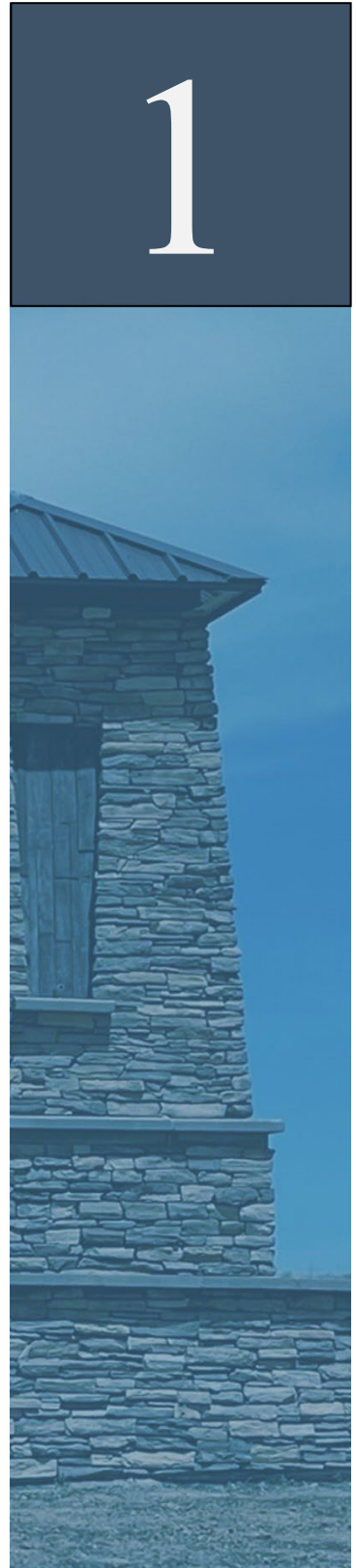


DEVELOPMENT APPLICATION

- Letter of Introduction
- Project Team



Rewrite as an outline of the proposed application - without references of resubmittal.

June **All text revised**

Debbie Bickmire
City of Aurora
Planning and Development Services Dept
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: Green Valley Master Plan Amendment 2 – 2nd Submittal

Dear Ms. Bickmire,

On behalf of Oakwood Homes, we are pleased to resubmit our Master Plan (MP) Amendment, Comprehensive Plan and Rezone for the City of Aurora's review. We have made a concerted and diligent effort to respond to 1st Submittal comments dated 04/20/2022.

As you know, a previous The Green Valley was approved in November of 2008 for 2,500 acres. This MP was then amended for the piece of land west of E-470. The MP was amended in 2018 to modify the land uses and open space on 588 acres located west of E-470 (Amendment 1).

1 modified planning areas and open space, but nothing else in the MP. Amendment 2 proposes on the 301 acres located between Picadilly Road and E-470; and 56th Avenue and 52nd Avenue. Amendments 1 and 2 represent the last remaining land from the original 2,500 acres. The remaining area of the approved

With this amendment, we are also revising the overall MP area to remove all of the Planning Areas located east of E-470. This Second Amendment revises the total MP area from approximately 2,500 acres to 884.1 acres.

This Amendment being submitted is for the approximately 301 acres north and east of Amendment 1. When combined with the approved Amendment 1 area, this brings the total acreage to approximately 884 acres within this Master Plan. This is an amendment to the approved MP Amendment 1 and not a brand new MP. The intent of this amendment is to provide Urban Design, Landscape and Architectural Standards for Commercial/Retail that were not included in the first Amendment as well as to revise land use maps to include new areas as well as revise previous land use areas to better align with current site plans.

the primary intent of this amendment is to modify land uses within the 301 acres.

This amendment includes changes to the following:

- Existing Conditions
- Land Use, Open Space, Circulation and Neighborhood Plans
- Revisions to Amendment 1 area to reflect current conditions
- Urban Design and Landscape Standards for Commercial/Retail
- Public Art
- Commercial/Retail & Multifamily Architectural standards
- Public Improvements Plan
- Master Drainage Report
- Master Utility Report
- Master Transportation Study

The Landscape, Architecture and Urban Design Standards for residential are not changing within this Amendment. The approved standards will apply.

Green Valley Master Plan Vision

Green Valley is envisioned as comprehensive planned community integrated with places to live, learn and play. It is bounded by the 56th Avenue and 38th Avenue to the north and south, and Picadilly Road and E-470 to the west and east respectively. The total site area of the proposed amendment community encompasses approximately 884 acres. It will include an interconnected series of neighborhoods served by nearby Neighborhood Activity Centers, schools, parks, open space, and trails.

Further amenities to the City will include approximately 22.0 acres of neighborhood parks, and over 71.1 acres of dedicated open space, greenbelts, and trails. The site identifies the one Pre Kindergarten - 8th grade school, and one fire station site on a 5.8 acre site owned by the City of Aurora.

We are excited about the opportunity to continue work in this rapidly changing E-470 Corridor. It is our intent to provide the framework to expand upon the successful Green Valley Ranch master-planned community and create long lasting value, which is an important component in implementing the City of Aurora's future for this area.

Thank you for your assistance in processing and reviewing this application. We trust that you will find this application complete in its response to your previous comments. Please contact us at your earliest convenience if you have any questions or need additional information regarding this submittal. We look forward to your review of the enclosed materials.

Sincerely,

Layla Rosales

PROJECT TEAM

APPLICANT

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Contacts: Robert M Evans

Green Valley Aurora LLC.

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(719) 346-8661
Contacts: Robert M Evans

LAND PLANNING:

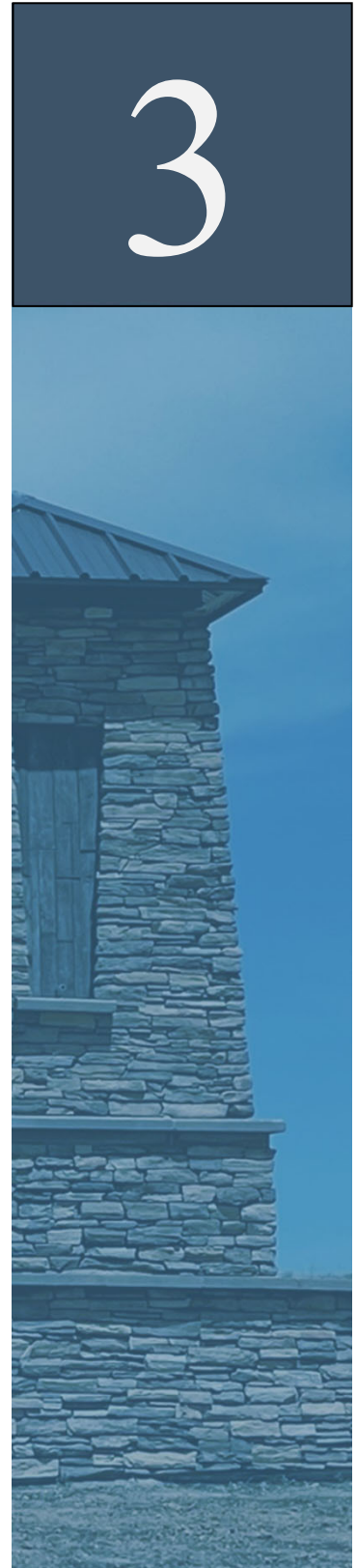
Terracina Design
10200 E. Girard Ave.
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(303) 632-8867
Contact: Layla Rosales

LANDSCAPE ARCHITECTURE

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(303) 632-8867
Contact: Layla Rosales

CONTEXT MAP

- Context Map Narrative
- Regional Location Map
- Context Map
- Zoning Map



Text has been revised

doesn't exactly match up with map bcs. Am 2 only goes to 52nd Ave. rephrase to talk about combined amended areas?

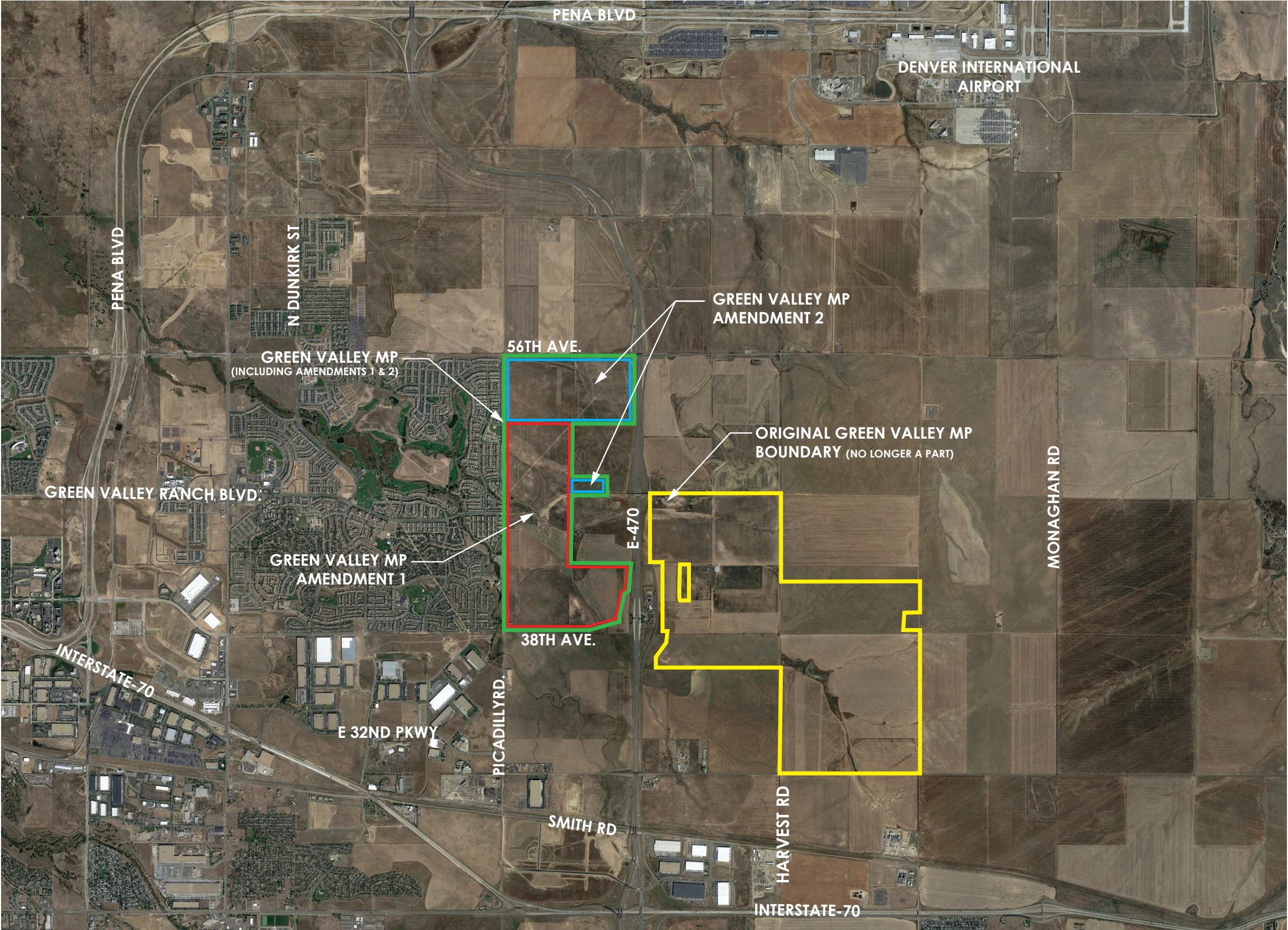
3.1 CONTEXT MAP



Green Valley Amendment 1 and 2 is a 884 acre portion of the approved 2,510 acre Green Valley MP. Amendment 2 is located between 56th Ave. to the North, and 38th Ave to the South, Picadilly Road to the West and E-470 to the East. The location of Amendment 2 in relation to the Green Valley **Revised** be found in Tabs 3.2 and 3.3, as well as Tab 4 – Site Analysis.

add that area east of E-470 shown on Tab 3.2 is being removed from the overall GV MP

The terrain is consistent with the characteristics of the high plains prairie with rolling hills, shallow drainages and expansive views of the mountains to the west. The regional location of the site is shown on Tab 3.2.

The site has been farmed for a number of years and contains little vegetation. One drainage channel crosses the site diagonally from southeast to northwest. A more detailed description of the site's characteristics may be found in Tab 4 – Site Analysis. The Context Map, Tab 3.3, shows existing uses, structures, streets, and parks and open space within ½ mile of the site's boundary.



