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February 11, 2025

Ms. Sarah Wile
City of Aurora, Planning Division
15151 E. Alameda Parkway, Ste. 2300 Aurora, CO 80012

Re: Technical Corrections Review: Aurora One – Master Plan Amendment
Application Number: DA-2241-08
Case Number: 2020-7004-01

Dear Ms. Wile:

This letter is in response to the City of Aurora's comments dated December 12, 2024. Comment responses are shown in *red*. No redline responses are provided with this submission. We look forward to the City's approval this amendment.

Please don't hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julie Gamec", is written over a horizontal line.

Julie Gamec
THK Associates, Inc. | Principal

1. Planning

- 1A. When listing the amendments associated with each tab, please remove the date on the first page. *Removed.*
- 1B. Note the amendments made to Tab 4 to be consistent with the other tabs. *No changes have been made to TAB 4 through the course of this amendment. As an existing conditions tab, nothing has changed.*
- 1C. Update the Case Number in Tab 6 where requested. *Updated.*
- 1D. Ensure that the detention ponds are shown consistently in Tabs 8 and 9 as they are in the PIP. *Updated.* Specifically, the detention pond in PA-13 is shown in different locations in these documents. *Updated.*
- 1E. Review redline comments throughout Tab 12 and update with the next submittal. *Updated.*
- 1F. The bubbling in the PIP appears to be different from the other tabs. It appears that only changes made since February 2024 are bubbled instead of all changes. *Please provide consistency with the other tabs. Clouds in the PIP have been revised. To maintain consistency with the other documents, entire pages have been clouded where revisions have been made.*
- 1G. The curved road alignment shown in the PIP through PA-10 is problematic and was changed since the last submittal of the Master Plan. Please revise. *The proposed curved road in PA-10 is shown schematically only. The curve has been softened, though final approval of the roadway alignment will occur at the Site Plan stage for PA-10.*
- 1H. Show all required trails in the PIP. *Updated.*
- 1I. The exhibits in the PIP have not been updated to note the correct open space acreages for all planning areas. Please ensure all acreages match Tab 8 and Tab 9. *Acreages in the PIP have been revised to match the Tab 8 and Tab 9 numbers.*
- 1J. Review comments on the open space shown through PA-10 in the PIP and add requested note.
- 1K. Update the public art numbers to be consistent with current requirements. *Updated.*

2. Landscaping

- 2A. Address minor redline comments in Tabs 10 and 11 regarding bubbling and extra text. *Updated.*

3. Civil Engineering

- 3A. If the trail is replacing the sidewalk along Picadilly Road or any other local streets, it will be required with each adjacent planning area. *Language in the PIP narrative has been updated to match the PIP plans. Plans have been updated to show community/local trail improvements along Picadilly Road on the western side of the PA1, PA11 and PA13 planning boundaries.*
- 3B. Clarify why language is being to the PIP regarding pedestrian improvements where called out. By identifying a street as a requirement for a planning area, the sidewalk associated with it is already required. *Language in the PIP narrative has been updated to match the PIP plans. Pedestrian improvement references have been removed.*

4. Traffic Engineering

- 4A. Traffic will not support the curvature in the roadway through PA-10 that is shown in the PIP. *The road curvature shown is for reference and has been softened. Further design will follow along with the development and future design of PA-10 and the adjacent planning areas.*

5. PROS

- 5A. Call out all planning areas that will have open space where requested in the PIP. *Open space areas have been added to the PIP*
- 5B. Revise the wording regarding open spaces in the PIP. *Revised per the comments on the PIP*
- 5C. Review comments in the PIP regarding trail width. *Term "regional" has been removed from TAB 9 to avoid confusion between 10' regional trails and 6' trails of other categories*
- 5D. Change trail colors in the PIP where requested. *Crusher fines trail has been revised to a brown color to distinguish it from other trails*
- 5E. Address all redline comments in Form J on the acreage, ownership, and triggers. *Updated.*



LETTER OF INTRODUCTION

REMOVED.

Remove date since these changes have occurred comprehensively as part of the first amendment and not just with the latest submittal

AMENDMENTS:

~~11-20-24~~: Updated dates, updated zoning, updated code, updated "Horizon Uptown", updated "Village Towers" to "Village Flats", updated land dedication.

TAB 1



CONTEXT MAP

REMOVED

AMENDMENTS:

~~11-20-24~~ - Updated
Neighborhood Park and Open
Space limits, updated proposed
trail connections, updated
legend colors, added label for
Eagle Ridge, updated zoning.

TAB 3



SITE ANALYSIS NARRATIVE
EXISTING CONDITIONS MAP
NATURAL FEATURES MAP

NO CHANGES HAVE BEEN
MADE WITH TAB 4 AS IT IS
FOR THE EXISTING
CONDITIONS.

Note what changed as
part of this amendment
so it's consistent with
other tabs

TAB 4



NARRATIVE

REMOVED DATE

AMENDMENTS:

△ ~~11-20-21~~: Revised term "Village Towers" to "Village Flats", updated current zoning, revised term "FDP" to "Master Plan", revised term "waiver" to "adjustment".

TAB 6

FORM B: MASTER PLAN NARRATIVE

1. General Description of the Master Plan:

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

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

2. Defining Character of the Master Plan:

Describe how your proposed Master Plan will create a unique community with a definable character and special "sense of place". What facilities, amenities and special design features will set it apart in the marketplace from similar developments in your area?

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

3. Zoning Conformance:

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

The UDC adoption removes both the E-470 and Northeast Plains Zoning District. The Master Plan currently sits within MU-R zoning. A change from AD to MU-R zoning was completed for a portion of the site under Case Number 2005-2041-02 and approved on June 27, 2022. A change from MU-R to R-3 was completed for a portion of the site under Case Number 200-2041-03 and effective on 7/12/2024. ¹

4. Potential Regulatory Conflicts:

Are there any existing or potential conflicts between Master Plan design ordinance requirements and the terms of any existing annexation agreements or agreements with other jurisdictions or interest groups? If so, what are they and how do you propose to address them? ²⁰⁰⁰⁻ **UPDATED**

At this time, no potential regulatory conflicts are known.

5. Adjustments:

Does your current design require any ordinance adjustments in order to be approved? If so, list each proposed adjustment, and answer the following questions for each. (If no Master Plan adjustments are listed and approved, we will always interpret the final Master Plan document to mean that all city code requirements will be met or exceeded).

At this time no adjustments are anticipated. ¹

6. Required City Facilities:

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

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



PUBLIC ART PLAN

REMOVED DATE

AMENDMENTS:

△ 11-20-24: Updated public art costs based on updated land use calculations, updated illustrative graphic, removed secondary art locations, updated timeline

TAB 7

VISION

Public art within Aurora One will be centralized to Hogans Village to provide high visual impact and a pedestrian experience. The vision of the public art is that the statement piece will be developed to enhance the specific location and will be a priority for the development. The developer will work with one or more artists to generate the big picture vision intended for the project. Aurora One will encourage art that interacts with the architecture.

TIMELINE

The public art selection is unknown. Public art is to be installed by the end of 2026. This Public Art Plan is intended to be a living document and it is anticipated that updates will be made as the Public Art within Aurora One is developed and installed. Public art will be used by individual developers within the community.

Land Use	Budget per Acre	Acres Proposed	Budget per Land Use
Residential	\$303.77	67.88	\$20,619.91
Mixed-Use	\$508.88	12.31	\$6,264.31
Non-Residential	\$540.00	45.23	\$24,424.20
TOTAL		142.94	\$51,308.42

BUDGET

Task	% of Budget	Cost
Professional Artist Budget	75%	\$38,481
Public Art Application Fee	5%	\$2,565.42
Project Coordinator	10%	\$5,130.84
Future Maintenance and Repairs	10%	\$5,130.84

CITY OF AURORA ART FEE ALLOCATION

Specific materials, locations and schedule for Public Art installments shall be determined at the time of Site Plan. Sizes, schedule and budgets may change as Aurora One is developed.

Locations may include:



LAND USE MAP

LAND USE MATRIX

STANDARD NOTES

REMOVED DATE

AMENDMENTS:

~~1~~ ~~11-20-21~~ Removed PA-3 and PA-12. Revised PA-11 and PA-13. Updated Form D for new acreage, population, updated DU and units for PA-10, updated units for PA-4, removed requirement for rezoning and added approved rezoning information, updated neighborhood boundary, added updated detention pond locations, updated "Village Towers" to "Village Flats", updated park dedication numbers, updated proposed density, updated PA-10 from MFA to MF, moved Form F-1 to TAB 10, added dedication note, updated trail corridor.

