



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

January 22, 2024

Megan Waldschmidt

Westside Investment Partners

4100 E Mississippi Ave Ste 500

Denver, CO 80246

**Re: Initial Submission Review – Crippen Property – Zoning Map Amendment and Master Plan**

Application Number: **DA-1435-02**

Case Numbers: **2000-2027-02; 2023-7007-00**

Dear Ms. Waldschmidt:

Thank you for your initial submission, which we started to process on December 22, 2023. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before February 13, 2024.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7450 or [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner II

City of Aurora Planning Department

cc: Grant Rotman-Westside Investment Partners

Jacob Cox, ODA

Filed: K:\\$DA\DA-1435-02rev1

# Initial Submission Review

## SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Tab 1-Letter of Introduction (Planning)
- Tab 3-Context Map (Planning)
- Tab 4-Site Analysis (Planning)
- Tab 6-Narrative (Planning)
- Infrastructure Site Plan submittal (Planning)
- Tab 8-Land Use Map (Planning, Fire/Life Safety)
- Tab 9-Circulation Neighborhood Map (PROS)
- Tab 10-Urban Design Standards (Planning)
- Tab 11-Landscape Standards (Landscaping)
- Tab 12-Architecture Standards (Planning)
- Tab 13-Public Improvements Plan (Planning, Transportation, Fire/Life Safety, Public Works)
- Traffic Impact Analysis (Traffic)
- Master Utility Plan (Aurora Water, Fire/Life Safety)
- Master Utilities Report (Aurora Water, Fire/Life Safety)
- External Agency Comment Letters (PSCo and E-470 Authority)

## PLANNING DEPARTMENT COMMENT

**1. Completeness and Clarity of the Application** 1A. **Tab 1-Letter of Introduction:** Please update the Letter of Introduction with the next submittal.

**RESPONSE:** Letter of Introduction updated.

Please discuss how the rezone meets the criteria of approval as set forth in the UDO. Please see code section 146-

5.4.1.C for Zoning Map Amendment procedures and criteria for approval. Please provide justification language for the zoning map amendment to the LOI with the next submission. Discuss each section of the code and how this project meets each section. ***Please submit the proposed zoning map and legal description exhibits for the MU-R to AD rezoning request with your next submission.***

**RESPONSE:** Text updated and map exhibit provided at end of tab.

1B. See grammar corrections/suggestions.

**RESPONSE:** Text updated.

1C. **Tab 4-Site Analysis Narrative:** *Please provide additional benefits for this location.* Is the adjacency to E-470 the only benefit to this site?

Per the Master Plan Manual these items are required for this map: •100-year floodplain areas •Streams, lakes or ponds, or wetlands •Simplified contours at 10-foot intervals indicating slope direction •Major high points, ridges, and drainage ways •Any existing airport overlay district boundaries •Any environmental hazards or conditions that may exist including (but not limited to) landfills, unexploded ordnance, groundwater pollution plumes, etc. •Historical or archeological sites as defined by federal, state, or local governments •Existing roadways or structures •Existing easements, power lines, railroad rights-of-way, etc. •Boundaries of any jurisdictions or service districts on or adjacent to your property such as fire districts, school districts, water, and sewer districts, etc Please list all these in the Tab; if they are not pertinent or do not exist then please list them as “NA.”



RESPONSE: There is no 100-year floodplain, streams lakes, ponds, or wetlands on site. Contours simplified to only major contours. High points and ridges, drainage are included. Airport distribution district added to map. There are no environmental hazards/ conditions or archaeological sites on site. There are also no existing roadways or structures. The existing easement is shown on the map.

RESPONSE:

1D. **Tab 6-Master Plan Narrative:** Airport District-please change throughout the document. The zone district is Airport *District* NOT Airport Distribution. While the use may be proposed as distribution that is not the same as the named zone district. Please modify throughout.

RESPONSE: Understood all references of airport distribution changed to airport district.

1E. **Tab 13-Public Improvement Plan:** Please add local street names for better context.

1F. **Future Gun Club Road Infrastructure Site Plan (ISP)** – Once items are fleshed out pursuant to the comments discussed at the meeting held on 1/9/24 regarding in part, drainage and access concerns, staff is amenable to accepting the ISP application concurrently while processing this application.

## 2. Zoning Comments 2A.

**Tab 1-Letter of Introduction:** Staff understands that the applicants seek to maintain the MU-R zoning in the 5-acre NE quadrant of the project and rezone the remainder to the Airport District. Staff recommends considering an additional rezone for the 5-acre parcel to *MU-C* to avoid future potential challenges in meeting the requirements in the MU-R zoning. Part of the intent of the MU-R district is to promote larger-scale development and retaining the zoning doesn't align with a 5-acre parcel envisioned for smaller-scale commercial/retail development. If the applicant chooses to proceed without rezoning to MU-C and retain the MU-R zoning, the expectation is that following required elements: focal point, plazas, walkable main street, minimum street frontage, internal multi-modal access, street and pedestrian circulation requirements, land use restrictions, outdoor common area requirements, parking standards, building height, massing, setbacks and build to lines, building orientation and architectural and lighting elements, are provided with any future development. The additional rezone to *MU-C* would require a legal description and zoning map exhibit to be submitted with your resubmission.

RESPONSE: Understood.

2B. **Tab 3-Context Map:** Please add zone districts, adjacent uses, and additional roadways for better overall context. Please add more local street names for additional context; add planned or existing trails, and label open spaces and parks. Add subarea to zone districts. Please make the boundary around the proposed project more pronounced. This is difficult to see. Add Airport Master Layer.

RESPONSE: Understood. Map updated to include criteria mentioned above.

2C. **Tab 8-Land Use Map:** For improved perspective, use a thin line grid to show 10-acre segments. Change the DU/AC column in the Form to N/A. An illustration of the "Use(s)" should be labeled, to match the code for land use. Not Airport Distribution. For each PA. On the Planning Area illustration sheet, the "Use(s)" should be labeled to match the code for land use. Not Airport Distribution.

RESPONSE: 10 acres segments added and airport distribution changed to airport district.

2D. **Tab 7-Public Art Plan:** Please contact Roberta Bloom directly at 303.739.6747 or [rbloom@auroragov.org](mailto:rbloom@auroragov.org) for comments.

### 3. Architectural and Urban Design Comments

#### 3A. Tab 10 Urban Design Standards:

**Sheet 2:** Please add: In compliance with the Unified Development Ordinance for all sections.

RESPONSE: Understood. Text added.

**Sheet 3-** Please add: In compliance with the Unified Development Ordinance throughout all design features. Please remove highlighted portions and specific measurements or numeric references. Please add: as permitted per code.

Please remove the signage reference as this will be completed with a separate sign package.

Please add: In compliance with the Unified Development Ordinance throughout for all references to design features. *Highlighted sentences do not make sense and may not be necessary due to the need for code compliance.* See redline comments regarding items that conflict with the code. Remove where noted.

RESPONSE: Text updated to refer UDO compliance and remove text highlighted. Reference to signage removed.

**Sheet 4 - Please** add: In compliance with the Unified Development Ordinance throughout for all references to design features or as permitted by code.

RESPONSE: Text updated.

#### 3B. Tab 12 Architectural Design Standards:

**\*\*\* Please remove specific photo examples and include only information/photos that speak to the *general overall theme* you wish the Master Plan to convey. These standards must follow code as written in the UDO. Remove any and all references otherwise.**

**Sheet 2-** Please add: In compliance with the Unified Development Ordinance throughout for all references to design features.

RESPONSE: Text updated.

**Sheet 3-** There will be other building types within this master plan (i.e. commercial retail); what are the expectations for those structures?

RESPONSE: Expectations for these structures are mentioned on page 12.5.

**Sheet 4-** Please delete the photo which references the use of EIFS. This is not a permitted product per the UDO.

RESPONSE: Understood. Example removed.

**Sheet 5-** Remove highlighted sentences as they are too prescriptive; standards need to comply with code and those standards should be added to this Tab. Please add: In compliance with the Unified Development Ordinance throughout for all references to design features. *Please note: Composite wood is not permitted within the AD zone district.* Wood is not a permitted material; please delete all references to this product throughout Tab 12.

RESPONSE: Highlighted sentences removed. Text added for UDO. Text referring to wood material removed.

**Sheet 6 and 7-** Remove highlighted sentences as they are too prescriptive; standards need to comply with code. Please add: In compliance with the Unified Development Ordinance throughout for all references to design features. Additionally, please add specific code sections and that” development will meet code standards as set forth in the UDO”.

RESPONSE: Text removed and updated to reference compliance with UDO.

**4. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal) 4A. **Tab 11 Landscape Design Standards**

**Sheet 8**

- Update the plant equivalencies note per the comment provided.

RESPONSE: Text added.

**Sheet 10**

- Update the streetscape heading to read curbside landscaping.
- Revise the landscape bed width minimums per the note provided or leave as stated.

RESPONSE: Heading revised and landscape bed width updated.

**Sheet 11**

- Update the picture and the caption below the picture as noted.

RESPONSE: Picture changed to reflect curbside planting and sentence revised.

**Sheet 12**

- Consolidate/remove the duplicative text.

RESPONSE: Understood. Text removed.

**Sheet 13**

- Correct the identified typo.
- Correct the wording of the sentences within the detention pond landscape description.
- Provide the correct landscape requirements for the detention pond. Parking lot landscape requirements have been listed.

RESPONSE: Understood. Typo and wording revised, section removed.

**Sheet 14**

- Because Site Plans are not required at this time, staff cannot determine whether walls will be visible and as a result, this information should not be included in the Master Plan. Materials/color etc. may in fact be very important due to visibility.
- Remove the repeat sentence beneath the picture as noted.

RESPONSE: Section and sentence removed.

**Sheet 15**

- Correct the wording regarding the screening of service, loading, storage and trash enclosures per the comment provided.
- Please be advised that in accordance with the UDO, Loading doors shall occur within the interior of the site and shall not be visible from a public right-of-way. If future layouts anticipate being in non-compliance with this requirement, not only will adjustments be required, but the Master Plan should address what mitigating measures are anticipated to address this.

RESPONSE: Understood. Trees added to section and acknowledged UDO compliance.

## Sheet 16

- Separate and enlarge the font for the ornamental grass category to match the other plant categories listed.

RESPONSE: Understood. Category if plants revised.

### 5. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))

5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### 6. Civil Engineering (Julie Bingham / 303-739-7403 / [JBingham@auroragov.org](mailto:JBingham@auroragov.org) / Comments in green)

#### Tab 13 Public Improvement Plan

6A. **Sheet 6:** For this planning area, the western two lanes will be constructed. Which remaining roadway section?

MM RESPONSE6A: Additional language added and the section on the plans updated to reflect current and future build. Current build will construct the future 3 lanes adjacent to the existing roadway. Installing the median is not currently shown since it might cause a drainage area to be trapped behind the curb and building half the median is not preferred since the eastern development might be a long time before it develops.

6B. **Sheet 11:** Additionally, all cost-sharing agreements will also be handled within separate documents with the City.

MM RESPONSE: 6B: Noted cost sharing agreements will be by separate documents.

6C. **Sheet 12:** The proposed roadway for this planning area will span only along the frontage of this. This does not match what is shown on the exhibit.

MM RESPONSE: 6C: Exhibit updated to show road only along frontage.

6D. **Sheet 14:** The proposed roadway for this planning area will span along the property frontage only. This does not match the exhibit. Identify that Gun Club is required along the frontage of PA-6.

MM RESPONSE: 6D: Exhibit updated to show road only along frontage.

6E. **Sheet 18:** Identify the responsibility of this master plan on this section. This line isn't consistently reflected for the roads on the exhibit. Identify the ROW of Gun Club on the exhibits, typical. Identify the classification on the exhibits, typical. Can not see interior roadway identification. Street Sections must show fire hydrants in the landscape areas between 3'6" minimum and 8' maximum from the back of the face of the curb.

MM RESPONSE: 6E: Section updated to show improvements proposed with this project and which ones are future. Section updated to show Fire Hydrant improvements proposed with this project and which ones are future.

6F. **Sheet 6:** 'three' lanes. Need roadway type description (collector, local?); Please modify this language. The existing 2 lanes will not serve as a lane in the future due to the proposed median. Identify the western 3 lanes and half the median as the responsibility. (typical all planning areas)

MM RESPONSE: 6F: Language updated to show number of lanes and the improvements for this area.

6G. **Sheet 9:** 'Three lanes'. Need roadway type description (collector, local?)

**MM RESPONSE:** .6G: Language updated to 3 lanes.

6H. **Sheet 22:** Identify the proposed access point (indicated in MTIS)

**MM RESPONSE:** .6H: Access symbol not added on south property line since site plans between the two sites are still being coordinated, but other access symbols added.

**7. Traffic Engineering** (Dean Kaiser /303-739-7584/ [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber) 7A. Call out access control. Increase line weight to illustrate proposed interior roadways.

7B. **Tab 13:** Proposed access roadway here?

Response: Since Aspen Business Park was approved prior to this project, it is assumed that project's accesses will be constructed prior to Gun Club Business Park and cross-access provided. Just like the Yale Avenue access. There may be an interim condition that only the shown accesses are constructed with Gun Club Business Park.

7C. **Traffic Study**

Update the spelling of 'Club' throughout the entire document.

**Sheet 1** - Minor comments throughout the report. Must clarify the Aspen Park Access that is not being considered as part of the Gun Club Business Park accesses yet has site traffic using it in Fig 7. Additional Access Point?

Response: Since Aspen Business Park was approved prior to this project, it is assumed that project's accesses will be constructed prior to Gun Club Business Park and cross-access provided. Just like the Yale Avenue access. There may be an interim condition that only the shown accesses are constructed with Gun Club Business Park.

**Sheet 10** - Note that signalization is scheduled by the City with temp signals being install and operation by 2025.

Response: Thank you for the information. The report narrative was updated.

**Sheet 17** - 11th Edition, 2021

Response: Thanks for catching the typo. Updated Text.

**Sheet 18** - Provide data sheets in Appendix.

Response: Provided sheets in Appendix.

**Sheet 19** - Is full site boundaries reaching Hampden? Otherwise "30%" to/from south via Gun Club would be appropriate.

Response: Updated distribution discussion to remove Hampden.

**Sheet 20** - Need to identify the southern access (Aspen Park) as identified in figures 4,5,6,7, & 9) Fig 7 is Site Gen volumes and indicates Gun Club Business Park traffic utilizing access point.

Response: Text added .

**Sheet 25** - Does not match value on Fig 9.

Response: Updated.

**Sheet 33** - Provide data sheet(s) for reference.

Response: Provided sheets in Appendix.

**Sheet 37** - Provide Intersection #'s identified in text and LOS matrices.

Response: Updated.

#### **7D. Public Improvement Plan**

**Sheets 6, 9, 18 and 22**-minor redlines.

**Sheet 18** - Call out access control; Increase line weight to illustrate proposed interior roadways.

**MM RESPONSE**7D: sheets updated per minor redlines. Access symbol not added on south property line since site plans between the two sites are still being coordinated.

#### **8. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue) **8A. Tab 8 Sheet 2 of 6 / Land Use**

See comment to show the Whelen siren system locations and in the legend.

##### **8B. Tab 8 Sheet 3 of 6 / Land Use**

See comment to add the Whelen siren system to matrix.

##### **8C. Tab 13 Sheet 18 of 22 / PIP**

**MM RESPONSE**8C: Approximate location of Whelen Siren system to be placed in open space detention area with next submittal. Wanted to confirm the drainage layout before locating.

See comment to show fire hydrant on street sections. Typ.

##### **8D. Tab 14 Sheet 5 of 69 / Master Utility Report**

**MM RESPONSE**8D: FH shown on section.

Please add the phasing note.

##### **8E. Tab 14 Sheet 1 of 2 / Master Utility Plan**

**MM RESPONSE:** 8E: Note updated.

See note to remove fire from signature block.

##### **8F. Tab 14 Sheet 2 of 2 / Master Utility Plan**

**MM RESPONSE:** 8F: fire signature removed.

See comment to add existing water symbol to legend.

See comment to verify the sanitary sewer symbol.

##### **8G. PIP**

**Sheet 18**-Street Sections must show fire hydrants in the landscape areas between 3'6" minimum and 8' maximum from the back of face of curb. TYPICAL

**MM RESPONSE:** 8G: FH shown on sections now

**9. Aurora Water** (Daniel Pershing / 303-739-7490 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / Comments in red) 9A. **Master Utility Study**

**Sheet 1** - Please use Aurora Water newly published template for Utility Studies. Email [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) for a copy.

**Sheet 5** - Add this note to the phasing: THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY, AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.

**MM RESPONSE**9: Note added to phasing portion of report

**Sheet 6** - Please verify reference as this criteria is not shown in these appendices

**MM RESPONSE:** References provided in Appendix A

**Sheet 8** - Please include a narrative on waterline improvements within Gun Club as a 42" water main is shown on the Aurora Water IWMP2.

**MM RESPONSE**PLEASE REFER TO EMAIL CORRESPONDENCE BETWEEN CHONG WOO AND DAVID LE ON JANUARY 11 ,2024. THIS EMAIL REFERENCE HAS BEEN INCLUDED IN THE PROPOSED WATER INFRASTRUCTURE PORTION OF THIS REPORT

**Sheet 9** - I don't believe this would be anticipated as this site and adjacent sites all lie within zone 4. Verify the Development name.

**MM RESPONSE:** Report updated to be within zone 4.

**Sheet 15** – The current amendment for this MUS still shows the sanitary outfall to the west rather than the east. The amendment also shows a lift station with a force main proposed. Please verify and ensure consistency between these reports.

**MM RESPONSE:** Aspen Business Park MUS Amendment did not anticipate the offsite sanitary main located within Gun Club Road at the time of their overall utility plan. The proposed Gun Club Business Park MUS is providing this alternative sanitary option that would not require a lift station or a force main

**Sheet 16** - Narrative discusses updated calculations were used for this study. Please include updated loading calculations as a part of this report to ensure adequate sizing of the 15" outfall.

**M RESPONSE:** Proposed offsite sanitary in Gun Club service map has been provided in this appendix

**Sheet 19** - Add a summation row to cross-reference with the following table.



**Sheet 20** - I am calculating .524 MGD based on the information from the previous table.

**MM RESPONSE:** Table removed and replaced with the service area map for the gun club road offsite sanitary flow and population table. Noted flow table updated with new calculation.

**Sheet 21** – The minimum size for the public water main is 8". Please revise this table and report accordingly. Additional calculations are needed for the entire outfall. to ensure the 15" can also handle the development to the north. These calculations can be referenced in an APPX or provided for this development.

**MM RESPONSE:** Min size updated to 8 inch and additional calcs have been provided for serviceable area of the off-site Gun Club Road sanitary which has now been updated to a 16 inch.

**Sheet 22** - No note provided below. The minimum slope must be shown as 0.4% as referenced in the narrative.

**MM RESPONSE** COA table now provided, and min slope updated to 0.4% units updated to GPD

**Sheet 23** - TYP. Revise to 8" pipe and update calculations accordingly.

**Sheet 52** - Revise units to GPD

**10. Forestry** (Jacque Chomiak / 303-739-7178 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple) 10A. Approved.

**11. PROS** (Curtis Bish / 303-739-7131 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve) 11A. **Tab 9**

**Sheet 3-** Describe how the open space acreage will be improved for use by the general public and employees in this area. Itemize the amenities/facilities/uses to be provided.

Insert an additional line for Landscaped Medians in Gun Club Road. Declare the entity who will be responsible for the medians, both the design and construction as well as the maintenance. Will it be the developer/metro district or the city? Refer to Section 6.15 of the PROS Dedication & Development Criteria Manual for guidance.

PROS recommends that PA-1 not be partially improved to satisfy open space land dedication requirements. This planning area is not in an ideal location (far side of the development and adjacent to the tollway), making it less desirable as a location for a public gathering place. PA-5 is the preferred location for land dedication credits to be met, being highly visible and inviting from a major entrance into the development. If you concur, remove the line for PA-1.

**RESPONSE:** Description added. Medians and entity responsible added to the table. As discussed with staff, the location of land dedication will be determined at site plan level.

Also state that the open space and park-like facilities will be constructed at the same time as the detention pond.

11B. **PIP-** Include a narrative describing the open space/park-like use and amenities that will be open to the public and also serve the employees in this area.

**12. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta) 12A. Approved.

**13. E-470 Public Highway Authority** (Brandi Kemper / [bkemper@e-470.com](mailto:bkemper@e-470.com))

13A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April



2008, as may be amended from time to time (the “Permit Manual”) and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.

**MM RESPONSE:** Noted coordination with E-470 occurs on bi-weekly call

- A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.

**MM RESPONSE:** Noted coordination with E-470 occurs on bi-weekly call and permit can be discussed if needed

- Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>
- Clearly identify the E-470 ROW and MUE on all applicable drawings.

**MM RESPONSE:** E-470 ROW and MUE labeled on drawings

- The existing toll plaza to the south of the site is currently under design for redevelopment. The proposed water and sewer infrastructure improvements for this site should accommodate the toll plaza redevelopment and any other offsite development that could connect.

**MM RESPONSE:** Noted. Team is coordinating with the existing toll plaza redevelopment

- The 50' wide MUE running east-west conveys flows from the west side of E-470 across the site to a culvert crossing of Gun Club Road. The Authority could vacate/extinguish this easement if the offsite drainage will maintain historical conveyance through a drainage easement maintained by the City/district.

**MM RESPONSE:** Noted. Master drainage study submitted to show options that drainage will be conveyed with coordination and input from E470.

- A dig watch shall be required whenever there are construction activities near the TBMS line.

**MM RESPONSE:** Noted. On plans that cross the TBMS, notes to protect line added

- A minimum 4' of cover is required over the fiber.
- E-470 will be widened to 4 lanes in each direction in the future.

**MM RESPONSE:** Noted, approximate widening shown on the plans that cross E-470

- No structures are allowed in the MUE.

**MM RESPONSE:** Noted. Master drainage study submitted to show options that drainage will be conveyed with coordination and input from E470.

- Developed flows from the site will need to be treated and discharged at or below historic rates.

**MM RESPONSE:** Noted. Master drainage study submitted to show treatment and release rate values based on historic rates and updated modeling

- An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.

**MM RESPONSE:** Noted, if maintenance needed within MUE coordination will be done.

- Provide pavement and utility deflection monitoring plan for the proposed sanitary sewer bore.

**MM RESPONSE:** Noted, CDs provided that show sanitary bore. Deflection plans included in the set and submittals

- Provide the limits of disturbance, including the bore pits, on the plans.

**MM RESPONSE:** Noted, CDs provided that show sanitary bore and approximate bore pits

- Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.

**MM RESPONSE:** No survey monuments are anticipated to be disturbed

- Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.
- Landscaping is only allowed in the outer 25' of the MUE.

**MM RESPONSE:** Landscaping are not anticipated to be disturbed

- Any fencing disturbed will need to be reset meeting E-470 specifications.

**MM RESPONSE:** Fencing are not anticipated to be disturbed

- A comment/response document would be helpful to track the revisions to each submittal.

**MM RESPONSE:** Noted comment response provided

Additional comments will be issued as design progresses.

**MM RESPONSE:** Noted let us know if there are additional comments

**14.Public Service of Colorado** (Donna [George/Donna.L.George@xcelenergy.com/303-571-3306](mailto:George/Donna.L.George@xcelenergy.com/303-571-3306))

14A. Please see attached comment letter. Respond within the Letter of Introduction with your next submittal.

**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

January 8, 2024

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012  
Attn: Liz Fuselier

**Re: Crippen Property Rezone, Case # DA-1435-02**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Crippen Property Rezone**. Please be advised that Public Service Company has existing overhead electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document for new facilities (i.e. transformers), the Designer must contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

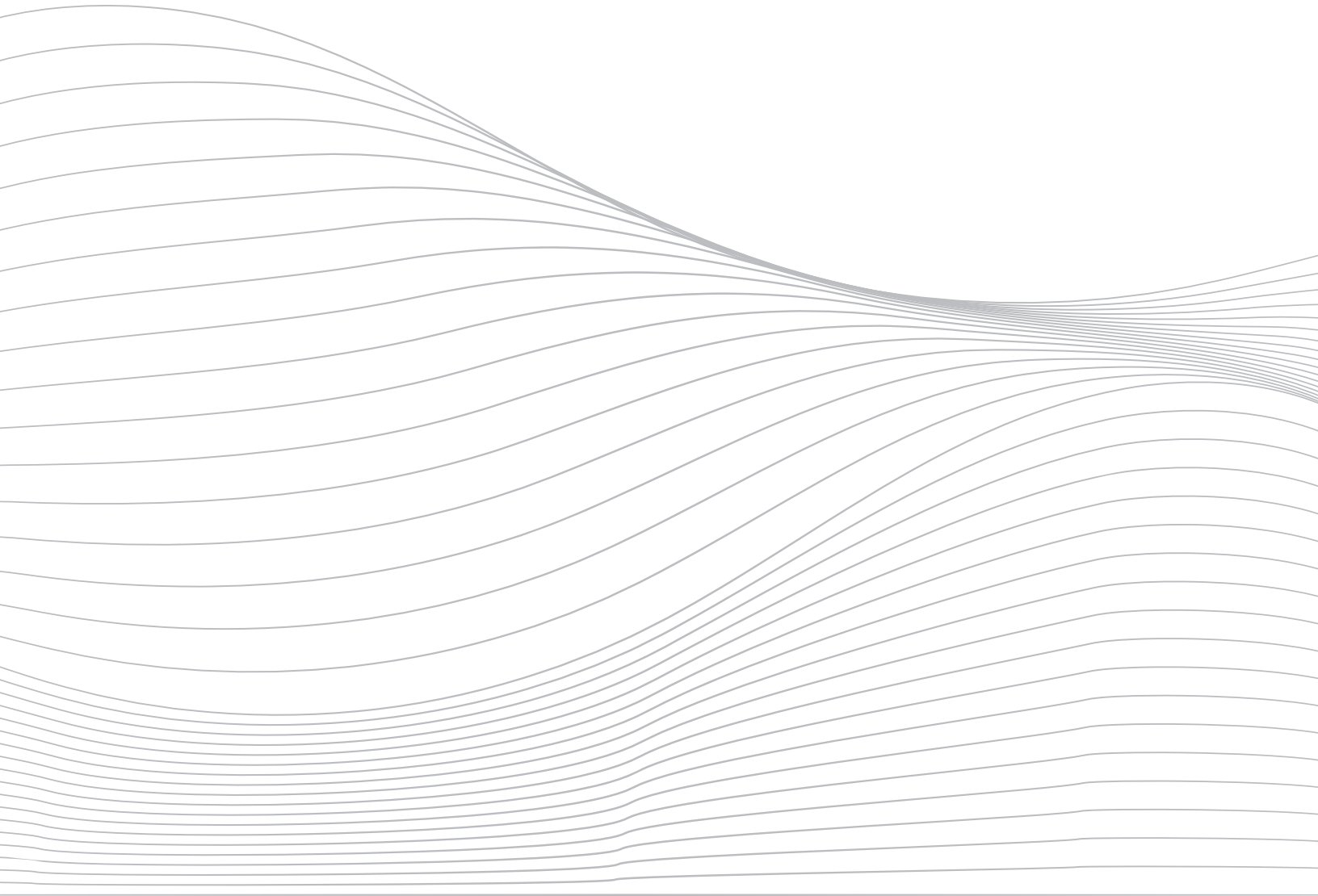
Donna George

Right of Way and Permits

Public Service Company of Colorado dba Xcel Energy

Office: 303-571-3306 – Email: [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)

## TAB 1: LETTER OF INTRODUCTION



# Letter of Introduction

## OUR VISION

PCS Group, on behalf of the landowner, Gun Club Business Park, is proud to present the Gun Club Business Park Master Plan to you. We are excited to work with City staff and other stakeholders to deliver a commercial and light industrial / distribution site that will keep the development activity in proximity to Murphy Creek, Harmony, E-470 corridor **RESPONSE:TEXT REMOVED** continuing to foster commercial and employment growth **in this part of the City.**

Please confirm how this 5 acre site will be zoned? Designated?

With this part of the City primed for continued growth, we envision Gun Club Business Park as the next piece of this continually evolving puzzle and feel that this dynamic site is well situated to contribute both needed commercial and employment opportunities **within this part of the City**, while aiding in the continued growth due to the proximity to Denver International Airport and other amenities in the region. **RESPONSE:TEXT REMOVED**

The proposed Gun Club Business Park site is located within the MU-R and AD zone districts and is designated as Commercial Hub and Innovation Campus within the Aurora Places Community Development Plan. **The applicant is seeking to rezone the majority of the property to the Airport Distribution designation leaving approximately a 5 acre parcel for commercial use.**

**RESPONSE:TEXT UPDATED**

Zone district is "Airport District"

The Gun Club Business Park site is a vacant land parcel located on approximately 118 acres south of East Jewell Avenue, west of Gun Club Road, along the E470 corridor. The proposed development consists of commercial and airport distribution uses (including **data center**). The plan also provides for adequate detention and a amenity to gather or relax. These land uses will be positioned to provide employment opportunities to this growing part of Aurora. The development will bring various industries bringing together people, goods, services, **employment** across the region.

Please see code section 146-5.4.1.C for zoning Map Amendment procedures and criteria for approval. Please provide justification language for the zoning map amendment to the LOI. The additional rezone will require a separate legal description and zoning map exhibit to be submitted with your resubmission.

Below is a breakdown of the different areas and proposed land uses.

### Commercial Areas

**RESPONSE:TEXT UPDATED AND MAP EXHIBIT PROVIDED AT END OF THIS TAB.**

This master plan envisions a **commercial** area for opportunity for local retail and service based development at Gun Club Road corridor. There are numerous opportunities for a parcel which could include commercial pad sites, quick casual or perhaps in combination with a fuel and convenience center place where local residents, employees, or visitors can enjoy a personal service. The development will attract a range of **business** restaurants (QSR), casual dining, fuel center, small in-line retail, **employment** an. **providing** long the of this retail, serve as a or facilitate serve **business** ner. There is an opportunity to use a small amount of open space to create an outdoor amenity for the employees on the adjacent distribution use parcels. The commercial parcel in the 5 acre range is flexible enough to accommodate adjustments for the final end-users and act as a anchor for the site.

### Airport Distribution Areas

This master plan envisions approximately 103 acres of Airport **Distribution** (AD) designated offering opportunity for regional based warehousing, distribution, light industrial or flexible business.

Airport District-please change throughout document.

**RESPONSE:TEXT UPDATED**

park uses at this highly visible location along the Gun Club Road and E-470 corridors. This AD use compliments the uses directly to the south at the proposed Aspen Business Park site, which is also owned by Westside Investment Partners, and the Gun Club Business Park site would be a continuation of those land uses. Given the size of the site there are numerous opportunities for a variety of users that can accommodate both large and small scale operations in light manufacturing, distribution uses, and possibly research/development/tech and data center uses. While the ultimate users have not been defined, this site will be an opportunity to continue to grow the access to employment for the residents in the City of Aurora.

### **Architecture**

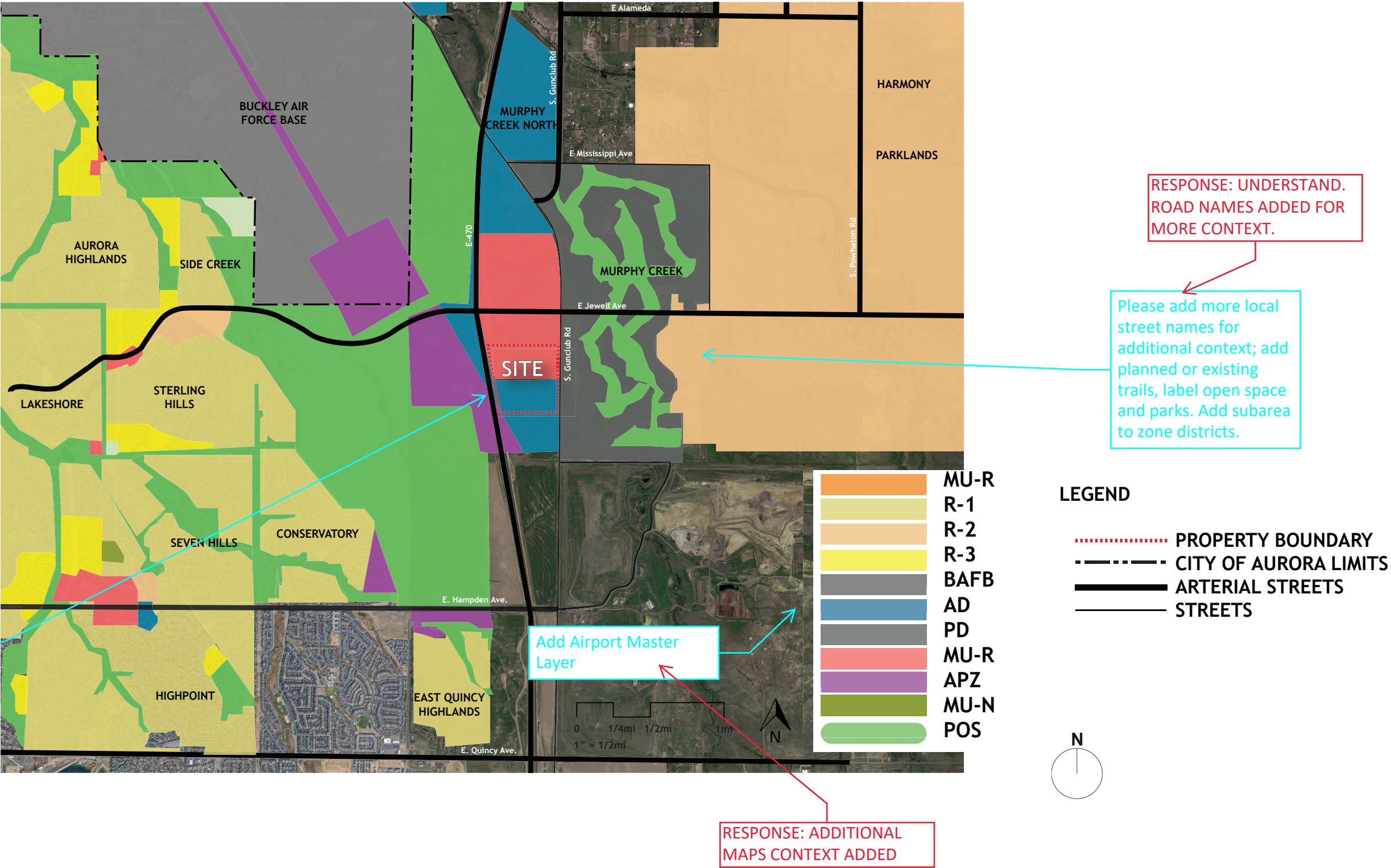
Given the commercial and distribution uses in between two highly visible corridors (Gun Club Rd. and E-470) architectural standards will ensure an aesthetically appropriate mix of architectural features to complement the surrounding community and developments. Proposed architectural styles will be rooted in a traditional vernacular while allowing for forward looking design solutions suited to the needs and desires of future tenants inherently compatible with each other. Proposed Colorado modern interpretations will further reinforce the architectural vision of the commercial and distribution uses of the site.

