

9

MP OPEN SPACE, CIRCULATION, AND NEIGHBORHOOD PLAN

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9.1 Open Space/ Circulation/ Neighborhood Map

1. Open Space

The parks and open space system for Green Valley Ranch is extensive and includes 31.5 acres in 7 Neighborhood Parks and over 95.9 net gross acres of open space. The open space includes a 200 to 400 foot wide open space known as the Grand Park Corridor, runs northwest to southeast along the Tributary T Drainageway and connects all park, school, and NAC sites together. The Grand Park Corridor is scheduled for improvement with a trail system, benches, scenic overlooks, and landscaping. See Form J for further detail.

2. Connectivity

Integral to this development are detached sidewalks with street trees and curbside landscaping between the back of the curb and the sidewalk, creating a walkable, shaded, and visually appealing environment. A robust street network, including potential additional connections to the north, and close proximity to park space and neighborhood-serving retail are key components to fostering a high-value, vibrant neighborhood with increased density.

3. Pedestrian and Bicycle Circulation System

The pedestrian circulation system at Green Valley Ranch consists of detached meandering pedestrian trails along the arterials and collectors, in addition to walks along local streets. All community facilities including parks, schools, the Grand Park Corridor, and the NAC's are connected to the trail system. This system is shown on the Open Space, Circulation, and Neighborhood Map.

The Green Valley Ranch MP encourages pedestrian and bicycle activity throughout the community by providing:

- 10 foot regional off-street trails leading through the Grand Park Corridor and its associated greenways that connect to Community and Neighborhood Activity Centers, parks, open space, schools, neighborhoods, and activity nodes. All regional trails will cross arterials at either a signalized intersection or a grade separated crossing. Signalized intersections may include Rectangular Rapid flashing Beacon (RRFB) signs. The potential of a grade separated crossing will be evaluated at time of Site Plan;
- 8-foot community detached trails along Minor Arterials.
- Landscaped tree lawns adjacent to a majority of the local streets will be provided.
- 6-foot neighborhood trails will be provided within each neighborhood.

4. Primary Access

In the Amendment 3 area one principal Arterial, 38th Avenue, traverses Green Valley Ranch in an east/west direction; this is planned to eventually accommodate 4-lanes. In a North/South direction, a three-lane collector is planned along Tibet Road between 38th Ave. and 48th Ave.

In addition to these roadways, local roadways will serve the individual neighborhoods, designed to meet the City of Aurora Subdivision Ordinance. Ukraine Street has been shifted east as part of Amendment 3 to accommodate a future signalized intersection

Sidewalks are planned along all streets, and pedestrian/bicycle trails are planned along the Grand Park Corridor and all its associated greenways. These trails will be 10 feet wide, constructed of concrete or other materials determined at the SP level.

Tab 10.14-10.15, Street Standards, show the cross sections for these streets.

5. Public Land Dedication Requirements

The City's parks/open space dedication requirements under the current City Code, when applied to the MP site, would require approximately 31.5 acres of neighborhood parks, 11.55 acres of community parks, and 95.9 acres of further open space/parks, resulting in an aggregate public land dedication requirement of approximately 124.9 acres. MP Amendment 2 did not reduce the amount of dedicated open space within the approved Green Valley Ranch MP Amendment 1 and was not meant to stand alone but be a portion of the overall approved Green Valley Ranch MP. Therefore, any public land dedication (PLD) calculations should be inclusive of the entire MP area. Any PLD shortfalls for community park requirement will be provided with a cash in-lieu payment to the City accordance with City Code Section 147-48(b)(4).

Under this MP Amendment 3, the applicant will dedicate 31.5 acres for neighborhood parks, 11.55 acres Cash-In-Lieu payments for Community Parks, and another 81.9 acres to credited open space. As a part of the 95.9 acres the applicant will establish "pocket parks" within the development to minimize any gaps in service and provide open space for those with less outdoor living space. These are further described hereinafter as contemplated in the approved MP.