TAB 8

FORM D - LAND USE MAP MATRIX

FORM D: LAND USE MAP MATRIX							
A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land Area in Acres	E. Land Use Formula	F. Maximum Potential Density by Code (in DUs or SF)	G. Actual Proposed Maximum Density (in DUs or SF)	H. Phasing Details and Comments (include phase number or triggering event)
1. Flood Plain Areas	NA						
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Libraries							
	PA-6	OS-D	7.31	7.8 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B
	PA-7	NEIGHBORHOOD PK-D	7.136	3.0 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B
	PA-15	OS-D	2.99	7.8 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B
3. Development Areas							
	PA-1	COMMERCIAL	5.91	N/A	N/A	20,933	
	PA-2	COMMERCIAL	6.37	N/A	N/A	22,563	
	PA-8	COMMERCIAL	9.93	N/A	N/A	35,172	
	PA-9	COMMERCIAL	8.20	N/A	N/A	29,044	
	PA-11	COMMERCIAL	11.79	N/A	N/A	41,760	
	PA-14	COMMERCIAL	3.1	N/A	N/A	10,980	
	PA-5	MIXED COMM	12.31	N/A	N/A	13,602	Mixed Comm may also contain mixed-use
	PA-4	SFA	28.89	N/A	N/A	12 DU/ac. 282 Units	No residential density stated in UDO Table 4.2-3
	PA-13	SFA	26.68	N/A	N/A	12 DU/ac. 220 Units	No residential density stated in UDO Table 4.2-3
	PA-10	MF	12.31	N/A	N/A	40 DU/ac. 360 Units	Multi-family residential may also contain commercial **PA numbers 3 and 12 are intentionally excluded**
4. Total Map Acreage (total figures above)			142.93				
5. Less 1/2 of perimeter Streets Not owned by applicant			Only 1/2 included				
6. Applicants Acreage Listed in Application (line 4. minus line 5.)			142.926				
7. Total Flood Plain Acreage			0				
8. Total Adjusted Gross FDP Acreage (line 4. minus line 7.)			142.93				

FORM D1: LAND USE MAP MATRIX					
A. Land Use Item	D. Gross Land Area in Acres	E. Land Use Formula	F. Maximum Potential Density by Code	G. Actual Proposed Maximum Density	H. Phasing, Details and Comments (include phase number or triggering event)
9. Total SFD planning areas	NA	2.65 persons per unit	NA	0	Estimated 0 residents
10. Total SFA planning areas	55.57	2.65 persons per unit	NA	12 DU/Ac 502 Units	Estimated 1,330 residents PA-4 AND PA-13
11. Total MFA planning areas	12.31	2.5 persons per unit	NA	40 DU/Ac 360 Units	Estimated 900 residents PA-10
12. Total residential	67.88		NA	862	2,230 estimated residents
13. Check for average residential density in each subzone		DUs per acre x line 8			
14. Small Lot Total	NA		NA		
15. Check for maximum allowable number of multifamily units in each subzone					
16. Total Retail	45.3	NA	NA		
17. Total Office Mixed Use	NA	NA	NA		
18. Total Industrial	NA	NA	NA		
19. Total Commercial Mixed Use	12.31		250,000		
*commercial mixed use may include office and retail uses					
20. Total Neighborhood Residential	7.136	3.0 acres/1,000 residents			Required Land Dedication = 6.69 Ac.
21. Total Corridor Residential	10.00	1.1 acres/1,000 residents			Required Land Dedication = 17.40 Ac. To be determined at site plan: PA-4 = 2.40 acres PA-13 = 4.26 acres
22. Total Open Space	10.3				Required on-site land dedication of 24.09 acres will be met with a total of 24.10 acres on-site.
23. Total Park and Open Space Land	17.44				

Change to: 24.15

UPDATED

Change to: 17.01

UPDATED

UPDATED

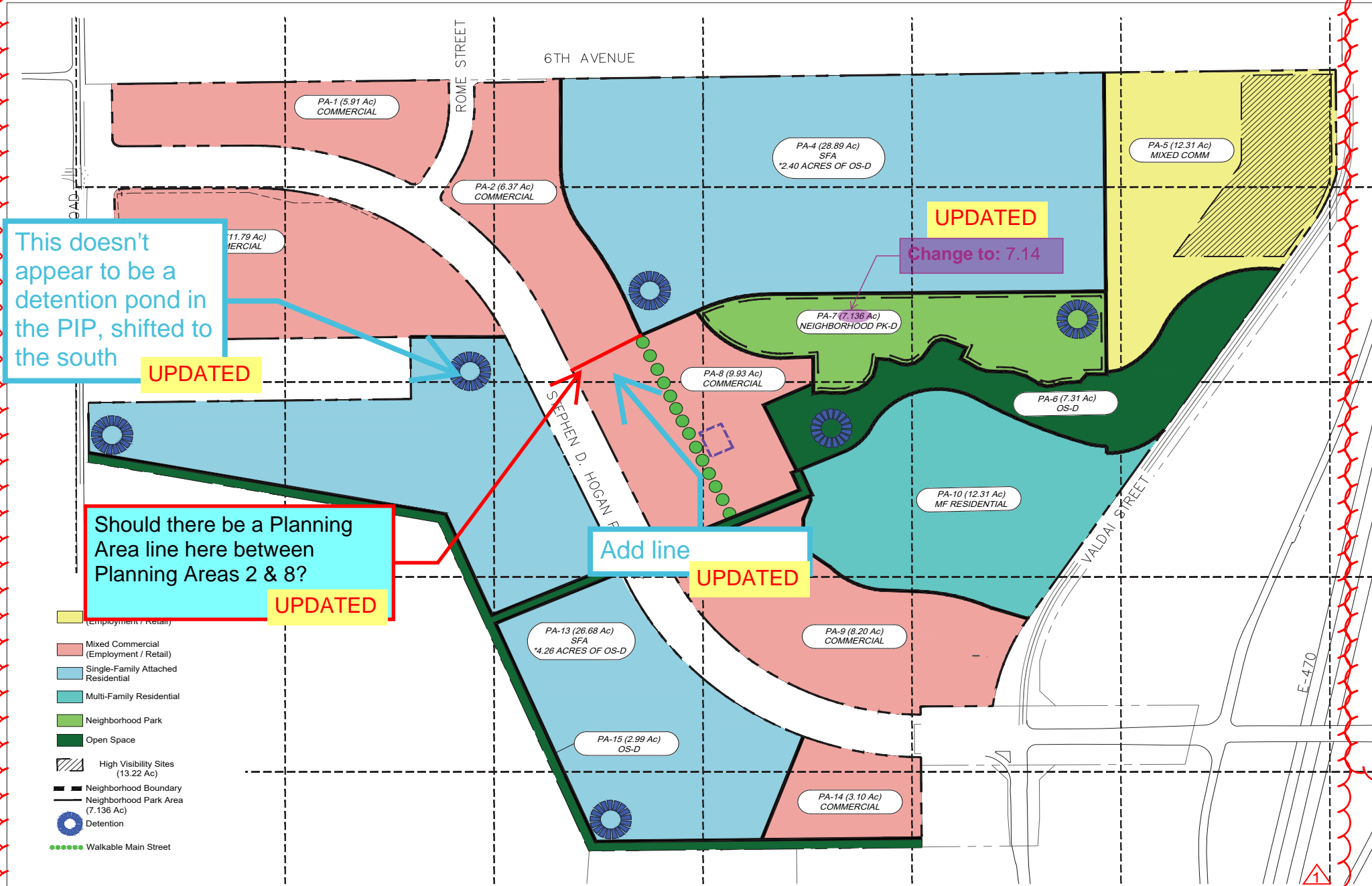
Change to: 26.54

UPDATED

Add: Requirement of 2.45 acres to be met by cash-in-lieu payment.

Change to: 24.15

UPDATED



FORM D: LAND USE MAP MATRIX							
A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land Area in Acres	E. Land Use Formula	F. Maximum Potential Density by Code (in DUS or SF)	G. Actual Proposed Maximum Density (in DUS or SF)	H. Phasing Details and Comments (include phase number or triggering event)
1. Flood Plain Areas	NA						
2. Required Land Dedication Areas for Parks, Schools, Fire Stations, Libraries	PA-6	OS-D	7.31	7.8 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B
	PA-7	NEIGHBORHOOD PK-D	7.136	3.0 ac per 1,000 residents	N/A	N/A	Per UDO Section 146-4.3.18.B
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	PA-5	MIXED COMM	12.31	N/A	N/A	43,602	Mixed Comm may also contain mixed-use
	PA-4	SFA	28.89	N/A	N/A	282 Units	No residential density stated in UDO Table 4.2-3
	PA-13	SFA	26.68	N/A	N/A	220 Units	No residential density stated in UDO Table 4.2-3
	PA-10	MF	12.31	N/A	N/A	40 DU/ac 360 Units	Multi-family residential may also contain commercial
4. Total Map Acreage (total figures above)			142.93				**PA numbers 3 and 12 are intentionally excluded**
5. Less 1/2 of perimeter Streets Not owned by applicant			Only 1/2 included				
6. Applicants Acreage Listed in Application (line 4, minus line 5.)			142.926				
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FORM D1: LAND USE MAP MATRIX					
A. Land Use Item	D. Gross Land Area in Acres	E. Land Use Formula	F. Maximum Potential Density by Code	G. Actual Proposed Maximum Density	H. Phasing, Details and Comments (include phase number or triggering event)
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12. Total residential	67.88		NA	862	2,230 estimated residents
13. Check for average residential density in each subzone		DUs per acre x line 8			
14. Small Lot Total	NA		NA		
15. Check for maximum allowable number of multifamily units in each subzone			NA		
16. Total Retail	45.3	NA	NA		
17. Total Office Mixed Use	NA	NA	NA		
18. Total Industrial	NA	NA	NA		
19. Total Commercial Mixed Use	12.31		250,000		Includes PA-5
*commercial mixed use may include office and retail uses					
20. Total Neighborhood Park Land	7.136	3.0 acres/1,000 residents			Required Land Dedication = 6.69 Ac.
21. Total Community Park Land	0.00	1.1 acres/1,000 residents			Required Land Dedication = 17.40 Ac.
22. Total Open Space Land					To be determined at site plan: PA-4 = 2.40 acres PA-13 = 4.26 acres
23. Total Park and Open Space Land	10.3	7.8 acres/1,000 residents			Required on-site land dedication of 24.09 acres will be met with a total of 24.10 acres on-site.
	17.44				

Update this portion of the matrix to reflect the redlines/revisions provided on the previous page (Tab 8-3).