## TAB 3: CONTEXT MAP



TAB 3  
CONTEXT MAP

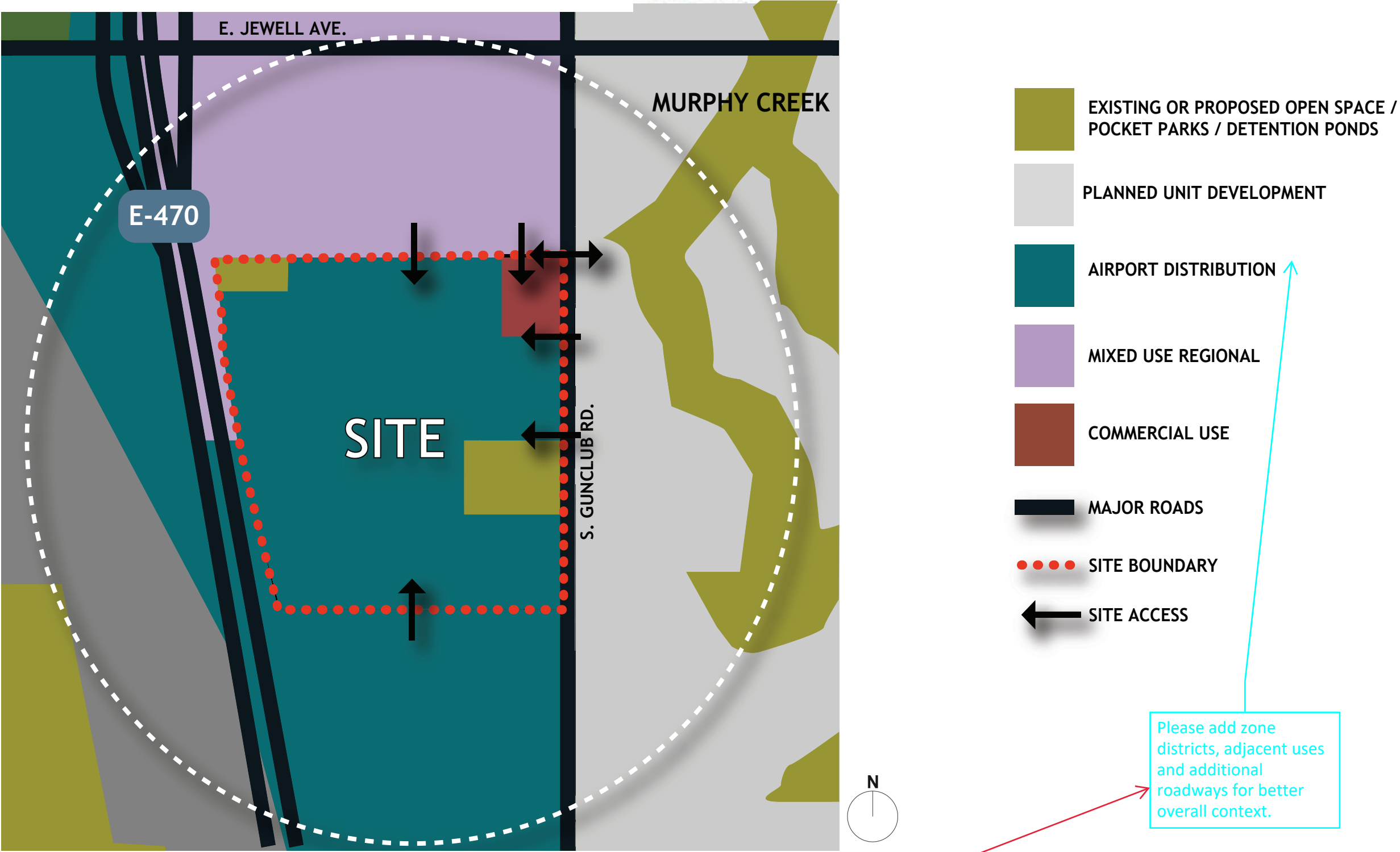
Vicinity Map





TAB 3  
CONTEXT MAP

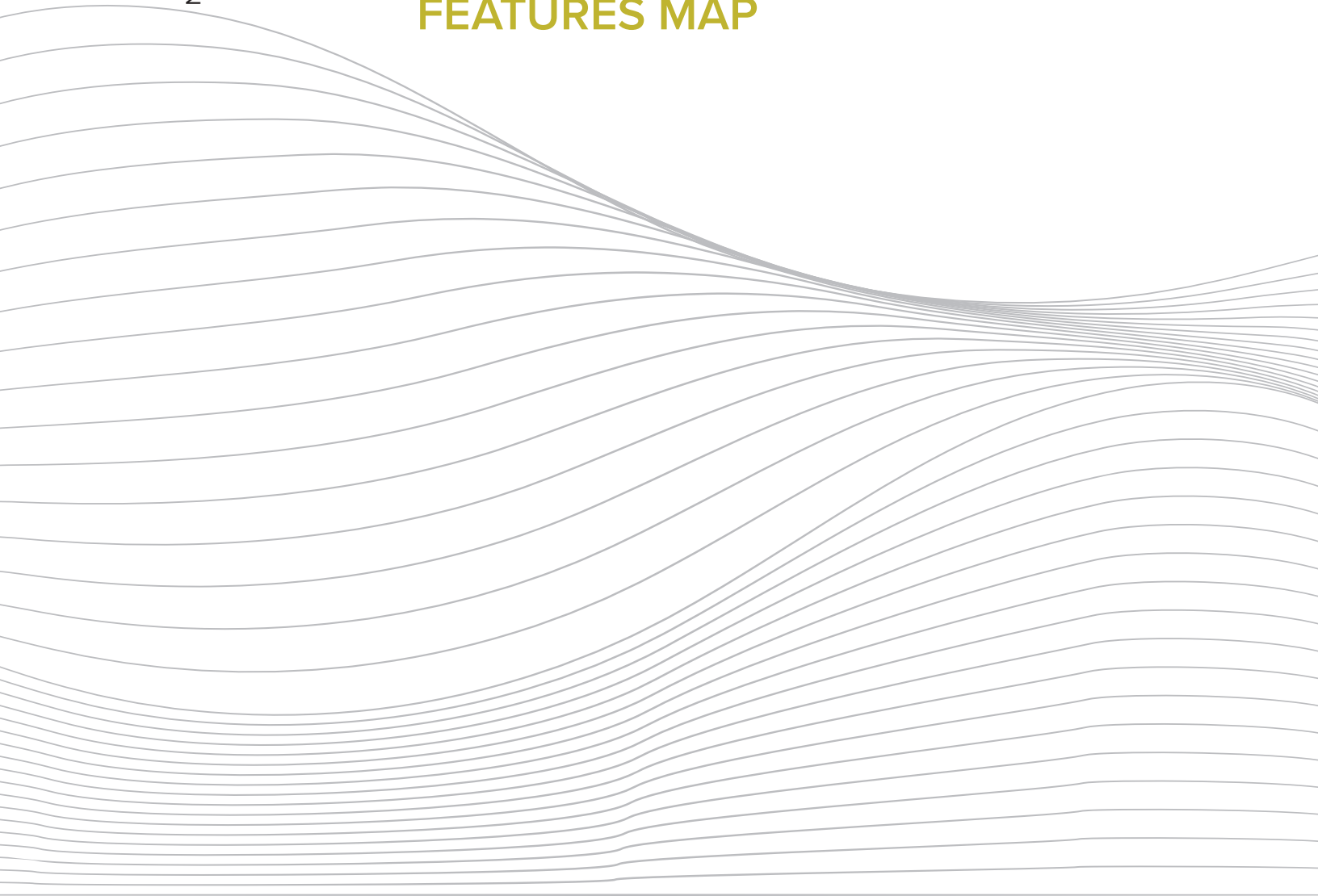
Context Map (1/2 mile perimeter)



Please add zone districts, adjacent uses and additional roadways for better overall context.

RESPONSE: NOTED.  
ADDITIONAL INFORMATION  
ADDED.

## TAB 4: SITE ANALYSIS NARRATIVE, EXISTING CONDITIONS, NATURAL FEATURES MAP



# Site Analysis Narrative

## 1. General Site Character

Briefly describe the existing location and physical character of your site. What are its most important and distinguishing features?

Gun Club Business Park is approximately 118 acres south of East Jewell Avenue, west of Gun Club Road, along the E470 corridor. The existing site consists of grasslands with minimal vegetation. In general, the site has a high point in the middle of the site and to the west with a slight dip to the east.

## 2. Site Assets

Based on your site analysis, what are your site's most important assets? Consider location, relationship to existing and proposed transportation, potential, special natural resources, etc.

The access and proximity to E-470 is a critical site asset which provides excellent location between E-470 and Gun Club Road provides excellent access to the site.

## 3. Site Restrictions

Based on your site analysis, what are the physical restrictions or challenges to development? Consider location, nature of surrounding land use, airport noise contours, lack of existing infrastructure, steep slopes, etc.

We don't anticipate any major restrictions based upon the site's location and development. There is no existing utility and sewer infrastructure on the site. While we will certainly have typical development issues associated with properties slated for development, these are all anticipated and addressed in the development plan.

## 4. Design Response to Site Assets

How does your proposed development plan take advantage of the site's assets?

The proposed plan takes advantage of existing drainage and access to Gun Club on east side of the site, with additional connections to the site. This will ensure adequate and functional circulation and distribution uses.

## 5. Design Response to Site Challenges

How does your development plan deal with the site's development challenges? Have you considered alternate strategies to deal with these problems? Which approach shown on your development plan?

We will bring in water from Gun Club and sanitary sewer from the northwest intersection at E. Jewell Ave and E-470, under the MUE to the property. The water mains, and especially the sewer infrastructure to connect to viable existing mains. How do you anticipate other future projects in the area.

## 6. Development Impacts on Existing Site Conditions

What are the impacts of your project on the existing character of the site? What improvements will your development make? How do you anticipate impacts on environmental quality, aesthetic appearance, existing infrastructure, etc.

Please provide additional benefits for this location: Per the Master Plan Manual these items are required for this map:

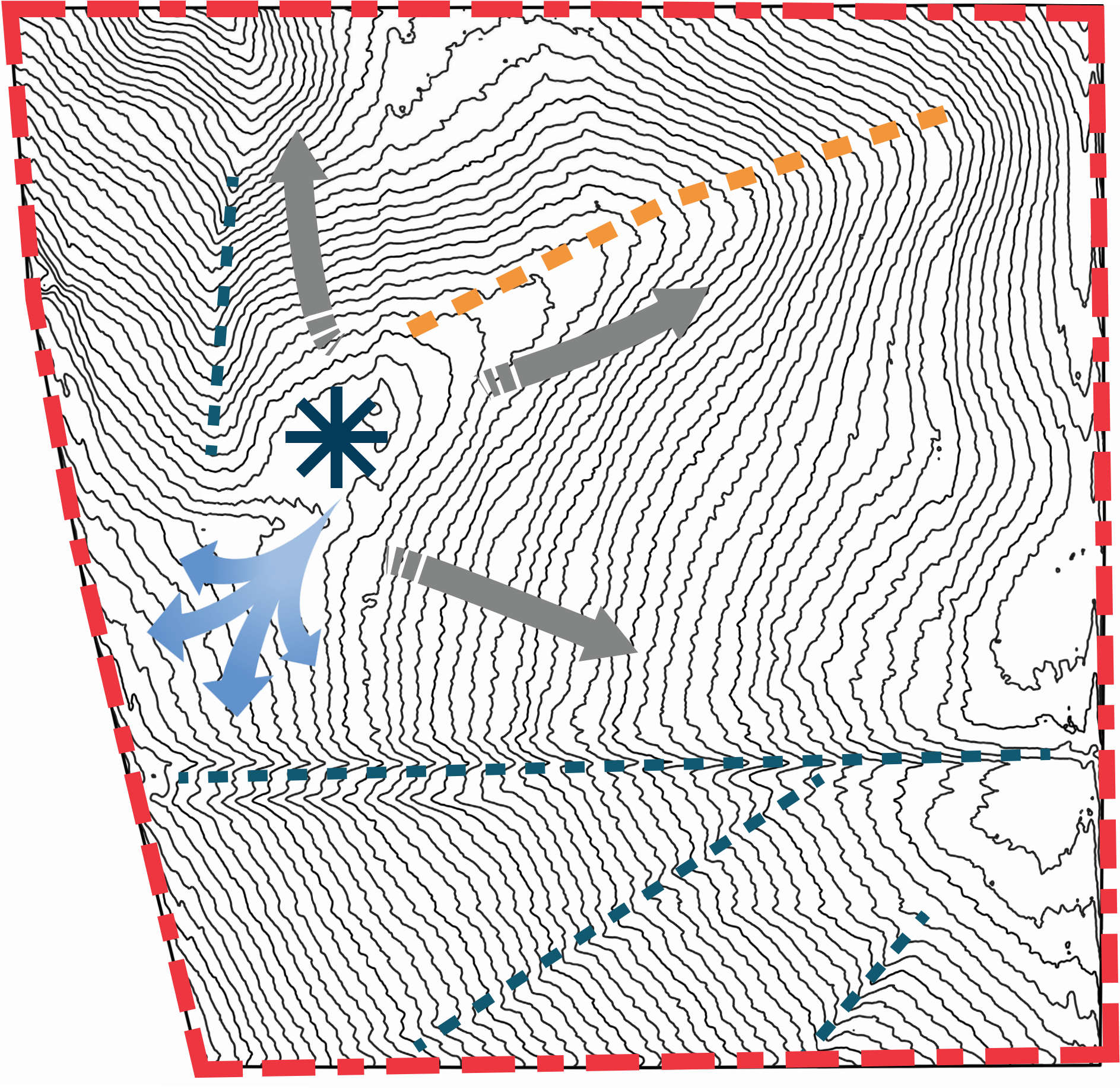
- 100-year floodplain areas
- Streams, lakes or ponds, or wetlands
- Simplified contours at 10-foot intervals indicating slope direction
- Major high points, ridges, and drainage ways
- Any existing airport overlay district boundaries
- Any environmental hazards or conditions that may exist including (but not limited to) landfills, unexploded ordnance, groundwater pollution plumes, etc.
- Historical or archeological sites as defined by federal, state, or local governments
- Existing roadways or structures
- Existing easements, power lines, railroad rights-of-way, etc.
- Boundaries of any jurisdictions or service districts on or adjacent to your property such as fire districts, school districts, water, and sewer districts, etc.

RESPONSE: THERE IS NO 100- YEAR FLOODPLAIN AREAS, STREAMS LAKES, PONDS, OR WETLANDS ON SITE. CONTOURS SIMPLIFIED TO ONLY MAJOR CONTOURS. HIGH POINTS AND RIDGES, DRAINAGE ARE INCLUDED. AIRPORT DISTRIBUTION DISTRICT ADDED TO MAP. THERE ARE NO ENVIRONMENTAL HAZARDS/ CONDITIONS OR ARCHEOLOGICAL SITES ON SITE. THERE ARE ALSO NO EXISTING ROADWAYS OR STRUCTURES. THE EXISTING EASEMENT IS SHOWN ON MAP.

The existing site is vacant grasslands with little vegetation and has minimal development surrounding it, so there is not much existing character that will be affected. The development will have a water utility and sewer connection along with detention ponds on site.



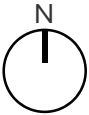
Existing Conditions Map



LEGEND

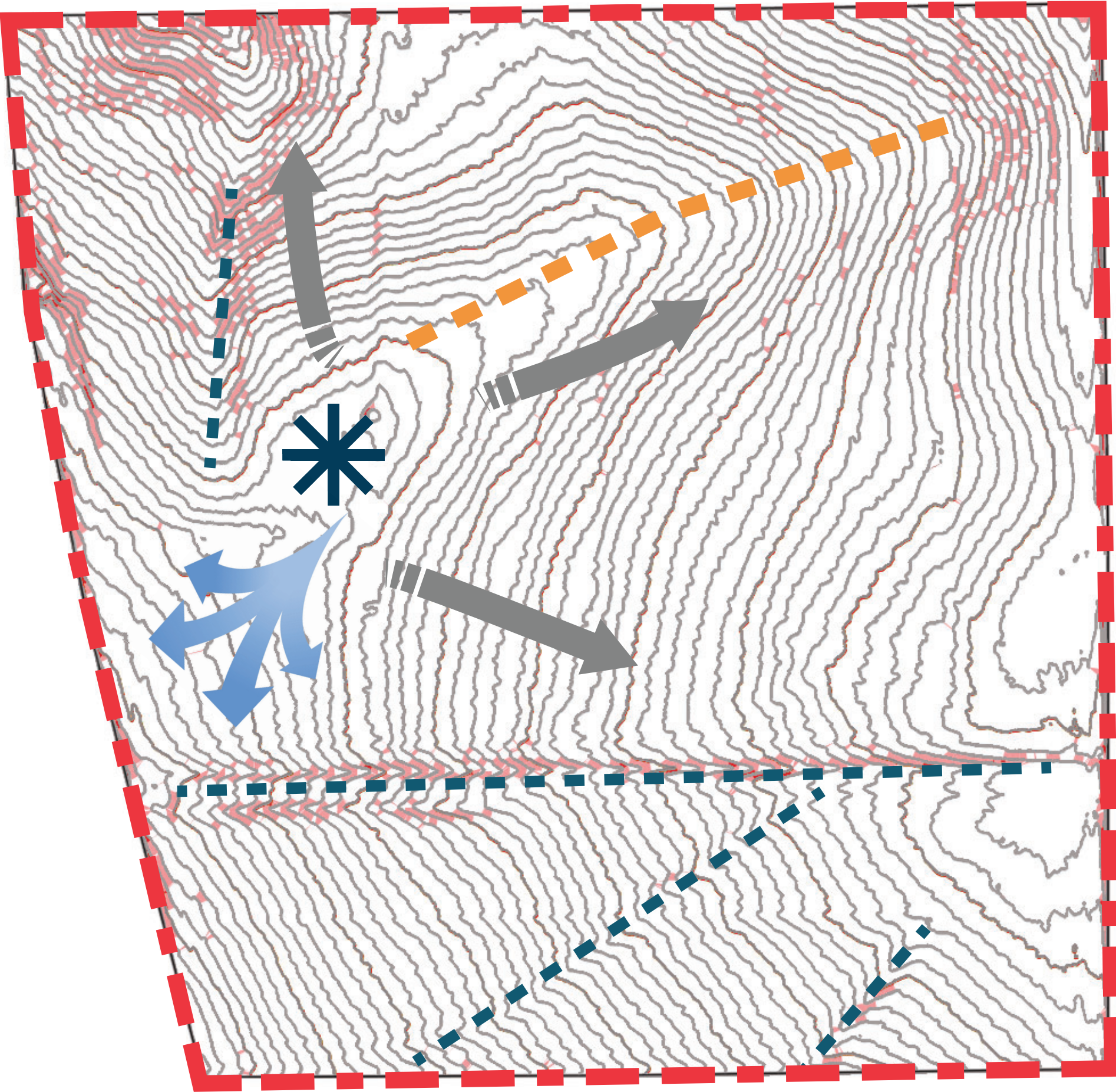
- PROPERTY BOUNDARY
- HIGH POINT
- SLOPE DIRECTION
- RIDGELINE
- SWALE
- VIEWS

NOTE: THE ENTIRE SITE IS WITHIN THE DIA NOISE  
IMPACT BOUNDARY AREA (NIBA)





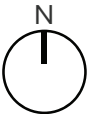
Natural Features Map



SLOPE TABLE			
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1		<5.00%	<div></div>
2	5.00%	8.00%	<div></div>
3	8.00%	12.00%	<div></div>
4	>12.00%		<div></div>

- LEGEND
- PROPERTY BOUNDARY
  - HIGH POINT
  - SLOPE DIRECTION
  - RIDGELINE
  - SWALE
  - VIEWS

NOTE: THE ENTIRE SITE IS WITHIN THE DIA NOISE  
IMPACT BOUNDARY AREA (NIBA)





## 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?

The proposed Gun Club Business Park site is located within the MU-R and AD zone districts and is designated as Commercial Hub and Innovation Campus within the Aurora Places Comprehensive Plan. The applicant would be seeking to rezone the majority of the property to the Airport **Distribution** designation leaving approximately a 5 acre parcel for commercial use.

The Gun Club Business Park site is a vacant land parcel located on approximately 118 acres south of East Jewell Avenue, west of Gun Club Road, along the E470 corridor. The proposed development consists of commercial and airport distribution uses (including light industrial) - a continuation of the a uses to the south at Aspen Business park. The airport **distribution** use is well suited for this a the proximity to Denver International Airport (DEN) and the regional circulation network. The commercial parcel, located in the north east corner of the site, would be to provide local resic opportunities to possibly eat, shop, seek professional services closer to home where there is a lack of these types of businesses in the area. The plan also provides for adequate detentic amenity space provided for potential employees to gather or relax.

These land uses will be positioned to provide unique services and employment opportunities growing part of Aurora while attracting new businesses to the area. The development will pr integration across various industries bringing together people, goods, services, companies, a institutions.

RESPONSE: UNDERSTOOD ALL REFERENCES OF AIRPORT DISTRIBUTION CHANGED TO AIRPORT DISTRICT.

Airport District-please change throughout document. The zone district is Airport District NOT Airport Distribution. While the use maybe be proposed as distribution that is not the same as the named zone district. Please modify throughout.

## 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?

The Gun Club Business Park site will create a unique opportunity for a range of business opportunities. There are commercial zones proposed on sites to the north (Walmart), east ( as part of the Murphy Creek master plan) , and distribution uses proposed to the south. This proposed master plan will integrate nicely into these surrounding proposed uses. While the programing for this site will not included a distinct amenity or special design feature it is important that a high quality site and architectural character be developed and set a high standard for the surrounding development.

## 3. Zoning Conformance

Does the MP accurately reflect the adopted zone district boundaries?

No, this property is currently zoned MU-R and AD, the applicant is seeking to rezone the most of the property to AD while maintaining a 5AC. MU-R parcel in the NE corner. However, the uses described in this master plan are permitted 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.)

No adjustments are being requested.

## 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 City of Aurora Fire Station No. 15 is located approximately 1.2 miles north and east of the site on E. Jewell Avenue. As such the Gun Club Business Park site is adequately located within the Fire Department's minimum response time. The site is also located in District 2, Beat 18 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 Gun Club Business Park site has one arterial road to the east, Gun Club Road, and is bound on the west by E-470 (with no access). There are no adjacent roads to the north or south of the property. Access points into the Gun Club Business Park site align with access points the Murphy Creek development is proposing along Gun Club Road. This Master Plan is depicting access arrows into and off of our property to show the intent to align these main connection points. Within the Gun Club Business Park plan itself we are showing private east-west and limited north-south access and circulation. The majority of the site will not have traditional road sections as the plan will accommodate uses for various sized vehicle circulation, unloading and loading, and employee parking.

## 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 Gun Club Business Park site has no direct connection to existing or proposed trails in Aurora. There is a regional trail on the west side of E-470 but no direct access from the Gun Club Business Park site. It is anticipated that there will be sidewalks connecting the various areas of the site for safe pedestrian circulation.

## 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 Gun Club Business Park site currently sits vacant and historically was used for agriculture. The site is relatively flat with no real defining features like prominent ridges or swales or existing vegetation such as stands of trees. There are no floodplains, streams or arroyos, nor are there any 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.

The Gun Club Business Park project is modest in scale and is providing for non-residential uses (airport distribution and a small commercial parcel) - therefore will not have traditional neighborhoods. Architectural standards, other 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 Gun Club Business Park property in the 5% - 8% range. These slopes are concentrated along an existing swale and some low points on the property. These low points will serve as areas of detention and the swale will be replaced with a pipe across the property. 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.

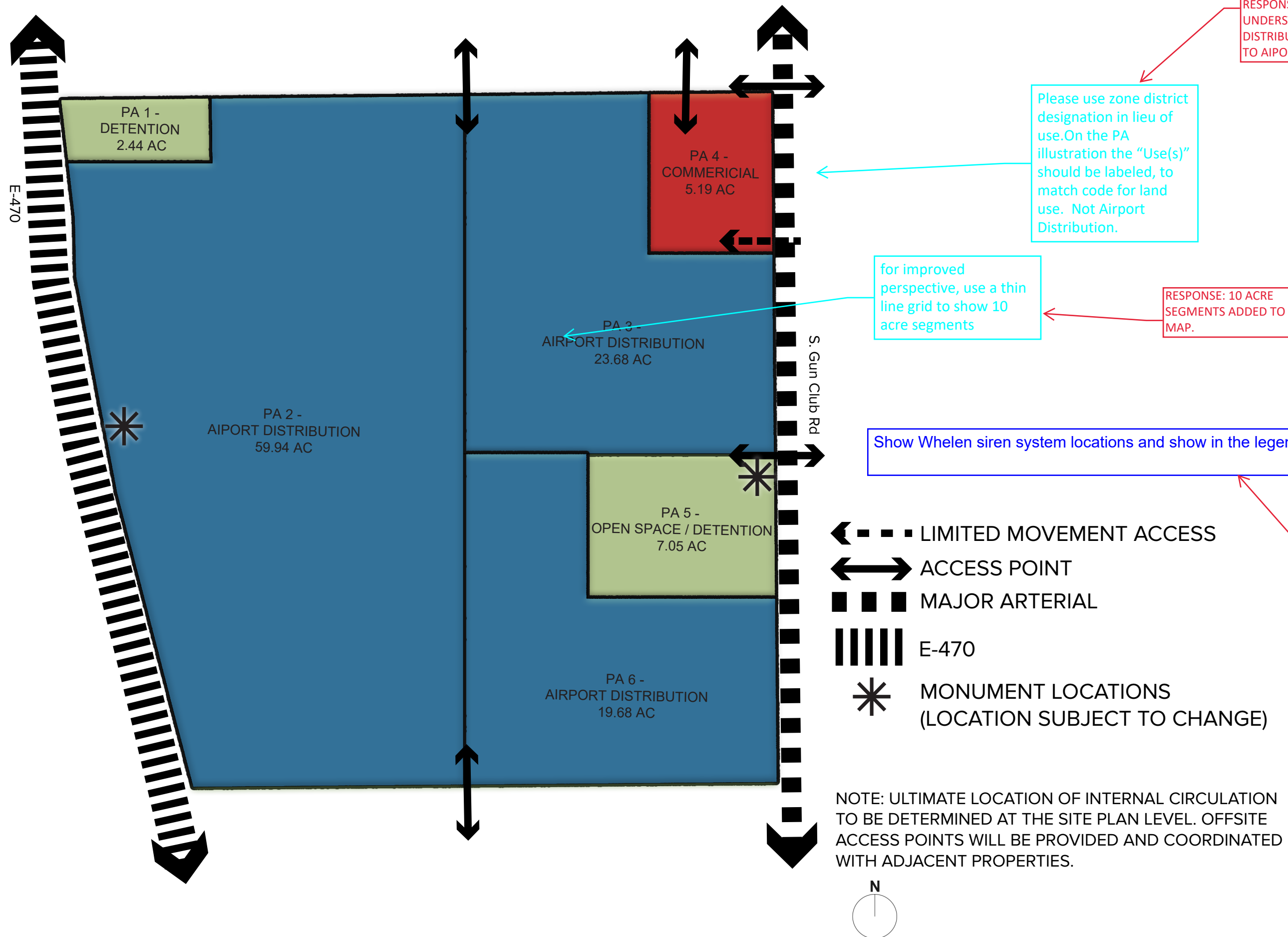
## 13. Consultations with Outside Jurisdictions and Agencies

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 Gun Club Business Park project outreach to agencies, jurisdictions, and neighboring properties has been limited. Westside Development Partners controls the parcel to the south (Aspen Business Park) which eases coordination between the sites. There has been some limited engagement with the design team for the Murphy Creek development regarding access points along Gun Club Road. Applicant has tried to contact the property representatives to the north (a proposed Walmart) and plan to engage in more detailed dialog with Murphy Creek representatives. We have not consulted with other agency representatives at this point, but we are happy to coordinate with these outside agencies as this project moves forward.

TAB 8: LAND USE MAP AND MATRIX

**TAB 8**  
MASTER PLAN LAND USE MAP



Please use zone district designation in lieu of use. On the PA illustration the "Use(s)" should be labeled, to match code for land use. Not Airport Distribution.

RESPONSE: UNDERSTOOD. AIRPORT DISTRIBUTION CHANGED TO AIRPORT DISTRICT.

for improved perspective, use a thin line grid to show 10 acre segments

RESPONSE: 10 ACRE SEGMENTS ADDED TO MAP.

Show Whelen siren system locations and show in the legend.

RESPONSE: WHELEN SIREN SYSTEM LOCATION WILL BE DETERMINED AT SITE PLAN LEVEL. SEE FORM D NOTE 1.

TAB 8

FORM D: MASTER PLAN LAND USE/DENSITY MAP MATRIX

FORM D: MASTER PLAN LAND USE MAP MATRIX								
Last Revision: 11/16/23								
ZONE								
A.	B.	C.	D.	E.	F.	G.	H.	I.
LAND USE ITEM	PLANNING AREA MAP NUMBER	MAP AREA CODE	GROSS LAND AREA IN ACRES	PERCENTAGE OF TOTAL LAND AREA	LAND USE FORMULA	MAXIMUM POTENTIAL DENSITY BY CODE (IN DUs OR SF)	ACTUAL PROPOSED MAXIMUM DENISTY (IN DUs OR SF)	PHASING, DETAILS, COMMENTS (INCLUDE PHASE NO. OR TRIGGERING EVENT)
1. FLOOD PLAIN AREAS, DETENTION AREAS & WETLAND AREAS	PA-1	DETENTION	2.44	2.1%	DETENTION	N/A	N/A	
	PA-5	OPEN SPACE / DETENTION	7.05	6.0%	N/A	N/A	N/A	
2. DEVELOPMENT AREAS	PA-2	AIRPORT DISTRIBUTION	59.94	50.8%	0 DU / AC	0	0	0.0 GROSS DU/AC PROPOSED
	PA-3	AIRPORT DISTRIBUTION	23.68	20.1%	0 DU / AC	0	0	0.0 GROSS DU/AC PROPOSED
	PA-4	COMMERCIAL	5.19	4.4%	0 DU / AC	0	0	0.0 GROSS DU/AC PROPOSED
	PA-6	AIRPORT DISTRIBUTION	19.68	16.7%	0 DU / AC	0	0	0.0 GROSS DU/AC PROPOSED
3. TOTAL MAP ACREAGE			118.0	100.0%				
4. LESS 1/2 OF PERIMETER STREETS NOT OWNED BY APPLICANT			0					
5. APPLICANTS ACREAGE LISTED IN APPLICATION (LINE 4-LINE 5)			118.0					
6. TOTAL FLOOD PLAIN ACREAGE			0					
7. TOTAL ADJUSTED GROSS MASTER PLAN ACREGAE (LINE 4 - LINE 7)			118.0					

Add a row, required land dedication areas and show the Whelen siren systems 10' x 10' land dedication,.

RESPONSE: SEE LINE 4 FOR ROW AREAS, ACREAGE HAS BEEN INCLUDED. PLANNING AREA BOUNDARIES HAVE BEEN PULED BACK TO ROW LINE AND ACREAGES UPDATED. DUE TO THIS LINE 4 ADDS THE ROW BACK INTO THE TOTAL ACREAGE.LINE 7 WOULD BE TOTAL GROSS ACREAGE (PLANNING AREAS PLUS ROW)

PA-1 AND PA-5 HAS BEEN ADDED TO BOTH DETENTION AREAS AND DEVELOPMENT AREAS BUT DOES NOT INCLUDE ACREAGE FOR THE OPEN SPACE AREAS AS THE LAND DEDICATION WILL BE DETERMINED AT SITE PLAN AREAS. 10' X 10' WHELEN SIREN SYSTEM HAD BEEN INCLUDED BUT NOT AS PA AS IT WILL BE LOCATION WILL BE WITHIN ANY PA AND WILL BE DETERMINED AT SITE PLAN LEVEL.

Change DU/AC to N/A

RESPONSE: NOTED. TEXT HAS BEEN CHANGED.

TAB 8

FORM D: MASTER PLAN LAND USE/DENSITY MAP MATRIX

FORM D: MASTER PLAN LAND USE/DENSITY MAP MATRIX, page 2					
A.	D.	E.	F.	G.	H.
LAND USE ITEM	GROSS LAND AREA IN ACRES	LAND USE FORMULA	MAXIMUM POTENTIAL DENSITY BY CODE (IN DUs )	ACTUAL PROPOSED MAXIMUM DENISTY (IN DUs )	PHASING, DETAILS, COMMENTS (INCLUDE PHASE NO. OR TRIGGERING EVENT)
			40 DU/AC		
9. TOTAL SFD PLANNING AREAS	0	2.65 PERSONS PER UNIT	0	0	ESTIMATED RESIDENTS (COLUMN E x G) = 233
			(40 DU/AC)	(5.6 DU/AC)	
10. TOTAL SFA	0	2.65 PERSONS PER UNIT	0	0	ESTIMATED RESIDENTS (COLUMN E x G) = 981
			(40 DU/AC)	(12.1 DU/AC)	
11. TOTAL MF PLANNING AREAS	0	2.5 PERSONS PER UNIT	0	0	ESTIMATED RESIDENTS (COLUMN E x G) = 1050
			(40 DU/AC)	(0 DU/AC)	
12. TOTAL RESIDENTIAL*	0		0	0	* TOTAL RESIDENTS = 0
13. PROPOSED SMALL LOTS (SFA/SFD)		Maximum of 50% of SFA/SFD Lots	0	0	
14. TOTAL RETAIL PLANNING AREAS	0				
15. TOTAL OFFICE PLANNING AREAS	0				
16. TOTAL INDUSTRIAL PLANNING AREAS	108.49				
17. TOTAL MIXED USE COMMERCIAL AREAS	0				
18. TOTAL COMMERCIAL PLANNING AREAS	5.19				
19. TOTAL NEIGHBORHOOD PARKS	0 (i)	3 AC/1,000 population Required			Required PLD = 0 Ac Provided PLD = 0 Ac
20. TOTAL COMMUNITY PARKS	0 (i)	1.1 AC/1,000 population Required			Required PLD = 0 Ac Provided PLD = 0
21. TOTAL OTHER OPEN SPACE INCLUDING TRAIL CORRIDORS, GREENBELTS , SPECIAL RECREATIONAL SITES ( EXCLUSIVE OF FLOOD PLAIN)	7.05 (ii)	(ii) 2% of total project area			Required PLD = 2.36 Ac (ii) Provided PLD = 2.36 Ac (ii)
22. TOTAL PARK & OPEN SPACE	7.05 (ii)				Total Required PLD = 2.36 Ac. (ii) Total Provided PLD = 2.36 Ac (iii)
*Notes: i) No park land dedication is required because this project contains no residential land uses					
ii) Annexation agreement requires an open space land dedication of a minimum 2% of the total project area. (118 acre) 2% = 2.36 Ac.					
iii) Required 2.36 Ac of open space will be associated with the open space / detention areas, and will be designed to meet pros standards at the site plan level.					