-  GREEN VALLEY MP (AMENDMENTS 1 & 2)
-  GREEN VALLEY MP AMENDMENT 1 BOUNDARY
-  GREEN VALLEY MP AMENDMENT 2 BOUNDARY
-  ORIGINAL GREEN VALLEY MP BOUNDARY (NO LONGER A PART)

Sheet Title:

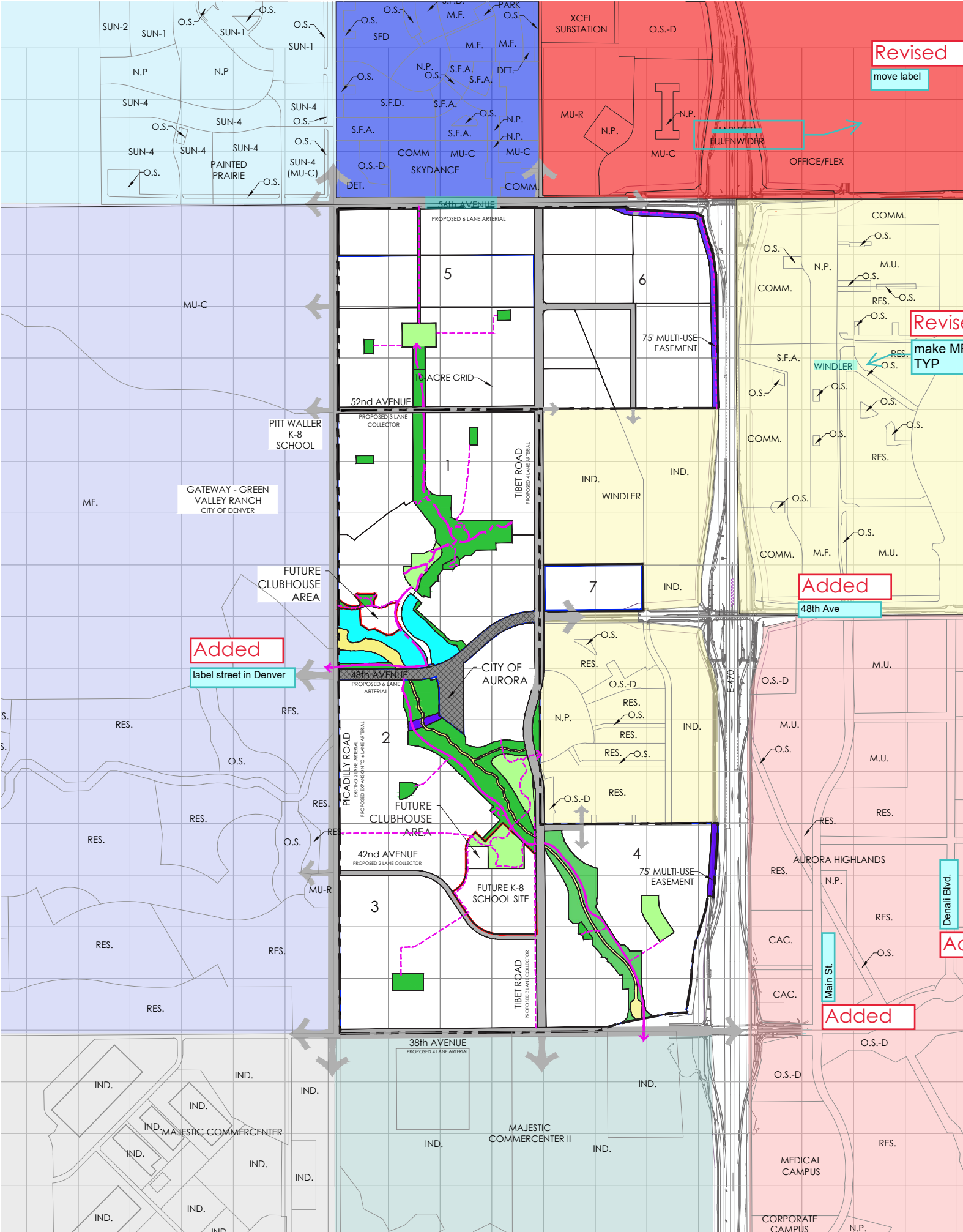
REGIONAL LOCATION MAP

Context Maps
Master Plan

Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

GREEN VALLEY RANCH



LEGEND

- COLLECTOR AND ARTERIALS
EXISTING AND PROPOSED
- OPEN SPACE
- NEIGHBORHOOD PARK
- DETENTION POND
- CHANNEL
- EASEMENT
- 1 NEIGHBORHOOD BOUNDARY & NUMBER
- REGIONAL TRAIL
- COMMUNITY TRAIL
- NEIGHBORHOOD TRAIL
- NEIGHBORHOOD ACTIVITY CENTER BOUNDARY
- SITE BOUNDARY

NOTES:
 1. PROPOSED COLLECTOR ROADS SHOWN ARE CONCEPTUAL IN NATURE AND DEPICTED TO SHOW GENERAL INTENT. FINAL ALIGNMENT WILL BE REFLECTED IN FUTURE MP SUBMITTALS.



Sheet Title:

CONTEXT MAP

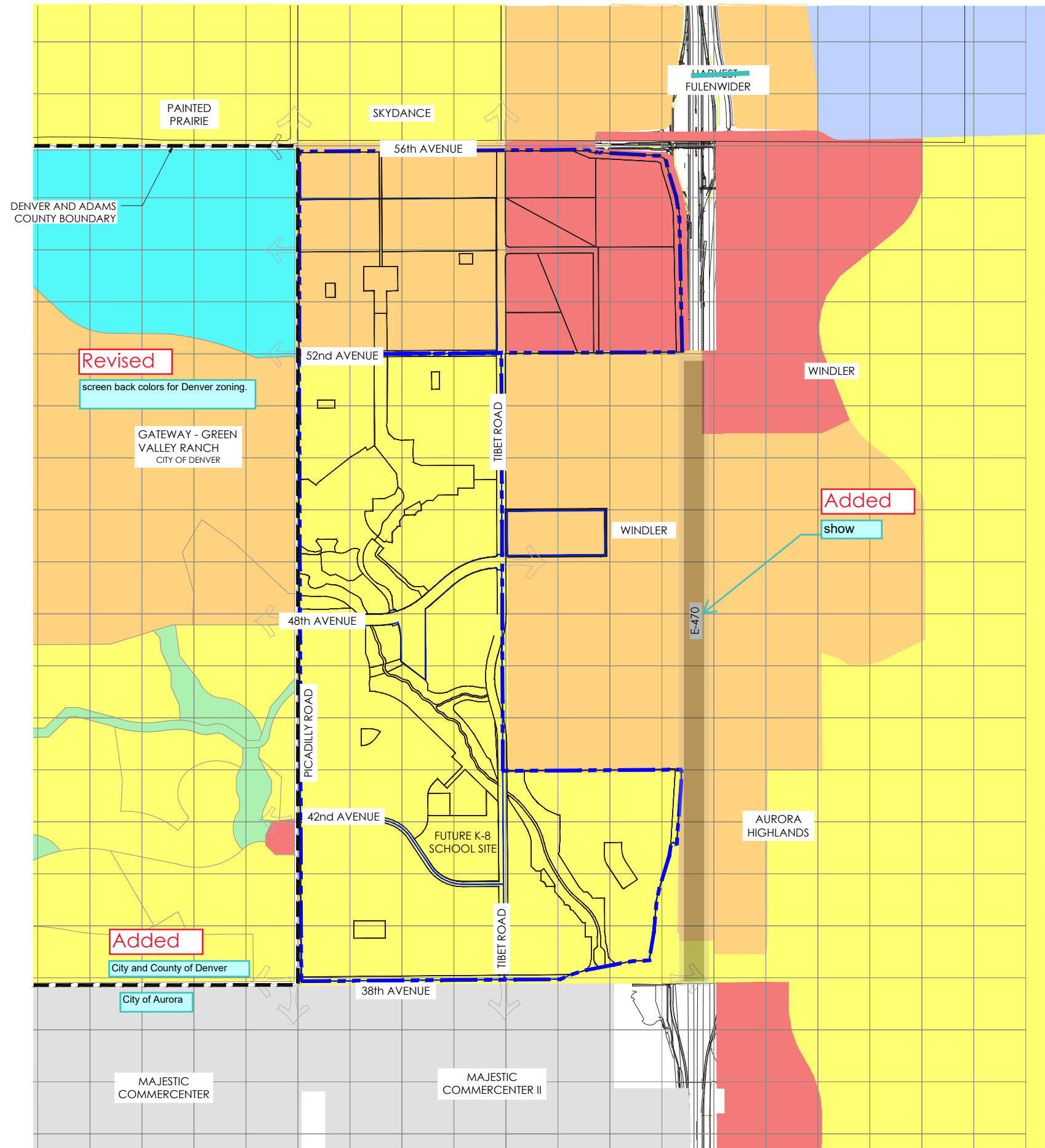
Context Maps
Master Plan

Project Title:

Green Valley Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY
RANCH



Revised

Revised

add UDO zone district abbreviations, ie. AD, I-1


LEGEND

- SITE BOUNDARY
 COUNTY BOUNDARY

 AIRPORT DISTRICT

Business/Tech - DISTRICT

 PARKS AND OPEN SPACE DISTRICT MIXED USE AIRPORT MIXED USE
CORRIDOR DISTRICT MIXED USE
REGIONAL DISTRICT

 MEDIUM DENSITY
RESIDENTIAL DISTRICT

zone districts in Denver shouldn't be included in the Legend.

Removed

Added

show

E-470

WINDLER

AURORA
HIGHLANDS

FUTURE K-8
SCHOOL SITE

VENUE

48th AVENUE

52nd AVENUE

GATEWAY - GREEN
VALLEY RANCH
CITY OF DENVER

DENVER AND ADAMS
COUNTY BOUNDARYPAINTED
PRAIRIE

SKYDANCE

LIARVEST
FULENWIDER

Revised

screen back colors for Denver zoning.

Added

City and County of Denver

City of Aurora

MAJESTIC
COMMERCENTER

MAJESTIC
COMMERCENT

Added

there should be an existing and proposed version of Zoning



Sheet Title:

ZONING MAP

Context Maps

Master Plan

Project Title:

Green Valley Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY
RANCH

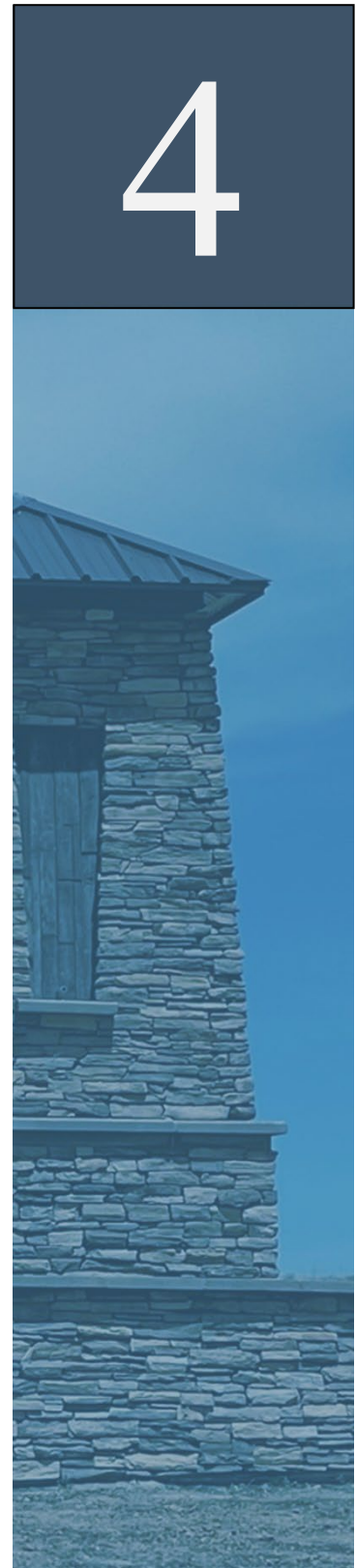
May 27, 2022

Tab 3.4

4

SITE ANALYSIS

- Form A
- Site Analysis Narrative
- Site Analysis Maps



4.1 Site Analysis Narrative: Form A

1. General Site Character

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

The Site

approved in 2008, consisted of

The approved Green Valley MP is a 2,510-acre piece of land located on either side of the E-470 Toll way between 56th Avenue on the north and 26th Avenue on the south; it runs between Picadilly Road on the west to Powhaton Road on the east. The site is located three miles south of the Denver International Airport and one mile north of Interstate 70.

the proposed amendment to the

Green Valley MP Amendment is for an 885-acre portion of the approved 2,510-acre Green Valley MP. The amendment area is located between 56th Ave. to the North, and 38th Ave to the South, Picadilly road to the West and E-470 to the East. The location of Amendment 2 in relation to the Green Valley MP can be found in Tab 3.2. The following analysis of the site describes the Green Valley Amendment 1 and 2. The remaining portions of the original Green Valley MP East of E-470 are now part of the neighboring Aurora Highlands MP.

revise to remove amendment reference but still refer to 3.2 for revised MP area

located

are no longer a part of the GV MP and

Existing Land Use

Existing development within the GV MP, is located between 52nd Ave. to the north, 38th Ave to the south, Picadilly Road to the west and E-470 to the east. Green Valley Amendment 1 to the south of 48th Ave consists of mainly single-family residential areas that contains a P-8 school. To the North of 48th Ave the site provides land uses for Active Adult residential areas. The pocket parks, and pedestrian corridors, neighborhood parks, and open spaces provide connection points throughout will enable access for residents throughout the site. A portion of the open space that cuts through Amendment 1 is the First Creek Tributary T. The Green Valley Amendment 1 area is currently under construction.

this area of

Surrounding Land Uses

Surrounding land uses include Green Valley Ranch in the City and County of Denver to the west of Picadilly Rd. which encompasses single-family residences, parks, open space, a new public golf course, and a number of schools. The schools within Green Valley Ranch in Denver include two elementary, a K-8 Charter School and a middle school, which includes the new 21st Century High Technology Academy. Additional planned facilities include two additional K-8 schools, and a new high school. An Aurora/Denver joint

school facilities agreement is in the formative stage which would allow Aurora-

organize adjacent land use info. It sort of bounces around and lacks focus

To the north of E. 56th Ave and west of Picadilly Rd., is located the Painted Prairie MP. North of 56th is Skydance and Harvest Mile-Fulenwider MP's. Those three MP's propose a mix of development that include of residential, commercial and mixed use residential, that front on to the Green Valley Amendment 2 parcel of Green Valley. To Majestic Commercenter is located south of E. 38th Ave. One, fourteen acre, outparcel, owned by the City of Aurora, exists within the site. It includes 48th Ave, a lift station, and a future fire station. To the east of Met Road, south of 52nd Avenue is the Windler MP where a neighborhood park, open space, industrial and residential planning areas are facing on to the Green Valley Master Plan. The Aurora Highlands Master Plan east of E-470, south of 48th Avenue include mixed use and residential development areas that front on to the southeast section of the Green Valley Master Plan.

types of uses?
one existing distribution center.....

lead with primary land uses for adjacent MPs, not open space, etc..

it is not "within" the site anymore.