- OVERLAP, OR AT LEAST EDGE TO EDGE COVERAGE, IS DESIRABLE, RESULTING IN NEW SIRENS BEING PLACED 6000 FEET OR APPROXIMATELY 1.14 MILES APART ON FLAT GROUND.
- IN NEWLY ANNEXED/DEVELOPED AREAS OF THE CITY, SIRENS SHOULD BE SITED ON EVERY 1/2 SECTION OF GROUND (320 ACRES) OR 6000 FEET APART TO PROVIDE EDGE TO EDGE COVERAGE. THE EXACT PLACEMENT OF SIRENS WILL BE DETERMINED BY THE CITY OF AURORA'S OFFICE OF EMERGENCY MANAGEMENT TO INSURE THAT COORDINATED COVERAGE IS PROVIDED ON A SYSTEM WIDE BASIS.
 - 10'X10' LAND DEDICATION FOR WHELAN WARNING SYSTEM WILL BE REQUIRED AT TIME OF PLATING.
- CITY COUNCIL APPROVED THE REZONING FROM AD TO MU-R JUNE 27, 2022; CASE # 2005-2041-02 REZONING FROM MU-R TO R-3 EFFECTIVE JULY 12, 2024; CASE # 2000-2041-03



OPEN SPACE, CIRCULATION, & NEIGHBORHOOD PLAN

REMOVED DATE

AMENDMENTS:

~~11-20-24~~ Removed PA-3 and PA-12. Updated Form J for new acreages, updated detention pond locations, removed references to floodplain and water quality, updated illustrative graphic, updated programming matrix, included requirements for play field in detention, updated map labels for clarity, updated trails, added section for trail interaction at walkable mainstreet.

TAB 9

FORM J AND FORM J NOTES

1. All community park will be paid in cash in lieu.
2. Detention which does not drain within 24 hours is not eligible for land dedication credit.

FORM J: PARKS AND OPEN SPACE LAND DEDICATION

A. Planning Area Designation (or feature in an area)	B. Description and Inventory of Facilities	C. Total Acreage	D. Parks Dept. Credited Acreage	E. Final Ownership and Facility Funding	F. Trigger to Each Phase
PA-4A	To be determined at site plan, open space to meet PROS Requirements. Open Space: benches, trails and connectivity, dog waste stations, landscaping.	2.40	2.40	Private	Dedication at time of Site Plan. Constructed by developer with Site Plan improvements.
PA-6	Open Space: benches, trails and connectivity, dog waste stations, landscaping, solar lighting at kiosk	UPDATED	7.31	City of Aurora ownership and maintenance **See Amendment 1 to MDP (222023) note 2	Constructed by the developer as infrastructure in the first phase
PA-7	Neighborhood Park: lighting, restroom, site furnishings, picnic shelter and shade structure, inclusive playgrounds with shade, open play area/field, solar security lighting, internal park paths, regional concrete trails, fitness stations.	7.136 UPDATED Change to: 7.14	7.136	City of Aurora PROS ownership *Pond A is private Ownership with PROS and Aurora Water Maintenance	Completion prior to 50% CO of adjacent Planning Area 4. ADD: Constructed by the developer. UPDATED
PA-13A	To be determined at site plan, open space to meet PROS Requirements. Open Space: benches, trails and connectivity, dog waste stations, landscaping.	UPDATED		Private	Dedication at time of Site Plan. Constructed by developer with Site Plan improvements.
PA-15	Open Space with 30' wide trail corridor: benches, trails and connectivity, dog waste stations, landscaping. *Locate trail as close as possible to PA-13.	3.04	3.04	Private	Completion prior to 50% CO of adjacent Planning Area 13.
Stephen D. Hogan Pkwy Median (by City)	Lighting, landscaping, Xeric, PROS Standard	3,800 LF	N/A	City of Aurora ownership	City responsibility per Stephen D. Hogan Rule and Order.

*Open Space developed during the site plan must meet the criteria set for the in the PROS Dedication and Development Criteria Manual

Total Parks and Open Space Required (acres)
Total Parks and Open Space Dedicated (acres)

24.09
24.15

Change to 26.54

UPDATED

Add: Total Cash-in-Lieu of Land Dedication

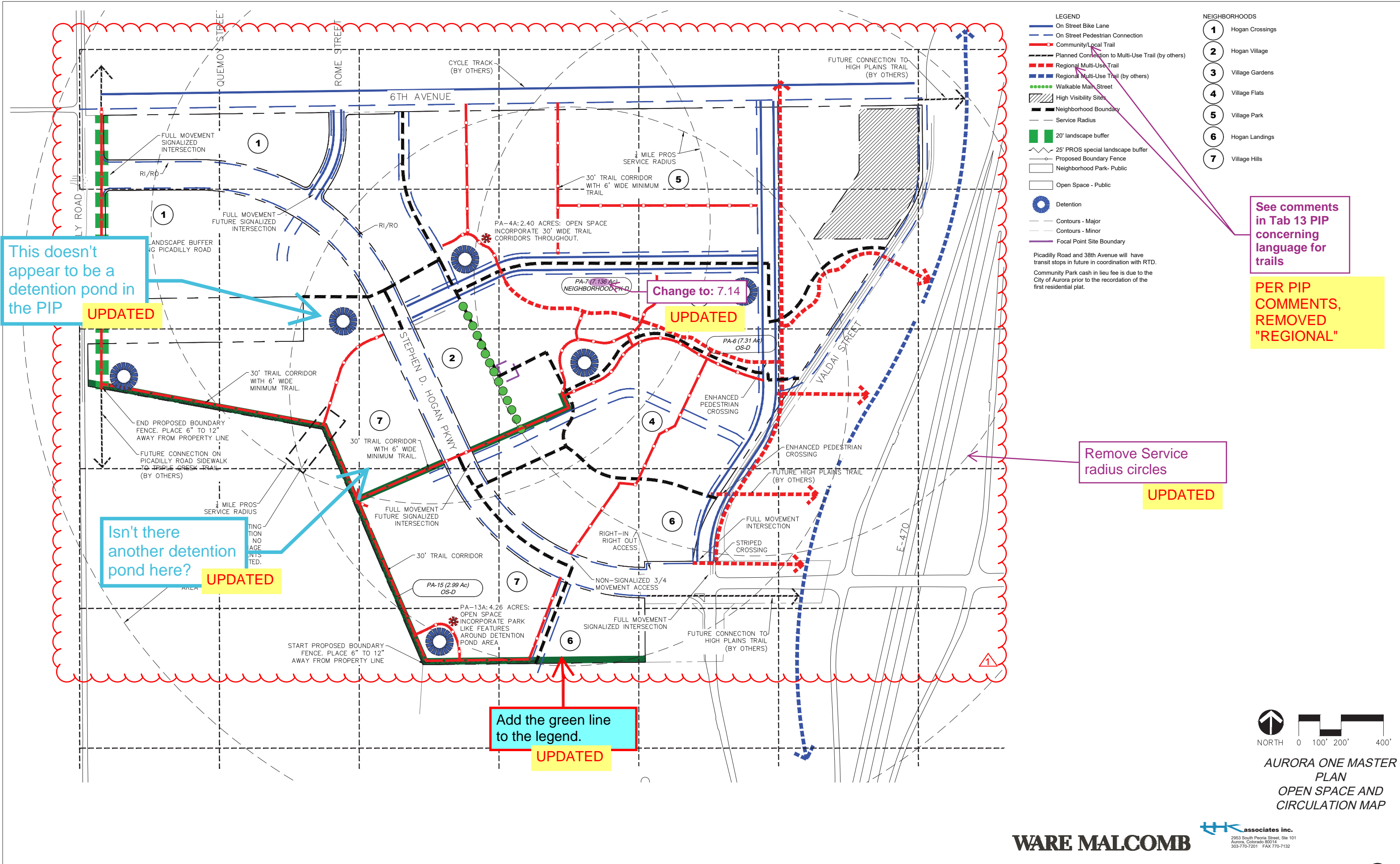
2.45

ADDED



Director of Parks, Recreation and Open Space

Date





URBAN DESIGN STANDARDS

REMOVED DATE.

AMENDMENTS:

△ 11-23-24 Updated Illustrative image throughout, replaced "Village Towers" with "Village Flats", removed parking space requirements, removed one mid-block access point, updated community entry identification location, updated specialty paving locations to match ISP, updated signage locations and text, removed signage dimensions, fixed typo, added Form F-1 from TAB 8.

TAB 10

HOW TO USE THIS DOCUMENT

This document contains design standards and guidelines including but not limited to the following elements:

- Architecture
- Signage
- Streetscapes
- Landscaping

These guidelines apply to the whole of Aurora One.

ORGANIZATION OF THE DOCUMENT

The document is organized into sections each containing the following information:

Topic: The key issue to be addressed.

Intent: This describes the primary design or functional objective for the stated topic. Innovation is encouraged during the development of Aurora One.

Design Standards: These are requirements of Aurora One. In order to receive approval from the City of Aurora these standards must be met.

Design Guidelines: The Guidelines are design strategies, features or techniques that Aurora One is encouraging. In cases where the guidelines may be difficult to achieve, or an innovative solution may provide a better result, the guidelines must still be met.

