high point is intended to be integrated into the community, the remainder of the site will be smoothed out with the ultimate grading plan for this area. In this regard, we have reviewed the steep slope guidelines and will take them into consideration as part of the more detailed design process.

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 point in the Everlea project the primary coordination has been with representatives from adjacent communities / projects in the area such as Painted Prairie to the west, High Point to the north and east, and Skydance to the south. We have not consulted with other agency representatives at this point, but based upon discussions with the school district during previous iterations of projects associated with this property, we anticipate that providing cash in lieu to the school district will be an acceptable solution to them. Similarly, we have not coordinated with DEN at this point in time, but we believe that we will be able to address all of their concerns through the execution of an avigation easement, combined with adequate noise mitigation construction techniques. We are happy to coordinate with these outside agencies as this project moves forward.