Pocket Parks will be maintained through one or more metropolitan districts, which will be implemented at the Site Plan (SP) stage. Applicant will determine the improvements and amenities for the pocket parks based on the criteria outlined below. These pocket parks will enhance the recreational and open space amenities afforded to Green Valley Ranch, and the Parks and Open Space Department Dedication and Development Criteria specifically mandate open space credit for such pocket parks. The City will also derive economic benefit from the implementation of this system because the pocket parks will not be dedicated to the City, and accordingly the City will not have to absorb ongoing maintenance responsibilities with respect thereto (which responsibilities the City would bear for

incremental neighborhood parks). From a policy standpoint, the desired land use utility to be derived from open space is realized, but the City does not have to bear the resulting economic burdens.

A pocket park within Planning Area 8 shall be a minimum ½ acre in size and include a trail connection across Tributary T to the neighborhood park. It must also include a 5,000 square foot functional turf area and active play elements such as a basketball court and tot lot or similar.

Within Planning Area 9 a pocket park shall be included in the northeast, with a minimum size of one (1) acre and a minimum dimension of 200 feet. It must include a 150-foot by 150-foot functional turf recreation for activities like soccer and active play elements such as a tot-lot or similar.

Pocket Parks within Planning Area 45 and 46 shall be a minimum ½ acre in size and include a 125 foot by 125 foot functional turf recreation area. Activities should be included that promote social engagement, physical health and personal growth. Active elements such as bocce ball, walking paths, fitness circuit, community gardens or similar must also be provided.

Additional facilities that may be provided to augment pocket park opportunities may include, but not be limited to playgrounds, picnic pavilions, basketball courts and volleyball courts depending on the needs of the neighborhood being served by the park and the character of adjoining land uses. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale.

The final location, size and park program for each pocket park will be determined in the SP based, in part, on the overall design intent of the neighborhood, the relationship of the park land to other land use components of the development and recreation facility needs.

When the parks and open space dedications and credits outlined above for the proposed MP are totaled (as summarized in the Form J table), they produce an aggregate area of approximately 127.4 acres. The MP also integrates the parks, open space and trail system in a coherent fashion that will effectively serve the recreational needs of the Green Valley Ranch community as well as greater interests of the City.

6. Park and Recreational Improvement Requirements

The applicable Metropolitan District(s) will be responsible for the parks and open space improvement owned by them within the MP Amendment 3 area. The City of Aurora will be responsible for maintenance of open space that's been dedicated to the City. The program elements for the parks to be improved by the applicable Metropolitan District(s) shall be limited to the list shown below. No further improvements will be required by the City. Refer to the Development Agreement for details on funding of the park improvements.

Applicant will construct pedestrian/bicycle/recreational trails provided for in the Open

Space/Circulation/Neighborhood Map which is a part of MP Amendment 3. The 10-foot regional trails will be dedicated to and maintained by one or more of the metropolitan districts unless determined otherwise. The 8-foot and 6-foot community and neighborhood trails will be dedicated to and maintained by one or more of the metropolitan districts.

Neighborhood parks within Amendment 3 and the improvements therein (including irrigation) that are owned by and maintained by The District will be designed and constructed by the applicable Metropolitan districts(s). The following is a list of program elements that may be provided within a city neighborhood park in Green Valley Ranch. Additional items may be provided at the discretion of the applicable Metropolitan District(s).

Potential Play Features that may include:

- Accessible Swings
- Accessible slides
- Sensory play equipment
- Separate play areas for ages 2-5- and 5–12-year-olds

Informal multi-purpose field

Loop trail system

Picnic pavilion with seating for 15 people

Picnic Tables

Grills

Benches (as needed)

Trash receptacles (as needed)

On street parking (no parking lot)

Landscaping with automatic irrigation system

Park sign

At the SP stage, the program elements shown above may be reduced in parks located adjacent to school sites in order to avoid duplication with equipment located on the school site.