ADMINISTRATION OF THE DESIGN STANDARDS AND GUIDELINES

The intent of the Aurora One Design Guidelines is a legal document, adopted by the City of Aurora as part of the Aurora One Master Plan. It is intended to be used in conjunction with City of Aurora codes and design standards. The Design Guidelines have been written utilizing the existing requirements and is intended to meet or exceed the City’s current requirements. Where these standards are silent or do not address a topic, the City of Aurora’s standards shall apply. Where there appears to be a conflict between these standards and the requirements of the City code in effect at the time of development, the more restrictive shall apply.

FORM F-1: URBAN DESIGN STANDARDS MATRIX		
Special Urban Design Feature	Brief Description of the Feature	Locations of the Standards in the Application Package
	<div>UPDATED.</div> <div>Typo. Remove extra text.</div> <div>Monumentation to be provided at key entries into Aurora One and to all neighborhoods. Signage identification will be provided at the site. Signage to follow Entry, Neighborhood Entry and Wayfinding signage standards.</div>	See Community Wayfinding Maps on Sheet 5 and Aurora One Design Standards and Guidelines in Tab 10, page 280.
1. Entry Monumentation		
2. Retaining Walls	Walls abutting public ROW shall not exceed 30 inches in height, with cap. All retaining walls shall be natural stone, brick or split-face concrete masonry with cap. Walls shall be buff in color. Walls over 30" are required to have pedestrian railings.	See Aurora One Design Standards and Guidelines in Tab 11, page 313 for detailed information.
3. Fence and privacy walls	Fence not to exceed 36" in height in front yards and 6' in rear yards. Privacy fencing may be used on side and rear yards. Fences to be painted or stained wood, masonry walls with brick or stone or steel/iron.	See Aurora One Design Standards and Guidelines in Tab 12, page 335 for detailed information.
4. Lighting Standards	All street and pedestrian lights shall have light emitting diode (LED) fixtures. All street lights shall meet the City of Aurora lighting standards.	See Aurora One Design Standards and Guidelines in Tab 11, page 297 for detailed information.
5. Paving Standards	Special concrete paving areas will occur along the walkable mainstreet element, at the focal point, and at community clubhouse(s). License agreements are required for specialty pavement in ROW.	See Aurora One Design Standards and Guidelines in Tab 11 for detailed information.
6. Street Furniture Standards	Street furniture shall contain a minimum of 20% recycled content. All wood used in street furniture shall be Forest Stewardship Council (FSC) certified	See Aurora One Design Standards and Guidelines in Tab 11, page 297 for detailed information.
7. Signage Standards	A standardized type face, logo and a series of thematic colors and materials will be provided for all signs within Aurora One.	See Aurora One Design Standards and Guidelines in Tab 10, pages 278-285 for detailed information.
8. Special Neighborhood Concepts	Each neighborhood will have public amenities including trail access, park and/or open space to serve the immediate residents within close walking distance.	See Open Space and Circulation Plan on TAB #9 (sheet 4) Aurora One Design Standards and Guidelines in Tab 11, pages 267-273 for detailed information.
9. Special Facilities and Structures	The Master Plan does not include any special facilities or structures.	Not applicable.
10. Other		

The design standards listed in this matrix implement the design themes of the Master Plan and are intended to complement and exceed ordinance standards. Unless an amendment has been specifically requested and granted, if a conflict should exist between any specific provisions of this matrix and any other ordinance standards, the more restrictive standards shall govern.


All the photos and illustrations in the Aurora One Design Standards and Guidelines 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 detail.



LANDSCAPE STANDARDS

REMOVED DATE

AMENDMENTS:

 ~~11-20-24~~ - Updated illustrative graphic throughout, updated planning terms, updated to PROS standards, updated adjacent neighborhood name, removed street lighting requirements throughout, updated all street sections to match PIP

TAB 11

2-LANE COLLECTOR

Intent: The 2-lane collector is intended to provide alternate east/west access within Aurora One and provide an alternate route to avoid the E-470 interchange, if desired. The 2-lane collector provides a continuous bike lane connecting Stephen D. Hogan Parkway and Crossroads Parkway. Parking is provided on both sides of the street.

DESIGN STANDARDS

- 1. 2-lane collector shall be constructed in accordance with the City of Aurora 2-lane collector alternative typical cross section.
- 2. In the curbside landscape, street trees shall be placed in a clearly repeating pattern and shall incorporate a minimum of three (3) tree species.

Section D: Interior east/west street- 2-Lane Collector

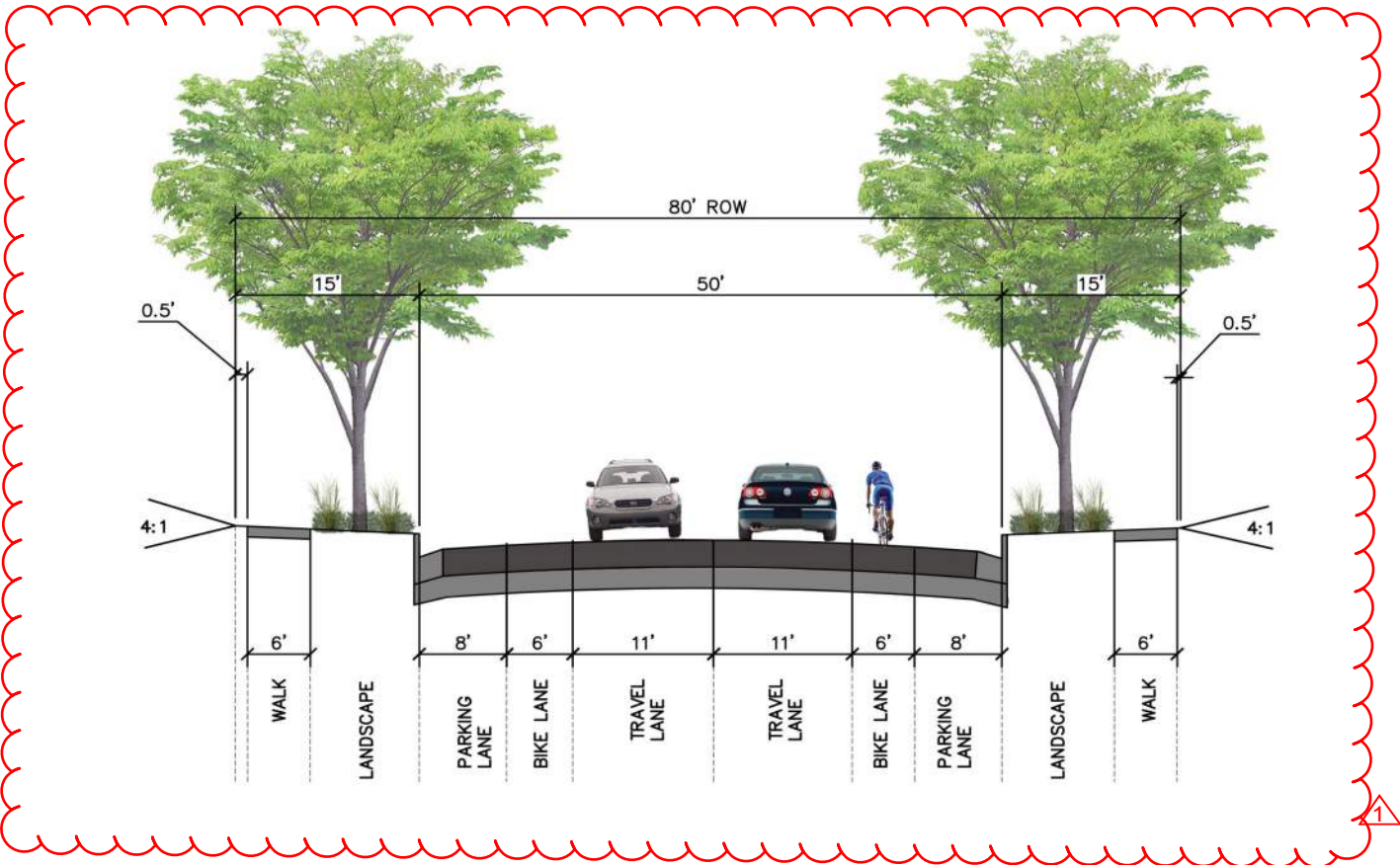


Table 6: 2-Lane Collector Dimensional Standards

STREET SECTION		
FEATURE	WIDTH	COMMENTS
Right-of-Way	80'	
Travel Lanes	11'	
Left-Hand Turn Lanes	N/A	
Parking	8'	
Bike Lane	6'	
Sidewalk	6'	Add 0.5' behind back of walk.
Curbside Landscape	15'	Includes sidewalk

This should be bubbled as well.

UPDATED

Table 7: 2-Lane Collector Landscape Standards


Item	Curbside Landscape
PAVING MATERIALS	
CIP Concrete	Not Permitted except as required for bike racks and/or benches.
Concrete Unit Pavers	Not Permitted except as required for bike racks and/or benches.
Stone Pavers	Not Permitted except as required for bike racks and/or benches.
Compacted Crusher Fines	Not Permitted except as required for bike racks and/or benches.
AMENITIES	
Street Lighting	To be defined at the civil plan level
Pedestrian Lighting	Permitted
Benches	Required: A minimum of 1 bench per block. Not required along 6th Ave.
Trash Receptacles	Required: A minimum of 1 bench per block. Not required along 6th Ave.
Bike Racks	Required: No less than 1 bike rack with a minimum capacity of 3 bikes each at intersections with public streets and/or pedestrian corridors.
Café Seating	Not Permitted
Informational Center	Not Permitted
Retail Kiosk	Not Permitted
STREETSCAPE LANDSCAPE	
Street Trees	Shade tree spacing: 40' O.C Ornamental tree spacing: 30' O.C. only at intersections.
Turf	Not permitted in areas less than 10' wide
Planting Beds	Permitted
Raised Planters	Not Permitted
Potted Plants	Not Permitted
Tree Grates	Permitted
Mulch	Rock or wood mulch. Crusher fines are not permitted.