## STANDARD NOTES

1. Traffic Signal Costs. Owner and/or developers are responsible for 100 percent of signal costs for interior intersections. The cost of signals at perimeter intersections will be prorated. Signal locations and cost sharing will be determined at Site Plan.
2. Street Lights. Street lights must be constructed along all public streets as required by City Code Section 126-236.
3. Archaeological finds. The Metropolitan District owner, developer and/or contractors will notify the City if archaeological artifacts are uncovered during construction.
4. Parks. Neighborhood park sites shall not exceed 3 percent maximum finished grades.
5. Residential Density Reductions. The developer has the right to build at a lower residential density in any map area provided the City has determined that the use is permitted and compatible with surrounding land uses. A finding of compatibility will be determined at the time of Site Plan review. This reduction shall be considered an administrative Master Plan amendment.
6. Master Drainage Plan. No subdivision shall be approved prior to the City's approval of the Master Drainage Plan. In the event of any plan conflicts with the Master Plan, including, but not limited to, the size, location and regional detention ponds and/or drainage way locations, cross sections and widths, the Master Drainage Plan, as approved by the City, shall govern. Drainage ponds drop structures and other facilities are subject to Site Plan review.
7. 404 Permit. The developer is responsible to comply with any requirements of the Army Corps of Engineers (if any) with regards to 404 permitting and wetlands mitigation.
8. Emergency Access. The developer is responsible for construction of all on-site and off-site infrastructure needed to establish two points of emergency access to the overall site and each internal phase of construction. This requirement includes, but is not limited to, the construction of any emergency crossing improvements, looped water supply and fire hydrants as required by the adopted fire code and city ordinances.
9. The Master Utility Study, Master Drainage Study and Master Traffic Study are incorporated as a part of the Master Plan. Final approval of these documents is required before acceptance of an application for the first Site Plan within the project.
10. Landscaping Standards. Unless otherwise noted herein in an adjustment, the landscaping standards outlined in the Unified Development Ordinance apply to this Master Plan. Where the standards outlined in the Unified Development Ordinance conflict with standards within this Master Plan, the more restrictive shall apply.
11. Future Amendments. Any future amendments to architecture, landscape architecture and other urban design standards and related drawings must demonstrate an equal or better quality than the approved Master Plan standards.

# STANDARD NOTES

12. Master Plan Adjustments. Except for the adjustments listed below, this Master Plan will be interpreted to mean that all standards contained in the Master Plan will meet or exceed all city code requirements.

13. Design Standards. A Master Plan Amendment as per the requirements of Sections 3.9, 3.12, 3.13 and 3.14 of the Master Plan Manual will be required to be submitted either with the application for the Master Plan or as an amendment to the Master Plan to be submitted with the application for the first Site Plan in the development.

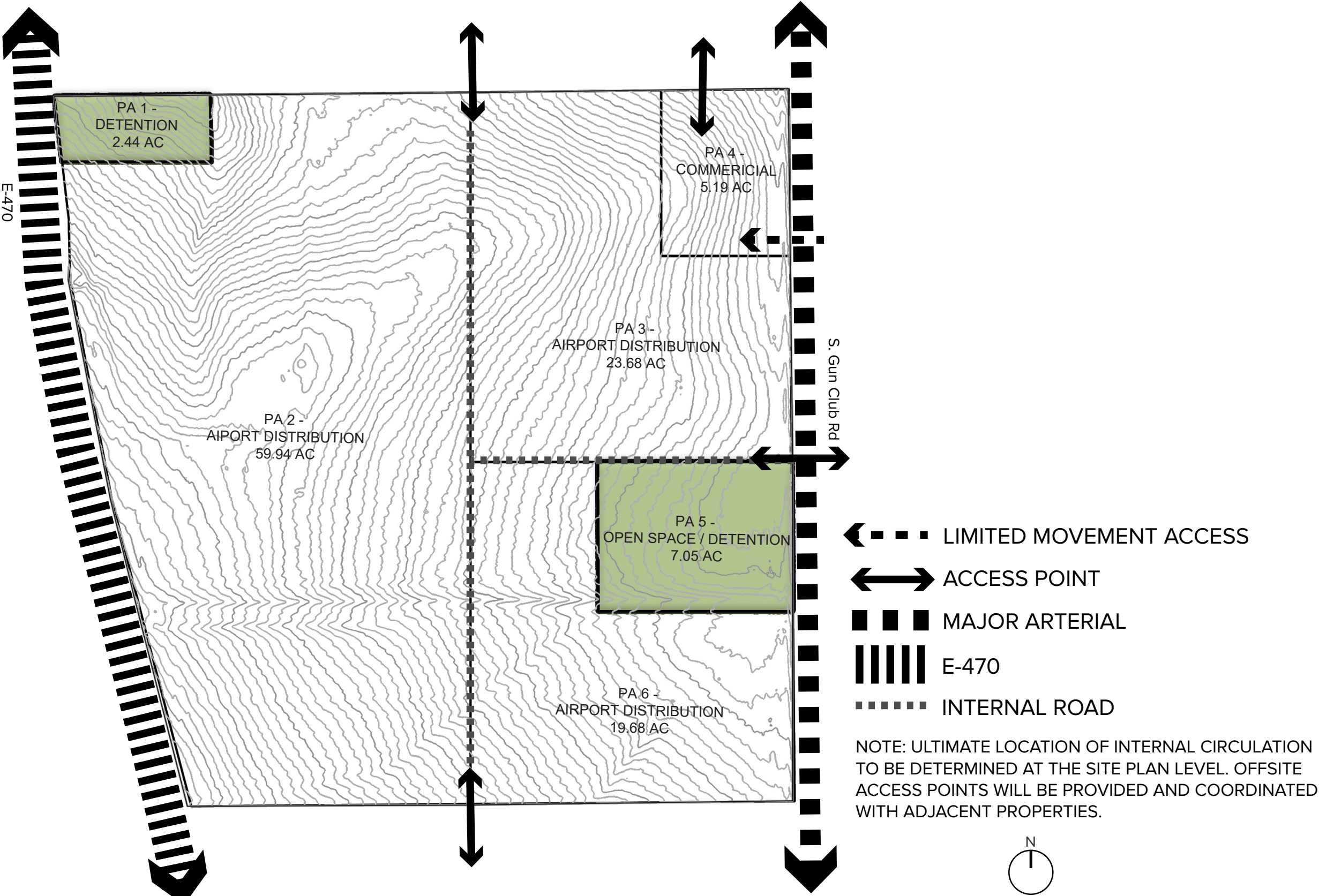
14. Major arterial medians to be publicly maintained shall be designed and constructed in accordance with PROS Public Median Standards.

15. Major arterial medians to be privately maintained shall be designed and constructed in accordance with PROS Private Median Standards.

## TAB 9: OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN



TAB 9  
OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN



# Open Space, Circulation, and Neighborhood Plan

FORM J

Form J

PROS recommends that PA-1 not be partially improved to satisfy open space land dedication requirements. This planning area is not in an ideal location (far side of the development and adjacent to the tollway), making it less desirable as a location for a public gathering place. PA-5 is the preferred location for land dedication credits to be met, being highly visible and inviting from a major entrance into the development. If you concur, remove the line for PA-1.

RESPONSE: AS DISCUSSED WITH STAFF, THE LOCATION OF LAND DEDICATION WILL BE DETERMINED AT SITE PLAN LEVEL.

Planning Area Designation (or feature in an area)	Description and Inventory of Facilities	Gross Acreage	Parks Dept. Credited Acreage (Net)	Facility Funding and Construction Responsibility	Final Ownership and Maintenance Responsibility	Trigger for Each Phase
PA-1	Open Space/Detention	2.44	T.B.D			The detention pond will be required in conjunction with the development of any planning area.
PA-5	Open Space/Detention	7.05	T.B.D (ii)			The detention pond will be required in conjunction with the development of any planning area.
	Sub-total	9.49	2.36			
Director of Parks, Recreation and Open Space Date:                      Signature:						

Describe how the open space acreage will be improved for use by the general public and employees in this area. Itemize the amenities/facilities/uses to be provided.

RESPONSE: UNDERSTOOD. DESCRIPTION ADDED.

Also state that the open space and park-like facilities will be constructed at the same time as the detention pond.

RESPONSE: NOTED AND STATED IN TABLE

RESPONSE: MEDIANS ADDED TO TABLE.

NOTES:  
i) Detention areas may count toward open space if they have a recovery period of 24 hours. This credit can be established at the time of site plan.  
ii) Required 2.36 AC per annexation agreement will be associated with the open space / detention areas, and will be designed to meet pros standards at the site plan level.

Insert an additional line for Landscaped Medians in Gun Club Road. Declare the entity who will be responsible for the medians, both the design and construction as well as the maintenance. Will it be the developer/metro district or the city? Refer to Section 6.15 of the PROS Dedication & Development Criteria Manual for guidance.

## TAB 10: URBAN DESIGN STANDARDS

Special Urban Design Feature	Distinguishing Characteristics	Location of the Standards in Application Package
1. Entry Monumentation	The monument sign shall be located at the main entry points into the development to create project identity and to provide a sense of entry. Allowed materials include concrete and metal. The monument sign could be internally or externally illuminated. A large scale monument sign may be placed along the E-470 frontage.	Sheet 10.3
2. Retaining Walls	Retaining walls shall be constructed of integrally colored CMU blocks with a cap. The color of CMU should be consistent across the site and coordinating with building design. Selected CMU colors should be earth toned.	Sheet 10.3
3. Fence and Privacy Walls	Screen walls shall be utilized to minimize the visual impact of the truck docks and delivery bays from public ROW only. Walls will be constructed of site cast or CMU. Concrete in finish and colors compatible with the adjoining building. Fences and privacy walls are discouraged in other areas of the site, except the site perimeter, where security fence shall be permitted per City of Aurora standards.	Sheet 10.3
4. Lighting Standards	Lighting will be used to both accentuate the property by lighting monuments, architecture, and gathering space but will also provide safety for pedestrians as they navigate and use public spaces. Street lighting will follow the City of Aurora street standards. Accent lighting will be in a modern style using muted finish tone to provide a unifying design charter for the Gun Club Business Park.	Sheet 10.3
5. Paving Standards	Paving will be required to meet all functional requirements of the warehouse / distribution use. Colored and stamped paving is encouraged to be used at crosswalks to building entries. Colors to coordinate with building design. A license agreement is required for colored or stamped concrete in any ROW.	Sheet 10.4
6. Street Furniture	Street furniture will be integrated into the design of building entries and the designated open space area. They will primarily be used for employee breaks and lunchtime use. All street furniture to be durable and readily available for all sites.	Sheet 10.4
7. Signage Standards	Signage shall conform to the City of Aurora UDO standards. Signage may consist of both a company logo and company or corporate name. Signs shall be individually mounted letters; internally lit. Entry monumentation to be located at main entry and along E-470.	Sheet 10.4
8. Theme	The overall theme of the site is industrial with natural references. The landscape and urban design elements should soften the industrial nature of the site by adding pedestrian scale elements and smaller scale focal points. Materials include but are not limited to metal, concrete, and CMU.	
9. Color Scheme	Colors and textures to coordinate with the architectural design. Colors should be based on those found in nature.	
10. Character	The urban design character is based on creating a welcoming environment for visitors and employees on the site. All urban design elements will be uniform across the site to create consistency and contribute to a sense of place. The urban design will continue the theme used in the architectural design..	

RESPONSE: UNDERSTOOD. TEXT ADDED.

Please add: In compliance with the Unified Development Ordinance.

RESPONSE: UNDERSTOOD. TEXT ADDED.

Please add: In compliance with the Unified Development Ordinance throughout for all references to design features.

RESPONSE: UNDERSTOOD. TYPO FIXED.

Typo

Please add: In compliance with the Unified Development Ordinance throughout all design features.

RESPONSE: UNDERSTOOD. TEXT ADDED.

Add: if permitted.

RESPONSE: UNDERSTOOD. TEXT ADDED.

Please add: In compliance with the Unified Development Ordinance throughout for all references to design features. or as permitted by code.

Please add: In compliance with the Unified Development Ordinance throughout for all references to design features.

RESPONSE: UNDERSTOOD. TEXT ADDED.

RESPONSE: UNDERSTOOD. TEXT ADDED.

RESPONSE: UNDERSTOOD. TEXT ADDED.



Retaining Walls



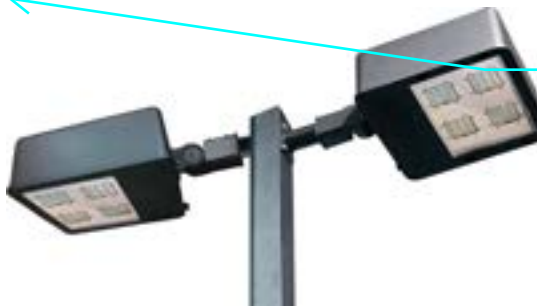
Retaining walls shall be constructed of integrally colored CMU blocks. The color of CMU should be consistent across the site, occur in nature, and coordinate with the building design. ~~The retaining walls will be a max of 6 feet high.~~ At detention and water quality ponds, the retaining walls will not exceed 42” Railing is required on all retaining walls greater than 30” tall. Refer to landscape design standards for associated landscaping.

Lighting Standards

The lighting for the site will meet all City of Aurora requirements and not be over-lighted. The project will provide adequate illumination at ground level for vehicular traffic as well as accent and illuminate the buildings on the site. ~~The intent of this section is to provide a consistent, superior quality standard for all lighting throughout the Gun Club Business Park site.~~ Lighting is encouraged to accent and illuminate buildings as a compliment throughout development. The development shall include parking scale lighting and building mounted lighting. All parking scale lighting shall be uniform throughout the development in respect to style, color, height and light type. Building mounted lighting shall be a wall mounted fixture except at entry areas where decorative fixtures shall be utilized. All lighting shall utilize LED fixtures only. Parking Area lighting shall be downcast and without drop lenses. **Prevent excess light pollution and glare. Avoid lighting open space and natural areas.**



Wall Mounted light fixture  
LED  
Bronze Finish  
or equal



Parking Scale Lighting  
LED  
Powder Coated Bronze Finish  
or equal

This is not per code

RESPONSE:  
UNDERSTOOD. TEXT  
ADDED.

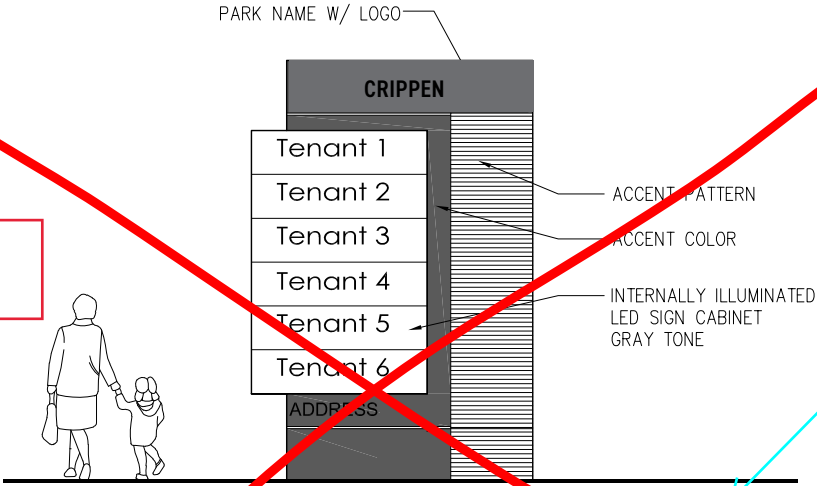
Please add: In  
compliance with the  
Unified Development  
Ordinance throughout  
all design features.

What does the “Gun  
Club Business Park  
refer to?

Please add: In  
compliance with the  
Unified Development  
Ordinance throughout  
for all references to  
design features.  
Highlighted sentences  
do not make sense and  
may not be necessary  
due to the need for  
code compliance.

RESPONSE:  
UNDERSTOOD. TEXT  
ADDED.

Monument Signage



RESPONSE:  
UNDERSTOOD. TEXT  
REMOVED.

Please remove signage  
reference as this will be  
completed with a  
separate sign  
application.

RESPONSE:  
UNDERSTOOD. SIGNAGE  
REFERENCE REMOVED.

One monument sign shall be located at the main entry in the development to create project identity and to provide a sense of entry. **The sign will have a max height at 12 feet with a maximum sign face of 100 square feet. A large scale monument sign may be placed along the E-470 frontage.** Refer to landscape design standards for associated landscaping. The sign will be constructed of allowed materials which include concrete and metal. Additional proposed materials may be approved pending city review. **Signage can be lit internally or externally.** All monuments will be of a uniform design and consistent with the City of Aurora standards. All signage shall comply with the City of Aurora standards and approved under separate permit.

RESPONSE:  
UNDERSTOOD. TEXT  
ADDED.

Please add: In  
compliance with the  
Unified Development  
Ordinance throughout  
all design features.

Fence and Privacy Walls

Screen walls shall be utilized to minimize the visual impact of the truck docks and delivery bays from public ROW view. Walls will be constructed of site cast or CMU concrete in finish and colors compatible with the adjoining building. **Fences not located adjacent to the truck court may consist of brick, stone, CMU or precast concrete. Generally, fences and privacy walls are discouraged in areas other than screening the truck docks and delivery bays as they limit flow of movement throughout the site. Security fencing is permitted around the site perimeter.** All fences are required to meet City of Aurora Standards.

RESPONSE: PROPOSED  
NAME OF THIS PROJECT



Truck Court Screen Walls

RESPONSE:  
UNDERSTOOD.  
HIGHLIGHTED PORTION  
REMOVED. TEXT ADDED.

Please remove  
highlighted sections as  
they seem too  
prescriptive; Add-in  
compliance with code.

Street Furnishing Standard

Street Furniture to be placed in areas with pedestrians such as building entries, areas for employee breaks and lunchtime, as well as at the designated open space area. All street furniture to be made of high quality materials and to compliment the materials used throughout the community. Street furnishings should be placed adjacent to but not in pedestrian pathways. Locate benches near scenic environments with good air flow. Locate trash cans near seating areas. Provide bike racks near building entries per City of Aurora standards.

All trash receptacles, benches, fences, planters, signage, lighting, etc. shall have a common theme in color, shape and style. Once a theme has been established, future developing sites should take on the same theme.

Products should be readily available for the next development. Choose companies and products that are general and easily accessibly in the market over time. Durability is essential.



THOMAS STEEL OR EQ. PICNIC TABLE  
RACK POWDER COATED METAL  
BRONZE COLOR

PICNIC TABLE



THOMAS STEEL OR EQ. BENCH RACK  
POWDER COATED METAL BRONZE  
COLOR

BENCH



BIKE RACK  
THOMAS STEEL OR EQ. U24 U BIKE  
RACK POWDER COATED METAL  
BRONZE COLOR



TRASH RECEPTACLE  
THOMAS STEEL OR EQ. CARNIVAL  
RECEPTACLE POWDER COATED  
METAL BRONZE COLOR

Paving Standards

Paving will be required to meet all functional requirements of warehouse/ distribution use. Standard gray concrete with unique scoring and integral color at key entrances or pedestrian areas is encouraged to be added. Colors to coordinate with building design. Examples include stamping the concrete to look like brick, or coloring the concrete at crosswalks to match building colors. All paving should be of a uniform design and consistent with City of Aurora standards.



Signage Standards

Project signage shall conform to the City of Aurora UDO standards. Maximum signage will be as allowed by the City of Aurora UDO.

Directional signage shall compliment themes used in the monument signs and will show direction for streets, parking, and other required directional signage. Sign materials to be metal. Other materials may be approved. Directional signage may be internally or externally illuminated but may not include logos. Signage will be approved under separate permit.



## TAB 11: LANDSCAPE STANDARDS



# Landscape Standards

## FORM G: LANDSCAPE STANDARD MATRIX

Landscape Item	Brief Description of the Feature		Location of the Standards in the Application Package
1. Overall landscape concept and palette of plant materials used to carry it out	<p>WAREHOUSE / DISTRIBUTION</p> <p>The landscape character will be a defining characteristic for the site; and the landscape design will generally respect the contextual prairie landscape through the use of an indigenous and adapted native plant palette, selective/limited use of turf grass, and bold landscape design.</p>	<p>OPEN SPACE</p> <p>Detention ponds and property boundaries are the main sections of the site that contain open space and will be used to tie the warehouse/ distribution and native landscape together. Mimicking of the high plains prairie planting should be used throughout the open space and where less formal planting are needed. The use of a naturalistic theme will reduce the contrast between warehouse/distribution and open space that is visually unpleasing and environmentally damaging. The use of formal planting when appropriate may also be integrated, for example at entries to the site. The use of water-wise planting and water runoff mitigation practices are essential in the design.</p>	Imagery is located in the Landscape Design Standards Tab 11.6-11.9
2. Landscape design at entry monumentation and key entry points	<p>OVERALL LANDSCAPE INTENT</p> <p>The landscape design surrounding the entry features will complement the monumentation without competing with it. Through the use of native plantings, the monuments can either be integrated into more passive spaces for vehicular viewing or into more active plaza type spaces for pedestrian interaction, where the landscape design will be used to define the use areas. The landscape will provide year-round interest.</p>	<p>WAREHOUSE / DISTRIBUTION</p> <p>Monumentation/Signage can be found at intersections of the site and building primary entries. These locations should be planted with shrubs in the background and smaller shrubs, perennials, and groundcovers in the foreground. Due to the large warehouse and distribution buildings and minimum maintenance, the landscape should contain minimal perennials and groundcovers when possible. Sod should not be used within distribution/ warehouse sites. The planting should be in a formal fashion. If the entry point is abut a natural landscape, there should be consideration of the transition between formal by natural using grasses, forbs, and flowering plants</p>	Refer to Landscape Standards Section, see sheet 11.19 for more information.
3. Landscape Standards along E-470 or I-70 (if applicable)	<p>OVERALL LANDSCAPE INTENT</p> <p>A planting buffer shall be provided between E-470 and the proposed site. Due to the location of the buffer, plantings shall be a mix of, shrubs and trees planted in masses, visually pleasing, and chosen appropriately based on environmental conditions. Due to limited protection, durable species should be chosen. Species should be diverse and native.</p>	<p>OPEN SPACE</p> <p>The planting theme should be dense with large groupings of trees and shrubs, consistently planted, but avoid planting a single linear row of trees around the perimeter. Evergreen and deciduous trees should be provided in similar proportions to provide a screen in the winter. Shrubs, grasses, trees, and dry land grasses should be used within the buffer. Select plants whose features are visible from afar.</p>	Refer to Landscape Standards Section, see sheet 11.11 for more information.

The design standards listed in this matrix implement the design themes of the Master Plan and are intended to meet and/or exceed the current landscape standards provided by the Unified Development Ordinance and/or the landscape standards in effect at the time of submittal. If a conflict should exist between the Master Plan standards and the Unified Development Code or code in affect at the time of development, the more restrictive shall apply. All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this Master Plan. Final designs to be submitted at the Site Plan level will not necessarily duplicate the exact illustrations, but will contain the same themes and dimensions as shown, and will be at the same or higher level of design quality, extent, and details.



Landscape Item	Brief Description of the Feature		Location of the Standards in the Application Package
4. Landscape standards along arterial and collector roads	<p>OVERALL LANDSCAPE INTENT</p> <p>The landscape along arterial and collector roads will provide year-round interest, and engaging for the vehicular experience. Plant materials will be used for architectural effect through the design of planter beds that also integrate horizontal and vertical layering of plants. This will serve to create interesting and dynamic visual corridors for drivers that also allow for a different experience for pedestrians, where applicable. Plant quantities and buffer widths for all development within Gun Club Business Park will meet or exceed the City of Aurora landscape requirements. Dense plantings along arterials is encouraged to provide privacy and reduce noise pollution from the adjacent road.</p>	WAREHOUSE / DISTRIBUTION	N/A
5. Landscape standards along local roadways	<p>Local and internal private streets will be landscaped to emphasize safe pedestrian and vehicle passage and entrances to building front doors and parking areas. Trees will be utilized to provide shade on sidewalks and local parking areas for the employees, users, and guests of the development. Smaller planting, including turf grass, decorative shrubs, ornamental grasses, and perennials will be designed to be drought tolerant and create a comfortable landscape and a welcoming environment.</p>	<p>WAREHOUSE / DISTRIBUTION</p> <p>Landscape will be focused within the portions of the site used by employees and visitors. When screening is not required, minimal landscape will be planted in back of house areas.</p>	N/A
6. Landscape standards in commercial and public gathering areas (tree openings, planters, flower beds, screening at parking lots, etc.)	<p>OVERALL LANDSCAPE INTENT</p> <p>The landscape design in commercial and public gathering areas will consist of the native plant palette, although in a more formal setting. Urban spaces can use raised planters, grade planters, and pots to create comfortable areas and help define spaces. Planter beds with enhanced planting of signature species will be utilized to enhance key areas of the plan to bring attention to entrances, architectural features and gathering spaces.</p>	<p>WAREHOUSE / DISTRIBUTION</p> <p>Landscape will be used to create comfortable, relaxing areas for warehouse employees and visitors. Areas may include a native plant palette and planters.</p>	N/A
7. Landscape standards at detention / retention ponds and water features.	<p>OVERALL LANDSCAPE INTENT</p> <p>On site will be two-three detention pond that sits on the low point of the site, the north east. Detention ponds are environmentally viable and can be used to help reduce the environmental impacts caused by the proposed warehouse and distribution buildings. Water wise plants should be used surrounding the pond with consideration of inundation. Plants located in higher water tables should be higher water use. While limited on the site, open space is utilized around buildings and via the detention pond and its surrounding area. Naturalistic planting, water-wise plant material, and a diversity of species will encourage the development of sustainable ecosystems. Plant in accordance to the natural topography, drainage, and riparian function of the site rather than planting formally or altering the site when not necessary. Use plant material efficiently for locations that may be waterlogged or become waterlogged.</p>	<p>WAREHOUSE / DISTRIBUTION</p> <p>Species use should be diverse, plant height should look randomized, and canopy width shall cover the majority of the planting area to limit the growth of invasive weed species and limit water runoff. Native seed can be used where necessary; however, sod should not be an option. When planting large areas of native seed, mix deciduous shade trees, grasses, and shrubs along property lines and pedestrian use to create pleasing aesthetics.</p>	Refer to Landscape Standards Section, see sheets 11.13 for more information.

The design standards listed in this matrix implement the design themes of the Master Plan and are intended to meet and/or exceed the current landscape standards provided by the Unified Development Ordinance and/or the landscape standards in effect at the time of submittal. If a conflict should exist between the Master Plan standards and the Unified Development Code or code in affect at the time of development, the more restrictive shall apply. All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this Master Plan. Final designs to be submitted at the Site Plan level will not necessarily duplicate the exact illustrations, but will contain the same themes and dimensions as shown, and will be at the same or higher level of design quality, extent, and details.

FORM G: LANDSCAPE STANDARD MATRIX

Landscape Item	Brief Description of the Feature		Location of the Standards in the Application Package
8. Landscape buffers at parks, open space, and drainage	OVERALL LANDSCAPE INTENT Although the site does not have any proposed parks, landscape will be used to enhance open space and detention areas. Buffers and screening will provide an clear separation between uses while maintaining a sense of place. Native plant material and water wise landscape design will be used. Canopy trees will be used to provide shade and vertical scale to the landscape. Evergreen trees will be used to mass for screening and provide a green color throughout the years.	OPEN SPACE The project contains two percent open space, as specified in the annexation and development agreement, Annexation number 86-167 & 86-168. Open space includes enhancement of the required detention pond area with park like features, such as tables, benches, trails (doubled as maintenance paths), etc. This area does not have to be clear of the 100-year flood plain, as long as it is designed to recover from events within the 24-hour period. See section 3.8 Land Dedication Criteria of the PROS manual for more information	Refer to Landscape Standards Section, see sheet 11.11 for more information.
9. Special standards at residential lots. (If residential backyards border open space or parks, indicate special standards)	OVERALL LANDSCAPE INTENT  Not Applicable	WAREHOUSE / DISTRIBUTION  Not Applicable	N/A
10. Landscape integration at retaining walls.	OVERALL LANDSCAPE INTENT To help integrate retaining walls into the landscape matrix of the development. Landscaping along and near retaining walls will provide an attractive interface to help soften and mitigate large areas of retaining wall material and help tie the walls into the surrounding landscape. Additionally, trees and shrubs near walls can also help minimize heat gain of walls, which ultimately helps curb the development’s overall heat-island effect. Wall materials should be appropriate to blend in with the surrounding landscape and architecture. Retaining walls that are taller than 8’ must be terraced, with a minimum of 4’ set back within each tier. Appropriate landscaping is required within each wall terrace. No trees may be planted within 5’ of wall foundations, so as to not disturb wall foundations/footings. Retaining walls in Detention areas shall not exceed 48” in height.	OPEN SPACE Choose plants wisely to provide the best scales of plant material for the wall. Tall shrubs and trees are best suited for planting designs near tall walls and shorter plant material is appropriate for shorter walls. Either the naturalistic or the formal style of planting can be utilized in plant groups along or near walls, but walls in or near natural areas should use naturalistic plant schemes, and walls in more developed spaces should use more formal planting schemes. Use larger plant groupings for longer or taller walls, and smaller plant groups near smaller walls. Take into account the visibility of the wall’s location. Walls in higher traffic/higher visibility areas will need more plant material than those walls that are rarely seen.	Refer to Landscape Standards Section, see sheets 11.14 for more information.
11. Landscape standards at special facilities	OVERALL LANDSCAPE INTENT Specimen plants and trees may be used to highlight commercial buildings. The landscape design shall compliment the architecture and may be used to assist in pedestrian circulation. Shade trees may be located along trails and sitting areas to provide pedestrians with shade and create an inviting environment	OPEN SPACE	N/A

The design standards listed in this matrix implement the design themes of the Master Plan and are intended to meet and/or exceed the current landscape standards provided by the Unified Development Ordinance and/or the landscape standards in effect at the time of submittal. If a conflict should exist between the Master Plan standards and the Unified Development Code or code in affect at the time of development, the more restrictive shall apply. All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this Master Plan. Final designs to be submitted at the Site Plan level will not necessarily duplicate the exact illustrations, but will contain the same themes and dimensions as shown, and will be at the same or higher level of design quality, extent, and details.

FORM G: LANDSCAPE STANDARD MATRIX

Landscape Item	Brief Description of the Feature		Location of the Standards in the Application Package
12. Buffer and setback exemptions for traditional street frontages.	OVERALL LANDSCAPE INTENT Reference sheet 11.12 for more details regarding the street frontage buffers. Curbside plantings and street frontage buffers are both expected to be a apart of the design, but not to be combined. Measurements start from the back of the sidewalk or public ROW when a sidewalk is not present.	WAREHOUSE/DISTRIBUTION Arterial street frontage design shall have a buffer width of 25' min. and meet the landscape requirements without using low hedges, low walls fences, or landscape screens to minimize landscape requirements.	Refer to Landscape Standards Section, see sheets 11.11 for more information.

The design standards listed in this matrix implement the design themes of the Master Plan and are intended to meet and/or exceed the current landscape standards provided by the Unified Development Ordinance and/or the landscape standards in effect at the time of submittal. If a conflict should exist between the Master Plan standards and the Unified Development Code or code in affect at the time of development, the more restrictive shall apply. All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this Master Plan. Final designs to be submitted at the Site Plan level will not necessarily duplicate the exact illustrations, but will contain the same themes and dimensions as shown, and will be at the same or higher level of design quality, extent, and details.



# Landscape Standards

## Objective

The Gun Club Business Park Site is located in the high plains short grass prairie, in the rain shadow of the Colorado Rocky Mountains Front Range, and just east of the Plains Conservation Center. As the location develops, both naturalistic and formal planting schemes of trees, shrubs, grasses and perennials will help integrate the development on the prairie lands while limiting ecosystem impact and promoting sustainability.

Transitioning between naturalistic plantings to formal plantings is a key design factor throughout the site to compliment the surrounding plains. While some landscaping will be used for screening unwanted views, other landscaping should compliment built features. As the neighboring properties are currently undeveloped or agricultural, creating designed transitions between the warehouse/ distribution and native landscapes will benefit the ecosystem and promote sustainability, and also provide pleasing visual landscape elements.

Tree canopy cover around buildings and on streets should be maximized to reduce heat radiation, heat islands, and contain water runoff. Limited open space is available; therefore, drainage to landscaped areas is essential while mitigating water runoff. Bio-swales, grass swales, permeable paving, grass paving, and rain gardens are possible methods within potential landscape designs, for water control as needed.

Landscaping on commercial developments is often minimally maintained and invested in, therefore, planting should be carefully considered. Durable and simple groupings of plants limit maintenance needs and sustain a longer life term for plant material, and reduce costs. The plant palette shall carry through the entire site to create cohesive connections between locations and provide year-round interest. This site should focus on water conservation by using water-wise/xeric and climate adapted plants. Plant material should be used as a buffer for safety from vehicles and unwanted views, compliment/accent surrounding buildings, define entrances and unique special features, hide utilities and unwanted features. The Buckley Air Force Base lays northwest to the site across E-470; noise reduction planting should be taken into account.

The master plan aims to guide design principles towards a combination of naturalistic and more formal planting that focus on LID best practices to minimize impact to the existing landscape and complete the tasks of the developed site. The Gun Club Business Park site will have high volumes of vehicular traffic. Landscaping will help naturalize the warehouse and distribution look and offset environmental issues while incorporating people’s needs within a heavy warehouse and distribution landscape. Right of ways and landscape buffers should be dressed with large-scale plant material with year-round interest to create better aesthetics, compliment building scale and reduce noise.





# Landscape Standards

## Warehouse Distribution

# Warehouse Distribution

Landscaping shall focus on native planting that mirror the surrounding high-plains subtly transition between neighboring properties. Formal planting should abut buildings and be used between buildings. This connects differentiating spaces while allowing them to have their individual character. To break up large areas of warehouse and distribution surfaces, place large scale planting material against building faces and on streetscapes. Different plant textures, distinguished plant heights, large groupings of plants, and planting in geometric linear forms around buildings and along streets will help visually define landscape features. A special order is created, allowing efficient and safe use of the space. Use ornamental grasses, native flowering species, and ornamental trees planted on the perimeter of the property line to blend the space between human-made and natural features in the landscape. Limit the use of deciduous shade trees where views are located. Planting should maintain year around visual interest and plans should mainly entail water-wise/xeric plants to minimize water usage. Refer to the “Planting Palette” section or Auroras Landscape Manual online. Sod and synthetic turf should be used rarely or never. Substitute with native seed if possible.



# Open Space

While limited on the site, open space should be utilized around buildings and via the detention pond and its surrounding area, as well as the site perimeter. Naturalistic planting, water-wise plant material, and a diversity of species will encourage the development of sustainable ecosystems. Plant in accordance to the natural topography, drainage, and riparian function of the site rather than planting formally or altering the site when not necessary. Use plant material efficiently for locations that may be waterlogged or become waterlogged. Species use should be diverse, plant height should look randomized, and canopy width shall cover the majority of the planting area to limit the growth of invasive weed species and limit water runoff. Native seed can be used where necessary; however, sod should not be an option. When planting large areas of native seed, mix deciduous shade trees, grasses, and shrubs along property lines and pedestrian use to create pleasing aesthetics.



# LANDSCAPE STANDARDS

## Planting Palette

### PLANTING GUIDELINES:

Plant material diversity must comply with the Landscape Reference Manual.

Mulch trees to 3” in depth. Use tree rings if necessary.

Planted shrubs with thorns shall not be planted within 8’ of public walks and parking islands. Trees with thorns shall not be planted within 20’ of public walks or parking islands



### NATURALISTIC PLANTING

Consist predominately of ornamental grasses mixed with a variety of trees, shrubs and perennials. Loose, random, informal groupings of plants in odd numbers mimics the plant layout found in natural landscapes and provides a soft antidote to formal planting schemes. Use of low water plants is encouraged next to open spaces to transition visually from other areas and to encourage strong plant growth and minimize resource use. A mix of both naturalistic and formal planting can help distinguish different uses within a landscape

### Objective

This Plant Palette utilizes low-water, climate adapted and native plants to aesthetically and ecologically blend with the surrounding natural short grass prairie and provide all season interest. This Plant palette provides plants that will help accentuate architectural features, soften road and building materials, provide shade, mitigate noise and create a sense place for users and visitors. This Plant Palette provides a diversity of choices in size, height, color, bloom time, and texture, while still adhering to the standard of low-water and climate adapted criteria.