Context Map and Zoning Subarea Map, Tabs 3.2 and 3.3 show existing and planned land uses, zoning, streets, parks and open space within ½ mile of the site's perimeter.

Narrative text has been revised and updated.

Topography and Landform

The landform and topography consist of rolling hills, shallow drainages and grass-lined swales, and plowed fields. Elevations range between approximately 5410 ft. and 5470 ft. above mean sea level for a total relief of sixty feet.

Ten-foot contours are shown on Tab 4.3, "Waterbodies Map."

Slopes across the site are predominantly less than 4.99%. Slope analysis shows:

% Site Area % Slope

87.0	00-4.99
10.2	05-7.99
01.8	08-11.99
01.0	12-100.0

A. Water Features

A drainage ditch runs from the southeast portion of the property and drains into Tributary T, an intermittent stream west of Picadilly Road that is tributary to First Creek.

Another minor drainage crosses east to west, south of 48th Avenue; this drainage also carries water intermittently.

These water bodies are shown on Tab 4.3, "Waterbodies Map."

B. Floodplains

There are multiple Special Flood Hazard Areas (SFHA) on the site. Near 38th Avenue at Picadilly Road where First Creek crosses the southwest corner of T3S R66W S 24, the floodplain is classified as Zone AE - Areas of 100-year flood with Base Flow Elevation (BFE) and Zone A – Areas of 100-year flood without BFE. There is also FEMA regulated floodplain, classified as Zone AE, along Tributary T. The FEMA floodplain will be altered for First Creek. The Tributary T floodplain will be revised and enhanced through a naturalized channel design. Both floodplains are shown on the Waterbodies Map- Tab 4.3.

C. Springs

No springs have been identified on the property.

D. Riparian Areas

There are no true riparian zones along the drainage. There is no flowing water or springs along the drainage, and no channels have developed.

The understory is an overgrazed pasture with no bushes or willows.

E. Water Table

The water table will be determined during further site analysis and assessment.

Natural or Geologic Hazard Areas

The following generalized soil and geologic information was obtained from the Colorado Geological Survey and is shown on Tab 4.5 entitled "Soils Map."

A. Soils

The soils found on the site include "Low Swell Potential" found along the site's drainages. This category includes several bedrock formations and many surficial deposits. The thickness of the surficial deposits may be variable, therefore, bedrock with a higher swell potential may locally be less than 10' below the surface. "Windblown Sand and Silt" is found on the balance of the site. Although this category has low swell potential, the upper 6" to 12" may locally have moderate swell potential. Windblown material may be subject to severe settlement or hydro compaction when water is allowed to saturate the deposits. The thickness of windblown

material may be very variable; therefore, bedrock with higher swell potential may be locally less than 10' below the surface.

(Source: "Potentially Swelling Soil and Rock on the Front Range Urban Corridor, Colorado" Colorado Geological Survey, 1973, 1974.

B. Geology

The Geologic Map of Colorado identifies the following on the site:

1. Tkdi - Denver Formation or lower part of Dawson Arkose on the Northeastern portion of the site which includes Arkasis sandstone, shale, mudstone, conglomerate, and local coal beds.
2. Qe - Eolian deposits on the southeastern portion of the site which includes dune sand and silt and Peoria Loess.

(Source: "Geologic Map of Colorado," Colorado Geological Survey, 1979).

No geologic hazards have been identified on the site to date.

Existing Vegetation and Black Forest Trees

The Colorado Division of Wildlife provided the following generalized information regarding vegetation. This site is shown as containing Midgrass Prairie throughout the site area. This is shown on Tab 4.9, "Natural Features." (Source: "Gap Vegetation Classification for Adams, Arapahoe, and Denver Counties" Colorado Division of Wildlife, Sept. 1998).

The site is typical of Midgrass Prairie that has been farmed and grazed in the past. Trees are few and isolated in drainages. In the northwestern corner of Section 24, along the Tributary T drainage, some small Cottonwoods and Peach Willows may be found.

There are no understory plants and grasses are sparse. The site receives little moisture. No Ponderosa Pines, regulated by the Black Forest Tree Preservation Ordinance, exist on this site as it is north of the Black Forest limits, which is along Smoky Hill Road.

Existing Utilities

An Alta Survey has been prepared and is included in Tab 14 which identifies existing easements on the site. Also See Tab 4.2 for more information.

Airport Overlay District

Narrative text has been revised and updated.

The entire site is outside of the 60 LDN Noise Contour Line as shown on the E-470 Corridor Land Use Study. The active adult portion of the Green Valley ~~Amendment 2~~ site falls within the Airport Influence District and Noise Impact Boundary Area established for the Denver International Airport by the City of Aurora. This would require air conditioning and noise insulation for 25dba for all residential uses. These boundaries are shown on Tab 4.4. This will also require compliance with height restrictions which do not intrude into the Federal Aviation Administration Part 77 Surfaces as well as conveyance of an aviation and hazard easement to the City and Airport for right-of-way for unobstructed passage of aircraft above the property which will waive any right or cause of action against the City and the airport arising from noise, vibrations, fumes, dust, fuel particles and other effects caused by aircraft and airport operations. The applicant will also be required to provide notice to prospective purchasers of being within the Airport Influence District.

located.... describe using street references

Significant Views

An on-site analysis was conducted to identify significant views. No significant views are located within the Master Plan boundary.

this sentence doesn't really make sense

Vegetation / Drainage

in what direction?

The topography gradually slopes down from multiple high points that are located? east across the property; near 52nd Avenue and E-470, 48th Avenue and E-470 interchange, and near 38th Avenue and E-470. The slopes move lower from the south and east (higher) to the northwest (lower), eventually collecting into a main drainage, Tributary T. Tributary T is an intermittent stream west of Picadilly Road that is tributary to First Creek. Past ditch and water control grading for farming has altered the natural drainage patterns on the property. The drainage areas from the plains to the east of the properties are not large enough to provide for water flow in the drainage ways, therefore, there are no defined channels and water flows only after a major storm. Most of the drainages are flat, and the slow water flow leaves no discernible channel. For this reason, these drainages may not to be? considered waters of the US. The sites do not have enough surface water flow to maintain wetlands along the drainage and on flatter bottom areas.



Southeast corner of E. 38th Ave. and E-470 looking west towards Front Range

Existing Structures:

don't locate by filing references. Those are not included in this MP

The Active Adult Clubhouse in Green Valley Ranch East located in the Filing 4 Contextual Site Plan is the **only significant structure under construction.** has been constructed.....

briefly discuss home construction activity across the MP area

Wildlife:

The site has been farmed and grazed so there is limited habitat for wildlife; however, the following generalized wildlife habitat information was obtained from the Colorado Division of Wildlife:

The entire site is the overall range for goose, duck, pronghorn antelope, and mule deer and within the winter range for geese. The southeastern part of the site is also within the foraging range for geese. This information is shown on Tab 4.7 entitled "Natural Features."

(Source: "Natural Diversity Information Source - Significant Wildlife Habitat Maps - Adams, Arapahoe, and Denver Counties, Colorado." Colorado Division of Wildlife, September 1998).

Wildlife Species:

Common wildlife species observed or expected on the property are typical open plains species. Raptors (northern harrier, red-tailed hawk, American kestrel) were observed on the site, but no active nests were observed or noted. No deer or pronghorn were observed and were not expected due to the open agricultural fields, lack of cover, and the barrier to migration from E-470. We evaluated the area up-gradient from Picadilly Road along Tributary T for potential federal or state listed sensitive species habitat. No

potential habitat exists on the properties for the Preble's meadow jumping mouse (*Zapus hudsonius preblei*), currently listed as threatened under the Endangered Species Act. Preble's jumping mouse requires habitat with perennial streams and a good cover of shrubs. As already stated, this type of habitat is not present on these properties. Also, no habitat for the Ute ladies-tresses orchid (*Spiranthes diluvialis*) was observed on the property. Farming practices have removed the native vegetation and wet meadow habitat normally associated with the orchid. We are recommending that no surveys for these species are needed due to lack of habitat.

The Colorado Division of Wildlife has mapped western portions of this property as Midgrass Prairie. This was probably one of the former types of vegetation present; however no native undisturbed midgrass or shortgrass prairie remains due to current and former land use. Some of the lower drainage swales could have supported midgrass prairie, however the upland slopes and broad ridges were most likely shortgrass prairie dominated by blue grama (*Bouteloua gracilis*), buffalo grass (*Buchloe dactyloides*), and other short grasses, and dryland forbs. We observed no undisturbed native prairie on any portion of the property.

There is the potential for restoration of midgrass and shortgrass prairie in some areas of the property, however most prairie soils have been disturbed and would require planting and maintenance.

The Colorado Division of Wildlife has mapped wildlife habitat for goose, duck pronghorn antelope (*Antilocapra americana*), and mule deer (*Odocoileus hemionus*) in portions of Section 13 and 24 west of E-470. At the present time there is a little goose and duck habitat due to lack of water and suitable vegetation. There is a lack of cover and forage for mule deer, and use of this property as habitat is limited. Pronghorn may have occupied some of the area in the past, but roads and increasing traffic also limit their current use of the property as habitat. Mule deer are still common on the Rocky Mountain Arsenal to the west and have been observed on the Green Valley Ranch Golf Course west of Picadilly Road.

Proposed Land Uses

The **proposed** MP Amendment 1 area is within the R-2 zone district. The **additional acreage being added as part of Amendment 2** is currently mixed-use MU-A and MU-R. A Zone Map Amendment is concurrently being proposed with this MP Amendment to **rezone xx acres from MU-A to R-2 and xx acres of MU-R to MU-A**, changing a portion of MU-R to MU-A.

west of E-470...

no area is being added to the approved MP.

refer to revisions to the area north of 52nd, south of 56th instead.

2. Site Assets

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

- There are several, low-flow drainages that cross the site; these flow from the south and east to the northwest into Tributary T, an intermittent stream west of Picadilly Road.
- The landform and topography consist of rolling hills; there are no major ridge lines or major swales.
- The site has very few natural features, other than swales.

Historical/Archeological

- The Colorado Historical Society Office of Archaeology and Historic Preservation conducted a search of the Colorado Inventory of Cultural Resources; a number of items have been inventoried on the site, but none were found have significant historic or archaeological value. The Colorado Historical Society search of the "Inventory of Cultural Resources" indicated this property was not eligible for designation as a historic site because of the severely dilapidated condition of the buildings and lack of unique architectural qualities.

Existing Utilities

- There are CIG easements running from Tibet Road and 56th Avenue diagonally thru the site past 52nd Avenue. These are shown on the Existing Easement Exhibits.

3. Site Restrictions

Based on your site analysis, what are the physical restrictions and site characteristics that may pose a challenge to development? Consider location, nature of surrounding conditions, environmental pollution, lack of existing infrastructure, steep slopes, etc.

- As indicated above, the site has few physical constraints, other than the existence of E- 470, the proposed and existing arterials, low-flow drainages across the site and various PSCO easements surrounding the property. The site is predominantly developable.

what infrastructure? roads, utilities?

- Infrastructure will need to be brought out to serve the site from the southwest at 52nd Avenue and Picadilly to the northeast at 56th Avenue and to the site boundary near E-470 as the project progresses in a phased manner as 52nd Avenue will need to be constructed first to fluidly continue the project progression.
- Tibet Road will be constructed in a phased manner to connect Tibet Road from 38th Avenue to 56th Avenue.

but will ultimately be

Existing/Planned Streets

- The E-470 Tollway is complete to the east of the site and includes an interchange at 56th Avenue, with an additional interchange planned at 38th Avenue. Picadilly Road consists of a paved two-lane roadway. 48th and 38th Avenues are in various stages of construction between Picadilly Road and Tibet Road.
- 56th Avenue, 48th Avenue and Picadilly Road are being planned as six-lane Principal Arterials, and 38th is planned as a four-lane Minor Arterial consistent with the City of Aurora Northeast Area Transportation Study. The arterials will require improvements to City standards with development phasing as applied in accordance with this MP.
- 52nd Avenue is being planned as three-lane collector. Tibet Road is being planned as a three-lane collector between 38th Ave. and 48th Ave., then a 4-lane minor arterial between 48th Ave and 56th Ave. 42nd Avenue is being planned as a two-lane collector.

and 48th Avenue

as? lanes..