ARCHITECTURAL STANDARDS

DATE REMOVED

AMENDMENTS:

 ~~11-20-21~~ - Removed specific information for Duplex and Townhouses, updated illustrative graphic throughout, updated planning terms, removed landscape standards, removed masonry requirements that don't meet code, allowed for street and alley loading.

TAB 12

PRIMARY FRONTAGES

Intent: Frontages should be developed in a manner that enhances the community as a whole. Orientation should consider the primary use of either residential or commercial use.

DESIGN STANDARDS

1. All homes shall have their primary entry facing the street, park or open space.

2. A minimum of a 20' setback shall be provided between arterial streets and any homes (either front or rear).

DESIGN GUIDELINES

1. In order to increase activity and blend the uses, higher density development is encouraged along Village Gardens and along Triple Creek Open Space.

2. Commercial development is encouraged along larger arterial streets such as Stephen D. Hogan Parkway and Picadilly Road and at their main intersections.

or a green court that complies with UDO standards.

UPDATED.

CORNER UNITS

Intent: Corner units are especially important to continue the visual presence of a neighborhood. Articulation along the side of a building provides a continuation of the streetscape and the experience in the neighborhood. Attention should be given to what models are being selected for corners. Additional design such as larger porches or additional building articulation may be needed.

DESIGN STANDARDS

1. 1. Buildings on corner lots shall address both streets. Corner lots shall be 6' wider to accommodate additional porches or building articulation.

DESIGN GUIDELINES

1. All buildings with side elevations facing a street can include appropriate articulations such as a wrap-around porch, bay window or side porch.

2. Similar architectural treatments and level of detail employed on the front elevation should also be used on the side elevation.

MINIMUM NUMBER OF MODELS

Intent: Aurora One encourages a mix of housing models be used to create a visually interesting streetscape. Builders should provide a mix of models along each block face.

DESIGN STANDARDS

1. Each block face shall contain at least three models. Where blocks are longer than 12 houses, a fourth model shall be added.

2. The term 'different models' is defined as having significant floor plan variation, a significant change in massing or a variation in the number, size and location of bedrooms. Changes in exterior materials or exterior trim options shall not be counted as a 'different model'.

3. Models with similar elevations shall not be placed next to one another.

DESIGN STANDARDS

1. Each of the models required on a block face should have at least two elevations and three color schemes.

2. No more than two of the same model with the same elevation should be on the same block.

SENSITIVE DENSITY TRANSITIONS

Intent: When multi-family buildings are adjacent to blocks comprised of two to three story buildings, compatible transitions can be achieved by reducing the building height along the street frontage. Individually ground floor entries, covered porches, low walls and raised planters can be utilized to help shape the street space along the sidewalk.

DESIGN STANDARDS

- 1. When a multi-family block is adjacent to or across the street from a lower density residential block or public space, the multi-family block shall not exceed three stories. A forth story is allowed, if placed a minimum of 25’ from the right-of-way line at the street.

DESIGN GUIDELINES

- 1. Design elements like individual porches, one-story covered entries, low walls and raised planters should be used to create human scale and transitions to adjacent developments.

NOISE REDUCTION

Intent: Aurora One is within the Buckley Air Force Base Airport Influence Area and the western third of the development is impacted by the 55 to 60 noise contour. Special consideration should be given to proposed uses. When residential development falls within these areas, it will be important to provide design and construction methods that mitigate the potential noise impacts.

DESIGN STANDARDS

- 1. New residential uses or structures shall achieve an interior noise level reduction of 28 decibels in A-weighted levels as determined or calculated in accordance with Chapter 22 of the Aurora City Code.

DESIGN GUIDELINES

- 1. All residential uses or structures should consider the use of central air conditioning to create the desired noise reduction.

Design creativity is encouraged to mitigate potential impacts due to aircraft noise, vibrations, fumes, smoke and particles that may be present from aircraft operations.

BUILDING ORIENTATION

Intent: Fronts of buildings should face a public area whether it is the street, plaza, park or open space. Service functions such as individual garages, utilities, exterior trash, service entrances, etc. should be oriented toward the alley or located in a place that is not visible from a public area. Building fronts should face other building fronts to create a duel sided public area.

DESIGN STANDARDS

- 1. Building fronts should be oriented towards a street, park or pedestrian connection.
- 2. The fronts of buildings shall face the fronts of other buildings.
- 3. All building elevations that face a public or private street, at a street intersection, park or open space shall display a similar level of quality and architectural interest.

DESIGN GUIDELINES

- 1. Utility installations, including individual air-conditioning units, should not be placed along the front of buildings.
- 2. Mid-block pedestrian connections should be provided where possible.

GROUND FLOORS, BUILDING PLACEMENT

AND HEIGHT

Intent: Multi-family buildings should aid in creating a well-scaled environment adjacent to the sidewalk. Shaping the street space using livable ground floors, avoiding long building elevations and repetitive building elements are issues often faced by multi-family buildings. Ground floor designs, building placement and building heights can help mitigate these issues.

DESIGN STANDARDS

- 1. For a minimum of 50% of the property frontage, the build-to line to the front building wall shall be no closer than 6’ or further than 12’ from the right-of-way line at the street. The frontage shall be measured along the property lines adjoining the street.
- 2. Buildings that are placed to form courtyards perpendicular to and accessible from the street or buildings that are located within the interior of the block and front on a common open space are not required to be placed at the build-to line.
- 3. Covered porches and open balconies at all levels of the building may encroach up to 2’ into the area between the street right-of-way line and the build-to line.
- 4. Buildings three stories in height shall step-back on the third story a minimum of 15’ from the right-of-way line at the street along a minimum of 50% of the street frontage.
- 5. For buildings four stories or more, all stories above the fourth floor shall step-back a minimum of 20’ from the right-of-way line at the street along a minimum of 50% of the street frontage.

DESIGN GUIDELINES

- 1. At the ground floor, buildings are encouraged to vary the placement of the exterior front wall.
- 2. In order to provide a greater separation and privacy for ground floor residential uses, raised planters and low walls adjacent to the sidewalk are encouraged.
- 3. Two-story units with living spaces on the ground floor and bedrooms upstairs are encouraged along the street frontage.

BLOCK FRONTAGE AND OPEN SPACE

Move this heading to the next page, that's how it was previously shown

UPDATED - no revision cloud added.

Intent: Providing a landscaped area between the building and the sidewalk will help to complement the tree lawns adjacent to the curb and to create an attractive and humanly scaled street scape. Design elements such as common entry courtyards, individual covered porches and other elements will help create visual interest to ensure that there are “eyes on the street”. In addition, landscaped open spaces will help promote a sense of community by providing settings for casual encounter and neighborly interaction.

DESIGN STANDARDS

- 1. Each urban multi-family block shall provide a minimum of 15% of area of the block as landscaped open space. Covered private open space areas, porches, covered public entries and private roof gardens shall be included within the open space calculation.
- 2. A minimum of one entry plaza or courtyard a minimum of 400 SF and with direct access from the sidewalk shall be provided along each 400 feet of block frontage along the street.

DESIGN GUIDELINES

- 1. Landscaped open space should be shaped into well-defined outdoor rooms and courtyards whenever possible.
- 2. Buildings should be configured to shape courtyards and small parks with the fronts of residents orienting to the public space, as well as to the street.
- 3. Changes in building height are encouraged to emphasize important building elements, particularly at courtyard entries and street corners.

HUMAN SCALE BUILDING



Example of interior courtyard

ELEMENTS

Intent: Buildings should include elements and proportions that complement a human scale. Utilizing a human scale, buildings are more welcoming, approachable and are more comfortable to use and interact with for residents and visitors.

DESIGN STANDARDS

- 1. Buildings greater than 2 stories tall and longer than 80', with each façade facing a public or private street, park or open space shall incorporate three or more of the following:
 - Primary entrances to individual residences located on the ground floor
 - Semi-private outdoor spaces such as a porch, patio or garden for ground floor units
 - Change in the principle wall materials
 - Change in the principle color
 - Expression of the buildings horizontal or vertical structural elements

DESIGN GUIDELINES

- 1. Key site design and building elements should respect the human scale.
- 2. Provide a sufficient massing complexity and variety of wall plans to create architectural interest.
- 3. Porches and other at grade elements should be provided where possible.

EXTERIOR MATERIALS



A porch provides a semi-private outdoor space



Example of human scale principle change in wall materials

Intent: The choice of exterior building materials contribute to the overall aesthetic of the Aurora One community. Materials should be durable, easy to maintain and utilized to create a pedestrian scale. Appropriate detailing and application will allow buildings to be attractive, both up close and from a distance.

DESIGN STANDARDS

- 1. At least 40% of the total building façade, not including windows and doors, shall be surfaced by one or more of the following:
 - Integrally colored decorative concrete masonry units
 - Brick or brick panels
 - Decorative architectural tile
 - Stone
 - Pre-cast concrete panels with exposed aggregate
 - Architectural metal
 - Glass block
- 2. The remaining façade area shall be surfaced in
 - All materials listed above
 - Corrugated metal panels
 - Architectural wood panels
 - Stucco
 - Integrally colored decorative concrete
 - Integrally colored concrete block
- 3. Bright and intense color shall be permitted for no more than 10% of the total elevation of any façade facing the street.
- 4. A maximum of three primary building materials shall be utilized on each of the four main elevations. Projections with a surface area of less than 100 SF may be excluded.
- 5. Multi-family buildings shall meet the following requirements:
 - 80% of the net façade area shall be clad in integral color cement stucco, or
 - 80% of the net façade area shall be clad in a combination of integral color cement stucco and brick or integral color cement stucco and stone.
- 6. Exterior materials shall be applied consistently to all elevations of the building.