### PLANT SIZE REQUIREMENTS:

- Shade tree: 3” caliper
- Arterial/Collector Street Trees: 3” caliper
- Ornamental Trees: 2.5” caliper (Single stem) or 6-8’ in height (multi-stem/ clumping)
- Evergreen Trees: 6’ in height minimum
- All Shrubs: 5-gallon container
- Ornamental grass and perennials: 1-gallon minimum; 5-gallon for curbside landscape



### FORMAL PLANTING

A Formal Planting scheme’s use of minimal species in large or controlled groupings can create visual cues for certain business areas and nodes, and also helps to accentuate important or unique locations or features of a landscape, while also complimenting architectural features. Clean groupings, simple forms, geometric lines and strong colors help create a specific planting scheme while using minimal plant material and can be used in select locations throughout the landscape at the Gun Club Business Park site.

### PLANT EQUIVALENCIES:

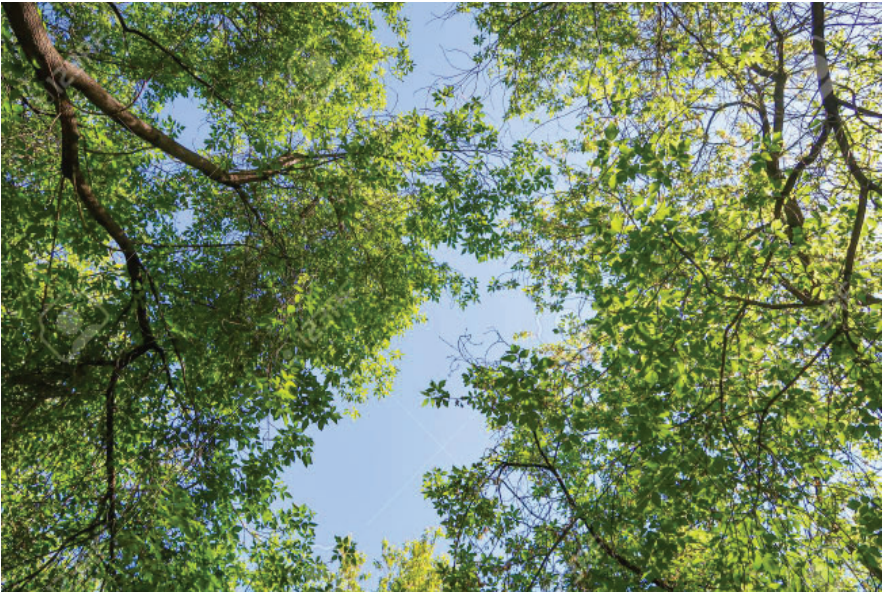
Trees and shrubs may be used intermittently to substitute where necessary within the landscape design.

3 Grasses (1-GAL) OR 3 Perennials = 1 Shrub

1 Deciduous Shade Tree (3” cal.= 12 shrubs (5 gal)  
OR 1 Ornamental tree (2” cal.) OR  
1 Evergreen tree (6’ ht.) = 10 Shrubs (5-gal.)

Add: as permitted by the Unified Development Ordinance.

RESPONSE: UNDERSTOOD.  
TEXT ADDED.



### AIRPORT NOISE REDUCTION

Building, zoning and landscaping all play a role in controlling unwanted environmental and noise pollution. The use of large plant material and/ or fast growing plants in the landscape helps to mitigate unwanted sound around outdoor meeting areas. Deciduous trees with rough bark help soften noise pollution. Especially when mixed with evergreens, trees and large shrubs can help absorb and deflect noise. If some areas need maximum control of noise pollution, shrubs and trees of different shapes and heights can be planted as a hedge to provide more noise blockage. Leaving minimal openings in a planted hedge will help reduce noise to the maximum.



# LANDSCAPE STANDARDS

## Site Entry Way

Application | Planting Design

For the entry way and intersections, utilize plant materials and plant layouts that are different from and stand out against the surrounding landscape. Consider creating defined lines and shapes with plant material to help communicate the purpose and context of these locations to all who visit or work in the development. Planting designs should be simple and strong, and have a year around interest to continue the theme in all seasons. Most people visiting the site will experience the landscape via their car, so consider this when designing planted



## Views

Application | Planting Design

Most of the landscape overlooks short grass prairie to the south, east and north, with E-470 along the west side of the property. Providing groups of plant material in compositions of varying types, textures, sizes and patterns alternating with open areas will moderate the vastness of the surrounding prairie while still providing visual gaps to admire and appreciate the views of the open plains. E-470 should be buffered with large trees and shrubs to mitigate the visual pollution of the highway. Consider the existing planting along the highway when designing new landscapes adjacent to the highway, so as to complement and blend with what is already there.



## Public Art

Application | Planting Design

Utilize Public Art work as defined on tab 7 to create a sense of place by providing visual delights for workers, visitors and people passing through the development. Site the public art for multiple viewing points and maximum effect. Consider framing the art pieces with landscape planting that do not block views and help tie the artwork into the surrounding matrix of the development. Follow all applicable city codes to ensure art work does not cause any safety issues or impediments for pedestrians, bicyclists or automobile driver.







Shrubs and trees should be used to create a visually pleasing curbside with a mix of deciduous and evergreen shrubs with minimal ornamental grasses to promote year-round screening.



Use wide-spreading and grouping of shrubs to cover/break up large nonliving and hardscape material areas. Avoid arbitrary species change. Rock mulch should be used in locations where strong wind can be present

## ~~Streetscape~~

Curbside Landscaping - so as to not confuse this with street frontage buffers.

Since the proposed buildings are large industrial surfaces, plant material should be big in scale and have all year interest to break up building faces. Use colors that compliment the buildings and surrounding landscape. A mix of trees, evergreen and deciduous shrubs should be used with minimal ornamental grasses.

RESPONSE: UNDERSTOOD.  
TEXT CHANGED.

## Requirem

1 Tree / 40 LF +

Trees shall be s

Curbside landsc

are both required

All shrubs and grasses shall be a minimum 5 gallon

No space over 120' between trees.

No more than 40% ornamental grasses to be planted.

Planting within sight triangles shall be a maximum of

26' tall.

Landscape bed widths (ft.) & planting requirements:

3-6' = Shrubs + Mulch

6-10' = Shrubs + Mulch / Native seed

10'+ = Shrubs + Mulch / Native seed /

~~Sod OR Only sod~~

This can be left or changed. The UDO was amended recently and the minimum width for the installation of shrubs within the curbside landscape is four feet. Four feet or less can be all rock mulch. The range was changed to 0-4' rock, 4'-7.5' shrubs, 8'-10' shrubs minimum and may include native seed areas.

Response UNDERSTOOD.  
TEXT LEFT UNCHANGED.

UDO only allows a water conserving xeric grass species or native seed. Xeric meaning 15" of water a year or less.

Rock mulch shall be minimum of 1.5 inch diameter. In large areas of rock mulch, greater than 8' wide, a mix of smaller rock mulch and larger cobble should be used to provide visual interest.

RESOINSE: UNDERSTOOD.  
TEXT REMOVED.





Use native plantings in buffer locations to create a smooth transition between the property and its neighbor’s property. Limit plant height around landscape lighting.



Buffers should be of various heights to limit views into the property and match the scale of the building. Use a mix of evergreen, deciduous shrubs and ornamental grasses.



Plant in a row or triangular pattern based on **buffer width** allowance. Provide dense planting across the entire buffer avoiding.

## Street Frontage Landscape Buffer

Trees, shrubs, ornamental grasses, perennials and grass should be visually aesthetic and help reduce the monotonous buildings that are being buffered. Ornamental grasses should be limited as they are not year around and provide minimal buffer for safety. Large shade trees shall be planted along sidewalks to provide shade for pedestrians. Buffer shall not encroach on the property.

## Requirements

### Street Frontage Buffer

- 1 Tree + 10 Shrubs / 40 LF
- Gun Club Road | public roads - 25’ minimum width

### E-470

- 1 Tree + 10 shrubs / 25 LF
- A 25’ landscape buffer is required but can be reduced with additional landscape features such as fences and masonry walls.
- Outside Easement: Large deciduous shade tree, large evergreen trees (50%), shrubs planted 5’ o.c.
- Inside Easement: Large trees, shrubs, dry land grasses. Trees 50% evergreen.
- Must have groupings of tree and shrubs. Shrub groupings shall be massed outside tree groupings. No gap larger than 45’ between groups.

### Application | Planting Design

- Location: measure inward from the back of the sidewalk or ROW. If no walk is provided, then
- measure from the property line.
- If encumbered, a reduction in buffer widths along arterial roads (Gun Club Road). Shall be coordinated with the City.
- Most restrictive requirements must be met if requirements overlap.
- Ornamental grasses shall not be planted over 20% of plant material within street frontage buffers.
- Shrubs shall reach 3-4’ in height minimum.
- Perennials may not be used as shrub equivalents within street frontage buffers, only accents.
- Planting shall be installed on the exterior of walls and fences.

This picture is curbside landscaping and not a buffer.

UNDERSTOOD. PICTURE CHANGED TO REFLECT CURBSIDE PLANTING.

This second sentence seems incomplete.

UNDERSTOOD. SENTENCE REVISED



## Parking Lot Islands

Landscaping should allow movement throughout the parking lot and provide walkways where needed. All islands should provide landscaping, using large shade trees per island whenever possible. Proposed plant species should be thornless, fruitless, salt-tolerant, and can manage heavy foot traffic. The height of plants should not limit visual clearance for drivers but should grow large enough to withstand potential damage by humans, the environment, and industrial movement.

## Requirements

Landscaping should allow movement throughout the parking lot and provide walkways where needed. All islands should provide landscaping, using large shade trees per island whenever possible. Proposed plant species should be thornless, fruitless, salt-tolerant, and can manage heavy foot traffic. The height of plants should not limit visual clearance for drivers but should grow large enough to withstand potential damage by humans, the environment, and industrial movement.



Disperse trees evenly in islands to maximize shade and limit water runoff.



Select plant material that has an appropriate size at maturity for islands.

## Parking Lot Landscaping

External parking lot plant selection should contain similar tolerance levels to people and the environment as the parking lot island plants. Plant large shade trees in parking terminal islands when possible, use sizeable flowering deciduous and evergreen shrubs and provide a dense continuous buffer between land uses. Plants should have a fast growth rate, can contain openings for drainage, and should limit the use of ornamental grasses. Plants should be at least two feet offset from parking lot curbs to adjust for car bumper overhang and prevent plant damage (if no car stop is provided). The buffer may be reduced with the addition of landscape features; see UDO for more information.

RESPONSE: UNDERSTOOD.  
ONE STATEMENT REMOVED.

Repeat statements.



Planting should consist mostly of evergreen and deciduous shrubs around the perimeter that create a continuous hedge.

## Requirements

- Trees: use throughout buffer and plant to offset horizontal lines of plants in the planting bed.
- Ornamental grasses: not permitted in parking lot islands .

### Application | Planting Design

- Interior and exterior parking lots must be landscaped.
- All parking rows must end with a landscaped island.
- Street/non-street buffers may be combined with parking lot buffer requirements if the overlap - determined after the first submittal by the City.
- Shrubs: 3-4' height minimum & 50% flowering species.

### Parking lot when landscape is not a part of the buffer:

- A 4' wide landscape bed is required around the parking lot and berm 3-4' tall planted with evergreen and deciduous trees and shrubs - if berms are not practical choose one of the following:
  1. Low continuous hedge 3-4' tall, double row planted in a triangular pattern 3' on center.
  - OR
  2. Masonry wall 3-4' tall with landscaping plants on exterior side of wall.



Open Space Landscaping

A buffer must be provided in the open space to minimize the impact of potential neighboring developments. Planting should consist of grassland species, native-seed, and xeric shrubs which compliment the surrounding native landscape. Trees and shrubs should be randomized when not part of a buffer throughout the landscape. If pathways are proposed, use landscaping beds at the entrance of pathways to transition into the native landscape and signal an entry point.

RESPONSE: UNDERSTOOD.  
TYPO REVISED.

Requirements

- 1 Tree and 10 Shrubs / 4,000 SQ FT\*  
\*Excludes areas in the 100 year flood plain, floodways, lakes, ponds, undisturbed marshes, wetlands, detention ponds and water quality ponds.
- Trail connections may be in the buffer for parks and open space development.
- Fences may be up to 4’ in height, some exception may apply i determined by Parks, Recreation and Open Space Department ~~determines so.~~

Typo



Limit the use of landscape beds and turf; native seed should cover large portions of the open space.



Planting should be native and diverse if shrubs or perennials are proposed.



Use stormwater and water detention landscape practices such as rain gardens and bioswales to manage water.



REPOSE: NOTED. WORDING REVISED.

Planting, native seed and mulch used in a fashion to promote permeability and efficacy of detention pond.

wording?

Detention Ponds | Water Quality Ponds

Landscaping should help the detention pond blend in with the surrounding landscape by using naturalized dispersal of plants and native/water-wise plants that topography of the landscape. Use stormwater management practices to manage water movement and prevent locations that could become stagnant with water. Plantings in the pond’s center should tolerate possible water inundation and be wetland native-seed otherwise. Site furnishings, plantings, and hardscape can also be included around the detention pond to make use of the open space but should not interfere with the natural process of the detention pond.



Planting mixes native and formal design, has all-season interest, and provides a buffer between uses. Planting mixes native and formal design, has all-season interest, and provides a buffer between uses.



Not applicable to this topic. The requirements listed here are for parking lots.

Tree and shrub plantings shall line and remain on the outside order of the detention pond.

REPOSE: UNDERSTOOD. SECTION REMOVED.

Requirements

- Trees: use throughout buffer and plant to offset horizontal lines of plants in the planting bed.
  - Ornamental grasses: not permitted in parking lot islands .
- Application | Planting Design**
- Interior and exterior parking lots must be landscaped.
  - All parking rows must end with a landscaped island.
  - Street/non-street buffers may be combined with parking lot buffer requirements if they overlap - determined after the first submittal by the City.
  - Shrubs: 3-4’ height minimum & 50% flowering species.
- Parking lot when landscape is not a part of the buffer:**
- A 4’ wide landscape bed is required around the parking lot and berm 3-4’ tall planted with evergreen and deciduous trees and shrubs - if berms are not practical choose one of the following:
    1. Low continuous hedge 3-4’ tall, double row planted in a triangular pattern 3’ on center.
    - OR
    2. Masonry wall 3-4’ tall with landscapingplants on exterior side of wall.



Retaining Walls

Retaining walls should complement the natural landscape with the use of native colors and materials. ~~Due to the industrial site, a limited number of people will see the retaining walls. Therefore, the walls should be limited in decoration and focus on functionality and be of reasonable cost to build.~~ Landscaping instead should be used to decorate the surfaces of retaining walls or break up large/ long surfaces of retaining walls.

Requirements

- Required for slopes exceeding one foot of rise in three feet of run.
- Walls exceeding 30” in height require pedestrian railings or barriers.
- Retaining walls shall not exceed 8’ in height. Areas between walls shall be landscaped: shrubs, trees, groundcovers, perennials.
- Slopes between walls shall not exceed 4:1 rise to run, ~~and spacing between walls shall not be further than 36” apart.~~

Application | Planting Design

The style of retaining walls should be cohesive with the natural surrounding, Planting should consist of shrubs, ornamental grasses, and trees. Due to the large scale of warehouse and distribution buildings, avoid using perennials and groundcovers.

Because Site Plans are not required at this time, staff cannot determine whether walls will be visible and as a result, this information should not be included in the Master Plan. Materials/color etc. may in fact be very important due to visibility.

REPOSENSE: UNDERSTOOD. SECTION REMOVED.



Trees planted at a distance from the retaining wall to promote healthy growth.



Planting mixes native and formal design, has all-season interest, and provides a buffer between uses. ~~Planting mixes native and formal design, has all-season interest, and provides a buffer between uses.~~

Repeat sentence.

REPOSENSE: UNDERSTOOD. SENTENCE REMOVED.

Remove this portion since this is reviewed as part of the site plans. Terraced walls are required to be twice the height apart in order to not exceed the maximum 8' requirement.



Use formal planting to accent the wall. Plant size creates a buffer but does not block the retaining walls face in its entirety.



Service | Loading | Storage | Trash Area  
| Screening

Landscaping should screen the entire feature using evergreen ~~shrubs at maximum~~. Due to potential plant damage by surrounding pedestrian and vehicular traffic, use durable and fast-growing plants. Leave an appropriate distance between the plant and the object being screened so there are still access points to the object.

Requirements

Application | Planting Design

- All visible from residences, public/private streets and public open space/ trails shall be screened.
- Storage area, truck loading bays, and vehicle routes shall not be in a required setback or perimeter buffer.

Landscaping exterior side of walls or fences

- How: screens, fences, walls,berms, and landscaping.
- Not permitted: chain link fences, walls over 9’ height
- Fencing and walls must conform to sight triangle requirements. If within the sight triangle, fences and walls should have a 45-degree angle.
- Trash Facilities
  - Must be enclosed with wall or opaque fence at minimum 6’ tall

Set back 12’ from neighboring residential and commercial properties

Landscaping required on exterior; must be evergreen planting

Please be advised that in accordance with the UDO, Loading doors shall occur within the interior of the site and shall not be visible from a public right-of-way. If future layouts anticipate being in non-compliance with this requirement, not only will adjustments be required, but the Master Plan should address what mitigating measures are anticipated to address this.

REPONSE: ACKNOWLEDGED.

Screening of loading areas and trash enclosures will include trees and shrubs and not shrubs alone.

REPONSE: UNDERSTOOD.  
TREES ADDED TO SECTION.



Use of multi-sized plants to create interest and screen.



Dense planting around all sides of machinery.

Mechanical Equipment Screening

Similar to service/loading/storage/trash area screening, plant material should be evergreen and tolerant. Plant variety should be limited to avoid excessive maintenance needs. Any sides of equipment capable of being planted and screened should be screened. Plant material should be of appropriate size to permit access to the machinery when needed.

Requirements

- Screening must consist of landscape, walls, or fences when located on the ground.
- Screening is required when utilities are attached to primary building facade.

Application | Planting Design

- Planting material should be evergreen. Accents of deciduous, ornamental grasses and perennial may be used as accents.



Evergreen screen matching the scale of trash receptacle.



Planting Palette



DECIDUOUS CANOPY TREES

- \* must be seedless cultivars\*
- WESTERN CATALPA
- GREENSPIRE LINDEN
- SHADEMASTER HONEYLOCUST
- IMPERIAL HONEY LOCUST
- SKYLINE HONEYLOCUST
- SWAMP WHITE OAK
- BUR OAK
- ENGLISH OAK
- CHINUQUAPIN OAK
- SHUMARD OAK
- URBAN PINNACLE OAK
- KENTUCKY COFFEE TREE
- WESTERN HACKBERRY
- FRONTIER ELM

DECIDUOUS ORNAMENTAL TREES

- AUTUMN BRILLIANCE SERVICEBERRY
- SASKATOON SERVICE BERRY
- CHANTICLEER PEAR
- SPRING SNOW CRABAPPLE
- JAPANESE TREE LILAC
- THORNLESS COCKSPUR HAWTHORN
- RUSSIAN HAWTHORN
- ROCKY MOUNTAIN GLOW MAPLE

EVERGREEN TREES

- AUSTRIAN PINE
- BRISTLECONE PINE
- PINON PINE
- PONDEROSA PINE
- SCOTCH PINE
- SOUTHWESTERN WHITE PINE
- LIMBER PINE
- ROCKY MOUNTAIN JUNIPER

DECIDUOUS SHRUBS

- BLUE MIST SPIREA
- CRANDALL CLOVE CURRANT
- ALPINE CURRANT
- CHEYENNE MOCKORANGE
- LITTLELEAF MOUNTAIN MAHOGANY
- COMMON MOUNTAIN MAHOGANY
- RUBY CAROUSEL JAPANESE BARBERRY
- CORAL CARPET ROSE
- RED MEIDILAND ROSE
- KNOCK OUT ROSE
- FINELINE BUCKTHORN
- KELSEY DOGWOOD
- LODENSE PRIVET
- RUSSIAN SAGE
- BLOOMERANG LILAC
- MISS KIM DWARF LILAC
- COMPACT PURPLE BUTTERFLY BUSH
- PAWNEE BUTTES SAND CHERRY
- THREE LEAF SUMAC
- GRO-LOW SUMAC
- FRAGRANT SUMAC
- TIGER EYES STAGHORN SUMAC
- COPPERTINA NINEBARK
- SUMMER WINE NINEBARK
- REGENT SERVICEBERRY
- MOHICAN VIBURNUM
- HANCOCK CORALBERRY
- SPANISH GOLD BROOM
- RABBITBUSH
- FERNBUSH
- NEW MEXICO PRIVET
- APACHE PLUME
- LEADPLANT

EVERGREEN SHRUBS

- JOINT FIR BLUESTEM
- WOODWARD COLUMNAR JUNIPER
- COLOGREEN JUNIPER
- GRAY GLEAM JUNIPER
- MEDORA JUNIPER
- WICHITA BLUE JUNIPER
- ALPINE CARPET JUNIPER
- BLUE CHIP JUNIPER
- ICEE BLUE JUNIPER
- WILTON CARPET JUNIPER
- BUFFALO JUNIPER
- CALGARY CARPET JUNIPER
- CHIEFTAIN MANZANITA
- PANCHITO MANZANITA
- BIG TUNA MUGO PINE
- MOPS MUGO PINE
- WHITE BUD MUGO PINE
- RED FALSE (TEXAS) YUCCA
- BANANA YUCCA
- ADAM’S NEEDLE YUCCA
- VARIEGATED YUCCA
- SOAPWEED YUCCA
- DOLLHOUSE YUCCA
- WINTER GLOW BEAVERTAIL CACTUS
- ORNAMENTAL GRASSES
- BLONDE AMBITION GRAMA GRASS
- KARL FOERSTER FEATHER REED GRASS
- HEAVY METAL SWITCH GRASS
- DWARF FOUNTAIN GRASS
- MEXICAN FEATHER GRASS
- SWITCH GRASS
- INDIAN GRASS
- BIG BLUESTEM
- LITTLE BLUESTEM GRASS
- BLUE FESCUE
- UNDAUNTED® RUBY MUHLY GRASS
- GIANT SACATON GRASS

PERENNIALS

- MOONBEAM COREOPSIS
- STELLA D'ORO DAYLILY
- BRIDGE’S PENSTEMON
- DESERT BEARDTONGUE
- ROCKY MOUNTAIN PENSTEMON
- MAY NIGHT SALVIA
- GOLDENROD
- SILVER SAGE
- BLACK-EYE SUSAN
- PRAIRIE CONEFLOWER
- CREEPING PHLOX
- PLUMBAGO
- PRAIRIE LODGE SUNDROPS
- ICEPLANT
- BLANKET FLOWER
- HYSSOP
- POWIS CASTLE SAGE
- YARROW
- WHIRLING BUTTERFLIES
- IRIS
- LITTLE TRUDY CATMINT
- MISSOURI EVENING PRIMROSE
- ANGELINA STONECROP
- AUTUMN JOY STONECROP
- PARTRIDGE FEATHER
- TURKISH SPEEDWELL
- BIG EARS LAMB’S EAR ‘Helen von Stein’
- SILVERY HOREHOUND
- KANNAH CREEK SULPHUR FLOWER
- SANTA FE ASTER

REPOSE: UNDERSTOOD.  
CATEGORY OF PLANTS  
REVISED.

Separate and  
enlarge the font to  
match the other plant  
categories listed.

## TAB 12: ARCHITECTURAL STANDARDS

# Architectural Design Standards

FORM H: ARCHITECTURAL DESIGN STANDARD MATRIX

Architectural Design Standards	Brief Description of the Feature	Location of the Standards in the Application Package
Industrial Design Standard		
Industrial Materials Palette	Concrete tilt-up buildings with accent features in metal or concrete	MP Architectural Standards 12.3
Industrial Color Palette	Earth toned colors. Large areas of deep colors are discouraged. Colors should be consistent across the building. Accent colors are permitted when complimentary to the main building color palette.	MP Architectural Standards 12.3
Industrial Architectural Styles	Style is reflective of the industrial uses. The buildings will emphasize the building entry to provide directional clues. The buildings will also have added textures, colors, and articulation.	MP Architectural Standards 12.3
Industrial Architectural Features	The building elevations will include variable parapet heights and building p and canopies.	MP Architectural Standards 12.3

Please add: In compliance with the Unified Development Ordinance throughout for all references to design features.

REPOSNE: UNDERSTOOD. STATEMENT ADDED.

Architectural Design Standards	Brief Description of the Feature	Location of the Standards in the Application Package
Commercial Design Standard		
Commercial Materials Palette	Materials shall be selected which complement the architecture style of the building. Traditional buildings should be constructed with masonry as their defining materials and with architecturally appropriate accents. Modern buildings may contain a range of materials such as: metal, wood, concrete, etc. as long as they are in compliance with the rest of the standards contained herein.	MP Architectural Standards 12.5-12.7
Commercial Color Palette	Colors will consist of earth tones and hues. Brighter accent colors may be used, but shall not constitute more than 10% of the area of each elevation.	MP Architectural Standards 12.5-12.7
Commercial Architectural Features	Buildings shall be designed to a pedestrian scale adjacent to enhanced outdoor spaces such as plazas, patios and pedestrian thoroughways. Additionally, entrances shall be easily identifiable through architectural enhancement and/or distinguishing features.	MP Architectural Standards 12.5-12.7

Please add: In compliance with the Unified Development Ordinance throughout for all references to design features.

REPOSNE: UNDERSTOOD. STATEMENT ADDED. ALSO SEE NOTE PREVIOUSLY INCLUDED

The design standards listed in this matrix implement the design themes of the Master Plan and are intended to meet and/or exceed the current standards provided by the Unified Development Ordinance.

All the photos and illustrations referenced by this matrix are representative of the level of design quality required by this Master Plan. Final designs to be submitted at the Site Plan level will not necessarily duplicate the exact illustrations, but will contain the same themes and dimensions as shown, and will be at the same or higher level of design quality, extent, and details.



Industrial Architectural Style and Character

The architectural style for light industrial buildings is reflective of the uses contained within and is based on the industrial architectural features of the building. The integration of urban design principles and landscape architecture standards encourages a complete design that is sensitive to the surrounding community while allowing the project to function at an optimal level and encourage growth. The buildings will have a rectilinear organization and use colors and textures to create the illusion of a layered facade. The emphasis at the entries provides directional cues to visitors and adds texture and articulation to the building. Loading doors and operations shall occur within the interior of the site and not be visible from a public right-of-way. If physical site constraints or frontage on more than one right-of-way prevent compliance with this standard, alternative compliance such as screen walls and/or landscape material should be utilized to reduce visual and noise impacts of loading doors and operations on abutting rights-of-way and residential to the maximum extent practicable.

Industrial Materials Palette

The approved materials for the buildings are concrete and CMU block. Generally, the buildings are expected to be tilt-up concrete panels. Metal is prohibited as a primary exterior surface material on buildings. Metal may be used as an accent covering material covering no more than 10 percent of such facades.

Industrial Color Palette

Building colors shall be comprised of a palette typically found in nature. Each building shall have a minimum of three primary facade colors (base, middle and cap). Each building shall have a minimum of one accent color to be used at detail areas and/or at mass areas. Large areas of deep tones are discouraged.

Rooftop Equipment Requirements

Rooftop mechanical equipment shall be screened per the City of Aurora Building Design Standards Section 4.8.11 Screening of Mechanical Equipment.

a. The roofs shall be uniform and organized in appearance for all openings or equipment greater than 8” in diameter. The equipment shall be layed out in a regular grid pattern.

b. Roof finish materials shall be of a neutral color such as gray, beige or white ;black is not acceptable

c. Roof top equipment shall be painted or pre-finished to match the roof color. “Clean” units are preferred.

d. The network of gas piping for supply to the roof top unit shall be concealed on the roof.

e. Mechanical screens shall be made of a durable material with vertical ribs or joints and shall be finished in a color to match the roof.

f. Mechanical screens shall be as tall as the equipment they are screening. Access areas shall be placed on a side where they are not visible.

Architectural Features

Architectural features are to be integrated into the building design to reinforce the objectives of the architectural style for light industrial warehousing buildings. The elements are to be incorporated into the design on all four sides. They are used to create interest, variation and scale while giving focus and direction to entries and minimizing the impact of the service areas.

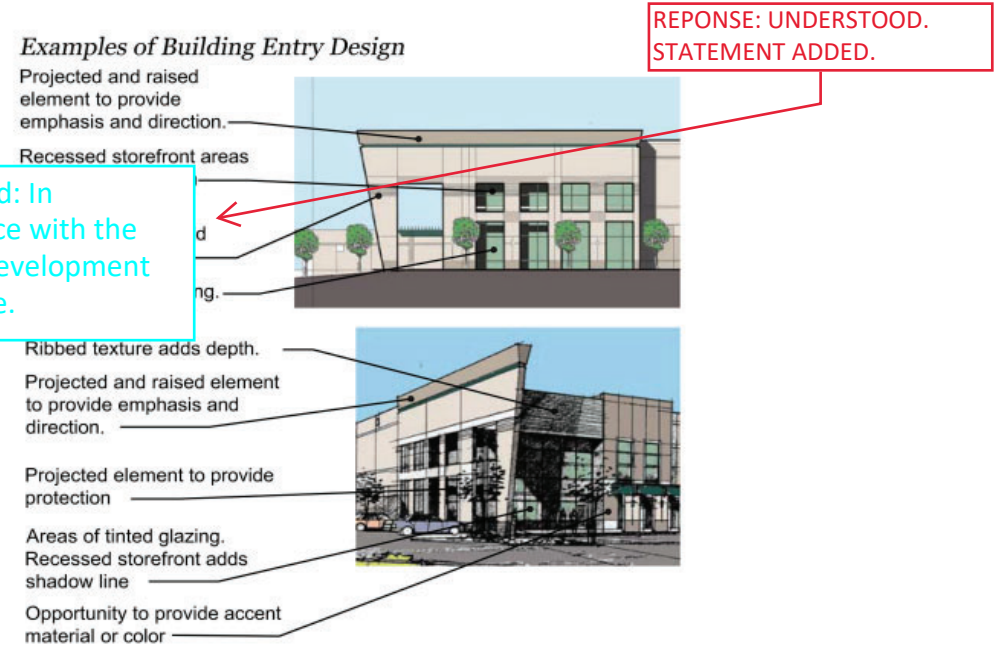
1. The building entries shall be placed and designed to provide focus and direction and direction while being a primary element that sets the character of the building. Please refer to the below sketch, which illustrates the quality expected at an entry. Entries shall employ an arched medallion(s), and at least two of the following:

REPOSENSE: EXPECTATIONS FOR THESE STRUCTURES ARE MENTIONED ON PAGE 12.5

There will be other building types within this master plan (i.e. commercial retail); what are the expectations for those structures?

- a. Projection of the entry a minimum of two feet
- b. Change in patterning and color of the facade.
- c. Raising or lowering of the parapet a minimum of two feet
- d. Unique parapet form such as a low sloping arch or peak.

Building Entries



Building Facades - Overall Vertical Articulation Design Strategy

2. Facades over thirty feet in height shall express a base, body, and top. Continuous horizontal banding or “racing stripes” are highly discouraged.

a. The base is to be a maximum six feet above finish floor level and to extend to the base of the building. The base may project above the six foot line where it is being used to create a change in color, and/or pattern, and the use of a reveal to separate it from the body.

b. The body is the majority of the building facade and may contain mass areas of various colors. The body is to be of a different color, texture, or pattern than the base or top.

c. The top is to be a visual cap to the building. It shall be a cornice or projected band, a minimum of one foot wide at the top of the building. The cap is to be created by change in material, texture, color, and / or pattern and it shall project from the building face a minimum of 2 inches.

Building Facades - Horizontal Articulation Design Strategy

3. Buildings with an area less than 350,000 S.F. shall include a major design element with a minimum of a two foot projection spaced at a maximum of 150 feet on center and one minor design element with a minimum projection of 8 inches placed between each major element. Options for design elements are listed below.

a. Offset concrete tilt-up panels.

b. Overframed panels utilizing tilt-up concrete panels, exterior insulation finish system, stone, integrally colored cmu or other similar material.

c. Change in building footprint to project or recess facade.

d. The introduction of a metal canopy to any of the above

4. Buildings with an area greater than 350,000 S.F. shall include a major design element with a minimum four foot projection spaced a maximum of 200 feet on center and two minor design elements with a minimum projection of 8 inches placed between each major element. There shall be a maximum of 60 feet between either type of projection. The design elements may include:

a. Offset concrete tilt-up panels.

b. Overframed panels utilizing tilt-up concrete panels, exterior insulation finish system, stone, integrally colored cmu or other similar material.

c. Change in building footprint to project or recess the facade.

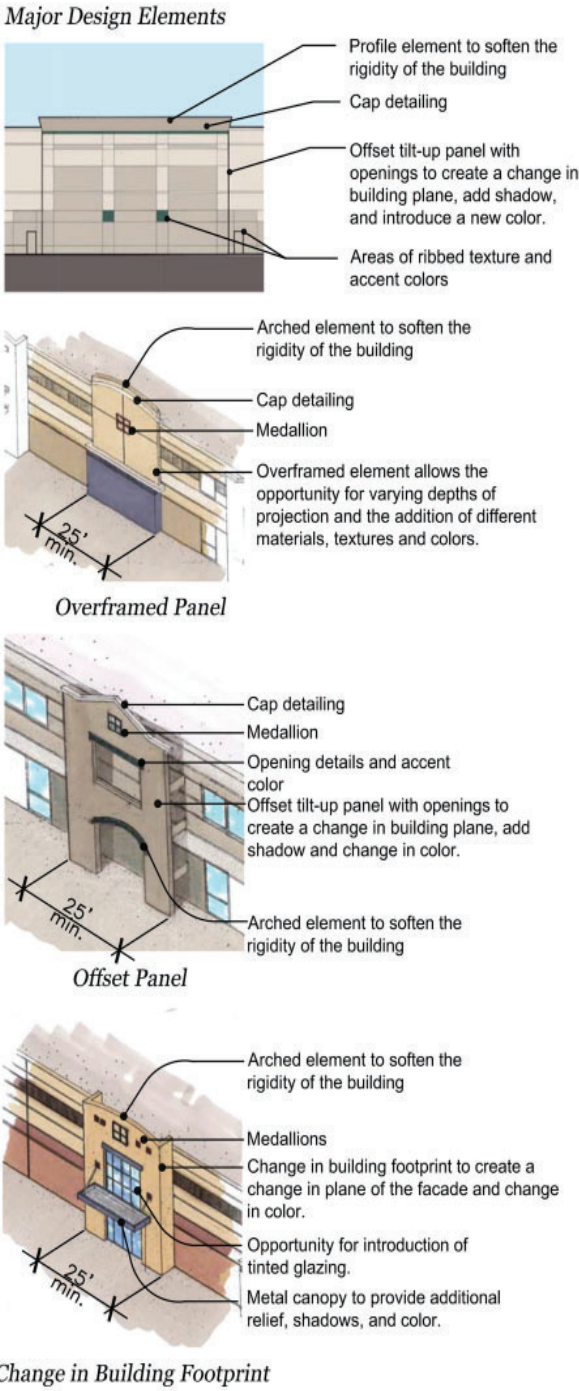
d. The introduction of a metal canopy to any of the above.

e. Ribbed wall textures

f. Recessed entries with two-story glass

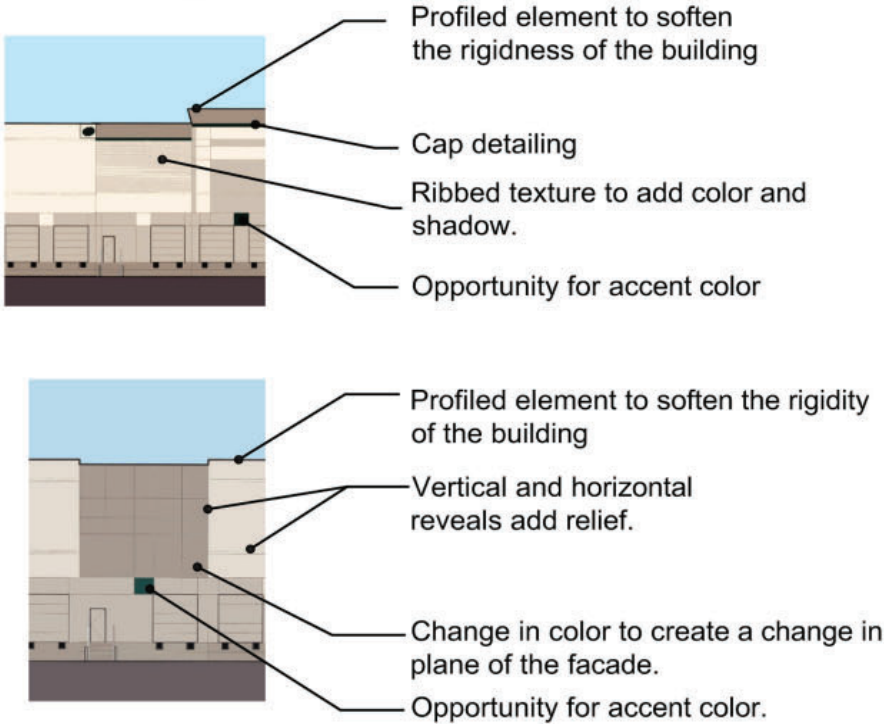
g. Colored glass projections or recesses.

h. Unique parapet forms.