4. Design Response to Site Assets

How does your proposed development plan take advantage of all the site assets identified by your analysis?

- The Green Valley MP Amendment Land Use Plan was designed using the natural features and terrain as its foundation; it contains open space corridors along the primary natural features and drainages.
- The intermittent stream corridors/drainages will be preserved within an open space corridor and will be dedicated to the City of Aurora as Open Space. Numerous parks are planned along these open space corridors. These corridors are planned to connect to off-site open space areas at First Creek and Tributary T.

? where?

5. Design Response to Site Challenges

How does your development plan deal with the site's development constraints as identified above? Have you considered alternate strategies to deal with these problems? If so, why did you select the particular approach shown on your development plan?

- As noted above, the plan was designed to preserve the natural features to the extent possible.

?

Highway and Airport Noise

Generous setbacks will be utilized along the edges of the E-470 Corridor. In residential areas, where acoustical studies indicate the need for noise mitigation, a fence, wall, or berm or combination thereof will be installed consistent with the City of Aurora requirements. As previously discussed, all development within the Noise Impact Boundary will be required to achieve an interior noise level reduction of twenty-five db in A-weighted levels. Noise reduction measures shall include central air conditioning or the equivalent.

Grading

Grading will follow the natural contours to the extent possible and will be limited to the extent possible in the stream/drainage areas as any kind of structures will not be allowed over gas easements to keep these areas at a minimum for grading.

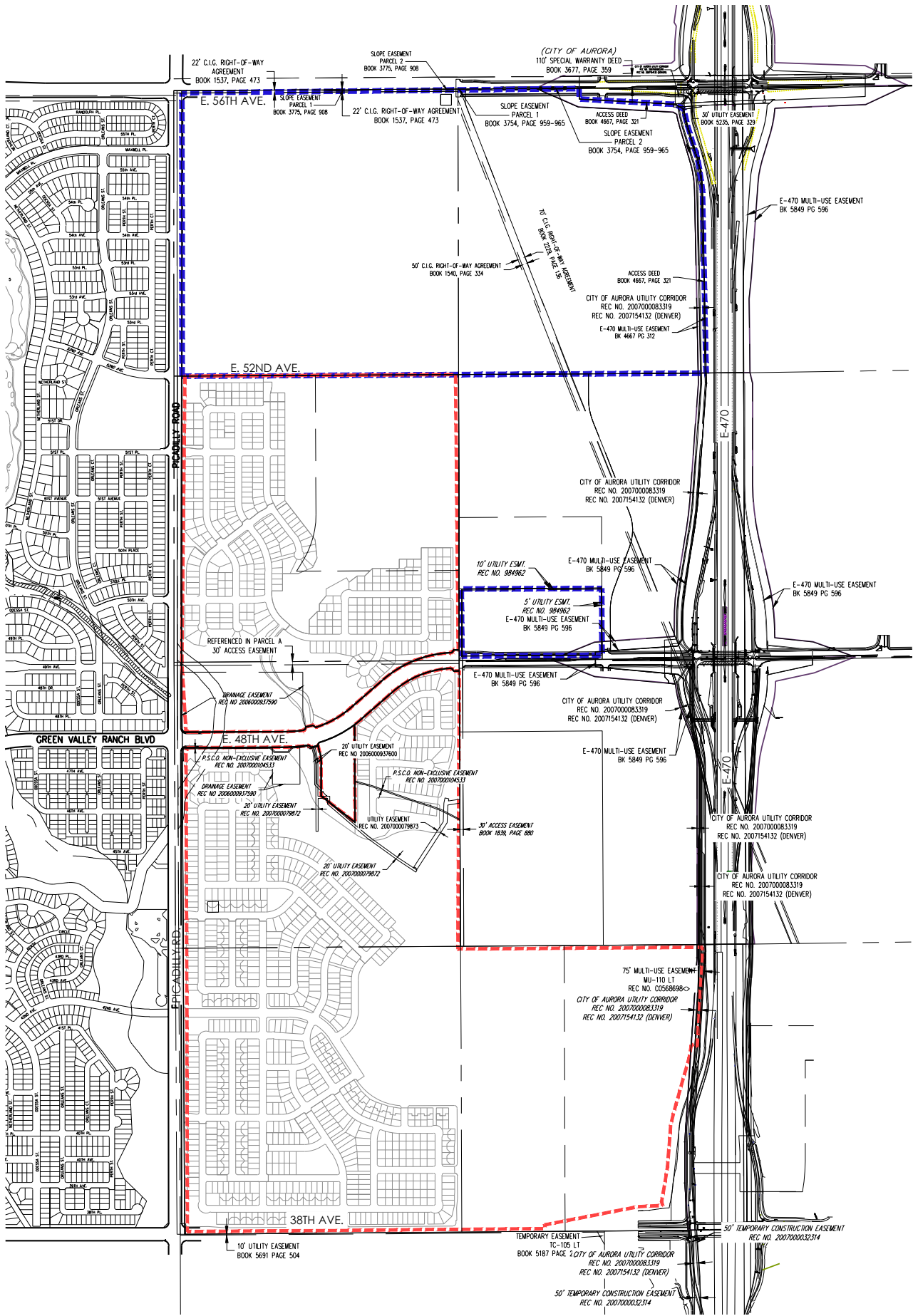
6. Development Impacts on Existing Site Conditions

What are the impacts of your project on the existing character of the site and its immediate surroundings? What improvements will your development make? How have any impacts been mitigated? Consider impacts on environmental quality, aesthetic appearance, existing open space and natural features, physical infrastructure, etc.

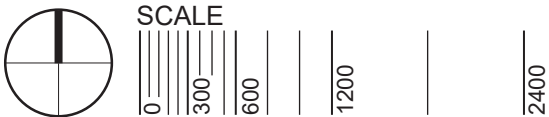
- The construction of the Green Valley MP Amendment 2 will change the existing rural/agricultural character of the land to that of a master planned community. The impacts of this change will be mitigated by the preservation of a generous amount of open space, parks, and trails, and the design of the community as a pedestrian-friendly development that has a combination of housing, park, and recreational uses.

- Regarding infrastructure, the development of the Green Valley MP ~~Amendment 1 and 2~~, which lies within the City of Aurora Water Zones 3 and 4, will occur in phases to meet demand. Water will be looped to service each phase of the project by connecting to the adjacent, existing water mains within 38th Avenue, in Picadilly Road, 56th Avenue, and 48th Avenue. Storm and sanitary networks will be extended within the community to service the phases and will connect to the existing infrastructure
- The Site is located within three separate tributaries as identified within the Green Valley Ranch East Master Utility Report. That Report created three basins to correspond with those tributaries, as follows: Basin 310-1 which is tributary to the Second Creek Lift Station approximately two miles downstream of the Site. Basin 310-2 which is tributary to the Painted Prairie Development, and Basins 310-3 and 310-4, which are tributary to the First Creek lift station within the Green Valley Ranch East subdivision. Due to serviceability issues within the Painted Prairie Development, Aurora Water has required downstream development within Sky Dance, Fulenwider, and High Point to accommodate the effluent from the 310-2 basin. It is understood that those downstream developments are aware of this requirement and will accommodate the Aurora 310 parcel effluent. Please refer to the Appendix for correspondence within Aurora Water on this topic. Consistent with this direction, Fulenwider has designed Phase 1 of the 20-inch sanitary trunk main from the Second Creek lift station up Possum Gully down to E-470. Phase I is under construction at the time of this report. Phase 2 of this trunk main which extends from the terminus of Phase 1 west to the future intersection of 60th Avenue and Tibet Road is being processed with the city at the time of this report. Future Phases of this trunk main will be extended west under E-470 and along the 60th Avenue and Tibet Road alignments to the Tibet Road and 56th Avenue intersection. This extension(s) will occur by others as a portion of downstream development or Oakwood will endeavor to make this extension to service the Aurora 310 parcel and will implement a reimbursement agreement or private development agreement to share the costs with those that benefit. Please see the additional discussion within the Sanitary System Plan section.

can these be revised to north/south?



- GREEN VALLEY AMENDMENT 1 BOUNDARY
- GREEN VALLEY AMENDMENT 2 BOUNDARY



Sheet Title:

EXISTING EASEMENTS PLAN

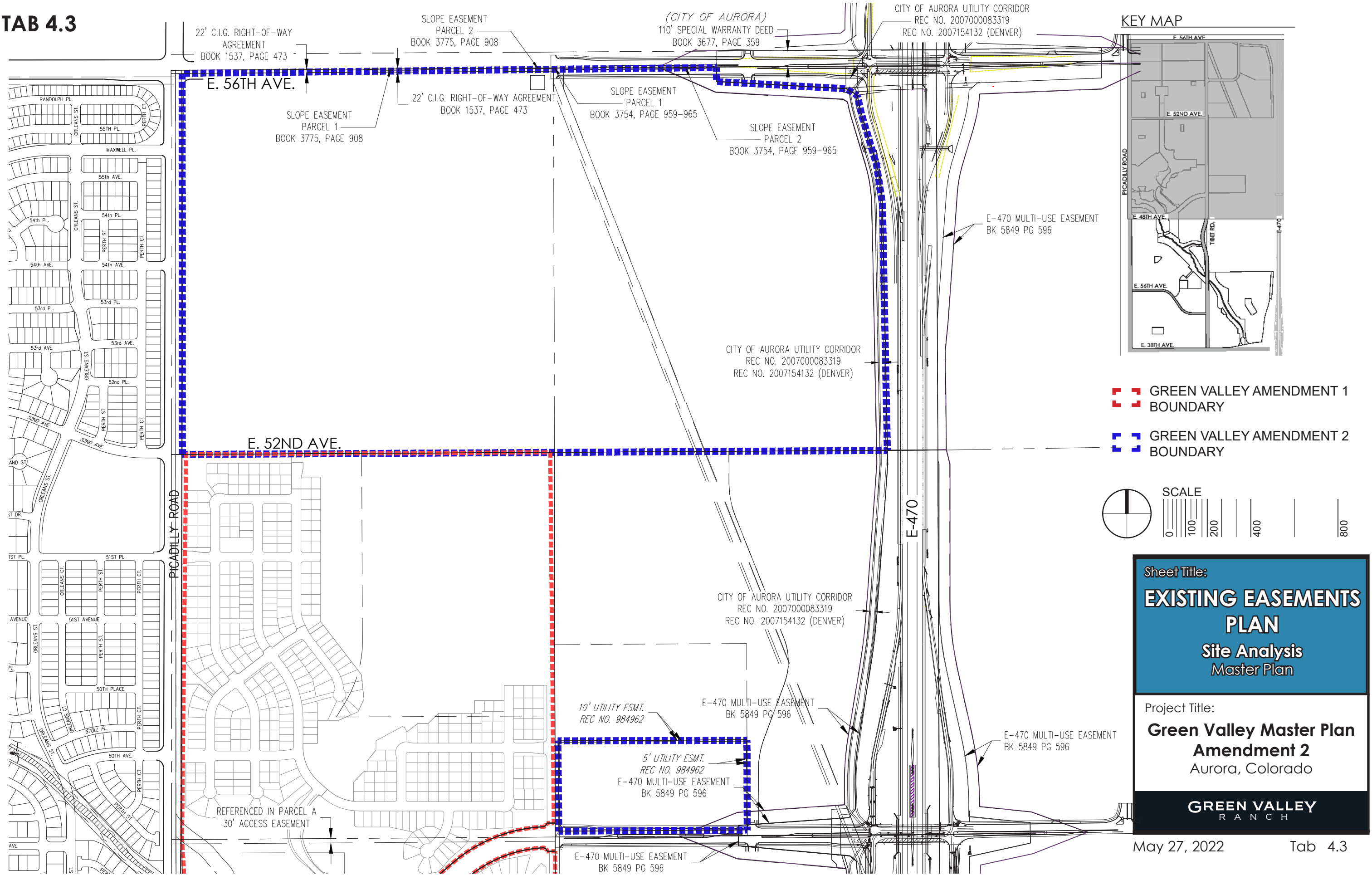
Site Analysis Master Plan

Project Title:

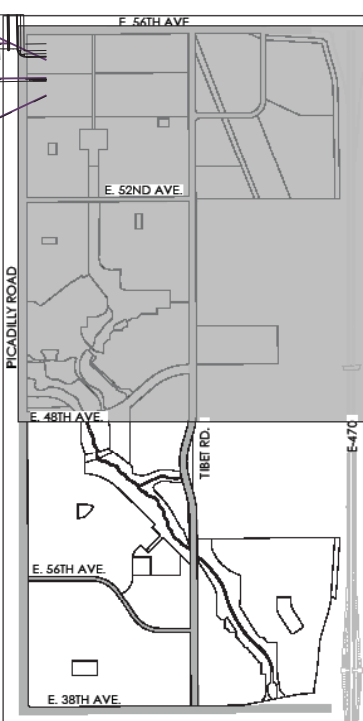
Green Valley Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY
RANCH