DESIGN GUIDELINES

Move to next sheet like it previously was

UPDATED - no revision cloud added.

Missing the standard from the UDO that allows 60% to be in brick or stone, so be consistent with that

UPDATED



PUBLIC IMPROVEMENTS PLAN

It is confusing how only changes made since February appear to be bubbled but nothing else is? It needs to be consistent. With the last submittal, nothing was bubbled. Please account for all changes made with the first amendment like other tabs.

AMENDMENTS:

△ 11-20-24 - Updated trail classifications, locations and PA triggers. Updated phasing note. Updated to Valdai "Way". Updated Local Urban 2 lane roadway.

TAB 13

Introduction

The Aurora One development is proposed at the southeast corner of Picadilly Road and Sixth Avenue in Aurora, CO. The site is bounded by 6th Avenue to the North, existing Picadilly Road to the west, Valdaí Street to the East, and unplatted property to the south.



VICINITY MAP
(N.T.S.)

The development consists of 142 acres with Mixed Use (MU-R). The proposed improvements will be constructed to meet the needs of both the present and future developments within the overall Aurora One development. The following describes the general parameters of each planning area and the improvements necessary to service the planning areas independently. Each planning area will be required to meet Fire Life Safety requirements. The roadway network adjacent to and proposed within the development will need to be evaluated when each planning area is developed.

General Development Parameters:

Land Development

The Aurora One development will be divided into 14 planning areas (PA). PAs 1, 2, 8, 9, 11, and 14 will be Commercial, PA-5 will be Mixed-Commercial, PAs 4 and 13 will be Single-Family-Attached Residential, PA-10 will be Multi-Family-Attached Residential, PA-7 will be dedicated as Public Park, and PA-6 and PA-15 will be dedicated as Public Open Space.

A public roadway network will be developed through the site to provide vehicular access to the various planning areas. Utilities will be placed within the public rights of way to provide service to the planning areas throughout the development.

The requirements of development for the various planning areas will be detailed later in this narrative.

Call out all planning areas that will have OS (i.e. PA-4, PA-13, PA-10)

UPDATED

add "...in addition to smaller open spaces in other planning areas throughout the site."

UPDATED.

Park and Open Space Improvements

A neighborhood park will be provided in planning area PA-7 and open space located in planning area PA-6 that will serve the Aurora One community. Park acreage and amenities have been determined per City of Aurora standards and specifications.

Regional multi-use trails and pedestrian connections will be incorporated throughout the parks and open space. Please refer to Form J within the Aurora One Master Plan for park and open space specifics.

Parks and open space form (i.e. grading), landscape and associated trails will be developed concurrently with Drainage Improvements. Park and open space amenities will be installed concurrently with the proposed drainage improvements.

Specify the trails as being 6' so as not to confuse with 10' regional trails by PROS standards. Or, alternatively, remove all language referencing regional trails in all Tabs and replace with "multi-use trails"

Roadway Improvements

The perimeter public improvements required for the development of the Aurora One development

UPDATED TO
MULTI-USE
TRAILS
THROUGHOUT.

- Perimeter roadway improvements to construct the eastside (ultimate northbound lanes) of western limits of the property and associated acceleration and deceleration lanes at the 6th Hogan Parkway intersections. Intersection improvements, when warranted. The roadway shown in this PIP as a 4 lane arterial south of SDH and 6 lane arterial north of SDH to comply with NEATS.
- Perimeter roadway improvements to construct the south side (ultimate eastbound lanes) of 6th Avenue across the northern limits of the property and associated acceleration and deceleration lanes at the Picadilly Road and Frontage Road intersections. Intersection improvements at Picadilly Road, Frontage Road, and at local and collector connections, when warranted.
- A full movement public access at the northwest corner of the overall Aurora One development with associated acceleration and deceleration lanes when warranted. This is a secondary point of entry and exiting which is on the west side of planning area #1.
- A full movement public access at the southeast corner of the overall Aurora One development with associated acceleration and deceleration lanes when warranted. This is a primary point of entry and exiting which is on the east side of planning area #9.
- All future traffic signal location funding shall be according to the City's Traffic Signal Escrow Ordinance.

The internal roadway improvements to service the development of the Aurora One project include:

- Three collector streets, 80' ROW will be installed to service the proposed planning areas from 6th Avenue and Stephen D. Hogan Parkway.
- Three Local Type 3 Streets will be provided to service the neighborhood park, commercial, and single-family attached residential areas from 6th Avenue, Stephen D. Hogan Parkway, and Valdai Street.
- Three Local Type 1 Streets will be installed to service the single-family and multi-family attached residential areas from 6th Avenue, Valdai Street, the proposed two-lane collector, and Stephen D. Hogan Parkway.
- A Local Urban street that functions as a walkable main street will be installed to service commercial planning areas from the proposed two-lane collector street.
- A regional trail network will be provided connecting the proposed open space to the future Triple Creek Greenway and High Plains Trail.

See comment above regarding wording

Roadways will be constructed to service the planning areas immediately adjacent to the development. Roadways not adjacent to the development may be required to be constructed to meet traffic and safety needs. The construction of half roadway sections will be reviewed during the development of planning areas on a case-by-case basis. The north side of Stephen D.

UPDATED.

Hogan Parkway public roadway improvements are subject to the requirements as specified in the “Rule and Order”. Improvements which will be constructed by the developer under the “Rule and Order” include:

- The construction of the ultimate section of Stephen D. Hogan Parkway outside of the six primary travel lanes, including necessary turn lanes, acceleration/deceleration lanes and public sidewalks per the Rule and Order.
- Intersection improvements, when warranted.
- The potential traffic signals at the intersections of Picadilly Road, Rome Street, Valdai Street, and the proposed Local Urban connection will be funded through the City’s Traffic Signal Escrow Ordinance.

The proposed roadway improvements shall be consistent with the approved Traffic Impact Study prepared by Fox Tuttle Transportation Group, LLC prepared for the Aurora One development.

Mobility Improvements

A walkable Main Street will be provided within the overall Aurora One development connecting the commercial planning area PA-8 to the proposed two-lane collector. A regional multi-use trail, on-street bike lanes, and on-street pedestrian connections will be installed to provide access to the various planning areas within the Aurora One development as well as adjacent trails and land uses.

See comment above regarding wording

UPDATED.

Drainage Improvements

The Aurora One Development is entirely within the Sand Creek drainage basin. The proposed development will comply with the 2016 Sand Creek (I-225 – E-470) Right Bank Tributaries Outfall Systems Plan (OSP).

Six full-spectrum detention basins that will provide stormwater WQCV and detention volume will be constructed to service the Aurora One development. An engineered stormwater channel will also be installed to convey stormwater flows from the upstream tributary properties east of E-470 to Coal Creek. The drainage channel will also serve to convey outflow from the detention basins serving PAs 2-10 prior to discharging to Coal Creek. Maintenance eligibility of the proposed drainage channel will be determined at the time of the final drainage report.

The detention basins will be fully constructed in two phases. Detention Pond A; serving PA-5, Frontage Road, and a portion of Valdai Street; will be constructed with the first phase. The remainder of the detention ponds will be constructed in the second phase. The stormwater channel will be constructed in the second phase and the entirety of the channel will be constructed in a single phase.

As outlined in the Sand Creek (Colfax to Yale) Major Drainageway Plan (MDP), prepared by Matrix Design Group, Inc., dated August 2013, the portion of Coal Creek adjacent to the Aurora One property has poor stability and recommends limited structural improvements and bank stabilization efforts to improve the stability of channel. Coal Creek and locations of existing unstable slopes are located within an Arapahoe County Open Space Conservation Easement and are beyond the property limits of the Aurora One project. Coordination with the City of Aurora PROS, Arapahoe County, Mile High Flood District, and a third-party consultant will be required to determine the appropriate stabilization efforts for Coal Creek and participation of Aurora One as an adjacent development. Contribution to a fund Coal Creek stabilization improvement will be required to be in compliance with the existing Arapahoe County Open Space Conservation Easement.

Water Main Improvements

The Aurora One development will be serviced by the existing 30" water main within 6th Avenue, the existing 12" water main within Frontage Road, a proposed 16" water main along Picadilly Road, and proposed 12" and 16" water main extensions along Stephen D. Hogan Parkway.

Multiple 8" and 12" mains will be extended internal to the development to provide the necessary looped water main around the proposed planning areas within the Aurora One development to provide fire protection and domestic service for all buildings per the Master Utility Study.

Sanitary Sewer Improvements

The Aurora One development will be serviced by the 18" PVC sanitary sewer main within Picadilly Road that will be installed as part of the adjacent Horizon Uptown development.

A series of 8", 10", and 12" sanitary sewer mains will be extended throughout the development to service each planning area. There are no known off-site improvements that will impact the proposed tie-in location.

Specific Planning Area Improvement Descriptions

The initial work in the development will include the stormwater drainage channel, detention basin improvements, and over-lot grading before the following planning areas are developed. The aforementioned infrastructure improvements may be phased, but the following planning areas are subject to the minimum improvements as shown on this document.