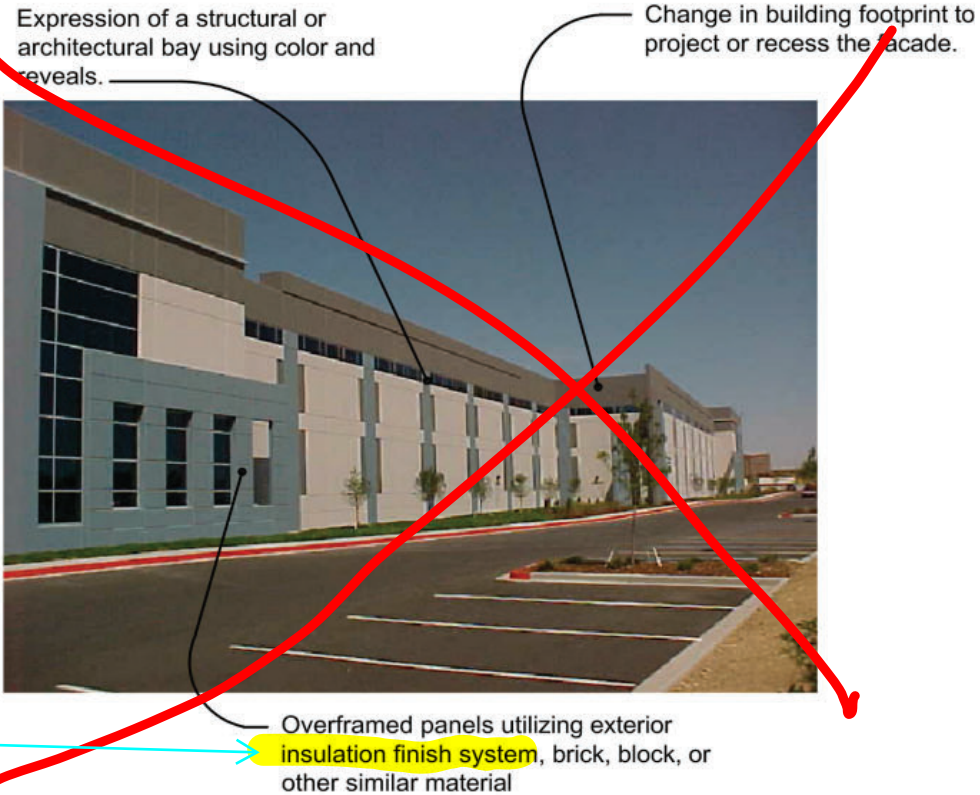
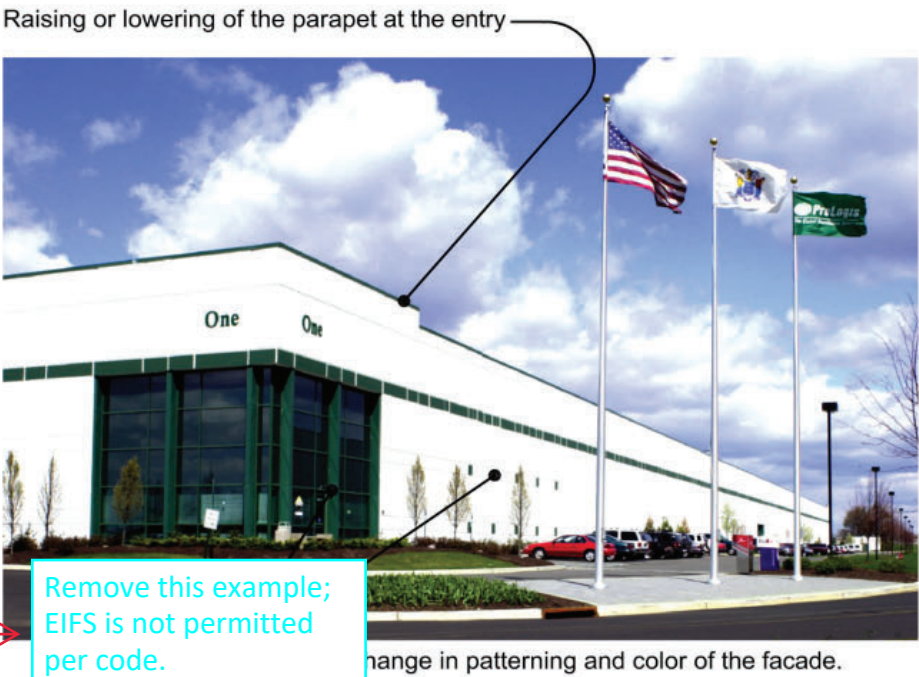
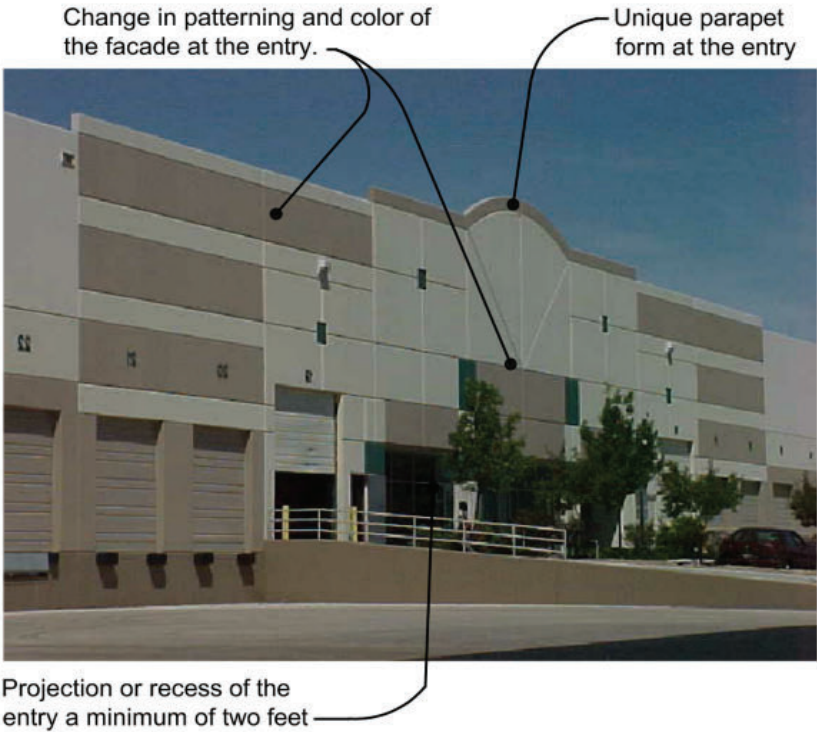
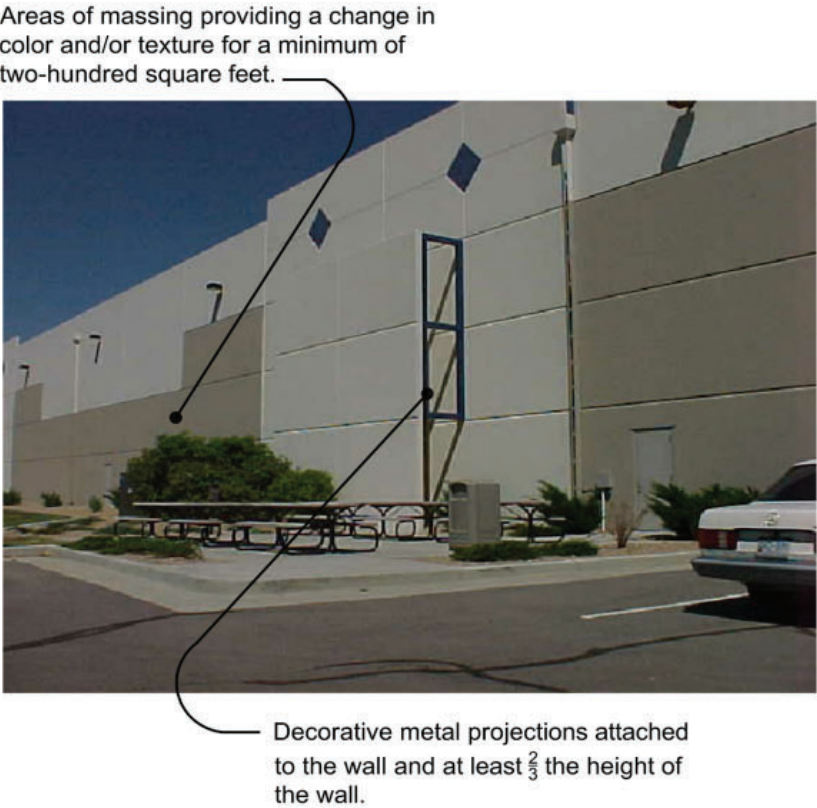




Minor Design Elements



Examples of Building Designs



REPOSE: UNDERSTOOD.  
EXAMPLE REMOVED.

Remove this example;  
EIFS is not permitted  
per code.

Notes :  
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Commercial Area Standards

This area is envisioned to appropriate for traditional service commercial, including gas stations, fast casual restaurants, and

- Common Architectural Themes. All uses, buildings, and areas in the same planning area shall share a common architectural and landscape theme, materials, and style. This area shall create its own identity with a unique design theme based on a palate of compatible rooftops, materials, and colors. Pads shall incorporate all such thematic design, materials, landscaping, roof types, and colors. This theme shall be established at the time of the first Site Plan for these Planning Areas.
- Buildings may use brick as a primary facade material, but should incorporate at least one other material to reduce monotony.
- Parking lots shall be divided into parking blocks of no more than 100 spaces for structures of less than 100,000 sq. ft . and parking blocks of no more than 120 spaces for uses over 100,000 sq. ft . Parking blocks shall be separated by landscaped islands with detached sidewalks. This standard does not apply to structured parking or parking garages.

EXTERIOR BUILDING MATERIALS AND COLORS

Intent

- To create a rich variety of visual qualities that reinforce the local architectural styles through the use of materials, finishes and details that are lasting and durable.
- To encourage human-scaled buildings through the use of smaller material modules and detailed combinations of materials on the first floor of multistory buildings.
- To ensure the consistent use of quality materials appropriate to the urban environment.

Design Standards

- Color palettes shall tie building elements together and shall be used to enhance the architectural form of the building.
- All exterior elements of the building that are metal, such as flues, flashings, etc. shall be painted a flat color or one that is a compatible color with the building and not be left nor allowed to become bare metal. Exceptions to this standard may occur, such as for copper roofs, which do not require painting.
- Highly reflective or glare producing glass with a reflectance factor of .25 or higher is prohibited on all facades. Such prohibition shall apply regardless of whether the glass is used in window or spandrels areas.
- Architectural detailing and articulation: Materials shall be applied, balanced, and articulated in a high quality and logical manner. Materials shall support the strategy by which buildings comply with the standards for breaking masses down horizontally and vertically.

Design Standards (con't)

- Tilt-up concrete panels shall not be used.
- Primary exterior building materials shall be durable. Permitted exterior building materials include: wood lap, or fiber cement siding, textured, or glazed concrete masonry units, metal panel systems, and stucco.
- Primary exterior building materials restricted to 20% of the facade: Split shakes, Smooth-faced gray concrete, Painted concrete block, Standard (T) or double (TT) concrete systems, metal siding.
- Corrugated metal pane
- For free-standing structures with a gross floor area of 20,000 square feet or less, at least 50 percent of the total building facade shall be surfaced in brick, decorative architectural tile, or stone. The balance of the above facade areas may be surfaced in stucco, integrally colored decorative concrete, standard brick masonry units, architectural metal panels, wood or other architecturally appropriate materials.
- For free-standing structures with a gross floor area of more than 20,000 square feet, at least 40 percent of the total building facade area shall be surfaced with integrally colored decorative concrete masonry units, pre-cast concrete, or architectural tile, aggregate. The balance of the above facade areas may be surfaced in stucco, brick masonry units, or architecturally appropriate materials.

Design Guidelines

- Building materials at the street level shall respond to the character of the streets, scale, texture, color and detail.
- In selecting materials, consideration should be given to ongoing maintenance and vandalism.
- Building materials should include new technologies and materials that promote sustainability and energy resource responsibility.

wood is not a permitted material; please delete all references to this product.

Please add: In compliance with the Unified Development Ordinance throughout for all references to design features. Please note: Composite wood is not permitted within the AD zone district.

Remove highlighted sentences as they are too prescriptive; standards need to comply with code.

Please add within each section: In compliance with the Unified Development Ordinance.



Gas stations should include upgraded architectural features, such as an upgraded canopy.



Shared parking among different shops is recommended in order to reduce the size of parking lots



Building with 50% masonry



Vertical building elements define entrances and make the building identifiable



This building uses contrasting primary and secondary materials to add interest.

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Commercial / Mixed Use Commercial

All Buildings Unless Otherwise Specified

ROOF AND PARAPET

Intent

- To visually create upper building forms with roof lines that respect the context in which they are viewed.
- To encourage architectural integrity through consistency of building elements.
- Incorporate rooftop screening elements into the architectural design of the building.

Design Standards

- All rooftop-building systems shall be incorporated into the building form in a manner integral to the building architecture in terms of form and material.
- Building elements shall be consistent so as to establish architectural integrity.
- Rooftop design shall be designed either to be unobtrusive or subordinate to the building’s form and facade architecture, or should be designed to complete the building’s architectural expression.
- When sloping roofs are used, at least one of the following elements shall be incorporated into the design for each 50 lineal feet of roof:
  - a. Projecting gables
  - b. Hips
  - c. Horizontal/vertical breaks
  - d. Other similar techniques
- Buildings under 3 stories may have downspouts on primary facades. Downspouts shall be metal (with leader boxes) and oriented so as not to discharge water in a manner that hinders pedestrian areas.
- Standards for standalone commercial buildings:
  - a. Roof planes or parapet walls shall include at least 1 variation of a minimum of 3 feet in height for every 50 linear feet of building frontage.
  - b. Where flat roofs are used, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each 50 lineal feet of facade.

Design Guideliness

- Building roof forms should respect the context in terms of height, proportions, views of the building from other buildings and the skyline.
- Additional elements such as parapets, canopies or other shaped roof forms or rooftop open space that will provide visual interest and additional amenity, seen from above or below are encouraged.

Commercial / Mixed Use Commercial

All Buildings Unless Otherwise Specified

SCALING ELEMENTS

Intent

- Visually emphasize the major entry or entries to a building or ground floor use.
- Provide convenient access to buildings from streets, drives and pedestrian corridors.
- To enhance corners with a coherent and cohesive architectural presence that expresses the character of the redevelopment area.
- To provide human-scaled architectural elements that bring out changes in plane, material texture, and detail through the interplay of light and shadow.
- To avoid large areas of undifferentiated or blank building facades.

Design Standards

- Pedestrian Scale Details. To promote a sense of human scale, special accent materials and design details shall be incorporated into first floor facades and paving areas abutting pedestrian walkways. Such features may include, but are not limited to:
  - a. Changes in paving patterns and materials at pedestrian building entrances and other significant pedestrian locations
  - b. Special decorative wall patterns, textures, accent materials, or graphics
  - c. Trim banks and reveals
  - d. Special architectural features marking pedestrian entries
  - e. Display windows.
  - f. Outdoor seating areas / patio spaces
- Major building entries shall be emphasized through such design elements as changes in plane, material, and color, differentiation in canopy or awning design, greater level of detail, enhanced lighting, ornament, art, and building graphics.
- An entrance shall be one of the following three types:
  - a. Protruding: An entrance set out beyond the plane of the subject building by at least 6 feet.
  - b. Recessed Entrance: An entrance inset behind the plane of the subject building facade by no more than 10 feet.
  - c. Corner Entrance: An angled or rounded street-facing entrance located on the corner of a building 45 degrees to the intersecting streets.
- Architectural scaling elements (such as banding, belt coursing, sills, lintels, mullions, and changes in texture, material module and pattern) shall be used to break down the appearance of large building facades into architectural patterns and component building forms.

- Horizontal and/or vertical variation shall be used.
- Architectural scaling elements shall continue around the corner of the building from any facade facing a public right-of-way for a distance appropriate to the scale and architecture of the building.
- Elevations of buildings on corners should be given particular emphasis include treatment on walls facing the street, and should incorporate design features such as variation in wall plane, variation in building mass, and window placement.
- Columns, wall plane projections, and other visual relief shall provide visual depth and shade and shadow interest.

Design Guidelines

- Pedestrian scaled entry should be a prominent feature of the front elevation. Building entry zones should be clearly defined through the use, or combined use, of elements such as accent paving, accent planting, color pots and bollards.
- Architectural detail such as windows, awnings, trellises, articulation, arcades, landscape planters, and material changes at the street level should be used to soften the edge of the building and enhance pedestrian scale.
- Architectural detail may relate to but not necessarily mimic traditional building details, such as pilasters and belt courses, to establish a human-scale vocabulary. Detail patterns may also relate to the inherent formal qualities of architectural structural systems.
- Required scaling elements for buildings should be integral with the building form and construction, and not a thinly applied facade or veneer.



A parapet wall may be used to screen mechanical equipment.



A tower element indicates a building entrance.

Remove highlighted sentences as they are too prescriptive; standards need to comply with code.

REPOSNE: UNDERSTOOD. TEXT REMOVED.

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Commercial / Mixed Use Commercial

All Buildings Unless Otherwise Specified

BUILDING FORM, FACADES, AND MASSING

Intent

- Provide a high quality architectural character in all commercial developments.
- Provide pedestrian scaled elements to break down the scale of large facades and buildings.
- To provide human-scaled architectural elements through changes in plane, material, texture and detail.
- To moderate scale changes between adjacent buildings, including buildings across the street from each other.
- Enhance corners of buildings with appropriately composed architectural elements that support their function as “gateway” buildings as well as providing iconic features throughout the Project.
- Promote sun and sky exposure to public streets, parks and plazas, allowing for shade and shelter as appropriate.

Design Standards

- Building Form. The design of all buildings shall employ textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, change in parapet heights, and similar architectural devices to avoid monolithic shapes and surfaces and to emphasize building entries. Designs shall avoid long, unbroken, flat walls of 30 feet or greater.
- All stairwells, corridors, and circulation components of the building shall be completely enclosed within the building envelope.
- Each primary building taller than 30 feet in height shall be designed so that the massing or facade articulation of the building presents a clear base, middle and top. The base or ground floor shall be appropriately articulated, and pedestrian scaled.
- Utilize forms (such as corner elements, protruded or recessed bays, changes of materials or, expressed structural elements), to transition between higher and lower buildings.
- Architectural features such as corners or tower elements shall be 4 sided elements and clearly be differentiated at the parapet line.
- Buildings having single walls exceeding 30 feet in length shall incorporate one or more of the following for every 30 feet in length:
  - a. Changes in color, graphical patterning, changes in texture, or changes in material
  - b. Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plane of 12 inches
  - c. Windows and fenestration
  - d. Arcades and/or pergolas
  - e. Towers
  - f. Gable projections

- g. Horizontal/vertical breaks
- h. Other similar techniques
- Facade Articulation: Each facade greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 2 percent of the length of the facade (or at least two feet), and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 100 horizontal feet.
- Facade Design. Each building facade over 100 feet shall have a repeating pattern that shall include no less than three instances of either (1) color change, (2) texture changes, (3) material module change, or (4) expression of an architectural or structural bay through a change in plane no less than 12 inches in width, such as an off set reveal, or projecting rib. At least one of those elements shall repeat horizontally at an interval of no more than 30 feet.
- Standards for standalone commercial / retail buildings:
  - a. Building facades shall provide variation of building detail corresponding to architectural or structural bay dimensions or tenant space dimensions.
  - b. Customer Entrances. Each building shall have clearly defined, highly visible customer entrances featuring at least three of the following elements:
    - i) Canopies or porticos
    - ii) Arcades, arches, peaked roof forms, outdoor patios, display windows, architectural tile work or moldings integrated into the building design

- Overhangs, recesses or projections
- Integrated planters or wing walls that incorporate landscaped areas or seating areas
- Through service lanes and windows will be screened through the use of landscape, decorative walls, or

Design Guidelines

- Pedestrian scaled entry should be a prominent feature of the front elevation. Building entry zones should be clearly defined through the use, or combined use, of elements such as accent paving, accent planting, color pots and bollards.
- Architectural detail such as windows, awnings, trellises, articulation, arcades, landscape planters, and material changes at the street level should be used to soften the edge of the building and enhance pedestrian scale.
- Incorporate a variety of upper level building setbacks to contribute visual interest on buildings that are taller than two stories.
- Ground floors along primary pedestrian routes should be given extra attention to achieve a higher level of architecture, by using pedestrian arcades and transparency.
- Variations in fenestration patterns to emphasize building features such as entries, shifts in building form or difference in function and use.



Architecture helps to visually emphasize major building entries

REPOSE: UNDERSTOOD. TEXT REMOVED.



Enhanced corner architecture helps to express the architectural character

REPOSE: UNDERSTOOD. TEXT ADDED.

REPOSE: UNDERSTOOD. TEXT REMOVED AND REVISED TO BE LESS DESCRIPTIVE.

Remove highlighted sentences as they are too prescriptive; standards need to comply with code.

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Delete; too prescriptive.

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# Gun Club Business Park – Public Improvement Plan

EAST HALF OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6<sup>TH</sup>  
PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE  
CITY OF AURORA, COLORADO

---

Martin/Martin, Inc. Project No.: 23.1060

November 21, 2023

Prepared For: **Gun Club Business Park**  
4100 East Mississippi Avenue, Suite 500  
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Project Engineer: Benjamin A. Meis, PE  
Project Engineer: Trevor Steenerson, EIT



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## APPENDIX A

Final Build Out, Exhibit 1 of 5  
Planning Area 1, Exhibit 2 of 5  
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Planning Area 5, Exhibit 5 of 5  
Planning Area 6, Exhibit 5 of 5  
Planning Area 7, Exhibit 4 of 5

## I. PROJECT LOCATION AND DESCRIPTION

The purpose of this Master Land Use/Public Improvement Report is to discuss relevant topics regarding infrastructure planning for the Gun Club Business Park Development. More specifically, this report will discuss with each identified planning area the required roadway, storm drainage, water, and sanitary sewer infrastructure necessary to facilitate them as standalone developments.

The property is located in the East half of Section 25, Township 4 South, Range 66 West, of the Sixth Principal Meridian, City of Aurora, Arapahoe County, Colorado. The site is bounded to the south by the Aspen Park development, to the north by the future Jewell Marketplace development which is south of E Jewell Ave, to the west by E-470, and to the east by Gun Club Road. The vicinity map is below in Figure 1.

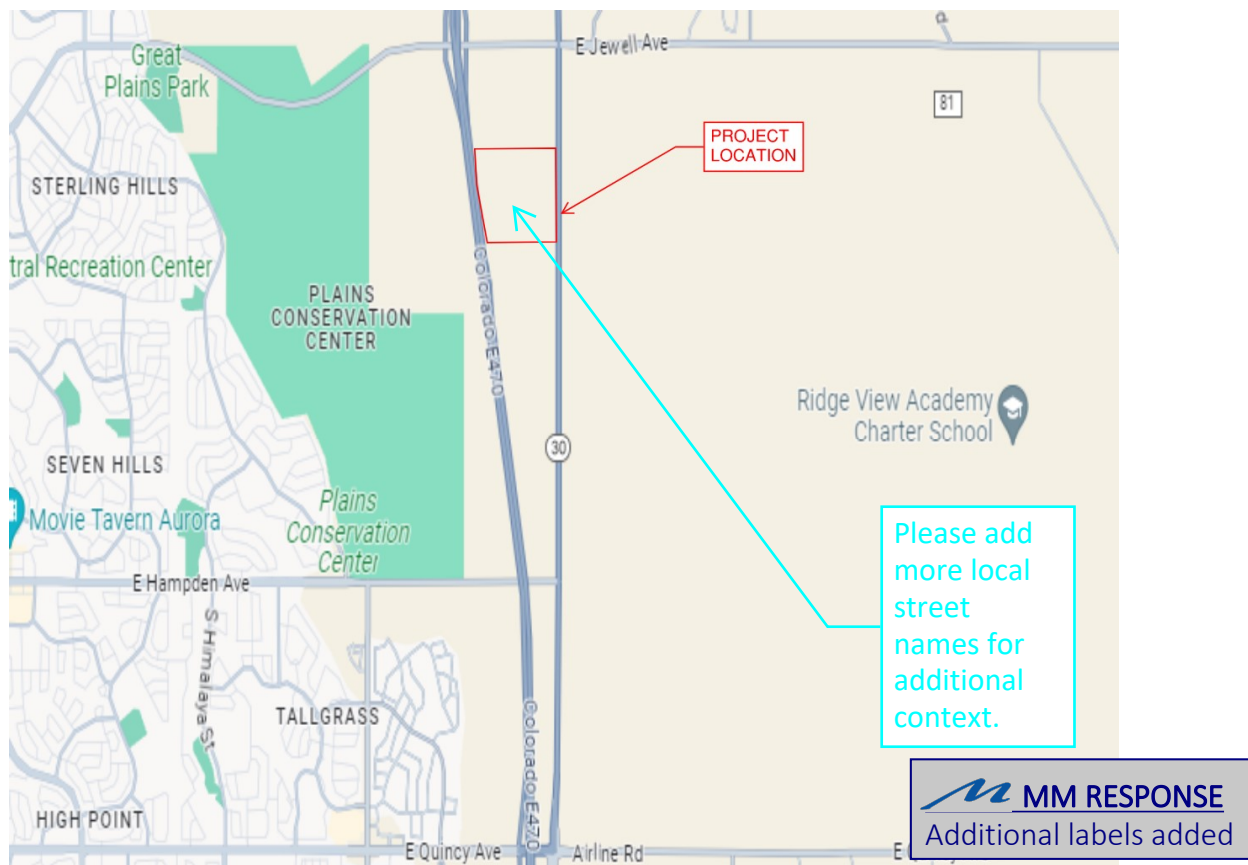


Figure 1 - Vicinity Map



#### A. Proposed Development

The property is located within the MU-R and AD zone districts and is designated as Commercial Hub and Innovation Campus within the Aurora Places Comprehensive Plan. The applicant is seeking to rezone the majority of the property to the Airport Distribution designation leaving approximately a 5 acre parcel for commercial use.

The property is a vacant land parcel located on approximately 118 acres south of East Jewell Avenue, west of Gun Club Road, along the E470 corridor. The proposed development consists of commercial and airport distribution uses (including light industrial).

## II. REFERENCES

Additional documents used to prepare this report were the Aspen Business Park Master Drainage and Utility Reports prepared by Ware Malcomb., dated June 2023, for the Aspen Business Park Development. Please refer to these documents for specific information regarding roadway, storm drainage, water, and sanitary sewer design analysis.

## III. PUBLIC IMPROVEMENTS

#### A. Final Build Out

(Exhibit 1 of 5)

##### **General Parameters: Required Off-Site Infrastructure**

The Gun Club Business Park Development has been divided into 7 distinct planning areas based on market analysis and development opportunities. As such the planning areas noted herein were analyzed to determine the minimum required infrastructure necessary to support them independently. However, the actual sequential development of this project shall more than likely be determined by market demands. Furthermore, dependent upon market needs and associated infrastructure improvement costs, identified planning areas may be combined or partially skipped as needed.

Utility alignments (water, sanitary sewer, storm drainage) are shown in the exhibits for illustrative purposes to identify required infrastructure but are also subject to revisions as planning areas are developed. Final water, sanitary sewer, and storm drainage alignments will be determined in subsequent Site Plan and CD submittals. Additionally, all cost sharing agreements will be also handled with separate documents with the City.

Each planning area shall have two distinct points of access into the Gun Club Business Park Development and sufficient roadways to assure emergency vehicle access with sufficient fire hydrants to provide adequate fire flows. Access points shown on the exhibit to help identify these two points of access. On-site roadway geometry (i.e. overall road width, and curb radii), including dedicated access paths (material and section to be approved by Fire/Life Safety/Engineering), will allow for emergency vehicle access. Additionally, each planning area prepared for site development shall also provide adequate access and utility service

infrastructure as required by the City of Aurora and will be provided for review and approval at the time of their submittal processes. It also expressly understood that the City may be unable to provide fire protection to the property prior to the installation of required emergency access roadways and operable fire hydrants.

Planning areas shall adhere to and address within their respective Site Plan submittals the following requirements: 1) roadway sections shall terminate with appropriate pavement transitions and striping beyond the end of the constructed section, 2) proposed utility alignments identified within unpaved road sections shall be graded to final subgrade elevations to ensure adequate soil cover and depths, 3) proposed roadway sections, either half (two lane) or full, will require wet utilities to be installed prior to paving 4) proposed roadway design shall include sidewalks, landscape buffers or tree lawns, street lighting, striping and signage.

The Gun Club Business Park Development site is located within Zone 4 of the City of Aurora water network. Refer to the Aspen Business Park Master Utility Report for the water model and detailed information.

Similar to the required water infrastructure, off-site sanitary sewer improvements shall also be required to support the Gun Club Business Park Development and/or any of the planning areas. Per plans provided by the City, an existing gravity sanitary sewer system is located north west of the intersection of E. Jewell Ave and E-470.

If the off-site sanitary sewer system infrastructure has not yet been installed, the developing planning area will be responsible for building the necessary off-site sanitary sewer required to support the planning area. The Planning Area shall work with the City of Aurora to determine the best option for connecting to the city's existing sanitary sewer system.

Whelen Warning System Sirens will also be installed within the proposed Gun Club Business Park development. The requirements of the Whelen Warning System are as follows: The FEMA requirement for outdoor emergency warning systems is a 60-70-foot monopole tower using an alert siren. The City of Aurora uses the Whelen Siren System. The land requirement for the tower is a 10-foot x 10-foot easement. Each siren covers approximately 3,000 radial feet at 70db and is typically spaced one siren per square mile. The exact placement of the sirens will be determined by the City of Aurora's Office of Emergency Management to ensure that coordinated coverage is provided on a system-wide basis.

## SPECIFIC PLANNING AREA IMPROVEMENTS

### A. **Planning Area 1**

1. This planning area is approximately 2.5 acres and is located within the northwest portion of the Gun Club Business Park Development. The Planning area is intended for an open space/ storm detention area. This area will collect storm runoff from the planning areas directly south within the Gun Club Business Park Development. The pond in this planning area is denoted as CR1 and is designed for an on-site pond. The tributary area of this pond is




approximately 30 acres. Further information of this pond design can be found in the Gun Club Business Park Master Drainage Report.

**B. Planning Area 2**

(Exhibit 2 of 5)

As previously noted, Planning Area 2 was analyzed to determine the minimum required infrastructure necessary to support it independently. However, the actual sequential development of this project shall more than likely be determined by market demands. Furthermore, dependent upon market needs, and associated infrastructure improvement costs, identified planning areas may be combined or partially skipped as needed. Refer to the “Public Improvements” section above for general parameters and required off-site infrastructure.

**MM RESPONSE**  
Additional language added and the section on the plans updated to reflect current and future build. Current build will construct the future 3 lanes adjacent to the existing roadway. Installing the median is not currently shown since it might cause a drainage area to be trapped behind the curb and building half the median is not preferred since the eastern development might be a long time before it develops.

Please modify this language. The existing 2 lanes will not serve as a lane in the future due to the proposed median. Identify the western 3 lanes and half the median as the responsibility. (typical all planning areas)

**MM RESPONSE**  
Updated 3 lanes

'three' lanes

Utility alignments (water, sanitary sewer, storm drainage) are shown in PA-1 & PA-2 Exhibit for infrastructure but are also subject to revisions as Final water, sanitary sewer, and storm drainage Site Plan and construction document submittals. will also be handled within separate documents with

Area 2 is approximately 60 acres located in the west half of the development. The planning area is directly to the east of the existing E-470 tool booth. Land use of the planning area is identified as Industrial Airport Distribution.

Infrastructure requirements necessary for the completion of the construction onsite roadways, storm sewer, sanitary sewer, and roadway improvements

The following major roadways shall be required to support the developments within Planning Area 2. The roadway to the east, Gun Club Road, ultimately will be a six-lane arterial. The six-lane arterial will consist of a 10-foot shared use path, 10-foot landscape area equipped with a vertical curb and gutter, and three travel lanes (14-foot, 12-foot, and 12-foot) per each side of the roadway. The middle of the six-lane arterial will also include a median dividing the ROW. **For this planning area, the western two lanes will be constructed.** The proposed roadway for this planning area will span from the north side of this project to the south side of this project.

Which remaining roadway section?

Anticipated internal roads area also shown on this exhibit. Internal roads include a connection from Gun Club Road and an eastern connection along the east edge of PA-2.

Completion of the remaining roadway section will be constructed as adjacent planning areas are developed or as traffic studies indicate. It should be considered that these planning

Need roadway type description (collector, local?)

**MM RESPONSE**  
Roadway classification added

areas may be developed individually and thus a traffic study should ensue in order to support the need for additional roadways.

Traffic signals for Planning Area 2 will be based on the traffic report associated with this Site Plan and will need to be evaluated with future traffic studies. Traffic signals funding will comply with the City Signal Escrow Ordinance.

### 3. Storm/Drainage Improvements

Required drainage improvements include on-site ponds, culvert design, drainage channel, and associated storm sewer. At the time of this report, these facilities have not yet been constructed and shall be the responsibility of each individual planning area of the Gun Club Business Park Development, as previously discussed in the Final Build Out section. As proposed, there is one pond associated with this planning area. The remaining pond is an on-site pond, denoted as CR1, which is located in Planning Area 1, which is just north west of the planning area. The final location of the ponds and storm sewer networks will be determined during the Site Plan process.