KEY MAP



- GREEN VALLEY AMENDMENT 1 BOUNDARY
- GREEN VALLEY AMENDMENT 2 BOUNDARY



Sheet Title:

EXISTING EASEMENTS PLAN

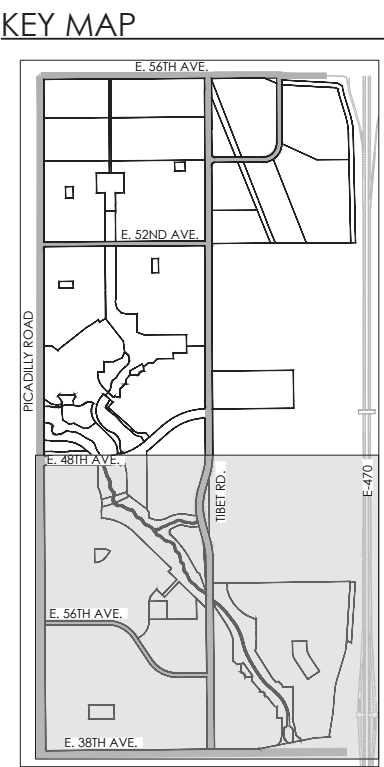
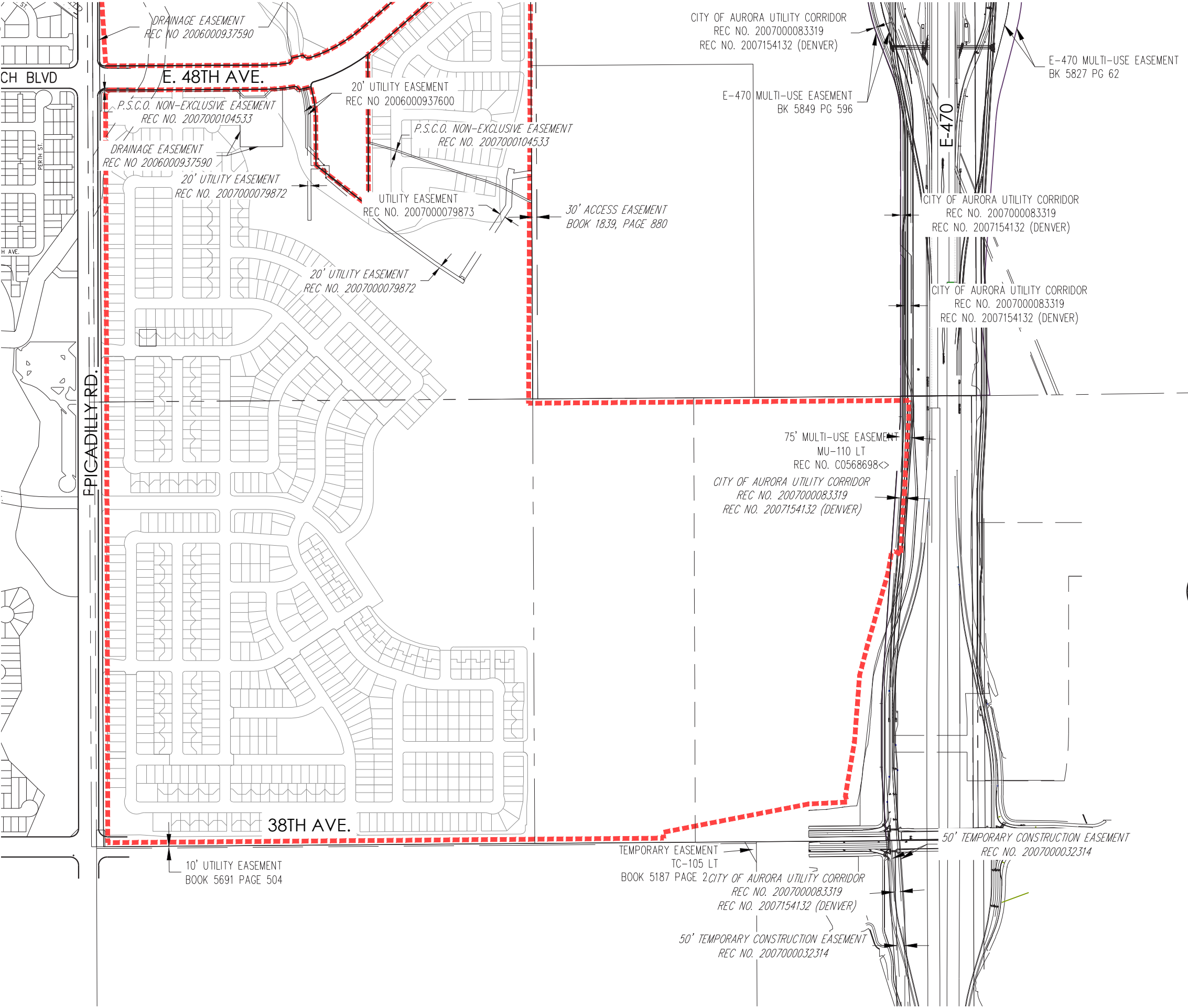
Site Analysis Master Plan



Project Title:

Green Valley Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY RANCH



-  GREEN VALLEY AMENDMENT 1 BOUNDARY
-  GREEN VALLEY AMENDMENT 2 BOUNDARY



Sheet Title:

**EXISTING EASEMENTS
PLAN**

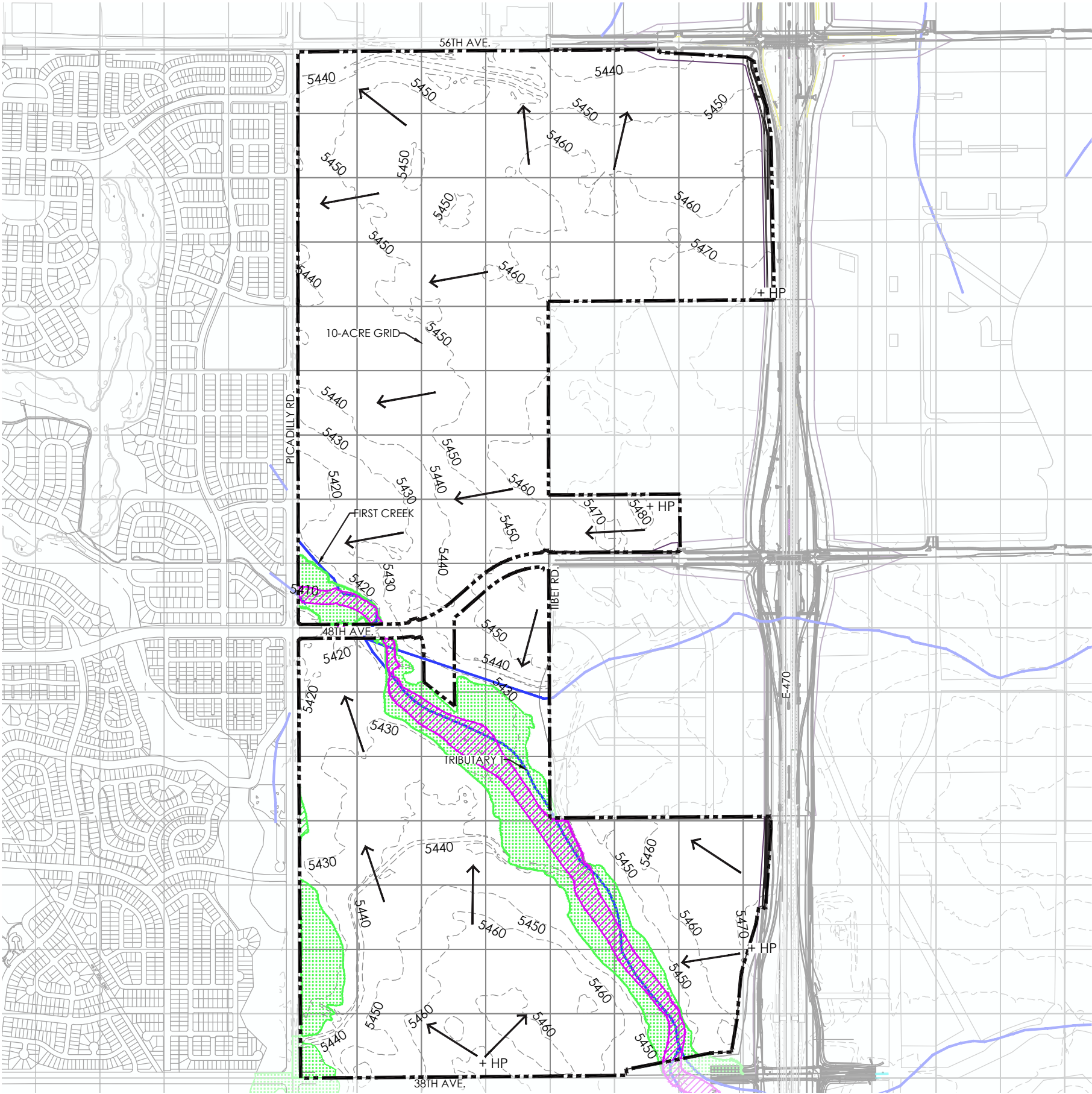
Site Analysis
Master Plan

Project Title:

**Green Valley Master Plan
Amendment 2**

Aurora, Colorado

**GREEN VALLEY
RANCH**



LEGEND

- INTERMITTENT STREAMS
- FLOODPLAIN
- FLOODWAY
- + HP HIGH POINT
- PROPERTY BOUNDARY
- SLOPE DIRECTION



Sheet Title:

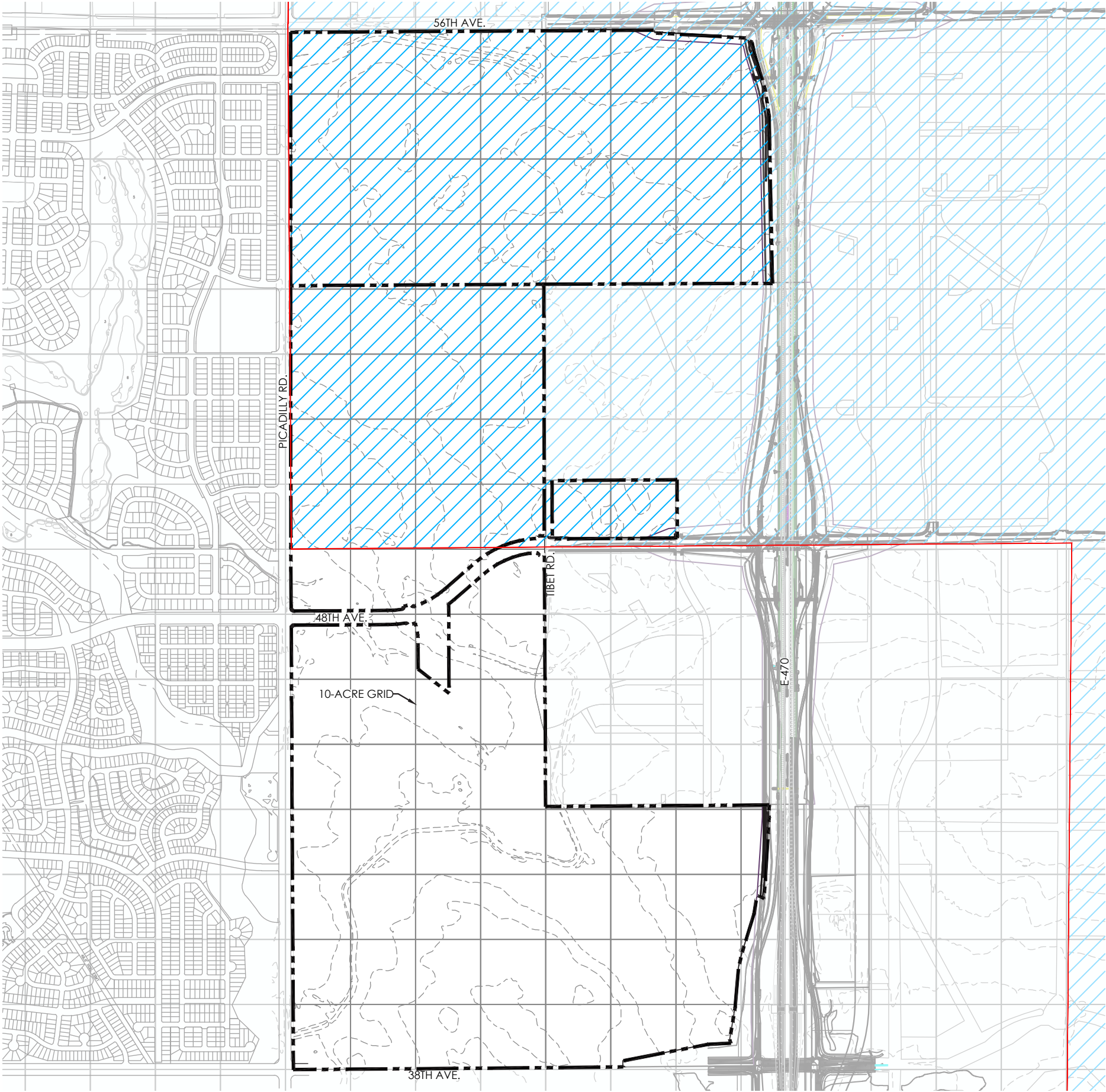
WATERBODIES MAP

Site Analysis
Master Plan


Project Title:


Green Valley Master Plan
Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH



LEGEND

 AIRPORT INFLUENCE AREA

 PROPERTY BOUNDARY

*Denver International Airport and Front Range Airport, Noise Exposure Contours, City of Aurora



Sheet Title:

**AIRPORT NOISE
IMPACT MAP**

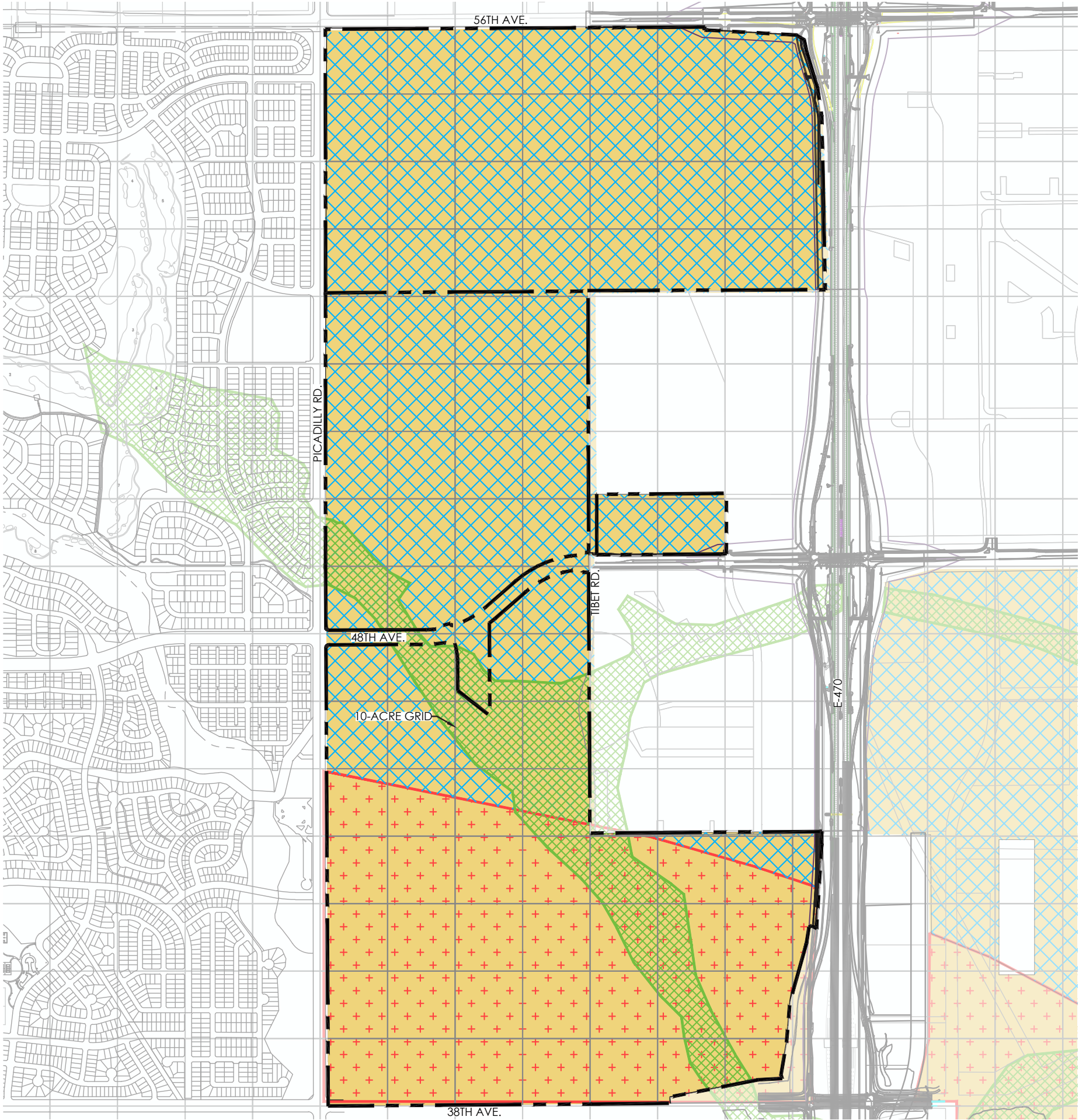
Site Analysis
Master Plan

Project Title:





**Green Valley Master Plan
Amendment 2**

Aurora, Colorado

**GREEN VALLEY
RANCH**



LEGEND

-  TKdi - DENVER FORMATION OR LOWER PART OF DAWSON ARKOSE - ARKOSIC SANDSTONE, SHALE, MUDSTONE, CONGLOMERATE, AND LOCAL COAL BEDS.
-  Qe - ELOIAN DEPOSITS - INCLUDES DUNE SAND AND SILT AND PEORIA LOESS
-  LOW SWELL POTENTIAL - THIS CATEGORY INCLUDES SEVERAL BEDROCK FORMATIONS AND MANY SURFICIAL DEPOSITS. THE THICKNESS OF THE SURFICIAL DEPOSITS MAY BE VARIABLE, THEREFORE, BEDROCK WITH A HIGHER SWELL POTENTIAL MAY LOCALLY BE LESS THAN 10' BELOW THE SURFACE.
-  WINDBLOWN SAND OR SILT - Although this material generally has low swell potential, the upper 6" to 12" may locally have moderate swell potential. Windblown material may be subject to severe settlement or hydrocompaction when water is allowed to saturate the deposits. The thickness of windblown material may be very variable, therefore bedrock with higher swell potential may be locally less than 10' below the surface.

SOURCE: GEOLOGIC MAP OF COLORADO, 1979 POTENTIALLY SWELLING SOIL AND ROCK IN THE FRONT RANGE URBAN CORRIDOR, COLORADO, 1973, 1974 COLORADO GEOLOGICAL SURVEY

NOTE: LOCATIONS OF GEOLOGIC HAZARDS ARE APPROXIMATE DUE TO THE VERY GENERAL NATURE OF THE SURVEYS. DETAILED, ON-SITE STUDIES WILL BE NECESSARY TO DETERMINE MORE ACCURATE HAZARD LOCATIONS.



Sheet Title:

SOILS MAP

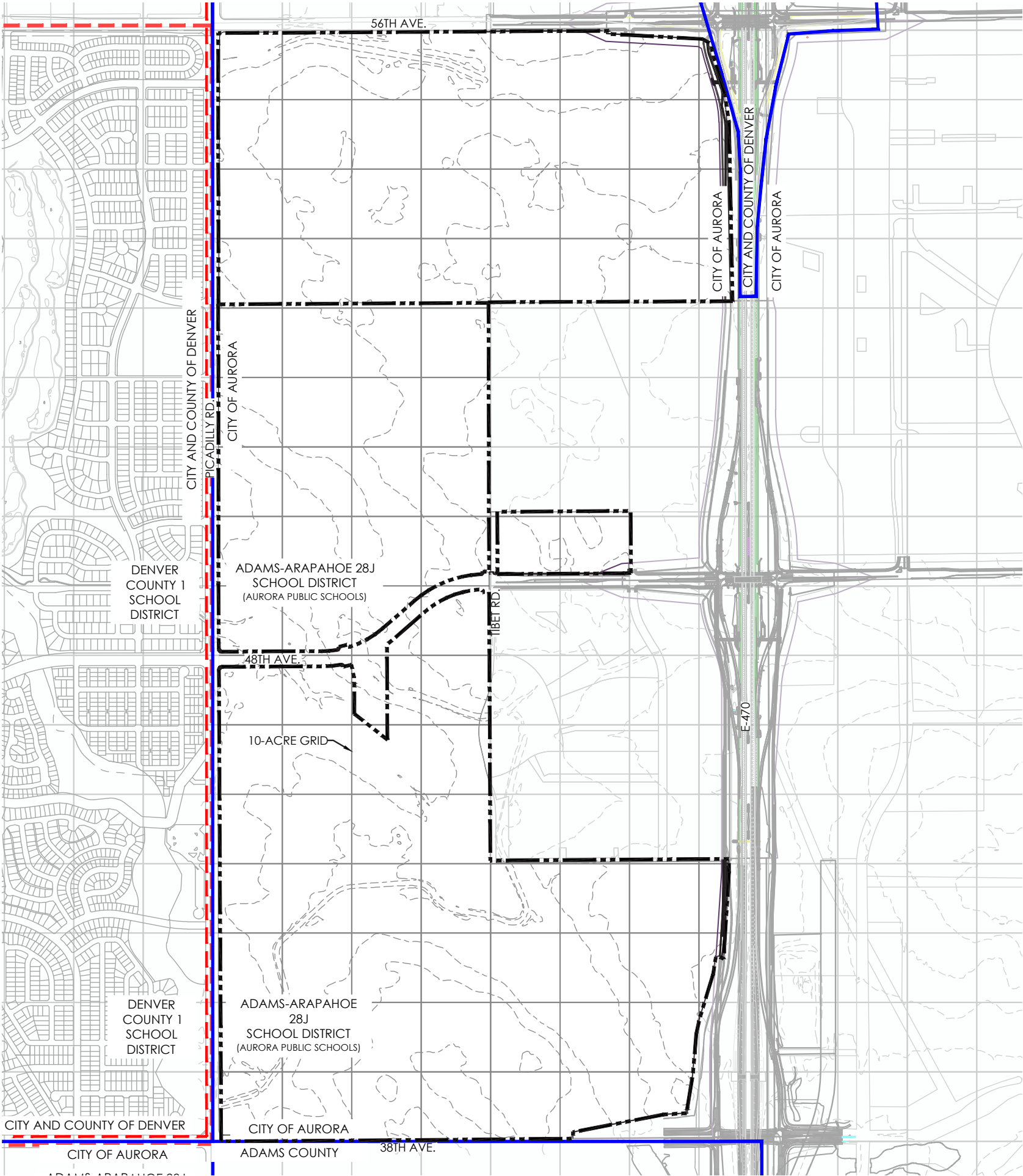
Site Analysis
Master Plan

Project Title:

Green Valley Master Plan Amendment 2

Aurora, Colorado

GREEN VALLEY
RANCH



LEGEND

- SCHOOL DISTRICT BOUNDARY
- JURISDICTIONAL BOUNDARY
- PROPERTY BOUNDARY



Sheet Title:

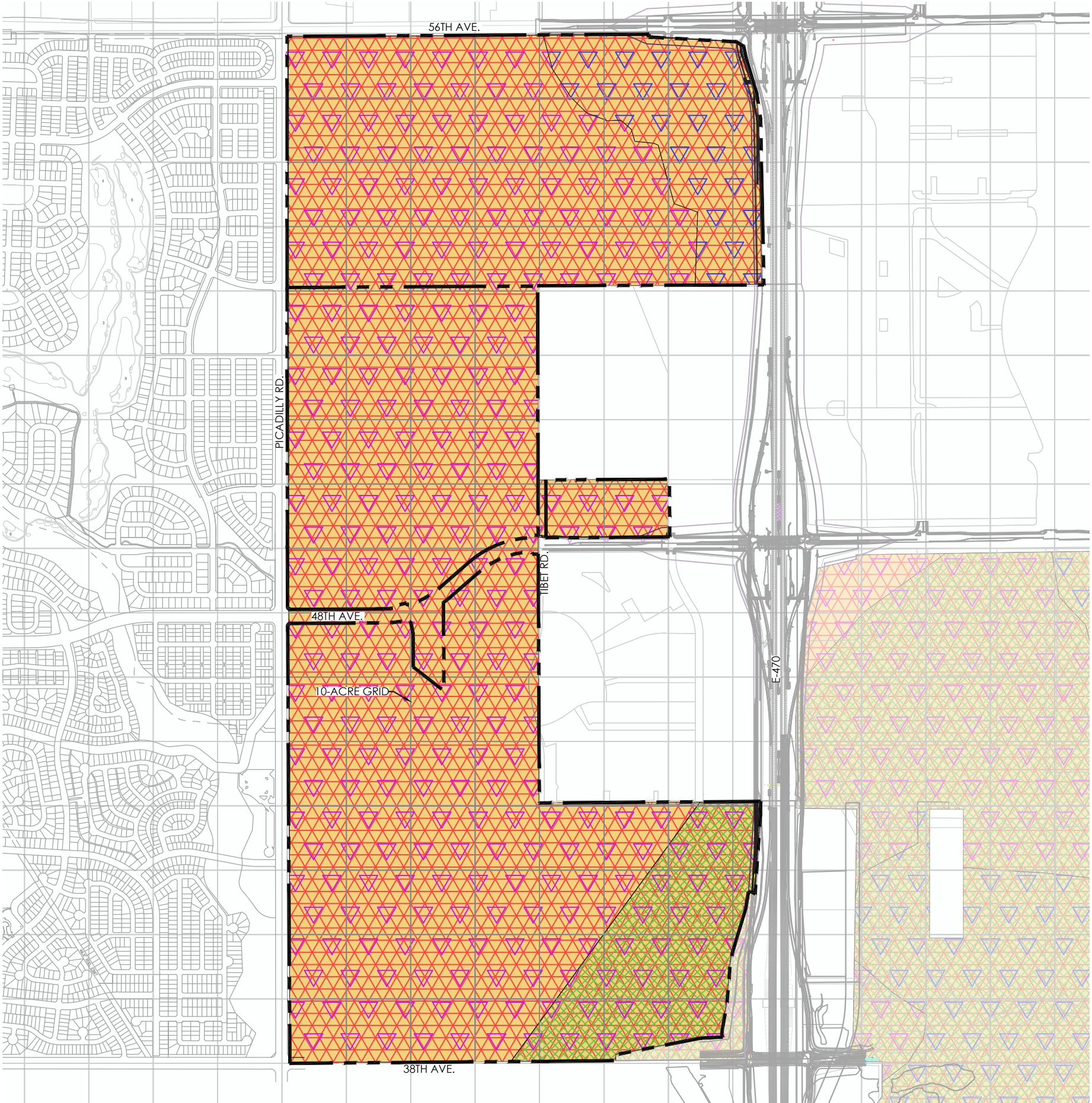
BOUNDARIES MAP

Site Analysis
Master Plan


Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado


**GREEN VALLEY
RANCH**




LEGEND




OVERALL RANGE:
Goose, Duck, Pronghorn Antelope and Mule Deer distribution




WINTER RANGE:
Goose




FORAGING RANGE:
Goose



DRYLAND AGRICULTURE

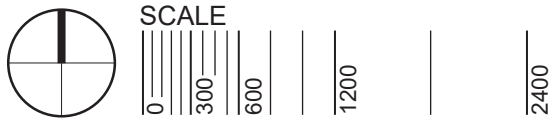


MIDGRASS PRAIRIE



SIGNIFICANT VIEWS TO FRONT RANGE (NONE)