Amend 3:

Revised narrative for amendment 3 area and its design criteria. Updated parks and OS dedication acreages.

9.2

Form J: Parks and Open Space Inventory and Phasing Approval					
A.	B.	C.	D.	E.	F.
Planning Area Designation (Or feature in an area)	Description and Inventory of Facilities	Total Acreage	Parks Dept. Credited Acreage	Final Ownership & Facility Funding	Phasing Plan and Trigger for Each Phase
PA-13	Neighborhood Park - Program elements that may be provided within a neighborhood park: Playground equipment for ages 2-5 and ages 5-12 (minimum 4000 sf), Informal multi-purpose field, Loop trail system, Picnic pavilion with seating for 15 people, Picnic Tables, Grills, Benches (as needed), Trash receptacles (as needed), On street parking (no parking lot), Landscaping with automatic irrigation system, Park sign, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 5 and 6, which total 103.5 acres and 600 dwelling units. Conceptual design determined at SP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as open grass areas that offer scenic vistas to the west, benefit conservation by preserving land to establish an interconnected park and open space system, and benefit education thru the implementation of land management practices that support interpretation goals. Trail connections to the school will be provided.	6.2	6.2	Metro District to construct and the City of Aurora to own/maintain.	Dedication concurrent with adjacent planning area final plats. Construction shall be complete by the issuance of the 300th certificate of occupancy within Planning Areas 5 and 6 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.
PA-14	Neighborhood Park - Program elements that may be provided within a neighborhood park: Playground equipment for ages 2-5 and ages 5-12 (minimum 4000 sf), Informal multi-purpose field, Loop trail system, Picnic pavilion with seating for 15 people, Picnic Tables, Grills, Benches (as needed), Trash receptacles (as needed), On street parking (no parking lot), Landscaping with automatic irrigation system, Park sign, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Area 7, which totals 91.9 acres and 542 dwelling units. Conceptual design determined at SP. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at SP. The neighborhood park will benefit recreation by providing trail connections to the school and facilities primarily oriented to active recreation, including athletic fields, sports courts, playgrounds, etc. that will coordinate well with the neighboring school, benefit conservation by fostering the concept of outdoor classrooms by setting aside natural areas for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours.	5.7	5.7	Metro District to construct and the City of Aurora to own/maintain.	Dedication concurrent with adjacent planning area final plats. Construction of the park shall be phased. The first phase including all programmatic elements of the park, except the multi-purpose playfield and a section of the internal park trail loop, shall be complete by the issuance of the 300th C.O. within planning areas 6 and 7 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later. Construction of the multi-purpose playfield and completion of the looped trail for Phase 2 shall be complete within 6 months of approval of final civil construction drawings for Tributary T, which should include design for the drainage way and Tibet Road, adjacent to the park.
PA-15	Neighborhood Park - Program elements that may be provided within a neighborhood park: Loop Trail System, Picnic Pavilion, Picnic Tables, Grills, Benches, Community Garden, Trash, Parking Lot, Landscape, Activity Systems, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 1-4, which total 128.7 acres and 673 dwelling units. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at SP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as trails throughout, benefit conservation by setting aside natural areas that have overlapping resources of value and interest for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours.	3.0	3.0	Metro District to construct, own, and maintain.	Dedication concurrent with adjacent planning area final plat. Construction shall be complete by the issuance of the 400th certificate of occupancy within Planning Areas 1, 2, 3 and 4 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.
PA-39	Neighborhood Park - Program elements that may be provided within a neighborhood park: Loop Trail System, Picnic Pavilion, Picnic Tables, Grills, Benches, Community Garden, Trash, Parking Lot, Landscape, Activity Systems, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 8-9, which total 87.6 acres and 701 dwelling units. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at SP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as trails throughout, benefit conservation by setting aside natural areas that have overlapping resources of value and interest for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours. Separate play areas to be provided for age groups 2-5 and 5-12 year olds.	3.8	3.8	Metro District to construct, own, and maintain.	Dedication concurrent with adjacent planning area final plat. Construction shall be complete by the issuance of the 300th C.O. within planning area 9 or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.
PA-59	Neighborhood Park - Program elements that may be provided within a neighborhood park: Loop Trail System, Picnic Pavilion, Picnic Tables, Grills, Benches, Community Garden, Trash, Parking Lot, Landscape, Activity Systems, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 45-46, which total 65.9 acres and 526 dwelling units. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at SP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as trails throughout, benefit conservation by setting aside natural areas that have overlapping resources of value and interest for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours.	3.4	3.4	Metro District to construct, own, and maintain.	Dedication concurrent with adjacent planning area final plat. Construction shall be complete by the issuance of the 300th certificate of occupancy within Planning Areas 45-46 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.