### 4. Water Improvements

#### **Off-Site**

This planning area is located within Zone 4 of the City of Aurora water network. As proposed, the water network will connect into the proposed public water system at two separate locations to provide a looped system. The water main bordering to the west is an existing 24-inch water main that is located within the E-470 Multi-use Easement. The other point of connection is within Gun Club Road 200-feet north of the project. A 12-inch line will need to be constructed within Gun Club Road to this connection point. As required by City of Aurora, all wet utilities constructed within unpaved road sections shall be graded to final subgrade to ensure adequate soil cover and depths. Refer to the section "Public Improvements, Required Off-Site Infrastructure" for additional information.

#### **On-Site**

In order to provide an internal loop within the development of Planning Area 2, a 12-inch water line will be constructed throughout planning areas 2 and 3, as shown on the associated exhibit. Planning Area 2 will then stub off this 12-inch water line loop. Utility easements will be provided for all water lines which are located on private property. When this planning area is developed, an individual Site Plan and or water study may be required if the land use or planning area has changed before the development of this area.

### 5. Sanitary Sewer Improvements

#### **Off-Site**

Similar to the required water infrastructure, significant off-site sanitary sewer improvements are required to support the Gun Club Business Park Development. As proposed, the sanitary sewer network will connect into the existing 30-inch sanitary sewer main located to the north west of E-470 and Jewell. When this planning area is developed,



an individual Site Plan and or sanitary plan may be required if the land use or planning area has changed before the time of development. Refer to the section “Public Improvements, Required Off-Site Infrastructure” for additional information.

#### **On-Site**

The on-site sanitary sewer system will branch from this 12-inch sanitary sewer main located in Gun Club Road and will be routed throughout Planning Area 2. The proposed on-site sanitary networks may be subject to change based on future developments and sanitary requirements of the planning area.

### **C. Planning Area 3**

(Exhibit 3 of 5)

As previously noted, Planning Area 3 was analyzed to determine the minimum required infrastructure necessary to support it independently. However, the actual sequential development of this project shall more than likely be determined by market demands. Furthermore, dependent upon market needs, and associated infrastructure improvement costs, identified planning areas may be combined or partially skipped as needed. Refer to the “Public Improvements” section above for general parameters and required off-site infrastructure.

Utility alignments (water, sanitary sewer, storm drainage) are shown in PA-3 Exhibit for illustrative purposes to identify required infrastructure but are also subject to revisions as additional planning areas are developed. Final water, sanitary sewer, and storm drainage alignments will be determined in subsequent Site Plan and construction document submittals. Additionally, all cost sharing agreements will also be handled within separate documents with the City.

#### **1. Land Development**

The land development in Planning Area 3 is approximately 24 acres located in the northeast portion of the Gun Club Business Park Development. The planning area is directly to the west of Gun Club Road. Land use of the planning area is identified as Industrial Flex.

The infrastructure requirements necessary for the completion of this planning area include the construction of collector and local roadways, storm sewer, sanitary sewer, and water mains.

#### **2. Roadway Improvements**

The following major roadways shall be required to support the developments within Planning Area 3. The roadway to the east, Gun Club Road, ultimately will be a six-lane arterial. The six-lane arterial will consist of a 10-foot shared use path, 10-foot landscape area equipped with a vertical curb and gutter, and three travel lanes (14-foot, 12-foot, and 12-foot) per each side of the roadway. The middle of the six-lane arterial will also include a

"three" lanes

median dividing the ROW. For this planning area, the western two lanes will be constructed. The proposed roadway for this planning area will span from the north side of the project to the south side of the project.

Anticipated internal roads area also shown on this exhibit. Internal roads include a connection from Gun Club Road and an eastern connection along the west edge of PA-3.

Completion of the remaining roadway section will be constructed as adjacent planning areas are developed or as traffic studies indicate. It should be considered that these planning areas will be developed individually and thus a traffic study should ensue in order to determine the need for additional roadways.

Need roadway type description (collector, local?)

 **MM RESPONSE**  
Roadway classification added

Traffic signals for Planning Area 3 will be based on the traffic report associated with this Site Plan. Traffic signals will be evaluated with future traffic studies. Traffic signals funding will be provided through the City Signal Escrow Ordinance.

### 3. Storm/Drainage Improvements

Required drainage improvements include on-site ponds, culvert design, drainage channel, and associated storm sewer. At the time of this report, these facilities have not yet been constructed and shall be the responsibility of each individual planning area of the Gun Club Business Park Development, as previously discussed in the Final Build Out section. As proposed, there are two ponds associated with this planning area. One pond, denoted as CR4, which is located in Planning Area 6, which is just south and east of the planning area. The other pond is located to the northeast in Planning Area 7 which is denoted as CR2. The final location of the ponds and storm sewer networks will be determined during the Site Plan process.

### 4. Water Improvements

#### Off-Site

This planning area is located within Zone 4 of the City of Aurora water network. As proposed, the water network will connect into the proposed public water system at two separate locations to provide a looped system. The water main bordering to the west is an existing 24-inch water main that is located within the E-470 Multi-use Easement. The other point of connection is within Gun Club Road 200-feet north of the project. A 12-inch line will need to be constructed within Gun Club Road to this connection point. As required by City of Aurora, all wet utilities constructed within unpaved road sections shall be graded to final subgrade to ensure adequate soil cover and depths. Refer to the section "Public Improvements, Required Off-Site Infrastructure" for additional information.

#### On-Site

In order to provide an internal loop within the development of Planning Area 3, a 12-inch water line will be constructed throughout Planning Area 3, as shown on the associated exhibit. Utility easements will be provided for all water lines which are located on private property. When this planning area is developed, an individual Site Plan and or water study



may be required if the land use or planning area has changed before the development of this area.

## 5. Sanitary Sewer Improvements

### **Off-Site**

Similar to the required water infrastructure, significant off-site sanitary sewer improvements are required to support the Gun Club Business Park Development. As proposed, the sanitary sewer network will connect into the existing 30-inch sanitary sewer main located to the northwest of E-470 and Jewell. When this planning area is developed, an individual Site Plan and or sanitary plan may be required if the land use or planning area has changed before the time of development. Refer to the section “Public Improvements, Required Off-Site Infrastructure” for additional information.

### **On-Site**

The on-site sanitary sewer system will branch from this 12-inch sanitary sewer main located in Gun Club Road and will be routed throughout Planning Area 3. The proposed on-site sanitary networks may be subject to change based on future developments and sanitary requirements of the planning area.

## **D. Planning Area 4**

(Exhibit 4 of 5)

As previously noted, Planning Area 4 was analyzed to determine the minimum required infrastructure necessary to support it independently. However, the actual sequential development of this project shall more than likely be determined by market demands. Furthermore, dependent upon market needs, and associated infrastructure improvement costs, identified planning areas may be combined or partially skipped as needed. Refer to the “Public Improvements” section above for general parameters and required off-site infrastructure.

Utility alignments (water, sanitary sewer, storm drainage) are shown in PA-4 Exhibit for illustrative purposes to identify required infrastructure but are also subject to revisions as additional planning areas are developed. Final water, sanitary sewer, and storm drainage alignments will be determined in subsequent Site Plan and construction document submittals. Additionally, all cost sharing agreements will also be handled within separate documents with the City.



## 1. Land Development

The land development in Planning Area 4 is approximately 5.2 acres located in the northeast portion of the Gun Club Business Park Development. The planning area is directly to the west of Gun Club Road. Land use of the planning area is identified as commercial.

The infrastructure requirements necessary for the completion of this planning area include the construction of collector and local roadways, storm sewer, sanitary sewer, and water mains.

### MM RESPONSE

updated to show road only  
g frontage

this does not match  
that is shown on the  
exhibit.

#### Roadway Improvements

The following major roadways shall be required to support the developments within Planning Area 4. The roadway to the east, Gun Club Road, ultimately will be a six-lane arterial. The six-lane arterial will consist of a 10-foot shared use path, 10-foot landscape area equipped with a vertical curb and gutter, and three travel lanes (14-foot, 12-foot, and 12-foot) per each side of the roadway. The middle of the six-lane arterial will also include a median dividing the ROW. For this planning area, the western two lanes will be constructed. **The proposed roadway for this planning area will span only along the frontage of this planning area.**

Anticipated internal roads area also shown on this exhibit. Internal roads include a connection from Gun Club Road and an eastern connection along the west edge of PA-4.

Completion of the remaining roadway section will be constructed as adjacent planning areas are developed or as traffic studies indicate. It should be considered that these planning areas may be developed individually and thus a traffic study should ensue in order to support the need for additional roadways.

Traffic signals for Planning Area 4 will be based on the traffic report associated with this Site Plan and will need to be evaluated with future traffic studies. Traffic signals funding will comply with the City Signal Escrow Ordinance.

## 3. Storm/Drainage Improvements

Required drainage improvements include on-site ponds, culvert design, drainage channel, and associated storm sewer. At the time of this report, these facilities have not yet been constructed and shall be the responsibility of each individual planning area of the Gun Club Business Park Development, as previously discussed in the Final Build Out section. As proposed, there is one pond associated with this planning area. The pond is located to the northeast in Planning Area 7 which is denoted as CR2. The final location of the ponds and storm sewer networks will be determined during the Site Plan process.

#### 4. Water Improvements

##### **Off-Site**

This planning area is located within Zone 4 of the City of Aurora water network. As proposed, the water network will connect into the proposed public water system at two separate locations to provide a looped system. The water main bordering to the west is an existing 24-inch water main that is located within the E-470 Multi-use Easement. The other point of connection is within Gun Club Road 200-feet north of the project. A 12-inch line will need to be constructed within Gun Club Road to this connection point. As required by City of Aurora, all wet utilities constructed within unpaved road sections shall be graded to final subgrade to ensure adequate soil cover and depths. Refer to the section “Public Improvements, Required Off-Site Infrastructure” for additional information.

##### **On-Site**

In order to provide an internal loop within the development of Planning Area 4, a 12-inch water line will be constructed throughout Planning Area 4, as shown on the associated exhibit. Utility easements will be provided for all water lines which are located on private property. When this planning area is developed, an individual Site Plan and or water study may be required if the land use or planning area has changed before the development of this area.

#### 5. Sanitary Sewer Improvements

##### **Off-Site**

Similar to the required water infrastructure, significant off-site sanitary sewer improvements are required to support the Gun Club Business Park Development. As proposed, the sanitary sewer network will connect into the existing 30-inch sanitary sewer main located to the northwest of E-470 and Jewell. When this planning area is developed, an individual Site Plan and or sanitary plan may be required if the land use or planning area has changed before the time of development. Refer to the section “Public Improvements, Required Off-Site Infrastructure” for additional information.

##### **On-Site**

The on-site sanitary sewer system will branch from this 12-inch sanitary sewer main located in Gun Club Road and will be routed throughout Planning Area 4. The proposed on-site sanitary networks may be subject to change based on future developments and sanitary requirements of the planning area.



## E. Planning Area 5

(Exhibit 5 of 5)

As previously noted, Planning Area 5 was analyzed to determine the minimum required infrastructure necessary to support it independently. However, the actual sequential development of this project shall more than likely be determined by market demands. Furthermore, dependent upon market needs, and associated infrastructure improvement costs, identified planning areas may be combined or partially skipped as needed. Refer to the "Public Improvements" section above for general parameters and required off-site infrastructure.

Utility alignments (water, sanitary sewer, storm drainage) are shown in PA-5 Exhibit for illustrative purposes to identify required infrastructure but are also subject to revisions as additional planning areas are developed. Final water, sanitary sewer, and storm drainage alignments will be determined in subsequent Site Plan and construction document submittals. Additionally, all cost sharing agreements will also be handled within separate documents with the City.

### 1. Land Development

The land development in Planning Area 5 is approximately 20 acres located in the southeast portion of the Gun Club Business Park Development. The planning area is directly to the west of Gun Club Road. Land use of the planning area is identified as Airport Distribution.

The infrastructure requirements necessary for the completion of this planning area include the construction of collector and local roadways, storm sewer, sanitary sewer, and water mains.

**MM RESPONSE**  
Map updated to show road only along frontage

### 2. Roadway Improvements

The following major roadways shall be required to support the developments within Planning Area 5. The roadway to the east, Gun Club Road, ultimately will be a six-lane arterial. The six-lane arterial will consist of a 10-foot shared use path, 10-foot landscape area equipped with a vertical curb and gutter, and three travel lanes (14-foot, 12-foot, and 12-foot) per each side of the roadway. The middle of the six-lane arterial will also include a median dividing the ROW. For this planning area, the western two lanes will be constructed. **The proposed roadway for this planning area will span along the property frontage only.**

Identify that Gun Club is required along the frontage of PA-6.

This does not match the exhibit.

Anticipated internal roads area also shown on this exhibit. Internal roads include a connection from Gun Club Road and an eastern connection along the west edge of PA-5.

Completion of the remaining roadway section will be constructed as adjacent planning areas are developed or as traffic studies indicate. It should be considered that these planning areas may be developed individually and thus a traffic study should ensue in order to support the need for additional roadways.

Traffic signals for Planning Area 5 will be based on the traffic report associated with this Site Plan and will need to be evaluated with future traffic studies. Traffic signals funding will comply with the City Signal Escrow Ordinance.

### 3. Storm/Drainage Improvements

Required drainage improvements include on-site ponds, culvert design, drainage channel, and associated storm sewer. At the time of this report, these facilities have not yet been constructed and shall be the responsibility of each individual planning area of the Gun Club Business Park Development, as previously discussed in the Final Build Out section. As proposed, there is one pond associated with this planning area. The pond is located to the northeast in Planning Area 6 which is denoted as CR4. The final location of the ponds and storm sewer networks will be determined during the Site Plan process.

### 4. Water Improvements

#### **Off-Site**

This planning area is located within Zone 4 of the City of Aurora water network. As proposed, the water network will connect into the proposed public water system at two separate locations to provide a looped system. The water main bordering to the west is an existing 24-inch water main that is located within the E-470 Multi-use Easement. The other point of connection is within Gun Club Road 200-feet north of the project. A 12-inch line will need to be constructed within Gun Club Road to this connection point. As required by City of Aurora, all wet utilities constructed within unpaved road sections shall be graded to final subgrade to ensure adequate soil cover and depths. Refer to the section “Public Improvements, Required Off-Site Infrastructure” for additional information.

#### **On-Site**

In order to provide an internal loop within the development of Planning Area 5, a 12-inch water line will be constructed throughout Planning Area 5, as shown on the associated exhibit. Utility easements will be provided for all water lines which are located on private property. When this planning area is developed, an individual Site Plan and or water study may be required if the land use or planning area has changed before the development of this area.

## 5. Sanitary Sewer Improvements

### Off-Site

Similar to the required water infrastructure, significant off-site sanitary sewer improvements are required to support the Gun Club Business Park Development. As proposed, the sanitary sewer network will connect into the existing 30-inch sanitary sewer main located to the northwest of E-470 and Jewell. When this planning area is developed, an individual Site Plan and or sanitary plan may be required if the land use or planning area has changed before the time of development. Refer to the section “Public Improvements, Required Off-Site Infrastructure” for additional information.

### On-Site

The on-site sanitary sewer system will branch from this 12-inch sanitary sewer main located in Gun Club Road and will be routed throughout Planning Area 5. The proposed on-site sanitary networks may be subject to change based on future developments and sanitary requirements of the planning area.


## F. Planning Area 6

1. is approximately 7 acres and is located within the southeast portion of the Gun Club Business Park Development. The Planning area is intended for an open space/ storm detention area. This area will collect storm runoff from the planning areas directly south and west within the Gun Club Business Park Development. The pond in this planning area is denoted as CR4 and is designed for an on-site pond. The tributary area of this pond is approximately 120 acres. Further information of this pond design can be found in the Gun Club Business Park Master Drainage Report.

## G. Planning Area 7

1. is approximately 0.5 acres and is located within the northeast portion of the Gun Club Business Park Development. The Planning area is intended for an open space/storm detention area. This area will collect storm runoff from the planning areas directly south and west within the Gun Club Business Park Development. The pond in this planning area is denoted as CR2 and is designed for an on-site pond. The tributary area of this pond is approximately 10 acres. Further information of this pond design can be found in the Gun Club Business Park Master Drainage Report.

Include narrative describing the open space/park-like use and amenities that will be open to the public and also serve the employees in this area.

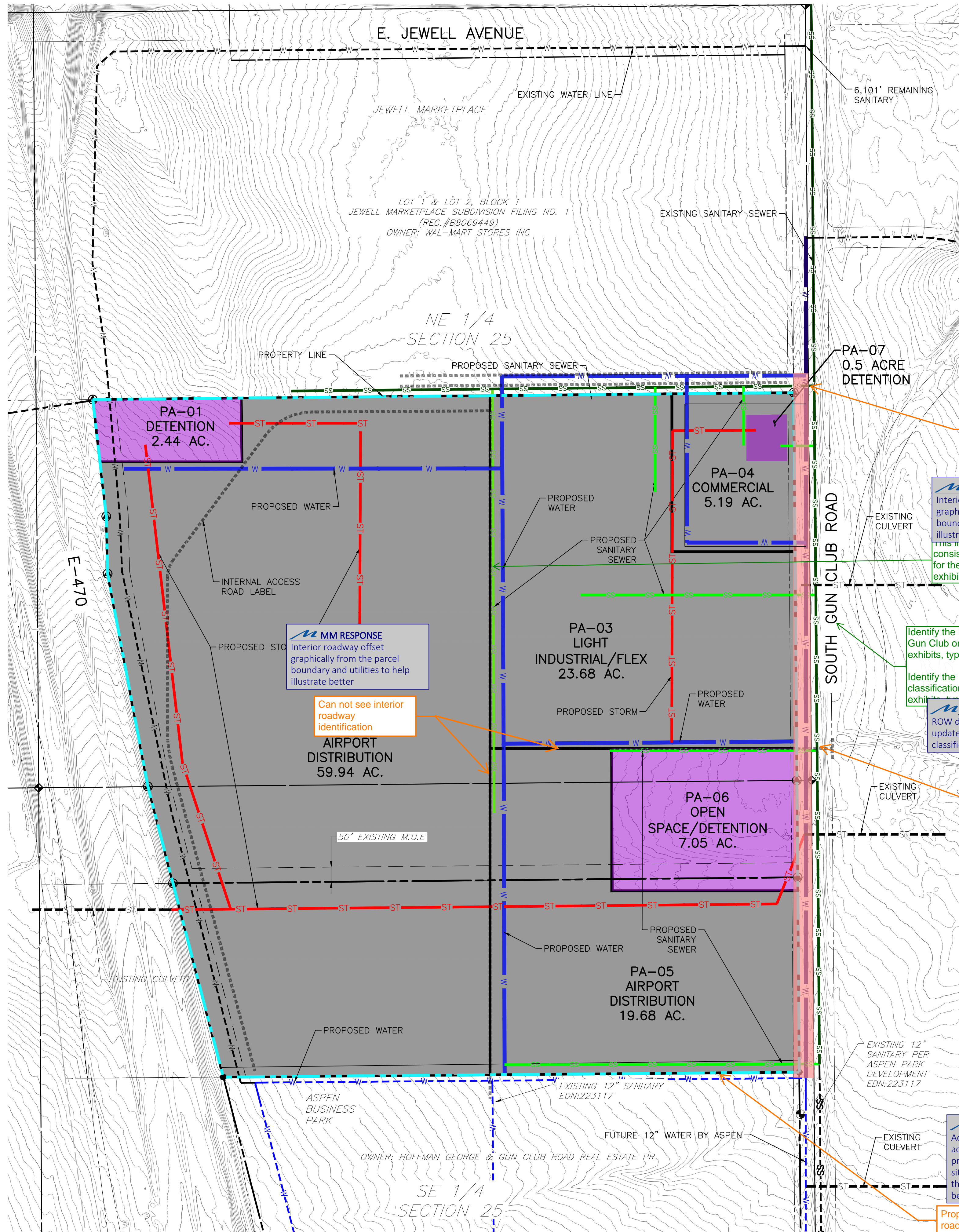
 additional narrative discussing that the plan may include gathering spaces with hardscape and enhanced landscape like amenities will be at site plan dependent on final user



#### IV. APPENDIX EXHIBITS

Final Build Out, Exhibit 1 of 5  
Planning Area 1, Exhibit 2 of 5  
Planning Area 2, Exhibit 2 of 5  
Planning Area 3, Exhibit 3 of 5  
Planning Area 4, Exhibit 4 of 5  
Planning Area 5, Exhibit 5 of 5  
Planning Area 6, Exhibit 5 of 5  
Planning Area 7, Exhibit 4 of 5





### LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER
- FUTURE OFF-SITE SANITARY SEWER
- PROPOSED ONSITE WATERLINE
- EXISTING WATERLINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CENTER LINE
- POTENTIAL INTERIOR ROAD OR ROAD-LIKE CONNECTIONS
- PROPOSED ROADWAY
- PROPOSED PLANNING AREA
- PLANNING AREA BEING DESCRIBED
- DETENTION / OPEN SPACE
- WHELEN WARNING SYSTEM SIREN
- SIGNALIZED INTERSECTION

\*GUN CLUB BUSINESS PARK PROPERTY NEEDS 12" WATER/SANITARY FOR THIS LINE TO MEET PROPOSED GUN CLUB BUSINESS PARK DEMANDS FOR THE FDP AREA. INCREASE IN PIPE SIZE BASED ON COA COMMENTS. OTHER OFFSITE COA DEMANDS/LOOPING, AND PLANNING CAPITAL IMPROVEMENT PROJECTS.

**MM RESPONSE**  
Access symbol added

Call out access control

**MM RESPONSE**  
Interior roadway offset graphically from the parcel boundary and utilities to help illustrate better

consistently reflected for the roads on the exhibit.

Identify the ROW of Gun Club on the exhibits, typical.

Identify the classification on the exhibit.

**MM RESPONSE**  
ROW distance updated on label and classification added

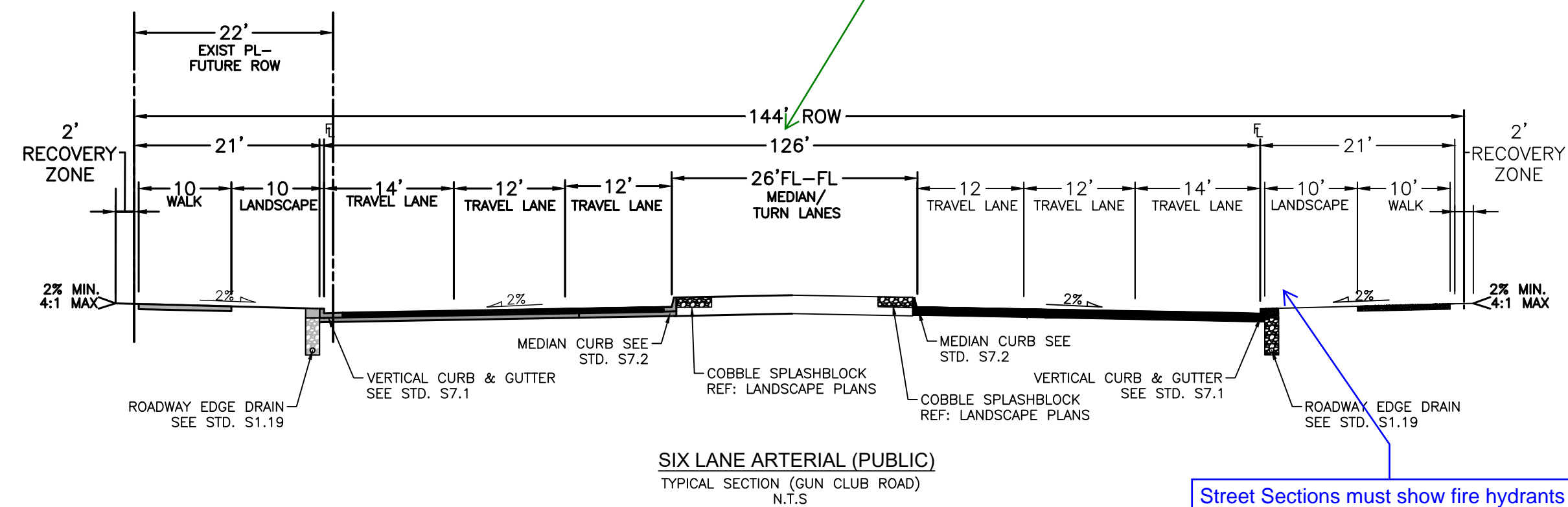
Call out access control

**MM RESPONSE**  
Access symbol added

**MM RESPONSE**  
Interior roadway offset graphically from the parcel boundary and utilities to help illustrate better

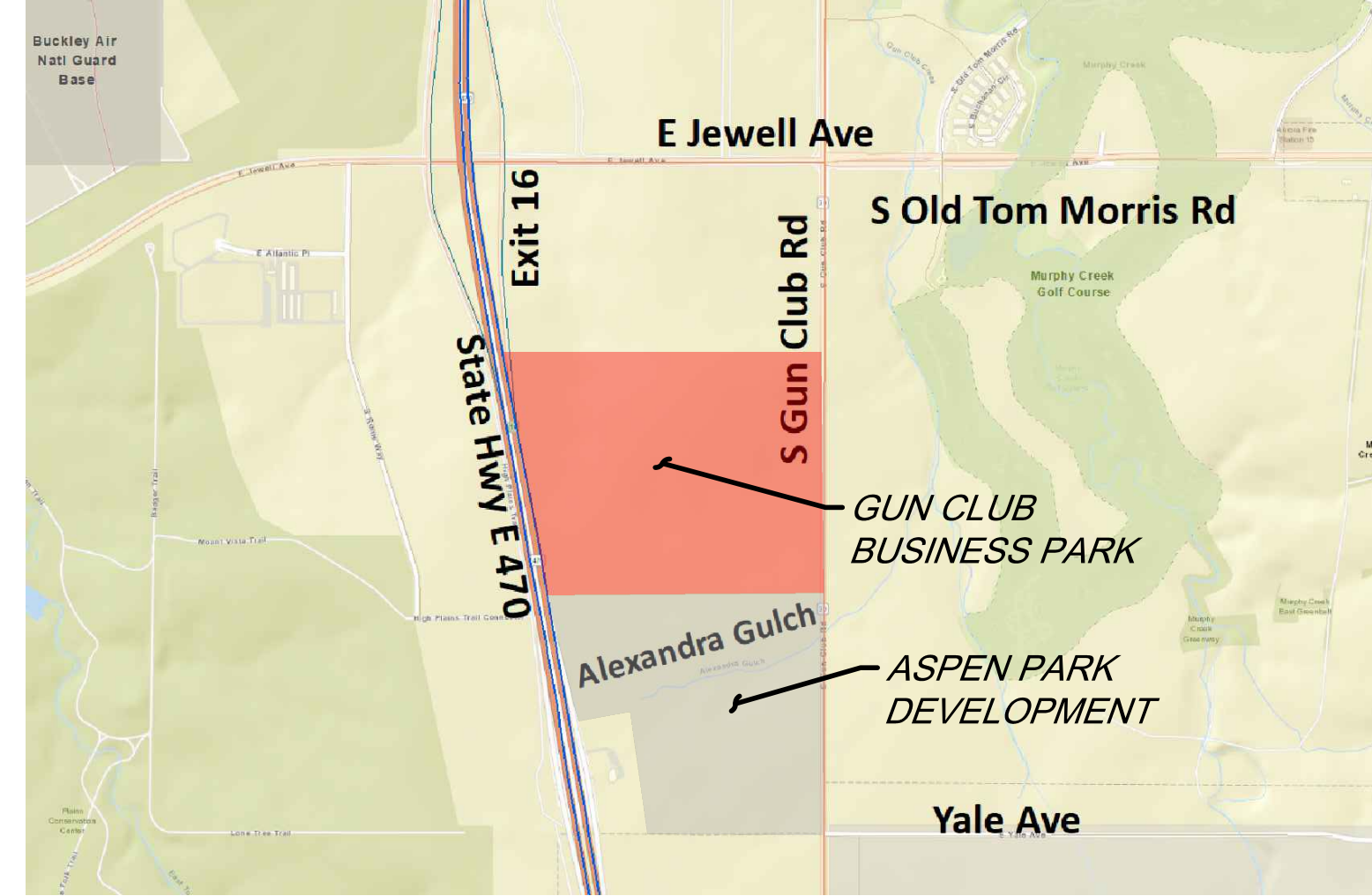
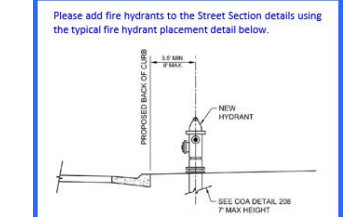
Increase line weight to illustrate proposed interior roadways

200 0 200 400  
SCALE: 1"=200'  
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET



Street Sections must show fire hydrants in the landscape areas between 3'6" minimum and 8' maximum from the back of face of curb. TYPICAL

**MM RESPONSE**  
Section updated to show Fire Hydrant improvements proposed with this project and which ones are future



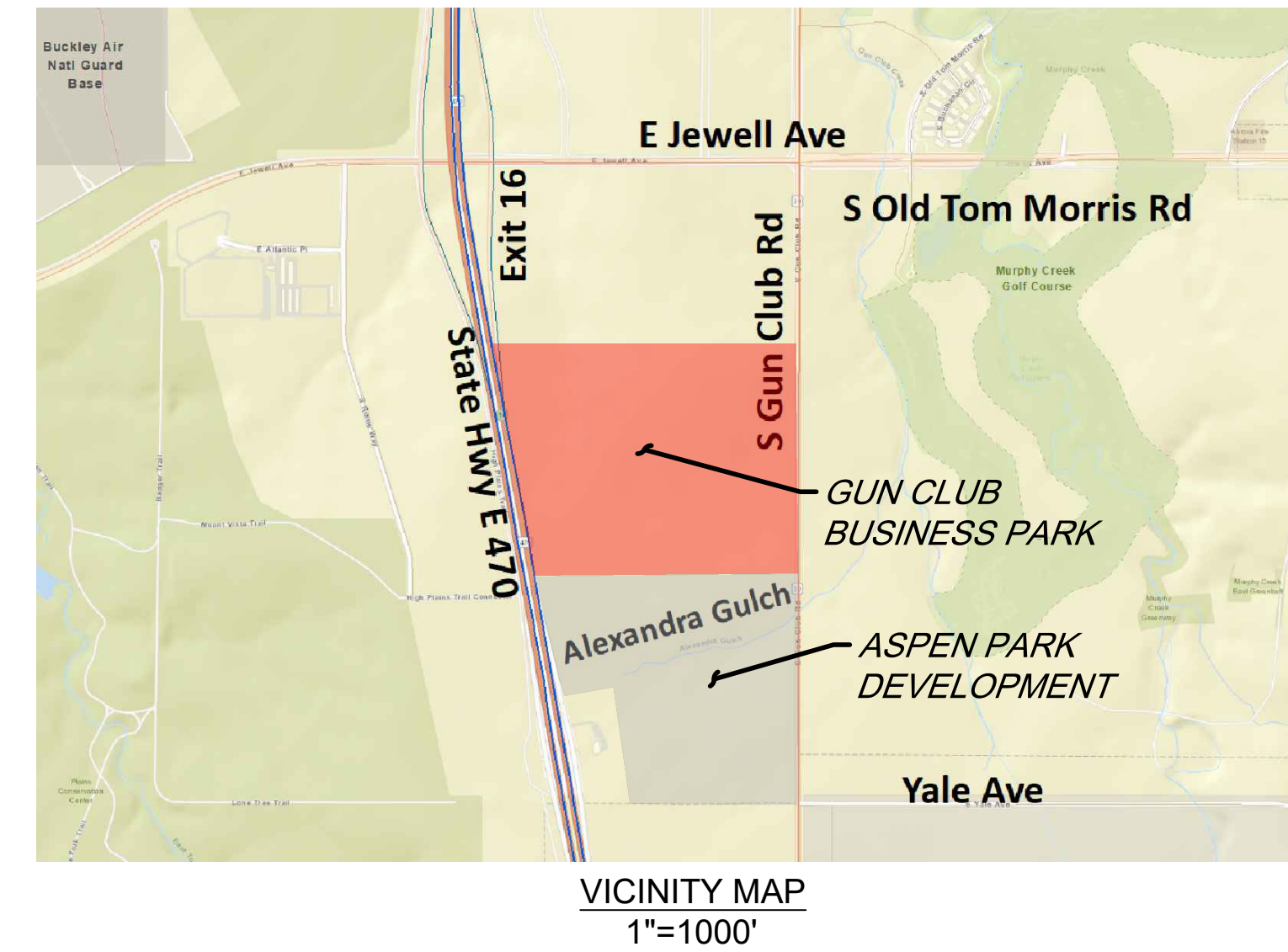
## GUN CLUB BUSINESS PARK

### PUBLIC IMPROVEMENT PLAN

Name	MM
Date	11/21/23
Description of Revisions	
No.	
1ST CITY SUBMITAL	

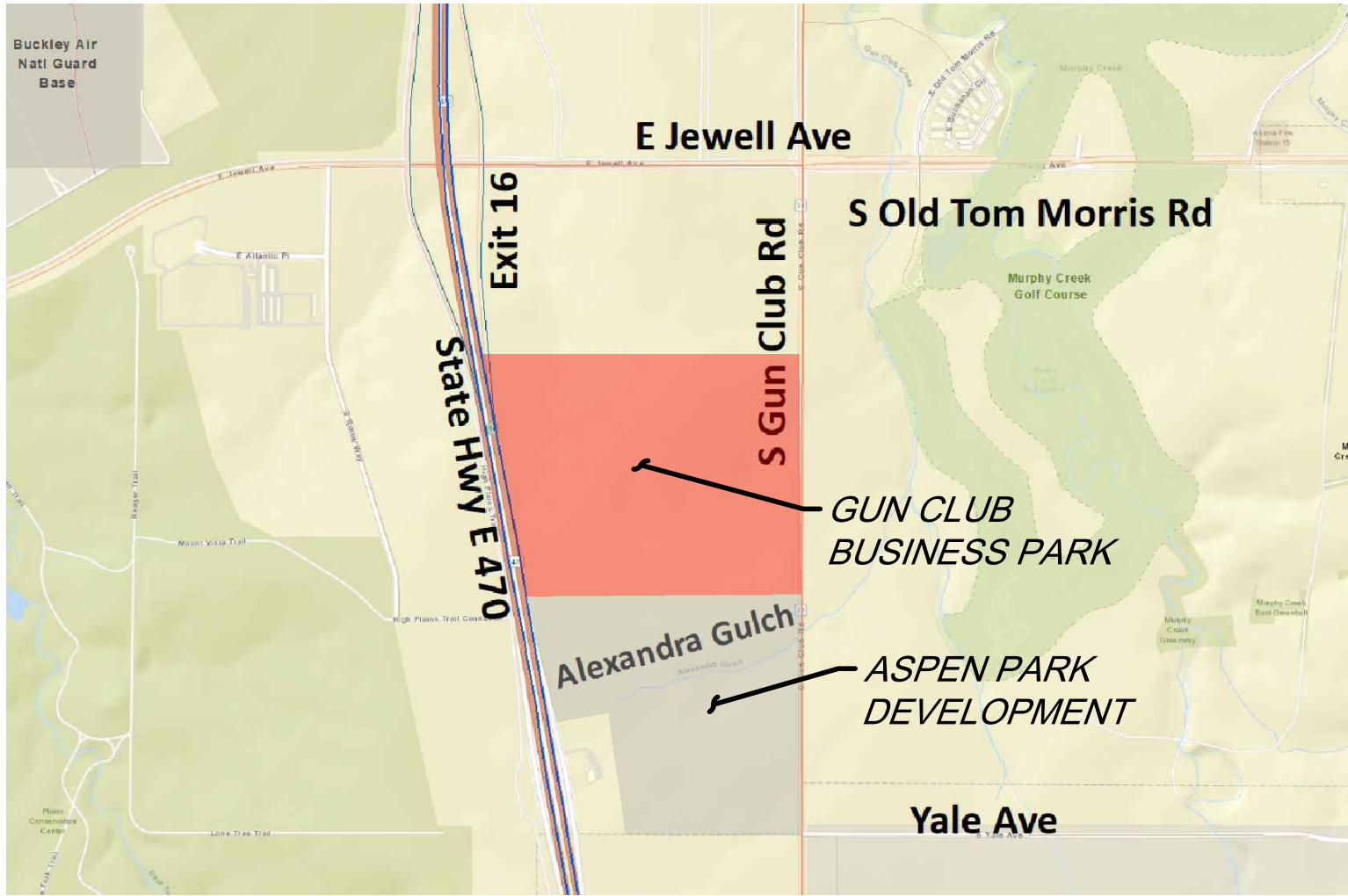
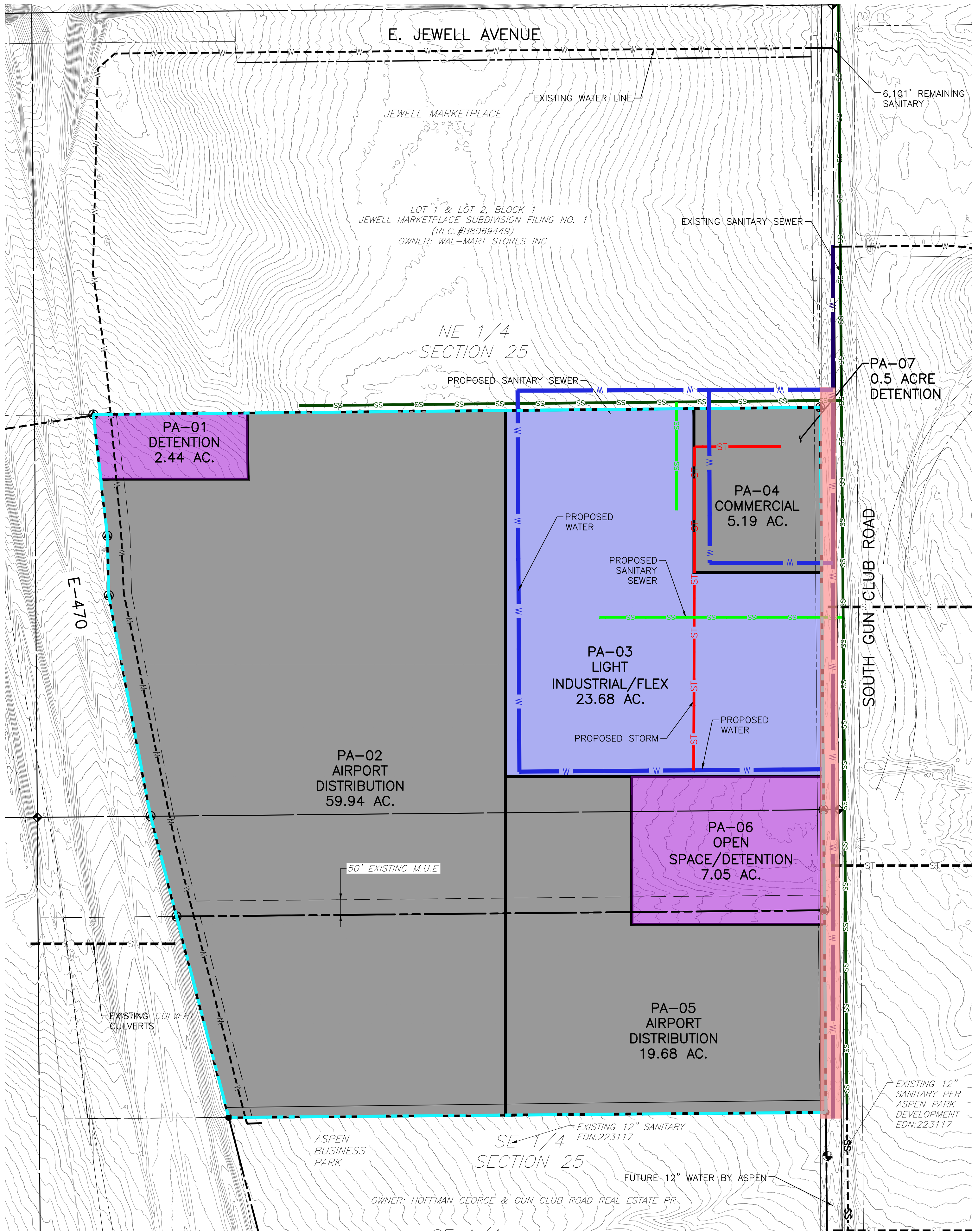
Job Number 23.1060	Project Manager G. PROULX
Design By J. RODRIGUEZ	Drawn By J. RODRIGUEZ
Principal in Charge D. LE	