Planning Area 1 (5.90 Acres) Commercial:

Prior to the development of PA-1 the following public improvements shall be designed and approved for c

- The intersection of 6th Avenue and Picadilly Road will be improved, when warrants are met.
- The intersection of Stephen D. Hogan Parkway and Picadilly Road will be improved when warrants are met.
- The intersection of Stephen D. Hogan Parkway and Rome Street will be improved when warrants are met.
- Signals at the intersections at Stephen D. Hogan Parkway will be funded according to the City's Traffic Ordinance.
- Rome Street as a 3 Lane Collector from 6th Avenue to Stephen D. Hogan Parkway.
- The eastern half of Picadilly Road Public Roadway improvements as a 6 Lane Arterial from Stephen D Hogan to the southern boundary of PA-11. The improvements shall be completed by others.
- The southern half of 6th Avenue Public Roadway improvements along the property from the intersection of 6th Avenue and Picadilly to the intersection of 6th Avenue and Rome Street.

- Local connections to future multi-use trails along Picadilly Road outside of the scope of the project.

- Private access drives to service the commercial development.

- Pedestrian sidewalk improvements along Rome Street and the north half of Stephen D. Hogan Parkway from Picadilly Road to Rome Street.

- Proposed domestic water extension within Picadilly Road from 6th Avenue to southern boundary of PA-11.
- Proposed domestic water extension within Rome Street connecting 6th Avenue and Stephen D. Hogan Parkway.
- Sanitary sewer extension within PA-1.
- Detention Pond E will be constructed if not previously constructed.

Why? If it's adjacent to this, they are required with this PA

If the trail is replacing the sidewalk along Picadilly, it will be required with adjacent planning area.

UPDATED.

REMOVED.

I am unclear why this was added. By identifying a street as a requirement for a planning area, the sidewalk associated with it is required as well.

- 1 • Regional Multi-Use trail improvements along the proposed channel.
- Domestic water extension within Valdai Way from 6th Avenue to the intersection with the proposed Type 1 local roadway
- Relocation of the existing domestic water along the eastern boundary of the site to extend within Valdai Way from the type 1 local road to Stephen D. Hogan Parkway
- Sanitary Sewer main within the East-West 2 Lane Collector from Valdai Way to Stephen D. Hogan Parkway
- Sanitary sewer main along the north side of PA-13 from Stephen D. Hogan to the connection at the existing sanitary within Picadilly Road.
- Detention Pond C and drainage channel will be constructed with this planning area if not previously constructed.
- Open Space improvements shall be constructed by the developer as a condition of the first Site Plan.
- 1 • Local Connection to the Regional Multi-Use trail system.

Planning Area 7 (7.14 Acres) Neighborhood Park:

Prior to the development of PA 7 the following public improvements shall be designed and approved for construction:

See comment above regarding wording

- 1 • Regional Multi-Use trail improvements along the proposed channel.
- Domestic water extension within Rome Street from 6th Avenue to Stephen D. Hogan Parkway **UPDATED.**
- Domestic water extension within Stephen D. Hogan Parkway from Rome Street to the East-West 2 Lane Collector
- Domestic water extension within the proposed East-West 2 Lane Collector from Stephen D. Hogan to Valdai Street.
- 1 • Domestic water extension within Valdai Way from the proposed East-West 2 Lane Collector to 6th Avenue
- Internal water-mains to service this planning area through connections on the East-West 2 Lane Collector.
- 1 • Sanitary Sewer main within the East-West 2 Lane Collector from Valdai Way to Stephen D. Hogan Parkway
- Sanitary sewer main along the north side of PA-13 from Stephen D. Hogan to the connection at the existing sanitary within Picadilly Road.
- Detention Pond C and drainage channel will be constructed with this planning area if not previously constructed.
- Open space improvements shall be constructed prior to 50% Certificate of Occupancies of adjacent PA-4
- Pedestrian sidewalk improvements along the south side of the proposed Type 3 Local roadway.
- 1 • Local Connection to the Regional Multi-Use trail system.

See comment above regarding wording

Planning Area 8 (9.91 Acres) Commercial:

UPDATED.

Prior to the development of PA 8 the following public improvements shall be designed and approved for construction:

- Two-lane collector improvements at the northern extents of PA-8 extending from Stephen D. Hogan Parkway to Valdai Street.
- Local Urban 2 Lane walkable main street improvements to service the planning area and connect the Two Lane Collector on the north side of PA-8 to the Local Type 3 roadway on the south side of PA-8
- Local Type 3 street improvements along the southern end of PA-8 extending from Stephen D. Hogan Parkway to the eastern boundary of PA-8. An approved turnaround shall be constructed, if needed, until which time the Local Type 3 is constructed through PA-10 to connect to Valdai Way.
- Pedestrian sidewalk improvements along the north side of Stephen D. Hogan Parkway from The East-West 2 Lane collector to the proposed Type 3 Local roadway.
- Intersection improvements at the intersection of Stephen D. Hogan Parkway and the proposed Local Type 3 street, when warrants are met.
- The signal at the intersection of Stephen D. Hogan Parkway and the Local Type 3 street will be funded according to the City's Traffic Signal Escrow Ordinance.

- Domestic water extension within Stephen D. Hogan Parkway from Picadilly Road to the intersection with the proposed Local Type 3.
- Domestic water extension within the proposed 2 lane collector from Stephen D. Hogan Parkway to the proposed Local Urban 2 lane roadway.
- Domestic water extension within the proposed Local Urban 2 lane roadway from the 2 Lane Collector to the proposed Local Type 3.
- Domestic water extension within the Local Type 3 from Stephen D. Hogan Parkway to the Local Urban 2 lane roadway.
- Internal watermain looping to service this planning area through connections to the watermain within Stephen D. Hogan.
- Sanitary sewer main within the Two Lane Collector from the Local Urban 2 Lane to Stephen D. Hogan Parkway.
- Sanitary sewer main within Stephen D. Hogan Parkway from the proposed 2 Lane Collector Local Urban 2 lane roadway to the proposed Local Type 3 roadway.
- Sanitary sewer main within the proposed Local Urban 2-lane roadway from the 2 Lane Collector to the Local Type 3 roadway.
- Sanitary sewer main along the north side of PA-13 from Stephen D. Hogan to the connection at the existing sanitary within Picadilly Road.
- Sanitary sewer to service this planning area.
- Local-use trail improvements along the south side of the channel and E-470.
- Pedestrian sidewalk improvements along the north and south side of the Local Type 3 Roadway.
- Private access drive to service the commercial planning area.
- Storm sewer to provide conveyance from the planning area to the detention pond.
- Detention Pond D and the engineered drainage channel will be constructed with this planning area if not previously constructed.

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planning...
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Planning Area 9 (8.19 Acres) Commercial:

UPDATED.

Prior to the development of PA 9 the following public improvements shall be designed and approved for construction.

- Valdai Way three-lane collector improvements along the eastern extents of the planning area to provide connection from the planning area back to Stephen D. Hogan Parkway.
- Pedestrian sidewalk improvements along the north side of Stephen D. Hogan Parkway from the proposed Type 3 Local roadway to the intersection with Valdai Way.
- Intersection improvements, including auxiliary lanes at the intersection of Stephen D. Hogan Parkway and Valdai Way when warrants are met.
- The signal at the intersection of Valdai Way and Stephen D. Hogan Parkway will be funded according to the City's Traffic Signal Escrow Ordinance.
- Domestic water extension within Stephen D. Hogan Parkway from the proposed 2 Lane Collector to the existing watermain at Valdai Way.
- Domestic water extension within the 2 Lane Collector from Stephen D. Hogan Parkway to the proposed Local Urban 2 Lane roadway.
- Domestic water extension within the proposed Local Urban 2 Lane roadway from the 2 Lane Collector to the proposed Local Type 3 roadway.
- Domestic water main through the southern portion of PA-8 and the northern portion of PA-9, from the Local Type 3 to Valdai Way.
- Sanitary sewer main within Stephen D. Hogan Parkway from Valdai Way to the proposed 2 Lane Collector.
- Sanitary sewer main along the north side of PA-13 from Stephen D. Hogan to the connection at the existing sanitary within Picadilly Road.

See comment above regarding wording

UPDATED.

1

- Local Connections to the Regional Multi-Use trail improvements within and adjacent to the planning area with connections to Stephen D. Hogan Parkway.
- Private access drives to service the commercial planning area.
- Detention Pond C and drainage channel will be constructed with this planning area if not previously constructed.
- Storm sewer to provide conveyance from the planning area to the detention pond.

Planning Area 10 (12.31 Acres) Multi-Family Attached Residential:

Prior to the development of PA 10 the following public improvements shall be designed and approved for construction:

1

- Valdai Way three-lane collector street improvements from Stephen D. Hogan Parkway to the proposed 2-Lane Collector street within PA-4.
- 2-Lane Collector improvements between the proposed Valdai Way 3-Lane Collector and Stephen D. Hogan Parkway.
- Local Type 3 street improvements from Valdai Way to the western boundary of PA-10. An approved turnaround shall be constructed, if needed, until the Local Type 3 roadway extension is constructed through PA-8.
- Sanitary sewer main within the Local Type 3 from Valdai Way to the Local Urban Type 2 roadway through PA-8
- Sanitary sewer within the Local Urban Type 2 roadway in PA-8 from the Local Type 3 to the proposed 2 Lane Collector.
- Sanitary sewer main along the north side of PA-13 from Stephen D. Hogan to the connection at the existing sanitary within Picadilly Road.
- Sanitary sewer to service the planning area.
- Domestic water extension within the proposed Local Type 3 roadway from the Local Urban 2 Lane roadway to Valdai Way
- Domestic water extension through the northern portion of PA-9 to connect from the Local Type 3 to Valdai Way
- Domestic water extension within Valdai Way from 6th Avenue to the intersection of Valdai Way and the Local Type 1 Frontage Road
- Relocation of existing watermain under Valdai Way from the Local Type 1 Frontage Road to Stephen D. Hogan Parkway
- Intersection improvements at the intersection of Stephen D. Hogan Parkway and the proposed Local Type 3 street, when warrants are met.
- The signal at the intersection of Stephen D. Hogan Parkway and the Local Type 3 street will be funded according to the City's Traffic Signal Escrow Ordinance.