Amend 3:
Revised acreage for increased density

Sheet Title:

FORM J

Open Space, Circulation & Neighborhood Plan Master Plan

Project Title:

Green Valley Ranch Master Plan Amendment 3

Aurora, Colorado

GREEN VALLEY RANCH

TAB 9.2

PA-61	Neighborhood Park - Program elements that may be provided within a neighborhood park: Playground equipment for ages 2-5 and ages 5-12 (minimum 4000 sf), Informal multi-purpose field, Loop trail system, Event Space, Picnic pavilion with seating for 15 people, Picnic Tables, Grills, Benches (as needed), Trash receptacles (as needed), On street parking (no parking lot), Landscaping with automatic irrigation system, Park sign, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 47-48, which total 17.8 acres and 371 dwelling units. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at SP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as trails throughout, benefit conservation by setting aside natural areas that have overlapping resources of value and interest for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours. Separate play areas to be provided for age groups 2-5 and 5-12 year olds.	3.0	3.0	Metro District to construct, own, and maintain.	Dedication concurrent with adjacent planning area final plat. Construction shall be complete by the issuance of the 200th certificate of occupancy within Planning Areas 47-48 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.
PA-62	Neighborhood Park - Program elements that may be provided within a neighborhood park: Playground equipment for ages 2-5 and ages 5-12 (minimum 4000 sf), Informal multi-purpose field, Loop trail system, Event Space, Dog Park, Activity Systems, Picnic Tables, Grills, Benches (as needed), Trash receptacles (as needed), On street parking (no parking lot), Landscaping with automatic irrigation system, Park sign, additional items may be provided at the discretion of the applicable Metropolitan District(s). Service area to include Planning Areas 49-52, which total 98.4 acres and 860 dwelling units. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at SP. The neighborhood park will benefit recreation by including facilities for contemplative recreation that include seating areas and enhanced landscape for gathering and passive recreation as well as trails throughout, benefit conservation by setting aside natural areas that have overlapping resources of value and interest for environmental study, and benefit education with the provision of signs for environmental education for self guided learning or programmatic tours. Separate play areas to be provided for age groups 2-5 and 5-12 year olds.	6.4	6.4	Metro District to construct, own, and maintain.	Dedication concurrent with adjacent planning area final plat. Construction shall be complete by the issuance of the 400th certificate of occupancy within Planning Areas 49, 50, 51 and 52 combined or within 6 months of completion of infrastructure including adjacent roads and water service extension to the site, whichever is later.
PA 16, 33, 35-37, 58, 64-68	Open Space in minimum 30' wide Corridors with minimum 6' trails, street furniture, shade structures, vista points, and outdoor art. These open spaces provide conservation benefits by preserving land to establish an interconnected park and open space system throughout the development and recreational benefits with the provision of trails and paths. Conceptual design determined at SP. PA 58 & 64 will be required 30' wide corridor and 8' trail Min. Activity nodes and parks will be provided along the trails.	36.6	36.6	Metro District to construct, own, and maintain.	Dedication concurrent with final plats adjacent to the site dedication. Improvements and landscaping to be completed with construction of associated drainage improvements.