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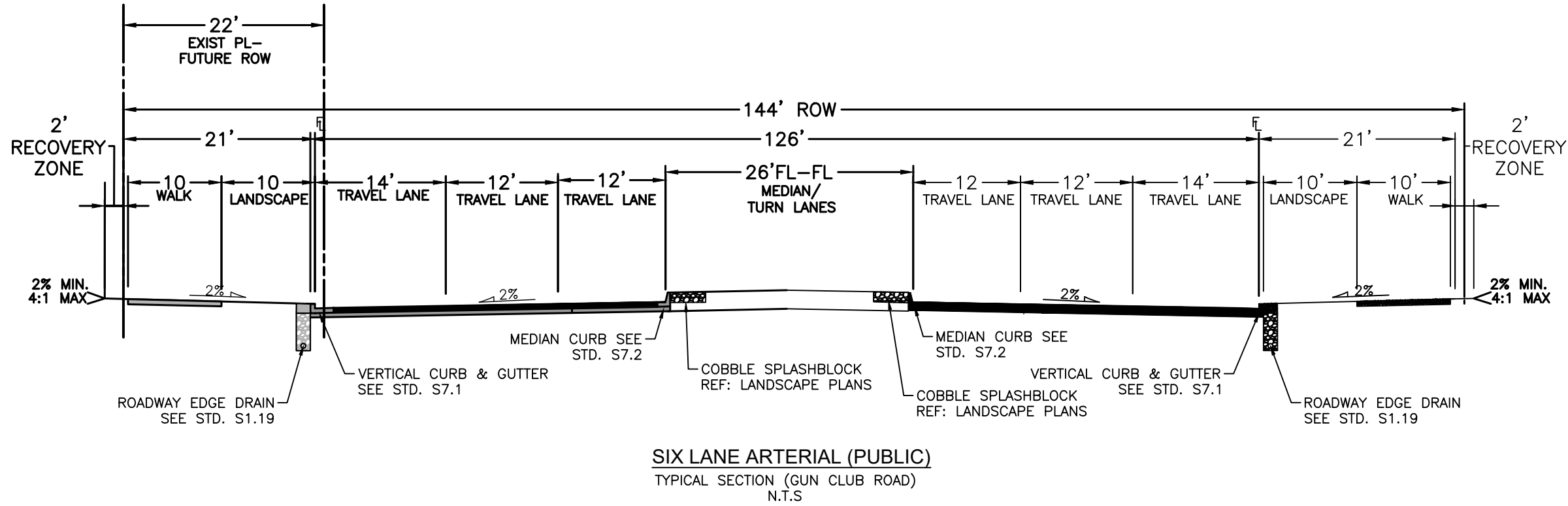
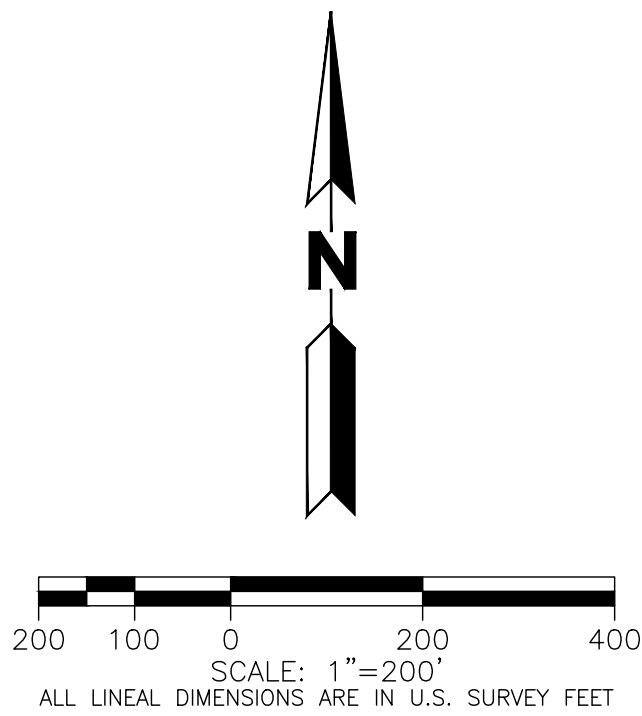


VICINITY MAP  
1"=1000'

### LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER
- FUTURE OFF-SITE SANITARY SEWER
- PROPOSED ONSITE WATERLINE
- EXISTING WATERLINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED RIGHT OF WAY
- PROPOSED ROAD CENTER LINE
- POTENTIAL INTERIOR ROAD OR ROAD-LIKE CONNECTIONS
- PROPOSED ROADWAY
- PROPOSED PLANNING AREA
- PLANNING AREA BEING DESCRIBED
- DETENTION / OPEN SPACE
- WHELEN WARNING SYSTEM SIREN
- SIGNALIZED INTERSECTION

\*GUN CLUB BUSINESS PARK PROPERTY NEEDS 12" WATER/SANITARY FOR THIS LINE TO MEET PROPOSED GUN CLUB BUSINESS PARK DEMANDS FOR THE FDP AREA. INCREASE IN PIPE SIZE BASED ON COA COMMENTS, OTHER OFFSITE COA DEMANDS/LOOPING, AND PLANNING CAPITAL IMPROVEMENT PROJECTS.



## GUN CLUB BUSINESS PARK

### PUBLIC IMPROVEMENT PLAN

No.	Description of Revisions	Date	Name
1ST CITY SUBMITTAL		11/21/23	MM

Job Number 23.1060	Project Manager G. PROULX
	Design By J. RODRIGUEZ
	Drawn By J. RODRIGUEZ
	Principal in Charge D. LE

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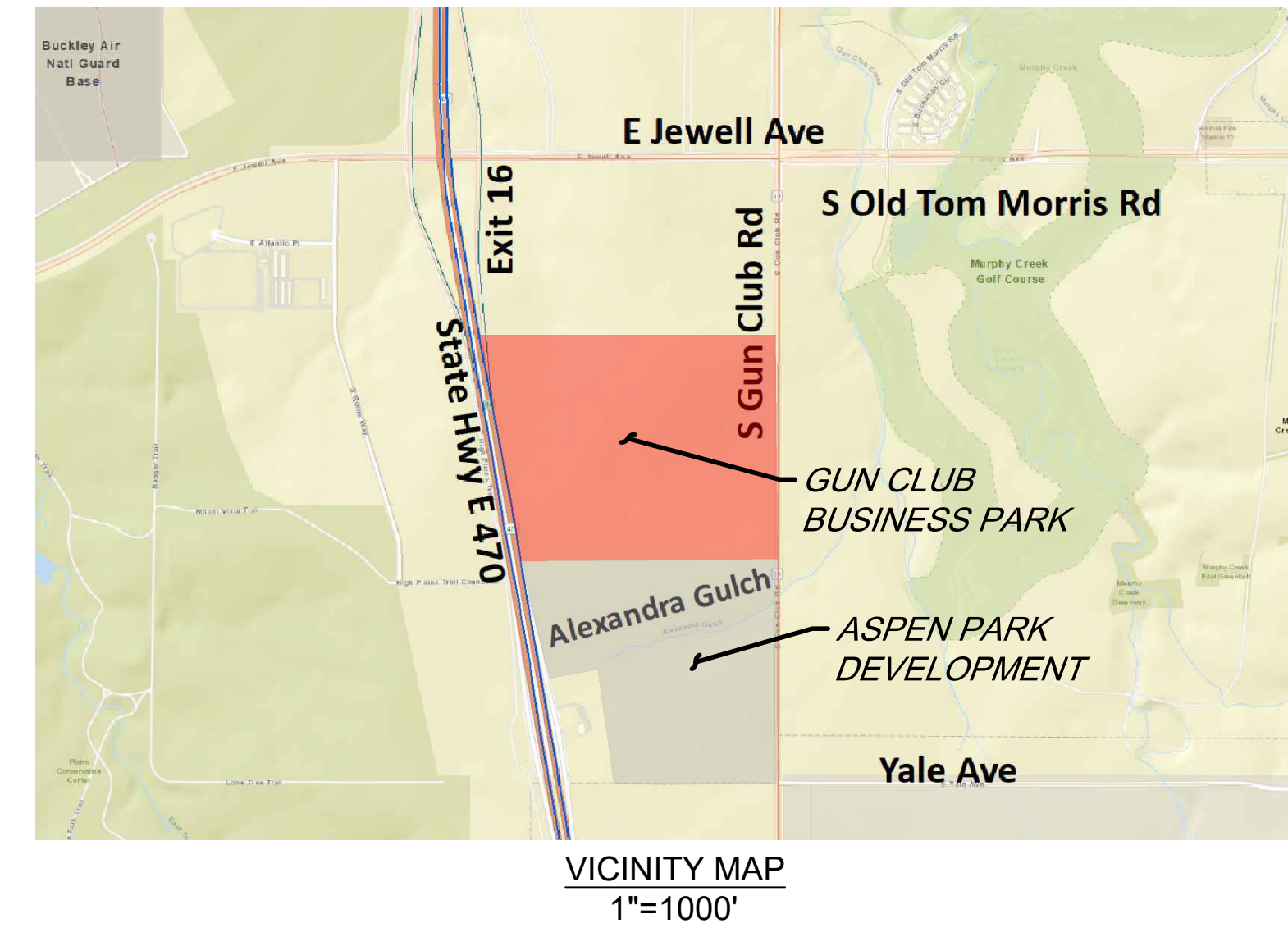
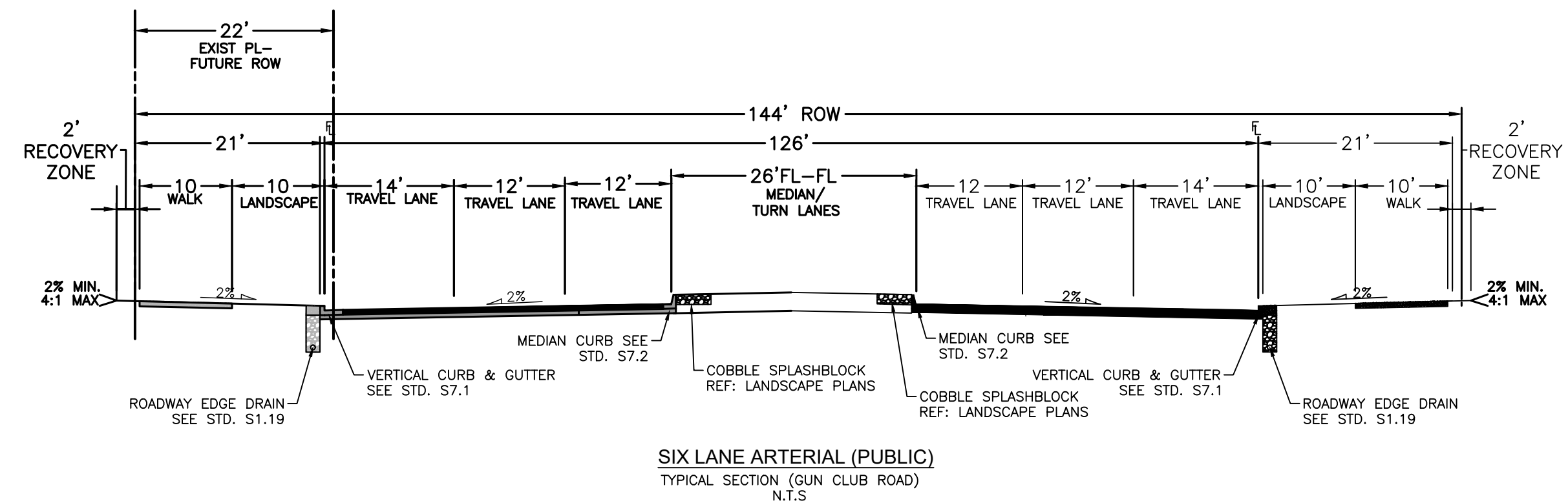
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PA-03

3 OF 5

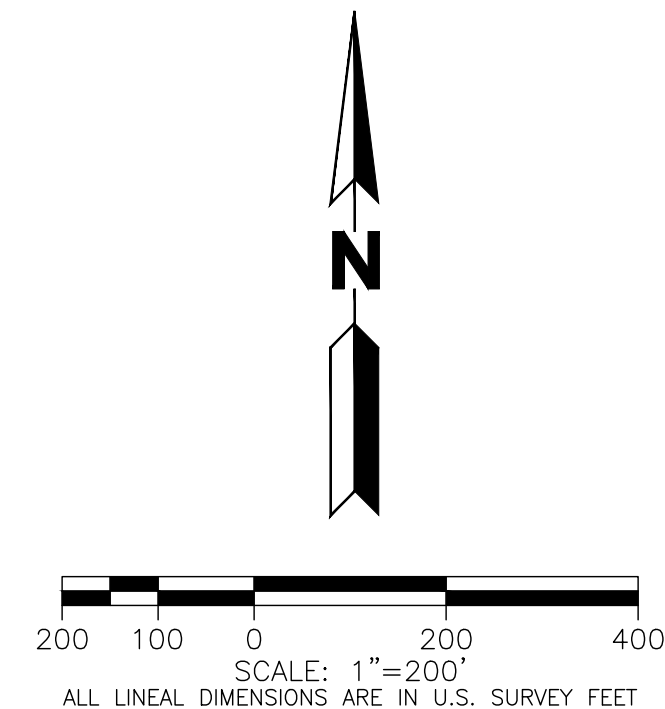
NOT FOR CONSTRUCTION





	PROPOSED LINE
	PROPOSED SANITARY SEWER
	FUTURE OFF-SITE SANITARY SEWER
	PROPOSED ONSITE WATERLINE
	EXISTING WATERLINE
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED RIGHT OF WAY
	PROPOSED ROAD CENTER LINE
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	PROPOSED PLANNING AREA
	PLANNING AREA BEING DESCRIBED
	DETENTION / OPEN SPACE
	WHELEN WARNING SYSTEM SIREN
	SIGNALIZED INTERSECTION

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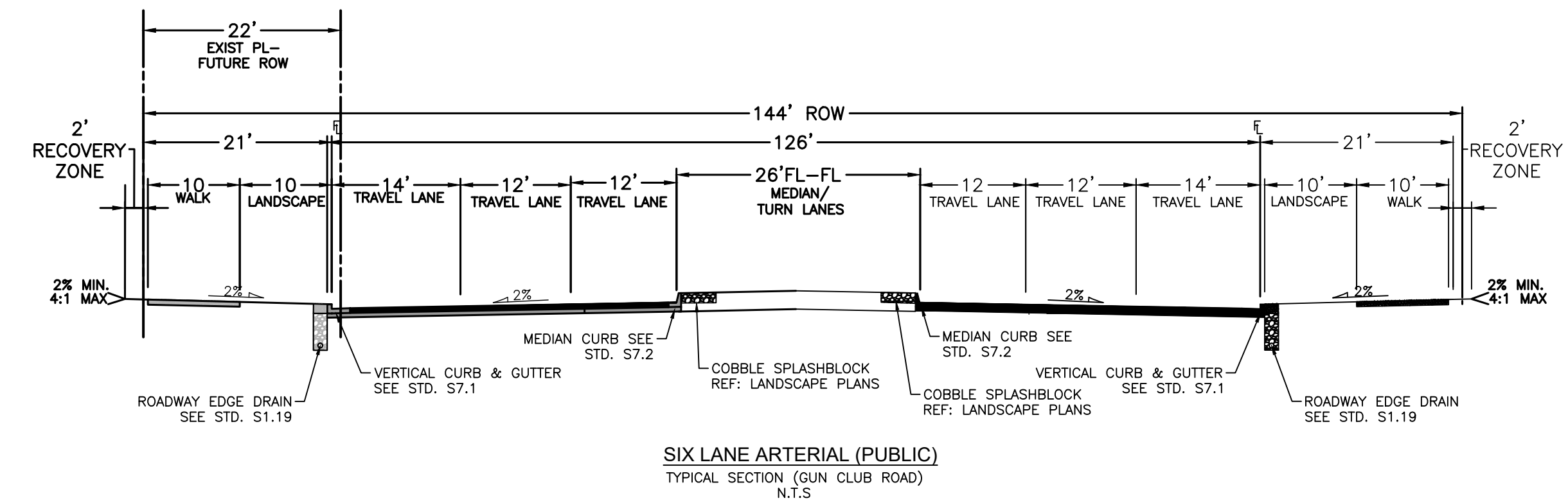


Job Number 23.1060		No.	Description of Revisions	Date	Name
Project Manager	G.ROULX		1ST CITY SUBMITTAL	11/21/23	MM
Design By	J.RODRIGUEZ				
Drawn By	J.RODRIGUEZ				
Principal In Charge	D.LE				

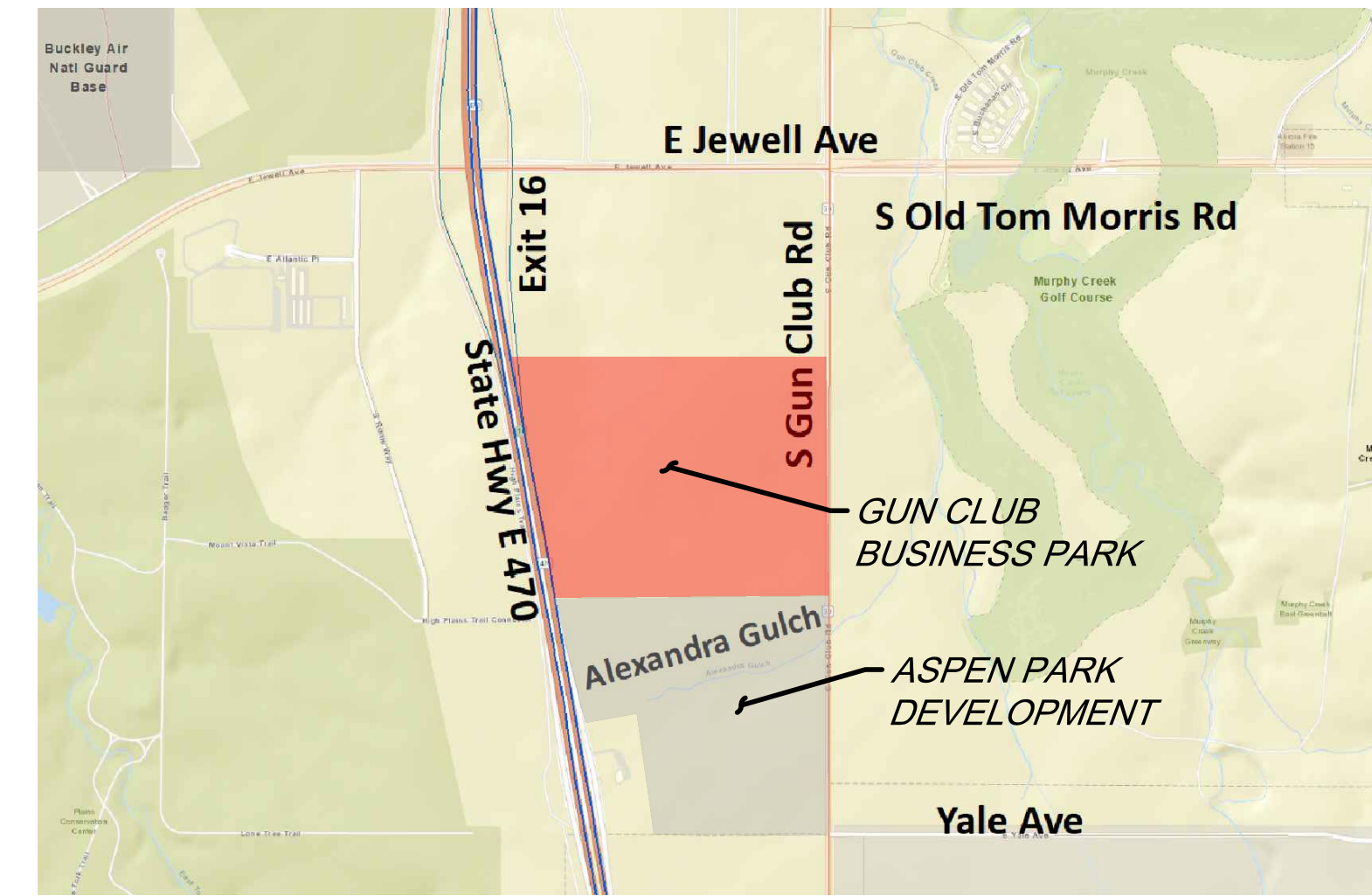
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Sheet Number:





















**MM RESPONSE**  
access point added near open space. Access symbol not added on south property line since site plans between the two sites are still being coordinated

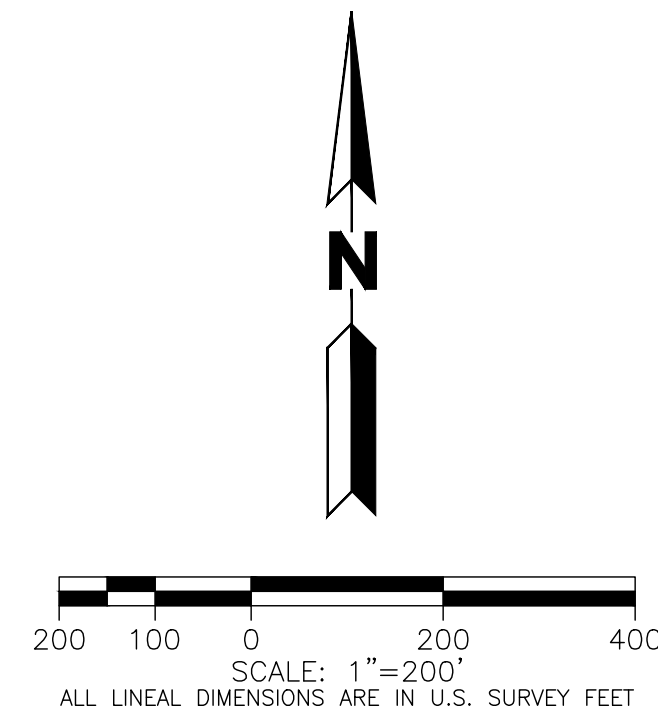


VICINITY MAP  
1"=1000'

## LEGEND

- |   |  |
|---|--|
|    | PROPERTY LINE                                    |
|    | PROPOSED SANITARY SEWER                          |
|    | FUTURE OFF-SITE SANITARY SEWER                   |
|    | PROPOSED ONSITE WATERLINE                        |
|    | EXISTING WATERLINE                               |
|    | PROPOSED STORM SEWER                             |
|    | EXISTING STORM SEWER                             |
|    | PROPOSED RIGHT OF WAY                            |
|    | PROPOSED ROAD CENTER LINE                        |
|    | POTENTIAL INTERIOR ROAD OR ROAD-LIKE CONNECTIONS |
|    | PROPOSED ROADWAY                                 |
|    | PROPOSED PLANNING AREA                           |
|    | PLANNING AREA BEING DESCRIBED                    |
|    | DETENTION / OPEN SPACE                           |
|  | WHEEL WARNING SYSTEM SIREN                       |
|  | SIGNALIZED INTERSECTION                          |

\*GUN CLUB BUSINESS PARK PROPERTY NEEDS 12" WATER/SANITARY FOR THIS LINE TO MEET PROPOSED GUN CLUB BUSINESS PARK DEMANDS FOR THE FDP AREA. INCREASE IN PIPE SIZE BASED ON COA COMMENTS, OTHER OFFSITE COA DEMANDS/LOOPING, AND PLANNING CAPITAL IMPROVEMENT PROJECTS.

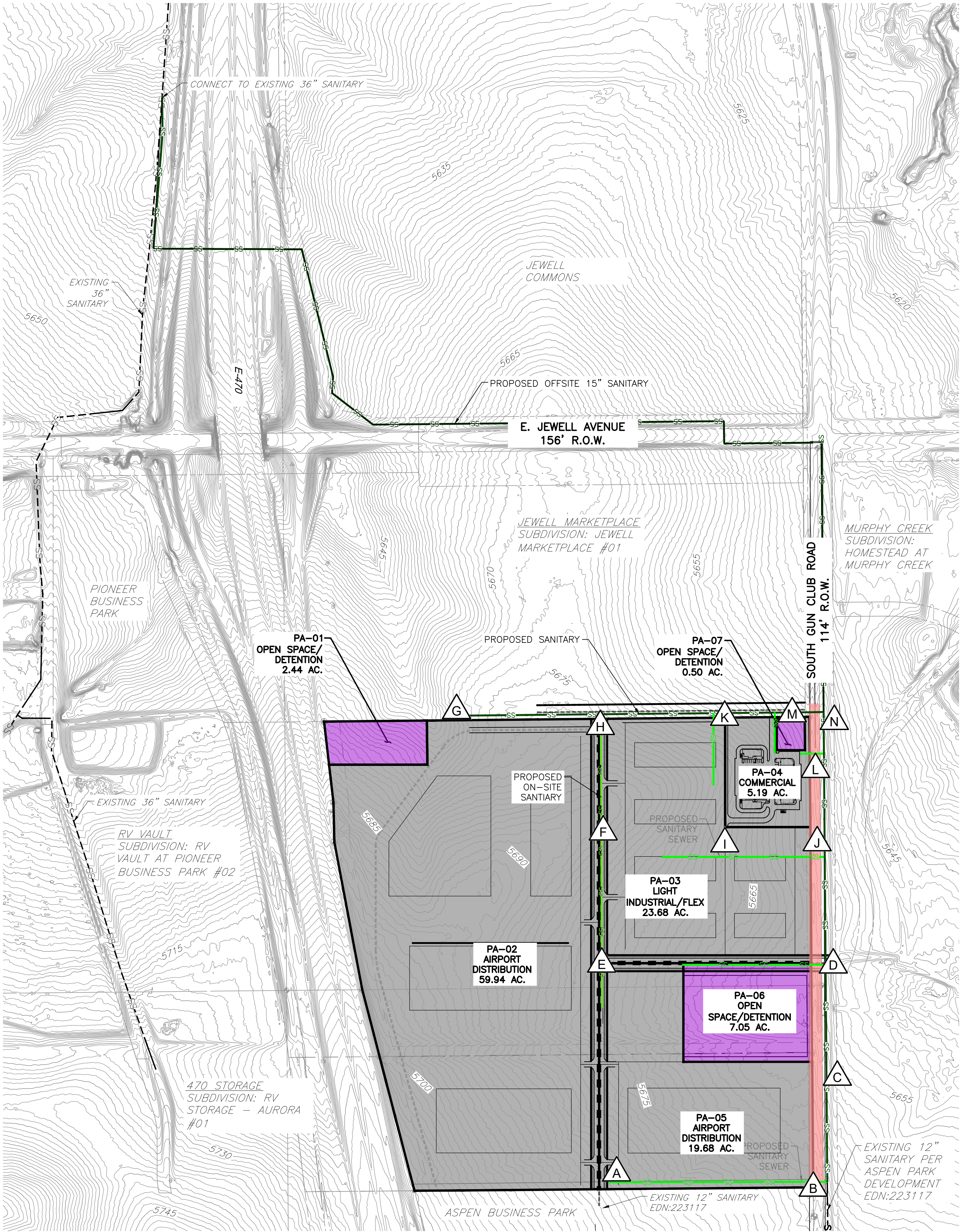


Job Number 23.1060		No.	Description of Revisions	Date	Name
Project Manager	G. PROULX				
Design By	J. RODRIGUEZ		1ST CITY SUBMITTAL	11/21/23	MM
Drawn By	J. RODRIGUEZ				
Principal In Charge	DLE				

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NOTES:

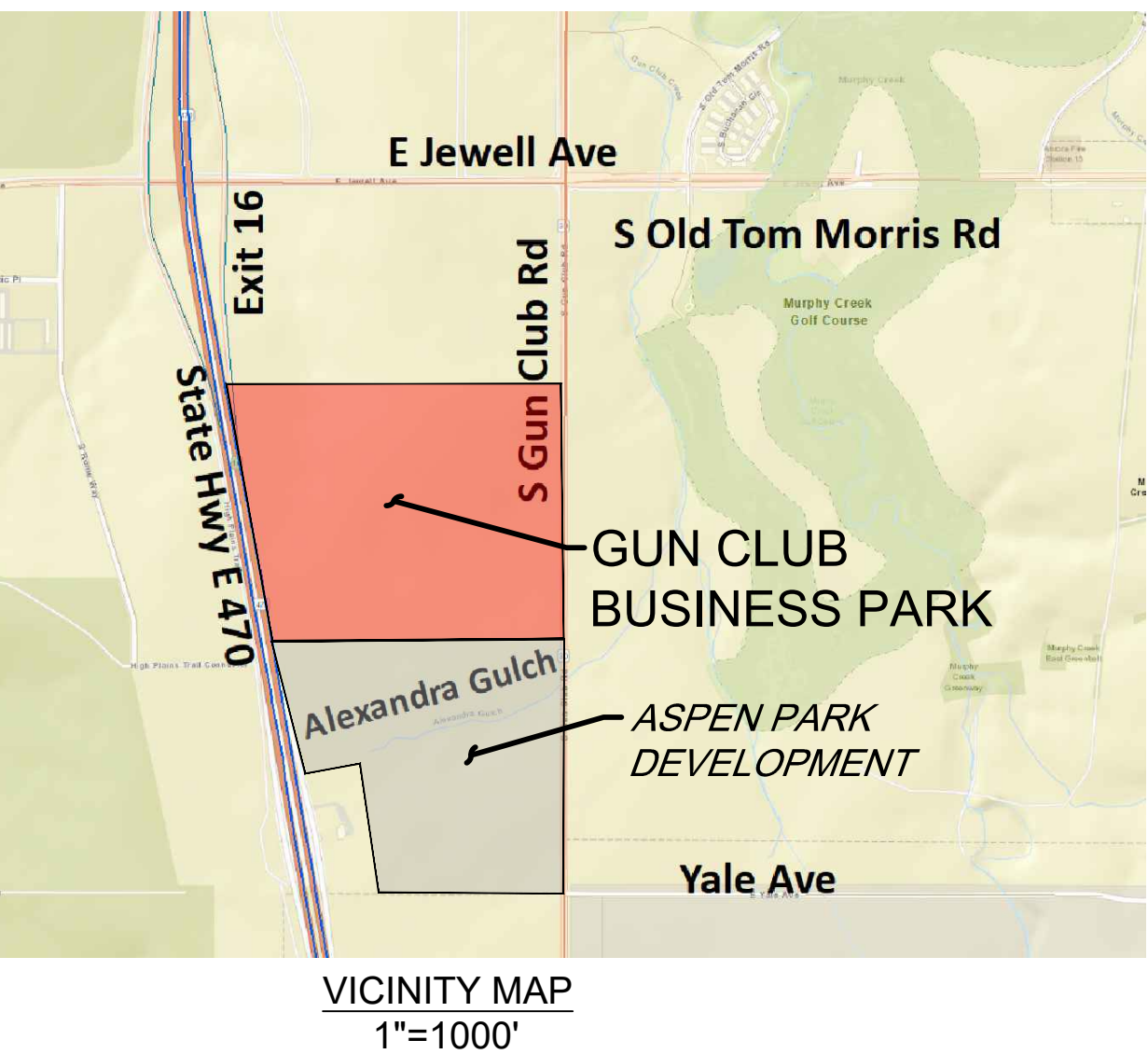
- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- IF THE OFF-SITE SANITARY SEWER SYSTEM INFRASTRUCTURE HAS NOT YET BEEN INSTALLED, THE DEVELOPING PLANNING AREA MAY BE RESPONSIBLE FOR BUILDING THE NECESSARY OFF-SITE SANITARY SEWER REQUIRED TO SUPPORT THE PLANNING AREA. THE PLANNING AREA DEVELOPMENT SHALL WORK WITH THE CITY OF AURORA DURING THE CSP PROCESS TO DETERMINE THE BEST OPTION FOR CONNECTING TO THE CITY'S EXISTING SANITARY SEWER SYSTEM, BY EXTENDING THE EXISTING SANITARY SEWER SYSTEM, UPDATING THE ROUTING AND DESIGN POINTS DESCRIBED IN THIS REPORT, PERFORM SIGNIFICANT OVER LOT GRADING, UTILIZE LIFT STATIONS AND FORCES MAINS, ETC. THE PROPOSED SANITARY INFRASTRUCTURE MAY NEED TO BE EXTENDED INTO EACH PROPOSED BASIN TO ROUTE PROPOSED FLOWS FROM INDIVIDUAL PLANNING AREAS TO THE DESIGN POINTS DESCRIBED IN THIS REPORT. THIS REPORT, THE DESIGN POINT LOCATIONS, OR THE ROUTING CAN BE UPDATED OR AMENDED IF NECESSARY, TO SUPPORT THE SANITARY NEEDS FOR PLANNING AREAS DETERMINED IN THE FUTURE.
- NODE B ANTICIPATES TO RECEIVE ADDITIONAL FLOW FROM THE ASPEN PARK DEVELOPMENT (EDN:223117). THE ASPEN PARK DEVELOPMENT ACCOUNTS FOR 395.1 ACRES PRODUCING AN AVERAGE DAILY FLOW OF 0.54 (MGD) OR 0.84 (CFS).