SOURCE: Natural Diversity information
SOURCE - SIGNIFICANT WILDLIFE HABITAT MAPS - ADAMS, ARAPAHOE, AND DENVER COUNTIES, CO. COLORADO DIVISION OF WILDLIFE, SEPT. 1998



Sheet Title:

NATURAL FEATURES

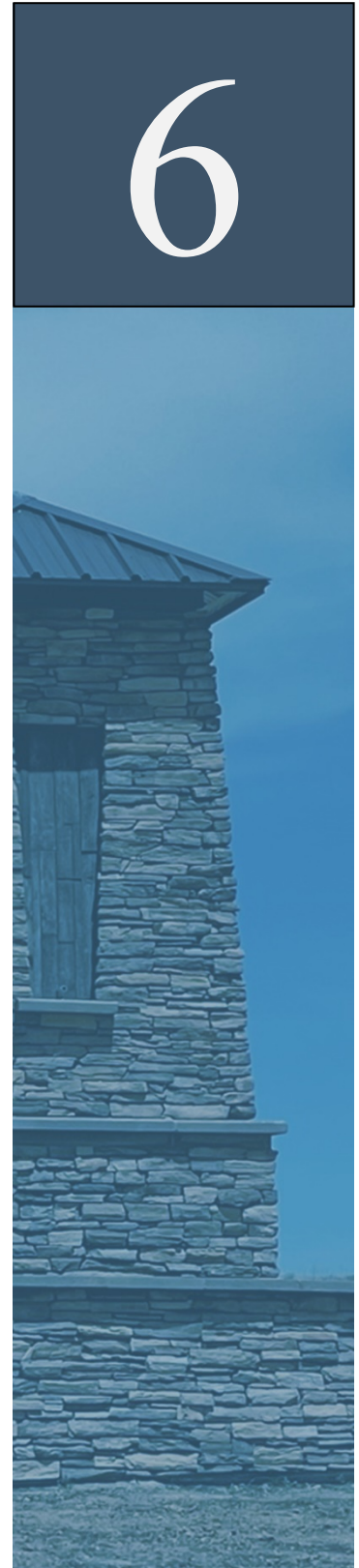
Site Analysis
Master Plan

Project Title:

Green Valley Master Plan
Amendment 2
Aurora, Colorado

GREEN VALLEY
RANCH

FORM B – MP NARRATIVE



acreages are not consistent with Letter of Intro

Form B: MP Narrative

Text has been revised and updated

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?

(formerly Framework Development Plan)

In 2008 a 2,500 Ac. Master Plan (MP) for Green Valley was approved. This MP included a variety of uses including residential, commercial, mixed use and a variety of parks and open space throughout. The MP was then amended for the piece of land west of E-470 known as Amendment 1 and received approval in 2018 for 588 acres. This is now 571 acres due to E470 purchasing a portion of land along that

the second amendment proposes to modify.....

for the 588 acre area, however, there were no other changes made to the MP.

A 52nd Avenue

Amendment 2 is for 301 acres North and east of Amendments 1 and 2 represent the last remaining land

from the original 2,500 acres. The remaining area of the approved MP, located east of E-470, Aurora Highlands and Windler, have been removed from the GV MP and will be developed by separate Master Plans.

?? This should be discussed in Tab 3

The Master Plan area is also being revised to include only the area west of E-470 and the

The proposed

Green Valley MP Amendment 2 is to revise the land uses for the additional 313 acres north and east of 52nd Avenue and to remove the area east of E-470 from the MP. This is the last remaining piece of the original 2,500 Ac MP. When combined with the approved Amendment 1 area, this brings the total acreage to approximately 885 acres within this Master Plan. This is an amendment to the approved MP and not a brand new MP.

The proposed amendment also includes

move

this amendment is to provide Urban Design, Landscape and Architectural Standards for Commercial/Retail that are being added to this MP in addition revising land use maps to include these new areas and to better align with current site plans.

just discuss proposed land uses north of 52nd Ave.....

As part of this Amendment, the Active Adult neighborhood located between 48th Ave and 52nd Ave in Amendment 1 is being expanded to the north. This community is focused on the 55+ age group, while residential uses south of 48th Ave are focused on all age groups. North and east of the active adult community will be commercial/retail uses to serve this community and other surrounding communities.

adjacent to 56th, E-470....

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?

Revised

Green Valley Amendment 2 will not be a series of villages varying in architectural styles and visual themes, but rather a unified community following the “Colorado” theme. This theme reflects the beauty of the Colorado foothills landscape and will have a more rustic character. Predominant architectural styles will include Classic, Contemporary, Homestead, and Victorian with materials complementing the surrounding area.

The architecture is not defined by neighborhood, but rather by a mix of product types. The residential areas throughout the development consist of a variety of housing types: single-family detached homes, motorcourts with both single-family detached and single-family attached duplex, front loaded single-family attached duplex homes, and multi-family homes. When mixed, these varying styles create diverse neighborhoods in both style and affordability. The primary landscape theme consists of large sweeping native areas that use landforms and native plantings indicative of the Colorado foothills. Large planting beds located along streets and trails will be made up of masses of grasses, shrubs, and trees to provide both seasonal interest and views into and out of the site. Landforms will be accentuated with the use of berming and rock outcroppings to create space both wildlife and residents to enjoy.

TBD. It may be better to introduce at the site plan level

the MU-R

The commercial planning areas will include a variety of land uses, including office, institutional and retail. A component of the commercial development is a Main Street per Aurora standards. These main street standards are further described in Tab 10. Due to close proximity to E470 and the interchange at 56th, the commercial center is positioned to attract a variety of commercial uses which may include large scale retail, office or warehouse retail. The ‘City Corridor’ Placetype will focus on commercial activity including retail shops, restaurants, pedestrian spaces, and outdoor plazas. The vision for Main Street will be to create a high-quality public space for the Green Valley Ranch community. The commercial planning areas and Main Street will reflect the community ‘Colorado’ theme through architecture, signage, urban spaces, and site furnishings.

3. Zoning Conformance

Does the MP accurately reflect adopted zone district boundaries?

discuss as a whole, not by amendments. describe locations of each existing and proposed districts. Include acreages of rezone.

The approved MP Amendment 1 area is within the R-2 zone district. The Amendment 2 area is currently zoned Mixed Use Airport (MU-A) and Mixed Use Regional District (MU-R). A Zone Map Amendment is concurrently being proposed with this MP Amendment to rezone a portion of MU-A north of 52nd Ave to R-2 zone designation in order to extend the active adult community. We're also proposing to rezone a portion of the current MU-R east of Tibet Road to MU-A. Refer to the Rezone exhibits that are provided as part of that submittal.

exhibits not included.

Revised and
exhibit included

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?

The Original Annexation Agreements include the following park and school dedication requirements:

Public Land Dedication - 6% of the area zoned for residential uses to be used for open space, and 2% of the area zoned for residential uses to be used for municipal purposes including fire facilities. School dedications- up to 4% of the area zoned for residential uses. School dedications were provided in Amendment 1:

Correct OS and Park
requirements will be
increased

it is unclear what is expected for the additional 301 acres. Will MF or MU uses increase open space or school dedication requirements?

Public Facilities

2% of non-residential acreage ($149.7 \times 2\% = 3.0$ Ac)

- Land dedicated to city for future fire station along 48th Ave.

Schools

P-8 School:

614 Elementary School Students (.0175 acres/child) = 10.75 ac

289 Middle School Students (.025 acres/child) = 7.23 ac

Subtotal: 17.98 ac

- Amendment 1 included an 18.0 Ac school site
- No additional acreage required since additional residential is active adult

High School:

361 High School Students (.032 acres/child) = 11.565 ac

Total Acres Required = 29.55 ac

Open Space:

6% of residential acreage (564 Ac x 6% = 34 Ac)

Green Valley Master Plan (including Amendments 1 and 2):

reference requirement per
acreage, not amendments

Neighborhood Park:

Required: 21.4 acres

Provided: 22.0 acres

Community Park:

Required: 7.9 acres

Revised

Provided: 6.6 acre cash-in-lieu payment made as part of amendment 1.

Remaining payment to be made by first residential plat of either PA45-48.

Open Space:

Required: 55.5 acres

Provided: 58.4 acres

5. Adjustments

Does your current design require any ordinance waivers in order to be approved? If so, list each proposed waiver, and answer the following questions for each:

- What are the specific site-related characteristics of your site that have led to the waiver request? (Do not include self-imposed hardships or constraints as a justification. Financial constraints may be considered, but only as they relate to unusual site conditions. Do not simply respond that meeting all development standards would be too costly.)*
- What design alternatives have you considered to avoid the waiver? Why weren't these alternatives chosen?*
- What measures have been taken to reduce the severity or extent of the proposed waiver?*
- What compensating increases in design standards have you proposed to mitigate the waiver's impact?*

There are no adjustments being requested in the MP.

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 will need to provide sewer and water services, police, fire, and library services. The City will also need to provide maintenance for public parks and public streets following dedication to the City. See Public Improvements Phasing Plan, Form J and the Development Agreement.
- A summary of the proposed water and sewer service strategy is contained in Form A. For additional detail, please refer to the Master Utility Plan and the Development Agreement.
- Picadilly Road, 56th Avenue and 48th Avenue are planned as six-lane Principal Arterials. 38th Avenue is planned as a four-lane Minor Arterial. 52nd Avenue, Tibet Road from 38th Ave to 48th Ave, and 38th Avenue are planned as three-lane collectors. 42nd Avenue is planned as a two-lane collector. Tibet Road from 48th Ave to 56th Ave is planned as a four-lane Minor Arterial. The arterials will require improvements based on City standards with development phasing. See Public Improvements Phasing Plan and the Development Agreement.

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.

- To the west of Picadilly. East half of Picadilly is in Aurora, all roadways are within the City and County of Denver, so road standards necessarily differ. Principal and Minor Arterials align to connect with the arterials to the north, south, east, and west. To the east, 48th Ave is aligned to connect with 48th Ave. in the approved Windler MP. Collectors in Aurora are spaced at half-mile intervals, but to the west in Denver, collectors are not spaced at the same interval. Due to the differences, the road alignments within Green Valley Amendment 2 have been aligned to match existing Revised s within Denver.

See Street Cross Sections on Tab 10.13.

8. Pedestrian Circulation

Revised

more than one?

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.

- Off-street trails within Green Valley MP are aligned to connect with trails to the west in Green Valley Ranch Denver, including the one along the First Creek Drainage and along Tributary 5. Trails from the PA-16 open space will cross 52nd Ave via a grade separated crossing and extend north into PA-62 and the proposed active adult community. This will link the parks and amenities being provided to this community.

by 48th Ave?

Revised

- Trail sections in Green Valley MP will be constructed to the City of Aurora standards and shall be constructed of concrete in the more urban areas of the community, and in the more natural areas, other materials, such as decomposed granite, may be proposed at the time of Site Plan review. Trails along drainage channels will be constructed according to maintenance road / trail standards of the Urban Drainage and Flood Control District and the P&OSD standards and will be a minimum of 10 feet wide. These trails shall both act as pedestrian trails and maintenance trails. Regional trails outside of the drainage ways will be ten (10) feet wide and community trails shall have a minimum width of eight (8) feet. Refer to the Open Space Plan for regional and community trail locations. Six (6) foot wide minimum neighborhood trails will also be incorporated in trail network. These trail locations will be determined at SP.
- The proposed Main Street in the commercial area will have a strong pedestrian connection across Tibet Road into the active adult community.