PA 60	Open Space in minimum 40' wide Corridors with minimum 8' meandering trails, street furniture, shade structures, vista points, and outdoor art. These open spaces provide conservation benefits by preserving land to establish an interconnected park and open space system throughout the development and recreational benefits with the provision of trails and paths. Conceptual design determined at SP.	12.8	12.8	Metro District to construct, own, and maintain.	Dedication concurrent with final plats adjacent to the site dedication. Improvements and landscaping to be completed with construction of associated drainage improvements.
**PA: 17-20, 22-24	Open Space in 200-400 foot wide Open Space Corridor with trails, site furnishings, shade structures, vista points, and outdoor art. These open spaces provide conservation benefits by preserving land to establish an interconnected park and open space system throughout the development and recreational benefits with the provision of trails and paths. Conceptual design determined at SP.	38.0	38.0	Metro District to construct, own, and maintain.	Dedication concurrent with final plats adjacent to the site or approval of the CLOMR/LOMR and construction of drainage improvements, whichever is later. Improvements and landscaping to be completed with construction of associated drainageway.
PA-21	Windler Homestead	1.6	1.6	City of Aurora to own and maintain, Metro District to construct.	Dedication to be concurrent with dedication of adjacent open space by Windler under the Windler MP entitlements(AC37). Landscaping and maintenance by Windler as outlined in the Agreement Regarding Realignment of Tibet Street South of 48th Avenue, executed March 2004.
PA 31, 32, 34, 38, 40, 41, 56, 57, 69	Pocket parks will be typically located on a local street and be bordered by low intensity uses, including primarily residential lots. Open turf lawns suitable for informal play and games, landscaping and site furniture such as benches, tables, trash receptacles and lighting will be the standard program for each site. Additional facilities that may be provided to augment pocket park opportunities may include but not be limited to playgrounds, picnic pavilions, basketball courts and volleyball courts depending on the needs of the neighborhood being served by the park and the character of adjoining land uses. Other improvements may include features that are supportive of a theme for the neighborhood or the development, such as public art at an appropriate scale. Conceptual design determined at SP. The pocket parks will provide a combination of conservation, recreational, and educational benefits.	6.9	6.9	Metro District to construct, own, and maintain.	Metro District improvements complete prior to issuance of 50% of C.O.'s of residential units within the Filing in which the proposed pocket park is located.
Landscape Medians	Located in 6-Lane Arterials. Refer to Open Space / Circulation / Neighborhood Map for specific locations.	N/A	N/A	Metro District to construct and the City of Aurora to own/maintain.	Construction by Metro District per P&OSD Dedication & Development Criteria Manual. To be dedicated to the City for maintenance.
TOTAL		127.4	127.4		125.6 acres of neighborhood park and open space provided.
Director of Parks, Recreation, and Open Space					
Date: _____ Signature: _____					

Amend 3:
 Revised acreages of parks and open space for increased unit count. Added PA69 pocket park

Sheet Title:

FORM J

Open Space, Circulation & Neighborhood Plan Master Plan

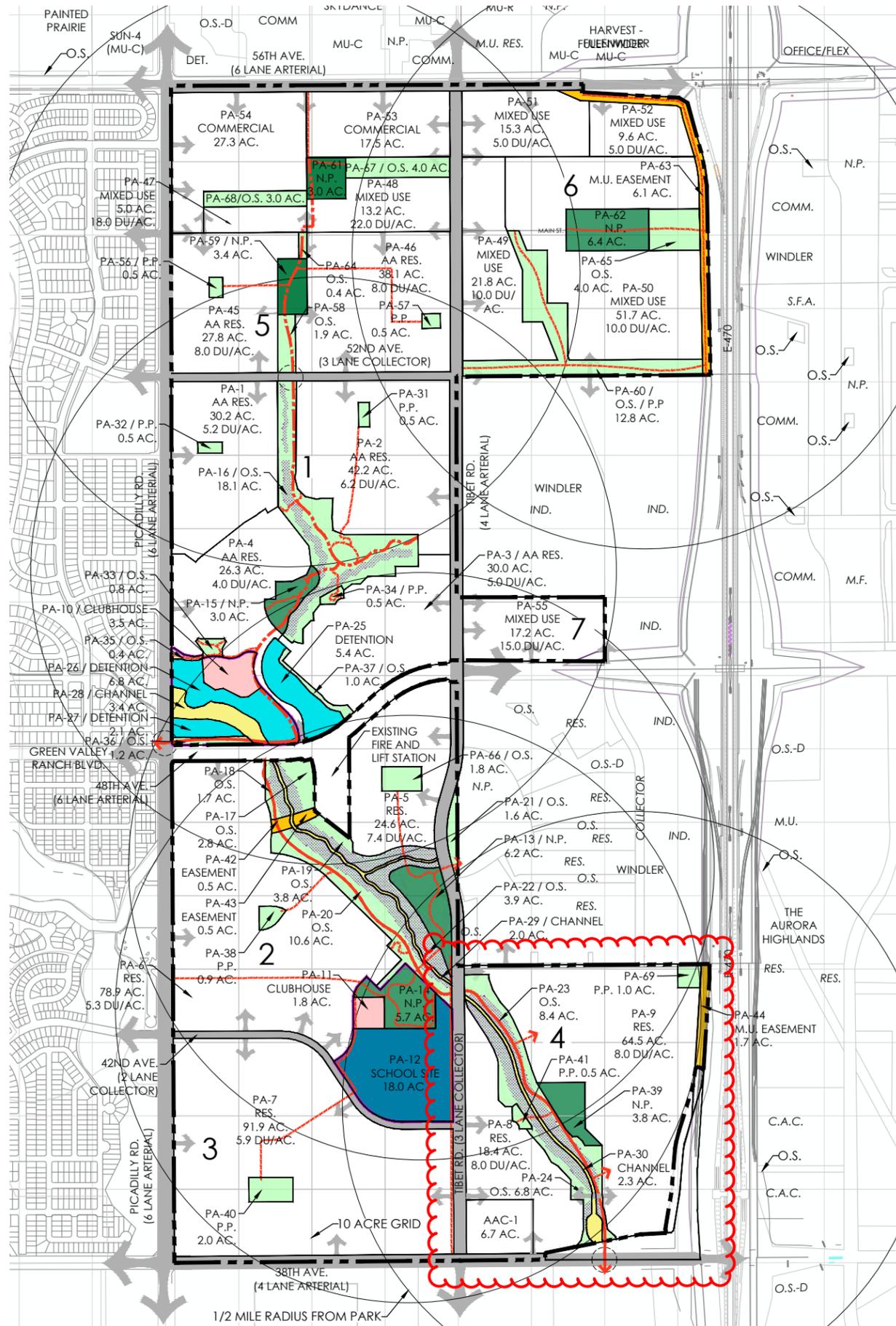
Project Title:

Green Valley Ranch Master Plan Amendment 3

Aurora, Colorado

GREEN VALLEY RANCH

*Community Park deficit to be made up thru cash in lieu at time of first plat within PA45-54, 6.6 AC. of the required 11.27 Ac. have been paid to date.
 ** Approximately 24.75 AC. (19.7%) of the credited open space is within the 100 Year Floodplain. Intended for Floodplain Purposes only.