Node	Basins Added to System	Total Avg. Daily Flow @ Node (MGD)	Total Upstream Population	Peaking Factor = 5/p*0.167	Peak Flow (MGD)	Infiltration (MGD)	Peak Flow + Infiltration (MGD)	Peak Flow + Infiltration (cfs)
A	PA-02 (25%)	0.018	270	4.00	0.072	0.002	0.074	0.114
B	ASPEN PARK OFFSITE	0.558	8,222	3.52	1.964	0.056	2.020	3.125
C	PA-05 (75%)	0.576	8,487	3.50	2.015	0.058	2.073	3.207
D	PA-05 (25%)	0.582	8,576	3.49	2.033	0.058	2.091	3.235
E	PA-02 (25%)	0.018	270	4.00	0.072	0.002	0.074	0.114
F	PA-02 (15%)	0.029	432	4.00	0.115	0.003	0.118	0.183
G	PA-02 (15%)	0.011	162	4.00	0.043	0.001	0.044	0.068
H	PA-02 (20%)	0.054	809	4.00	0.216	0.005	0.221	0.342
I	PA-03 (20%)	0.006	4	4.00	0.023	0.001	0.023	0.036
J	PA-03 (60%)	0.605	8,590	3.49	2.111	0.060	2.172	3.360
K	PA-03 (20%)	0.060	813	4.00	0.239	0.006	0.244	0.378
L	PA-04 (50%)	0.609	8,647	3.49	2.123	0.061	2.183	3.378
M	PA-04 (50%)	0.064	870	4.00	0.254	0.006	0.260	0.403
N	NODE L + NODE M	0.672	9,517	3.43	2.307	0.067	2.374	3.673

FROM Node	TO Node	Peak Flow + Infiltration (MGD)	Peak Flow + Infiltration (cfs)	Required Pipe Size (in)	Pipe Percent Full
A	B	0.07	0.11	6	32.0
B	C	2.02	3.12	15	58.6
C	D	2.07	3.21	15	59.6
E	F	0.07	0.11	6	32.0
F	H	0.12	0.18	8	30.5
G	H	0.04	0.07	6	22.2
I	J	0.02	0.04	6	14.6
D	J	2.09	3.23	15	59.9
H	K	0.22	0.34	15	61.4
K	M	0.24	0.38	15	61.6
J	L	2.17	3.36	6	68.7
L	N	2.18	3.38	8	45.1
M	N	0.26	0.40	8	
N	CONNECTION	2.37	3.67	15	

FIRE HAS BEEN REMOVED FROM SANITARY SIGNATURE BLOCK

Remove fire from the sanitary signature block.



LEGEND

- \* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.
- PROPERTY LINE
  - PLANNING AREA BOUNDARY LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED OFF-SITE SANITARY SEWER
  - EXISTING OFF-SITE SANITARY SEWER
  - CONCEPT INTERNAL ROADS
  - PROPOSED OPEN SPACE
  - PROPOSED ROADWAY
  - PROPOSED PLANNING AREA
- SCALE: 1"=300'  
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

BENCHMARK:

CITY OF AURORA BENCHMARK ID 4S6625SE002, BEING A RAILROAD SPIKE IN POWER POLE - WEST SIDE GUN CLUB (HWY 30) 0.25 MILES NORTH OF YALE LAND LINE.  
ELEVATION: 5671.27 FEET (NAVD88 DATUM)

APPROVED FOR ONE YEAR FROM THIS DATE

AURORA WATER - UTILITY DIVISION  
FIRE & LIFE SAFETY DEPARTMENT

GUN CLUB BUSINESS PARK

MASTER UTILITY PLAN

OVERALL SANITARY PLAN

Job Number 23.1060  
Project Manager G. PROULX  
Design By J. RODRIGUEZ  
Drawn By J. RODRIGUEZ  
Principal in Charge D. LE  
THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SHEET. THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SHEET. THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS SHEET.

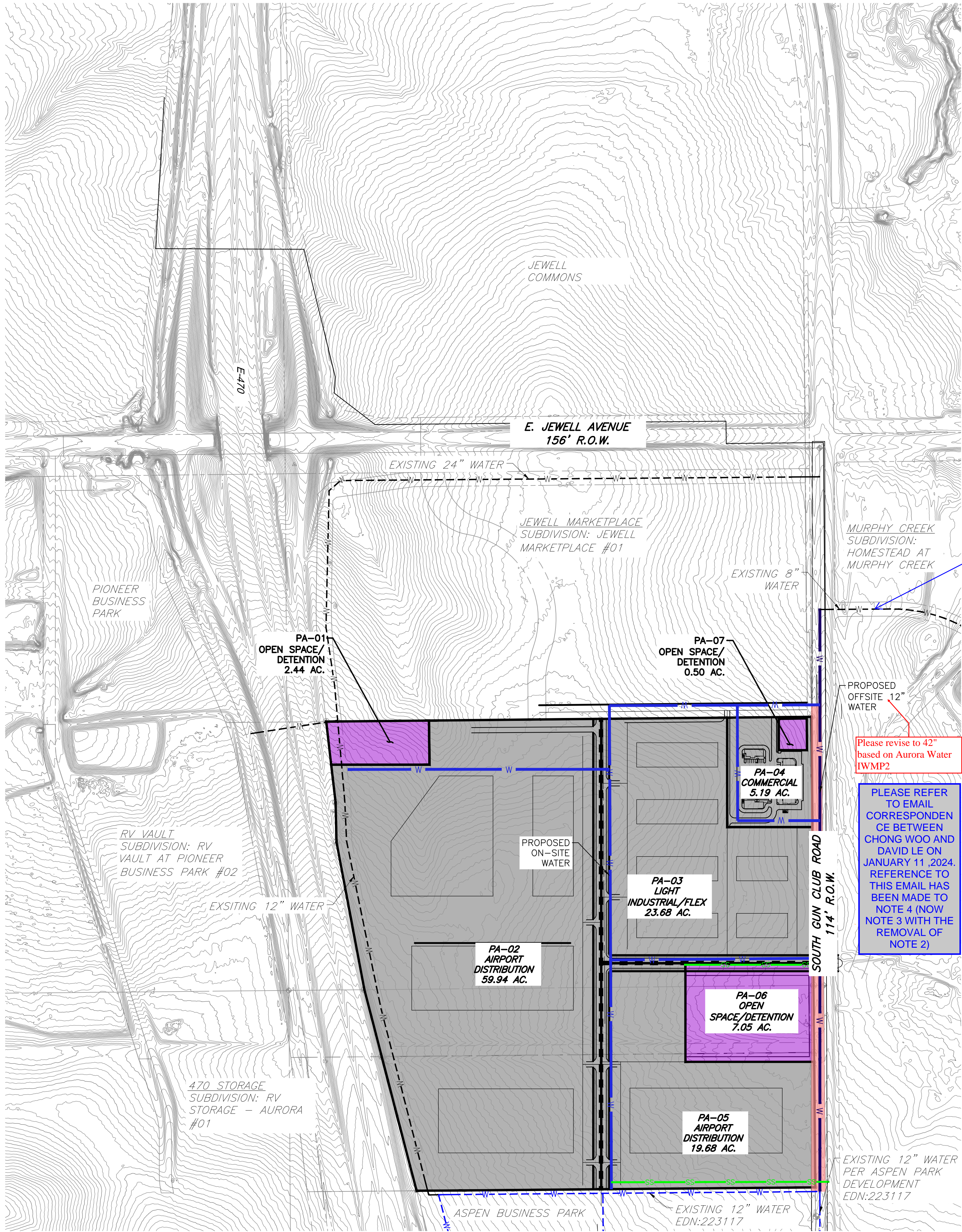
Sheet Number:

S1

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CONSULTING ENGINEERS  
12495 WEST COLEAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

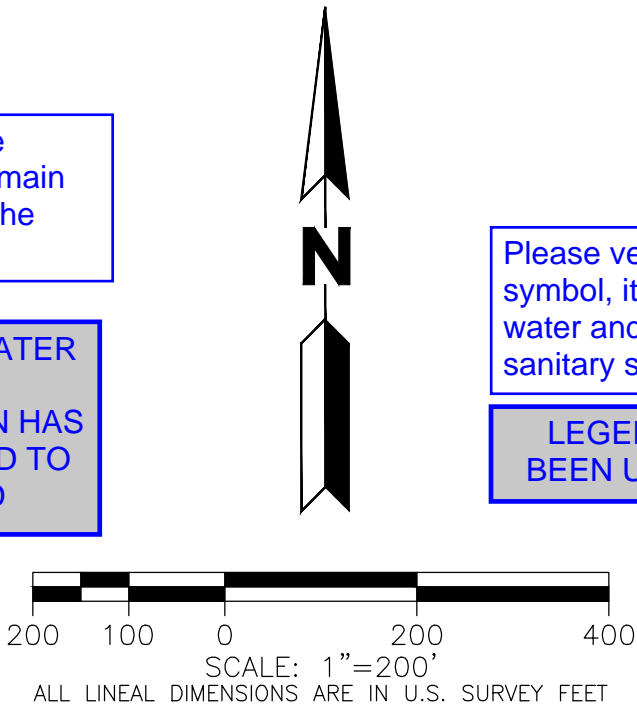
NOT FOR CONSTRUCTION





Please add the existing water main delineation to the legend.

EXISTING WATER MAIN  
DELINEATION HAS BEEN ADDED TO LEGEND



Please verify this symbol, it shows water and is labeled sanitary sewer.

LEGEND HAS BEEN UPDATED

NOTE HAS BEEN REMOVED

Is this note needed?  
Please remove if unnecessary

"WILL"  
NOTE HAS BEEN UPDATED

This will be helpful if a reimbursement agreement is entered into as a part of the improvements on Gun Club

THIS NOTE HAS BEEN REMOVED AND REPLACED WITH AN EMAIL CORRESPONDENCE NOTE

LEGEND		* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.
---	PROPERTY LINE	
---	PLANNING AREA BOUNDARY LINE	
W	PROPOSED WATER	
W	PROPOSED OFF-SITE SANITARY SEWER	
W	EXISTING OFF-SITE SANITARY SEWER	
---	CONCEPT INTERNAL ROADS	
	PROPOSED OPEN SPACE	
	PROPOSED ROADWAY	
	PROPOSED PLANNING AREA	

NOTES:

1. LOOPED WATER TO SUPPORT PUBLIC FIRE HYDRANTS AND PRIVATE FIRE SUPPRESSION SYSTEMS ARE REQUIRED WITH EACH PHASE OF DEVELOPMENT.
2. ADDITIONAL PRVS MAY BE REQUIRED ON THE INTERNAL DEVELOPMENT WATER INFRASTRUCTURE TO SUPPORT CERTAIN PHASES OF DEVELOPMENT THAT ARE LOCATED ON OR NEAR THE WATER PRESSURE ZONE BOUNDARY.
3. IF THE OFF-SITE WATER SYSTEM INFRASTRUCTURE HAS NOT YET BEEN INSTALLED, OR IS LABELED AS BY-OTHERS, THE DEVELOPING PLANNING AREA MAY BE RESPONSIBLE FOR BUILDING THE NECESSARY OFF-SITE WATER SYSTEM REQUIRED TO SUPPORT THE PLANNING AREA. THE PLANNING AREA DEVELOPMENT SHALL WORK WITH THE CITY OF AURORA DURING THE CSP PROCESS TO DETERMINE THE BEST OPTION FOR CONNECTING TO THE CITY'S EXISTING WATER SYSTEM, BY EXTENDING THE EXISTING WATER SYSTEM, UPDATING THE DEMANDS AND DESIGN POINTS DESCRIBED IN THIS REPORT. THIS REPORT SHOWS GRAPHICAL WATER SYSTEM LOCATIONS THAT WILL BE LOCATED IN MORE DETAIL DURING THE CITY OF AURORA CSP PROCESS AND CAN BE UPDATED OR AMENDED IF NECESSARY, TO SUPPORT THE WATER NEEDS FOR PLANNING AREAS DETERMINED IN THE FUTURE.
4. GUN CLUB BUSINESS PARK PROPERTY NEEDED 12" WATER LINE TO MEET PROPOSED GUN CLUB BUSINESS PARK DEMANDS, INCREASED PIPE SIZE BASED ON THE COA COMMENTS, OTHER OFFSITE COA DEMANDS/LOOPING, CAPITAL IMPROVEMENT PROJECTS, ETC.

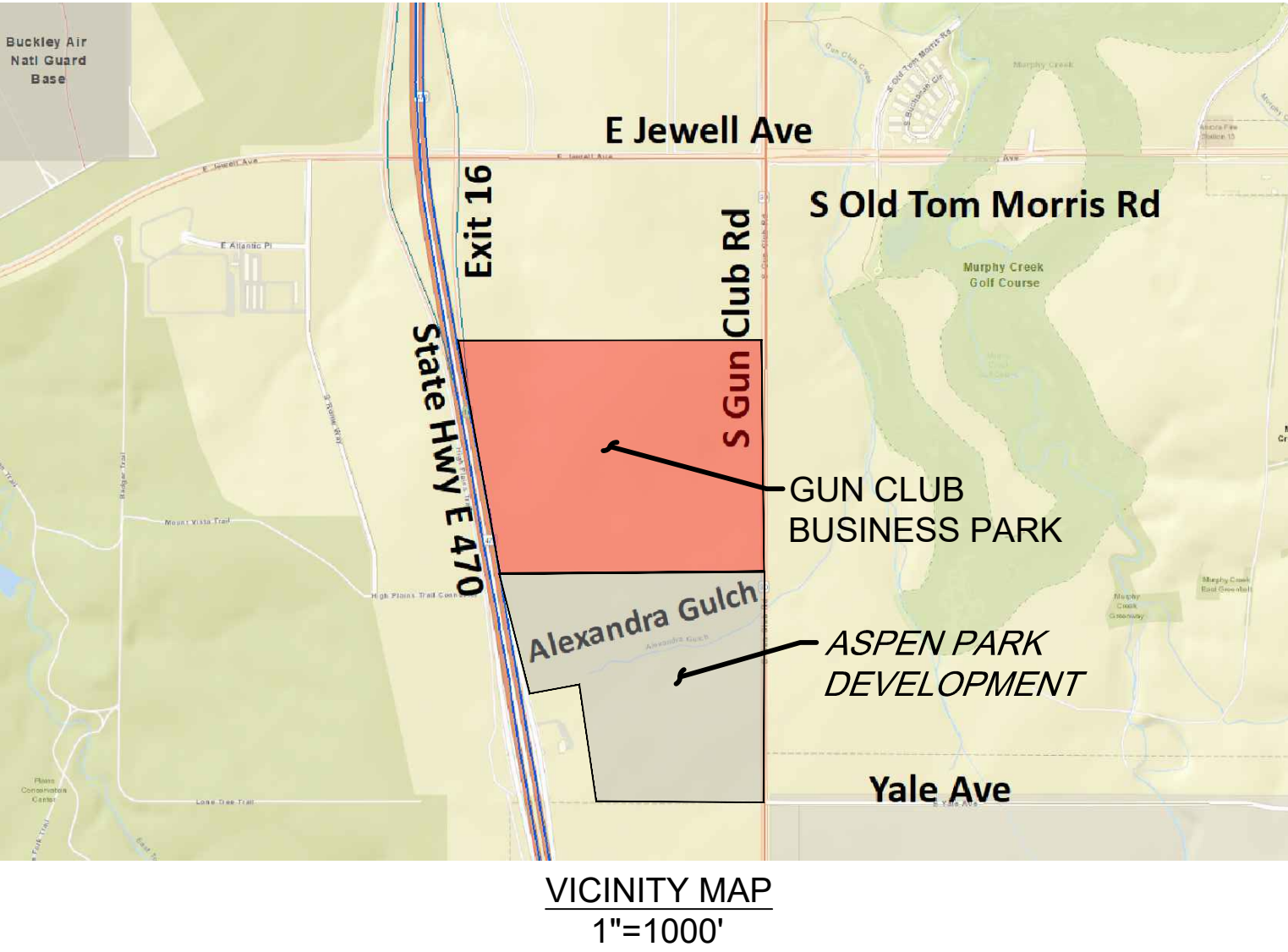
BENCHMARK:

CITY OF AURORA BENCHMARK ID 456625SE002, BEING A RAILROAD SPIKE IN POWER POLE - WEST SIDE GUN CLUB (HWY 30) 0.25 MILES NORTH OF YALE LAND LINE.  
ELEVATION: 5671.27 FEET (NAVD88 DATUM)

APPROVED FOR ONE YEAR FROM THIS DATE

AURORA WATER - UTILITY DIVISION  
FIRE & LIFE SAFETY DEPARTMENT

DATE  
DATE



GUN CLUB BUSINESS PARK

MASTER UTILITY PLAN

OVERALL WATER PLAN

No.	Description of Revisions	Date	Name
1	1 CITY SUBMITAL	11/21/23	MM

Job Number 23.1060	Project Manager G. PROULX
Design By J. RODRIGUEZ	Drawn By J. RODRIGUEZ
Principal in Charge D. LE	

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Sheet Number:

W1



2024-02-22 (Fox Tuttle, CRS)  
Thank you for the thorough  
review and comments.

2024-01-11 (DJK)  
Minor comments throughout report.  
Must clarify the Aspen Park Access  
that is not being considered as part of  
the Gun Club Business Park  
accesses yet has site traffic using it in  
Fig 7

# Gun Club Business Park Traffic Impact Study

Since Aspen Business Park was  
approved prior to this project, it  
is assumed that project's  
accesses will be constructed  
prior to Gun Club Business Park  
and cross-access provided. Just  
like the Yale Avenue access.  
There may be an interim  
condition that only the shown  
accesses are constructed with  
Gun Club Business Park.

Additional  
Access Point?

**Date:** November 22, 2023

**Submitted To:**

Westside Investment Partners, Inc.  
4100 East Mississippi Avenue, Suite 500  
Denver, CO 80246

**Submitted By:**

Fox Tuttle Transportation Group, LLC  
1580 Logan Street, 6<sup>th</sup> Floor  
Denver, CO 80203



update spelling of 'Club'  
throughout entire doc

Typo updated.  
Thank you!

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#### 4.5 Year 2023 Existing Intersection Capacity Analysis

The existing volumes, lane configuration, and traffic control are illustrated on **Figure 3**. The details of LOS for each movement are provided in **Table 1** and the 95<sup>th</sup> percentile queues are provided in **Table 2** (refer to **Appendix**). The intersection Level of Service worksheets are attached in the **Appendix**. **Currently, the study intersections experience congestion and high delays, based on the capacity analysis.** The following study intersections currently operate at LOS E/F or have movements that operate at LOS E/F during the one of both peak hours:

- **#1 – Jewell Avenue at E-470 Southbound Ramps:** This stop-controlled intersection currently operates overall at LOS A in both peak hours; however, the southbound left-turn/through lane was estimated to operate at LOS F in both peak hours. The 95<sup>th</sup> percentile queues for this movement were calculated to be up to 60 feet (about three vehicles).

**Recommendations:** Signalize. The existing volumes at this intersection meet the signal warrant thresholds for Warrant 2 (4-hour) in 10 hours and the Warrant 3 (peak hour) in both peak hours<sup>2</sup>. With the change in traffic control, the overall operations were estimated to be LOS B in both peak hours with all movements operating at LOS D or better in both peak hours. Refer to **Table 1** for the improved level of service and **Table 2** for reduced queues.

Note that signalization is scheduled by the City with temp signals being install and operation by 2025

- **#2 – Jewell Avenue at E-470 Northbound Ramps:** This stop-controlled intersection operates overall at LOS F in AM peak hour and LOS D in the PM peak hour due to the delay calculated for the northbound left-turn/through movement. The 95<sup>th</sup> percentile queues for this movement were calculated to be up to 445 feet (about 18 vehicles).

**Recommendations:** Signalize. The existing volumes at this intersection meet the signal warrant thresholds for Warrant 2 (4-hour) in nine (9) hours and the Warrant 3 (peak hour) in both peak hours. With the change in traffic control, the overall operations were estimated to be LOS B in both peak hours with all movements operating at LOS C or better in both peak hours. Refer to **Table 1** for the improved level of service and **Table 2** for reduced queues.

Thank you for the information. The text was updated to state this for both intersections.

<sup>2</sup> The Manual on Uniform Traffic Control Devices (MUTCD) signal Warrant 3 for the peak hour was utilized, for planning purposes, to determine if a signal should be considered as the traffic control. These intersections were further analyzed using MUTCD Warrant 2 for Four-Hour Vehicular Volume. Peak hour volumes were extrapolated to previous and later hours by utilizing hourly data provided in the daily roadway counts.

## 6.0 Future Conditions with the Development

The Gun Club Business Park is anticipated to include light industrial uses and a small area of commercial retail space and for the purpose of this traffic study, it was assumed that the entire project will be complete by Year 2027.

### 6.1 Trip Generation

A trip generation estimate was performed to determine the traffic characteristics of the proposed development. The trip rates contained in the Institute of Transportation Engineers (ITE) *Trip Generation Handbook and Manual*<sup>3</sup> were applied to estimate the traffic. The exact type of industrial land use is not known at this time; therefore, this traffic study applied the trip rates for “Industrial Park” [ITE #130], “Strip Retail Plaza (<40k)” [ITE 822], and “Fast Casual Restaurant” [ITE 930]. For the purpose of this analysis, it was assumed that the site will be constructed and occupied by Year 2027.

**Table 3** provides the detailed trip generation estimates for the Gun Club Business Park project (refer to the **Appendix**). The proposed project is expected to experience mostly new trips, also known as ‘primary trips’, as well as non-auto trips which are discussed below:

Primary Trips. These trips are made specifically to visit the site and are considered “new” trips. Primary trips would not have been made if the proposed project did not exist. Therefore, this is the only trip type that increases the total number of trips made on a regional basis.

Non-Auto Trips. These trips are those that are completed by carpool, walking, biking, or transit. The non-auto trips were assumed to be 5% which includes any trips that remain internal to the site between two businesses.

Multi-Use (Internal) Trips. These internal trips occur from one land use or building to another within the site boundaries. Multi-use or multi-purpose trips typically do not affect the exterior site access points, nor add any additional traffic volumes to the adjacent street network. It is anticipated there will be some internal trips within Gun Club Business Park due to the mix of uses, especially between commercial businesses. ITE recommends that the internal capture calculations be conducted with the methodology presented in National Cooperative Highway Research Program’s (NCHRP) *Report 684: Enhancing Internal Trip Capture Estimation for Mixed-*

<sup>3</sup> *Trip Generation Handbook and Manual, 10<sup>th</sup> Edition*, Institute of Transportation Engineers, 2017.

11th Edition, 2021

Typo updated.



Use Developments<sup>4</sup> which were utilized in this traffic study. Based on this methodology, it was calculated that the morning peak hour will have an internal capture rate of 1% and the evening peak hour will have an internal capture rate of 8%, which were applied to the trip estimate.

Pass-By Trips. A pass-by trip is an intermediate stop on route from an origin to the ultimate trip destination without route diversion. These are drivers that already utilize the adjacent roadways and choose to make a stop within the site and then continue to their destination. Pass-by trips do not create any increase in the traffic volumes within the primary impact area. In fact, the only impact of the pass-by trips is at the site driveways and adjacent intersections where through movements become turning movements into and out of the site. Therefore, pass-by trips have no additional impact on the road system beyond the site's driveways or immediately adjacent intersections. With or without pass-by trips, the total trips to/from a project will remain the same. Pass-by was only applied to the commercial retail portion of the project. Per ITE data, the pass-by percentage for retail is 40% and for the restaurant is 43% in the PM peak hour. For pass-by trips, the methodology set forth in the Trip Generation Manual (Chapter 10) was utilized.

**The Gun Club Business Park project was estimated to generate approximately 5,004 daily trips with 507 trips in the AM peak hour and 521 trips in the PM peak hour.** Per the ITE Trip Generation data, truck traffic is approximately 7% of the daily site traffic and 3% during the AM and PM peak hours. This is detailed on **Table 3**.

Provide data sheets  
in Appendix

## 6.2 Trip Distribution and Assignment

Added to Appendix

The estimated trip volumes were distributed onto the study area street network based on existing traffic characteristics, land uses, and traffic patterns in the area, as well as regional growth and future roadway infrastructure. The existing volumes were utilized to determine where vehicles are coming from and going to within the study area, plus the route to get to major highways and anticipated destinations.

The following distributions were assumed for this project and are shown on **Figure 6**:

<sup>4</sup> NCHRP Report 684: Enhancing Internal Trip Capture Estimation for Mixed-Use Developments. Bochner, B., K. Hooper, B. Sperry, and R. Dunphy. Washington, DC: Transportation Research Board, 2011.

- North E-470 via Jewell Avenue: 20%
- South E-470 via Jewell Avenue: 15%
- North Gun Club Road (SH 30): 15%
- South Gun Club Road (SH 30): 20%
- West Jewell Avenue via Gun Club Road: 10%
- East Jewell Avenue via Gun Club Road: 10%
- West Hampden Avenue via Gun Club Road: 10%

Removed  
Hampden bullet  
and increased  
south Gun Club %

Is full site boundaries  
reaching Hampden?  
Otherwise "30%"  
to/from south via Gun  
Club would be  
appropriate

Using the distribution assumptions, the projected site traffic was assigned to the study area roadway network for the weekday AM and PM peak hour periods. The different land uses were assumed to use different access points to have the shortest route to their destination. The trip distribution for the industrial land use is shown on **Figure 7A**, the trip distribution for commercial retail is shown on **Figure 7B**, and the pass-by trip distribution is shown on **Figure 7C**.

### 6.3 Proposed Roadway Network and Access

Access to the Gun Club Business Park site is planned via two (2) driveways along Gun Club Road (SH 30). Additionally, project traffic will have the opportunity to use the three (3) accesses on Gun Club Road that will be constructed with the Aspen Business Industrial Park project due to an internal roadway connection. The primary access (middle access) is proposed to align with the future Addison Avenue which will be signalized in the long-term scenario per the Murphy Creek East Traffic Study. With the Gun Club Business Park project, it is anticipated that their primary access will need to include one eastbound left-turn lane, one eastbound through/right-turn lane, one northbound left-turn lane, and one southbound right-turn lane (based on auxiliary lane volume thresholds). The secondary access is proposed to be located on the north edge of the property and be restricted to  $\frac{3}{4}$  movement. Trips from the Gun Club Business Park are anticipated to also use the north access ( $\frac{3}{4}$  movement) of Aspen Business Industrial Park and the signal at Yale Avenue.

A secondary access (north access) is anticipated to need one eastbound left-turn lane, one eastbound through/right-turn lane, one northbound left-turn lane, and one southbound right-turn lane (based on auxiliary lane volume thresholds).

Gun Club Road (SH 30) is a CDOT facility and classified as NR-B along the project property per the CDOT OTIS database. The State Highway Access Code (March 2002) states that one (1) access will be granted per parcel and additional access will be allowed to relieve congestion on the roadway system, to maintain good highway design, and to maintain good land use design without causing hardship to an adjacent property or roadway system. The proposed accesses for the Gun Club Business Park project are anticipated to serve the site and future adjacent developments, provide good internal circulation, provide emergency access to all buildings, and reduce the width of the Addison Avenue approaches without impacting the roadway system or highway traffic flow, as described below:

- **Addison Avenue/Middle Access** is proposed to be the only full movement access for this project and be signalized. This access will also serve the future development of Murphy Creek to the east of Gun Club Road and provide additional east-west connectivity for the City of Aurora. This full movement access is approximately one-half mile from the signalized intersection at Jewell Avenue (to the north) and one-half mile from the future signal at Yale Avenue (to the south).
- **North Access** is proposed to be restricted to  $\frac{3}{4}$  movement access and located approximately  $\frac{1}{4}$  mile (1,265 feet) north of Addison Avenue/Middle Access and approximately 0.3-mile (1,520 feet) south of Jewell Avenue. This access will provide a second left-turn into the site and reduce southbound traffic on Gun Club Road as site traffic can enter the property prior to the Addison Avenue signal. The proposed southbound right-turn will reduce the impact of site-generated trips on the through traffic. The analysis indicates that this access will not negatively impact Gun Club Road (SH 30) or the traffic flow.

All proposed accesses will require an access permit for approval by CDOT. The access permits will be submitted separately.

The proposed access intersections to accommodate the proposed trip volume are illustrated on **Figure 7**. The anticipated lane configuration and traffic control at the access and internal intersections are shown on **Figure 8** for Year 2027 and **Figure 9** for Year 2050. The need for turn lanes was based on turn volume, opposing volume, operations, and roadway classification. Internally, the circulating streets will be constructed to provide the most beneficial access into and around the site with pedestrian and bicycle friendly amenities.

Need to identify the southern access (Aspen Park) as identified in figures 4,5,6,7, & 9) Fig 7 is Site Gen volumes and indicates Gun Club Business Park traffic utilizing access point.

Text added for southern access.



## 9.0 Roadway Capacity

Updated.

The City of Aurora defines the roadway capacity in the *Northeast Aurora Transportation Study (NEATS Refresh)* report. Roadway capacity can be defined as “the maximum traffic volume that a roadway can carry at a desired level of service”. Roadway capacity varies for different roadway classifications, surface types, number of lanes, geometric widths, area type (rural, urban), and terrain type (level, rolling, mountainous). *NEATS Refresh* provides acceptable buildout performance (LOS D-E threshold) based on classification, number of lanes and the Year 2050 daily volume. **Table 4** provides the roadway level of service within the Gun Club Business Park study area.

**Table 4: Year 2050 Roadway Level of Service Summary**

Roadway	NEATS Classification	Lanes per Direction	Segment	2050	
				Volume	LOS
Jewell Avenue	Major Arterial	3	E-470 to Gun Club Road	57,540	D
			East of Gun Club Road	59,030	D
Gun Club Road	Major Arterial	3	Jewell Avenue to Addison Avenue	51,540 ✓	C
			Addison Avenue to Yale Avenue	44,480	B

Does not match value on Fig 9

## 10.0 Conclusions

The Gun Club Business Park project plans to develop vacant land with up to 1,466,170± square feet of light/airport industrial businesses and approximately 19,500 square feet of commercial retail space. The project proposes to construct two (2) accesses on Gun Club Road (SH 30). The primary access is proposed to be full movement and signalized and aligned with the future Addison Avenue that will travel east of Gun Club Road (SH 30). A secondary access (North Access) is planned to be constructed approximately 1,265 feet north of the Addison Avenue and restricted to  $\frac{3}{4}$  movement with side-street stop-controlled. There will be cross access from the Gun Club Business Park property into the Aspen Business Park to the south, which has another three (3) accesses on Gun Club Road that could be utilized by traffic to/from the Gun Club Business Park project. Each of those accesses has varying permitted movements, including a full-movement, signalized intersection at Yale Avenue and then one  $\frac{3}{4}$  movement access and one right-in, right-out access. Refer to **Section 6.3** for additional discussion on the proposed access. Internally, local

Table 3 - Trip Generation Summary

Land Use	Size	Unit	Internal Capture		Non-Auto Factor	Average Daily Trips				AM Peak Hour Trips				PM Peak Hour Trips			
			AM	PM		Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
ITE#130: Industrial Park	1,466.2	ksf	0.99	0.92	0.95	3.37	4,318	2,159	2,159	0.34	469	380	89	0.34	436	96	340
ITE#822: Strip Retail Plaza (<40k)	13.0	ksf	0.99	0.92	0.95	54.45	619	310	309	2.36	29	17	12	6.59	75	38	37
ITE#930: Fast Casual Restaurant	6.5	ksf	0.99	0.92	0.95	97.14	552	276	276	1.43	9	5	4	12.55	71	39	32
<i>Subtotal</i>							5,489	2,745	2,744		507	402	105		582	173	409
<i>Pass-by Trips: Retail (PM) 40%</i>							248	124	124		0	0	0		30	15	15
<i>Pass-by Trips: Restaurant (PM) 43%</i>							237	119	118		0	0	0		31	17	14
<b>Total New Vehicle Trips</b>							<b>5,004</b>	<b>2,502</b>	<b>2,502</b>		<b>507</b>	<b>402</b>	<b>105</b>		<b>521</b>	<b>141</b>	<b>380</b>

Source : ITE Trip Generation 11th Edition, 2021.

<i>Industrial Trucks (ITE)</i>	0.25	320	160	160	0.01	13	8	5	0.01	13	7	6
<i>Passenger Cars (Total Vehicles minus Trucks)</i>	7%	4,684	2,342	2,342	3%	494	394	100	3%	508	134	374

Provide data sheet(s)  
for reference

Added to Appendix

# KEY

- XX (XX) AM (PM) PEAK HOUR TRAFFIC VOLUME
- XXX AVERAGE DAILY TRAFFIC VOLUME
- 2027 BKGRD LANE CONFIGURATION
- EXISTING LANE CONFIGURATION