Revised

spell out

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:

Revised

corridors?

- Water features, such as floodplains, streams, and arroyos.
 - Open space is planned along the drainages. This open space becomes part of the open space/trail network that crosses the site

linking neighborhoods to parks, a school, and activity centers.

- *Adjacent parks and public open space*
 - There are four (4) neighborhood parks within close proximity to the Open Space Corridor. This corridor begins south of 38th Avenue and extends diagonally, northwest to southeast, within Green Valley Amendment 2. Two other neighborhood parks are along open space corridors in the active adult community and connect up to this main Tributary T open space.
- *Historic archaeological sites*
 - A review of the records of The Colorado Historical Society Office of Archaeology and Historic Preservation "Inventory of Cultural Resources" identified a number of items inventoried on the site, but none were found have significant historic or archaeological value.
 - The majority of these sites occur within the site's drainage areas, which will be enhanced as open space/trail corridors.
- *Significant views of the Front Range and views from public parks and I-70 and E- 470 and other collector and arterial streets*
 - Views from public parks and other collector streets west will be protected at strategic points within the development. The use of topography and vegetation will frame scenic vistas.
- *Riparian wildlife habitat*
 - There are no true riparian zones along the drainage. There is no flowing water or springs along the drainage, and no channels have developed.
 - Tributary T just east of Picadilly Road in Section 24 has one old mature cottonwood along the drainage. This is also not a true riparian zone since there is no flowing water except after a storm, and there is no definite channel. The understory is an overgrazed pasture with no brushes or willow.
- *The approximate topographic form of major ridgelines and swales*
 - There are no major ridgelines or swales. The drainages will be enhanced as a part of the planned community's open space/trail network.

Correct

off-site?

clarify location

Revised

adjust as needed - doesn't work if 38th is the origin

reference parks in traditional residential by school site

Revised

- *Natural or geologic hazard areas, including unstable slopes and expansive soils*
 - No geologic hazard areas or expansive soils have been identified on the site.
- *Other natural features such as bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, or wetlands.*
 - Slopes over 6% are primarily found in the drainage areas that will be preserved/ enhanced as open space. There are no bluffs, ridges, or rock outcroppings. There are a few mature trees in and around the drainage areas that will be preserved to the extent possible within the open space areas.

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?

Revised

just discuss what it will be

Green Valley will not be a series of villages varying in architectural styles and visual themes, but rather a unified community. The architecture is defined by a mix of product types, which vary by location and quantity throughout the entire development which is split into Active Adult north of 48th Ave and a more Traditional neighborhood south of 48th Ave. When mixed together, these varying types create diverse neighborhoods in both style and affordability.

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 Green Valley site is outside of the Black Forest Ordinance jurisdictional area.

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?

- Slopes over 6% are primarily located in the drainage areas that are enhanced as open space.

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.

- A number of meetings have been held between representatives of the applicant and the Aurora Public Schools to reach agreement on servicing the Green Valley Master Plan.

PUBLIC ART PROGRAM

Please add the planning area numbers or identifiers to the map in the Public Art Plan.

The timeline for Part 2 is very vague. Please be more specific.

Planning area
numbers added

7



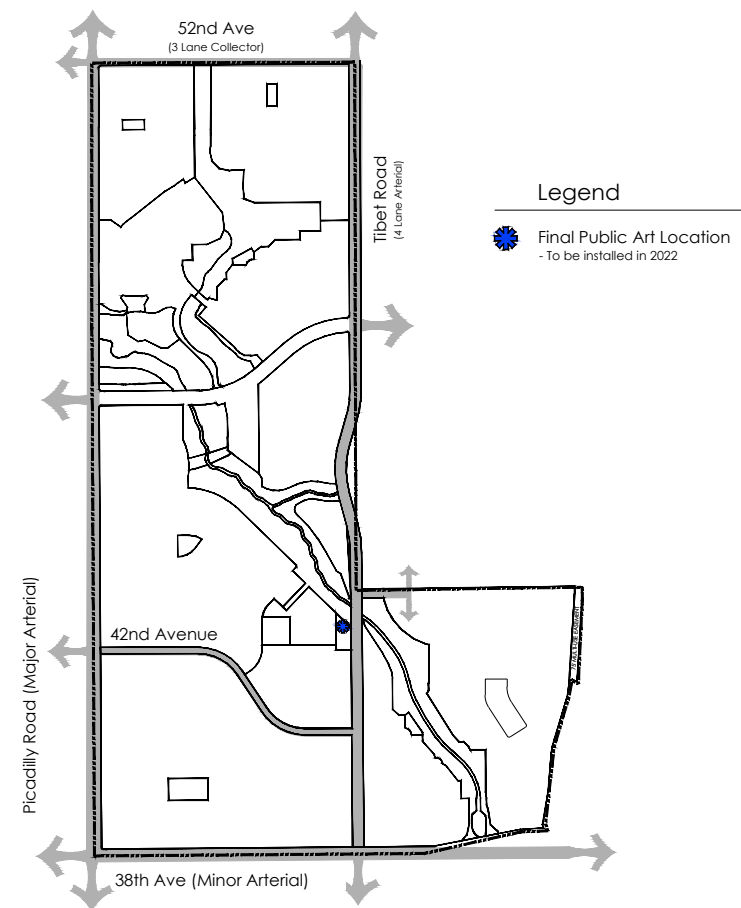
TAB 7.1

PUBLIC ART CHARACTER

Public art installations in GV Amend 1 should complement the Colorado theme and should also be reactionary to windy weather conditions which are frequent in the area. Sculptures that have kinetic responses to the wind or create pleasing auditory responses should be considered. Public art can also be a combination of gates with sculptural elements.

PROPOSED PUBLIC ART LOCATIONS

As part of GV Amendment 1, potential public art locations were shown per the requirements at that time. We have worked with the Public Art Program to locate, choose an artist, and construct the art piece as part of this community. Refer to the map below for the timing and final location of public art required as part of Amendment 1.



Sculpture



Sculpture



Ornamental Fencing

Note: Imagery is intended to depict the general character and quality of the art proposed and not any final design.

PUBLIC ART BUDGET

573.4 ac x \$313.59/ac =	\$179,812.51
75% Professional Artist Budget	\$134,859.38
5% Application Fee	\$8,990.63
10% Future Maintenance and Repairs	\$17,981.25
10% Project Coordinator	\$17,981.25

*Refer to Tab 8.2 for Land Use Summary and Tab 8.3 within GV Amendment 1 for Land Use Map for acreages

Sheet Title:

ART CONCEPT & LOCATION

Public Art Program
Master Plan

Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH

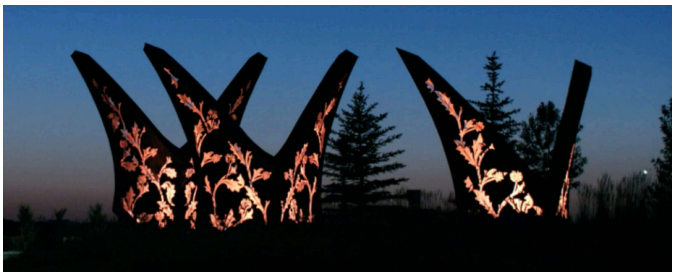
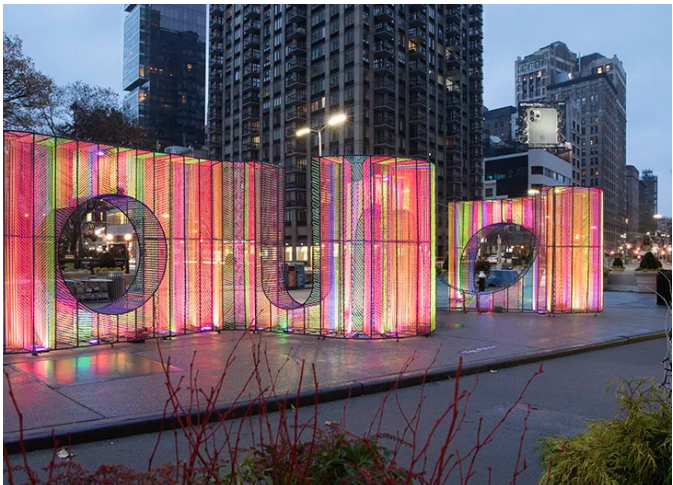
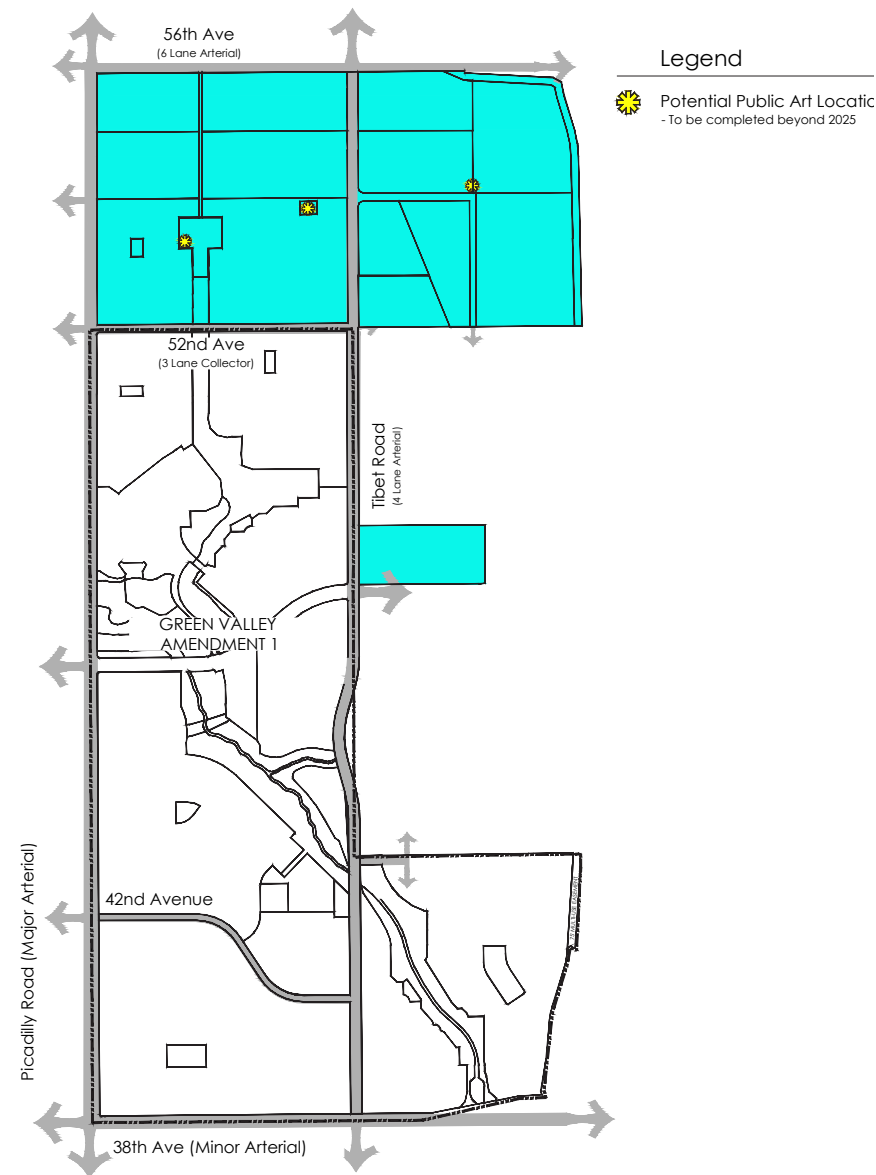
TAB 7.2

PUBLIC ART CHARACTER

Public Art within the commercial parcels could be spread out along Main Street as an integrated street scene, concentrated in the plaza as a main focal element or placed within the residential community as part of the neighborhood park. The sculpture should be placed so it is experienced by pedestrians, cyclists, or from a vehicle. It should enhance the setting by creating a ‘sense of place’. It is also encouraged that the sculpture be a destination within the community. Artists are encouraged to incorporate colors, textures, different materials and lighting while still maintaining the overall Colorado Theme.

PROPOSED PUBLIC ART LOCATIONS

Public art installations to be located near the propped locations shown on the map below. The timing of the art selection processes and installations will be tied to the build out of the different phases based on market demand. Refer to the map below for the timing for each potential public art location.



Note: Imagery is intended to depict the general character and quality of the art proposed and not any final design.

PUBLIC ART BUDGET

113.6 ac Residential x \$330.77/ac =	\$37,575.47
17.2 ac Mixed Use x \$508.88/ac =	\$8,752.74
155.6 Non-Residential ac x \$540.00/ac =	\$84,024.00
Total:	\$130,352.21
75% Professional Artist Budget	\$97,764.16
5% Application Fee	\$6,517.61
10% Future Maintenance and Repairs	\$13,035.21
10% Project Coordinator	\$13,035.21

*Refer to Tab 8.2 for Land Use Summary and Tab 8.3 for Land Use Map for acreages. Budget based on additional residential and commercial acreage in Amendment 2. Amendment 1 requirements have been met.

Sheet Title:

ART CONCEPT & LOCATION

Public Art Program
Master Plan

Project Title:

**Green Valley Master Plan
Amendment 2**
Aurora, Colorado

GREEN VALLEY
RANCH