- LEGEND**
- 6 LANE ARTERIAL (144' ROW)
 - 4 LANE ARTERIAL (114' ROW)
 - 3 LANE COLLECTOR (80' ROW)
 - 2 LANE COLLECTOR (80' ROW)
 - OPEN SPACE
 - DETENTION POND
 - CHANNEL
 - EASEMENT
 - CLUBHOUSE
 - NEIGHBORHOOD PARK
 - SCHOOL SITE
 - 100 YEAR FLOODPLAIN
 - PROPOSED ENTRY POINT
 - NEIGHBORHOOD BOUNDARY & NUMBER
 - RIGHT OF WAY
 - 10' REGIONAL TRAIL
 - 8' COMMUNITY TRAIL
 - 6' NEIGHBORHOOD TRAIL
 - POTENTIAL GRADE SEPARATED REGIONAL TRAIL CROSSING
- O.S. = OPEN SPACE
 N.P. = NEIGHBORHOOD PARK
 P.P. = POCKET PARK
 RES. = RESIDENTIAL
 IND. = INDUSTRIAL
 M.F. = MULTI FAMILY
 COMM. = COMMERCIAL



Sheet Title:
**OPEN SPACE PLAN
 OVERALL**
 Open Space, Circulation &
 Neighborhood Plan
 Master Plan

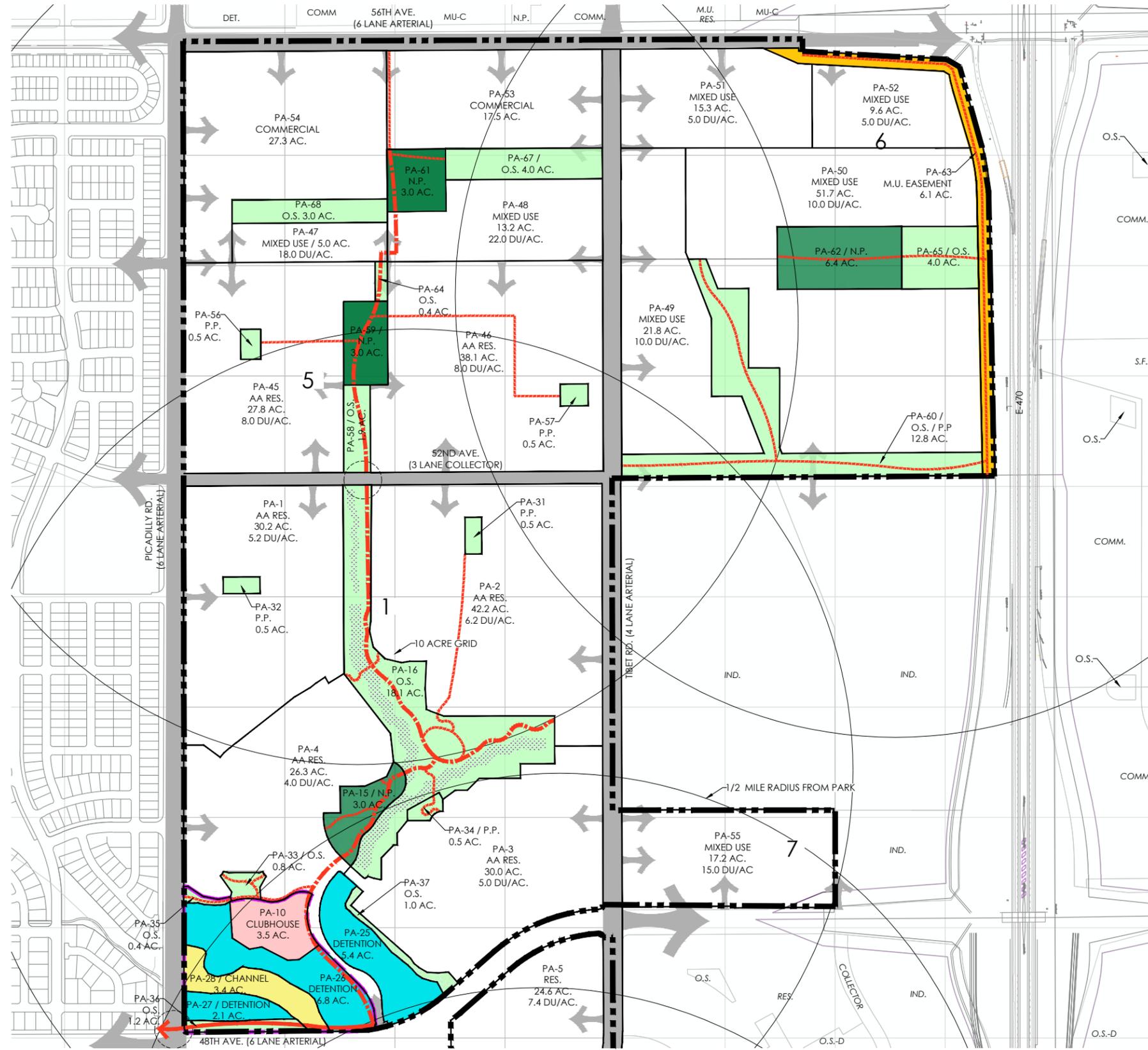
Project Title:
**Green Valley Ranch Master
 Plan Amendment 3**
 Aurora, Colorado



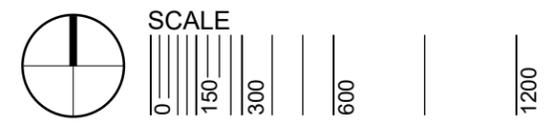
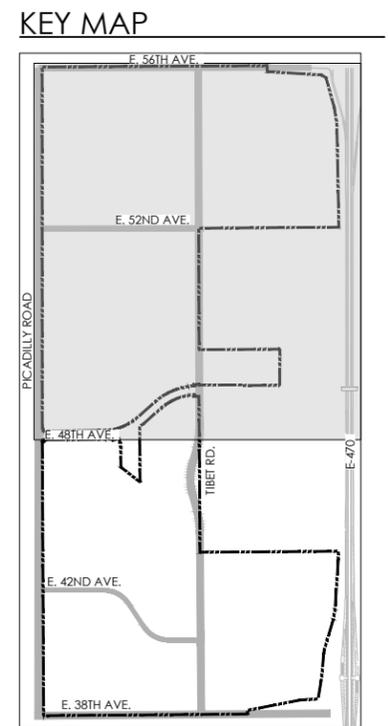
Amend 3:
 Revised residential planning
 areas and parks and open
 space

NOTE: Feasibility studies for potential grade separated regional trail crossings will be conducted during the corresponding SP.

TAB 9.3



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Sheet Title:
OPEN SPACE PLAN SHEET 1
 Open Space, Circulation & Neighborhood Plan Master Plan

Project Title:
Green Valley Ranch Master Plan Amendment 3
 Aurora, Colorado

GREEN VALLEY RANCH

NOTE: Feasibility studies for potential grade separated regional trail crossings will be conducted during the corresponding SP submittals.

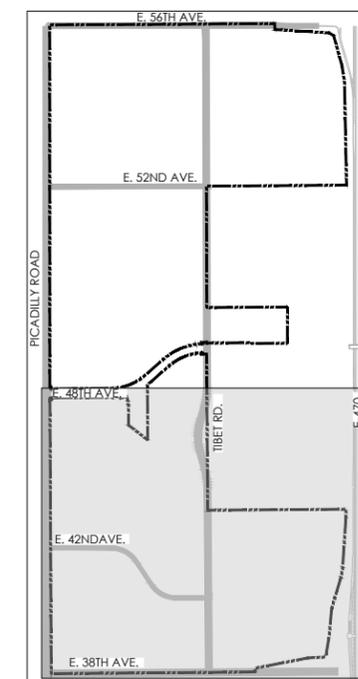
TAB 9.3



Amend 3:
 Revised residential planning
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KEY MAP



Sheet Title:
OPEN SPACE PLAN
SHEET 2
 Open Space, Circulation &
 Neighborhood Plan
 Master Plan

Project Title:
**Green Valley Ranch Master
 Plan Amendment 3**
 Aurora, Colorado

**GREEN VALLEY
 RANCH**

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