1

- Local Connections to the Regional Multi-use trail improvements within the planning area with connections to the parks and open space regional trail network.
- Detention Pond C and drainage channel will be constructed with this planning area if not previously constructed.
- Storm sewer to provide conveyance from the planning area to the stormwater detention pond.
- Dedication of a minimum of 1.00 Acres of Open Space at the time of Site Plan submittal. Improvements shall be constructed by the developer with the Site Plan Improvements.

See comment above regarding wording

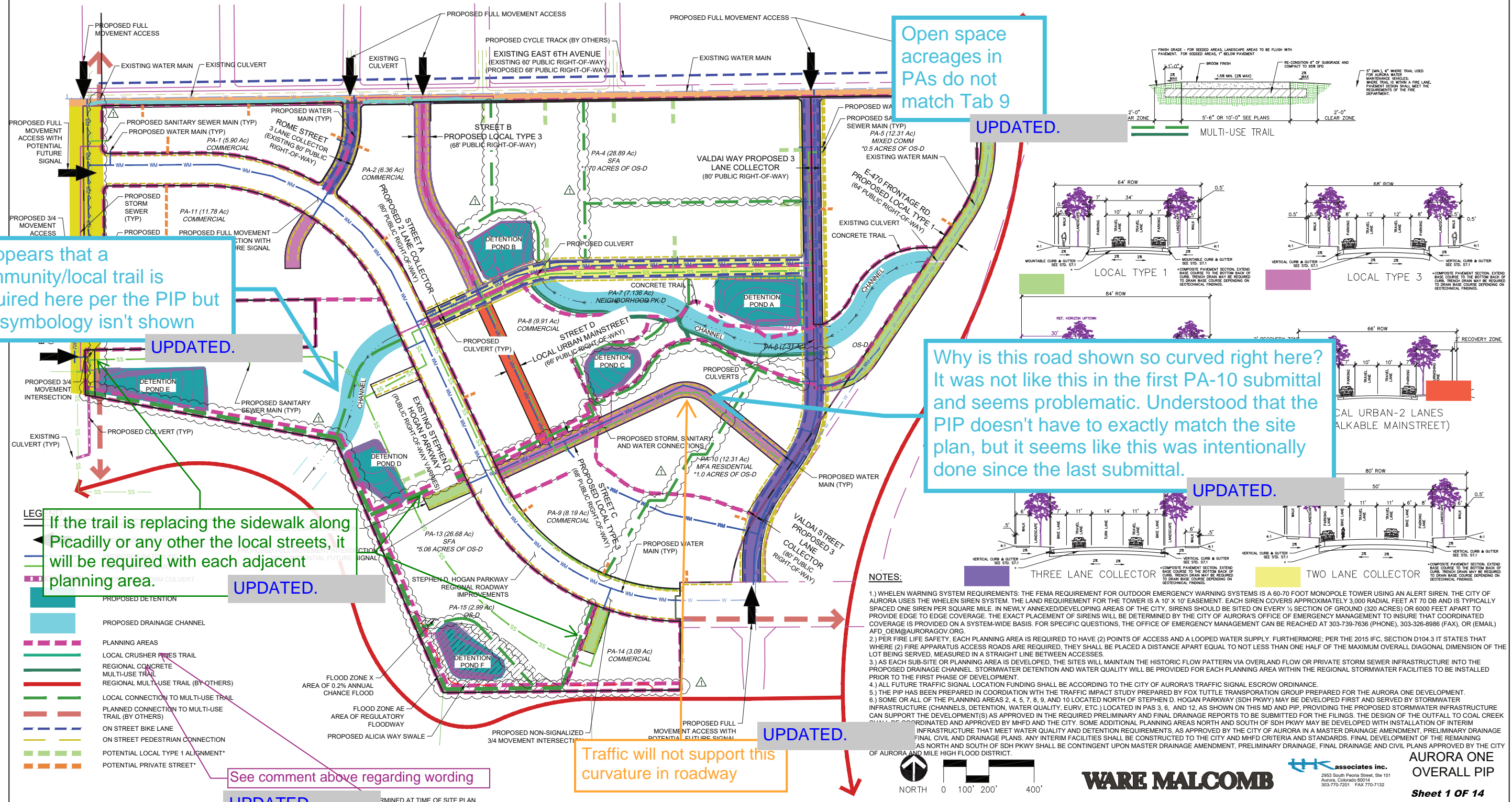
Planning Area 11 (11.78 Acres) Mixed-Commercial:

UPDATED.

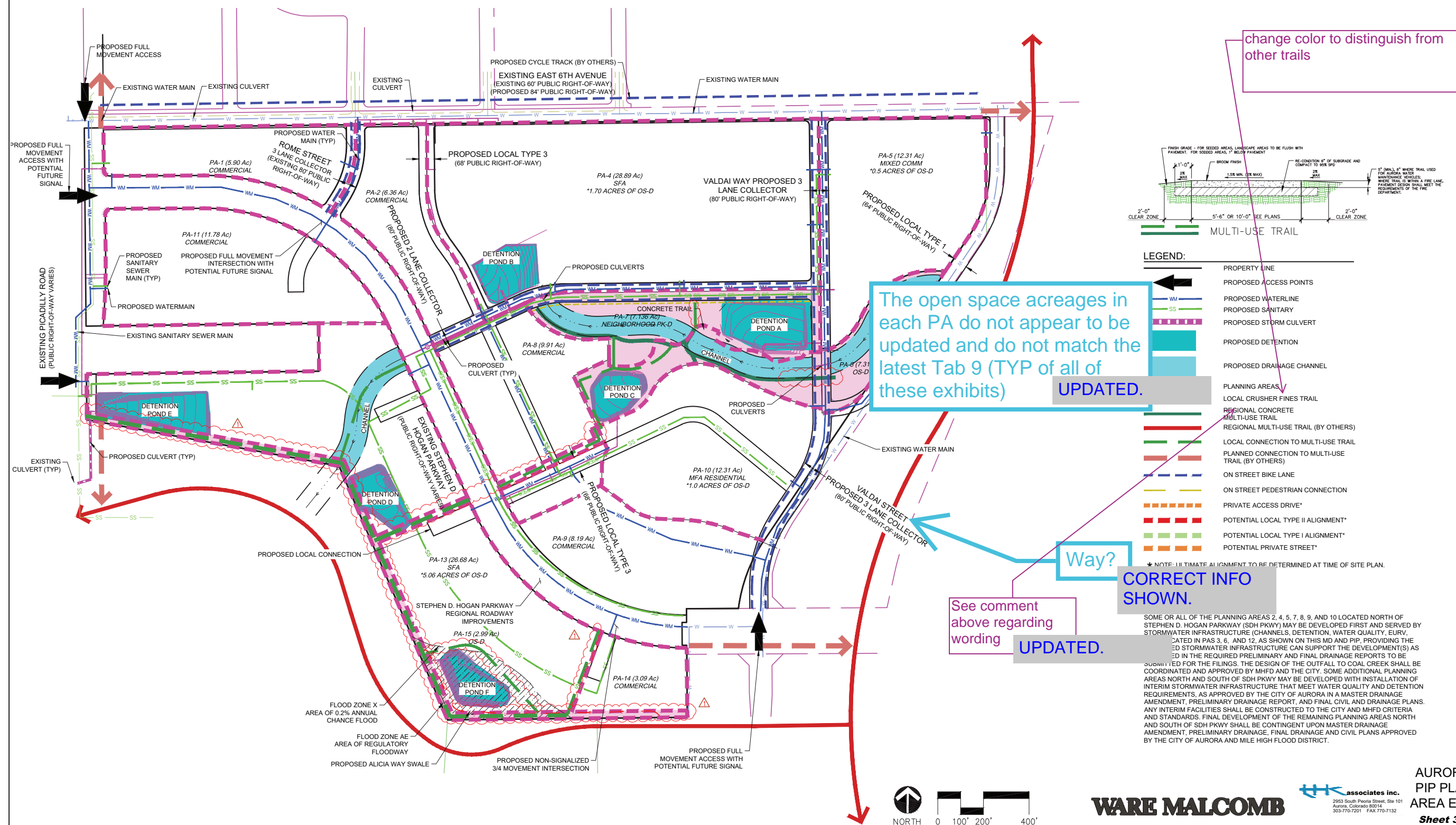
Prior to the development of PA 11 the following public improvements shall be designed and approved for construction:

- Picadilly Road improvements from the southern boundary of PA13 to 6th Avenue, if not already constructed, including the intersection with Stephen D. Hogan Parkway.
- The intersection improvements at Picadilly Road and Stephen D. Hogan Parkway, when warranted.
- Pedestrian sidewalk improvements along the south side of Stephen D. Hogan Parkway from Picadilly Road to the southeastern boundary of PA-11 (i.e. the planning area frontage).
- The traffic signal at the intersection of Picadilly Road and Stephen D. Hogan Parkway will be funded according to the City's Traffic Signal Escrow ordinance.

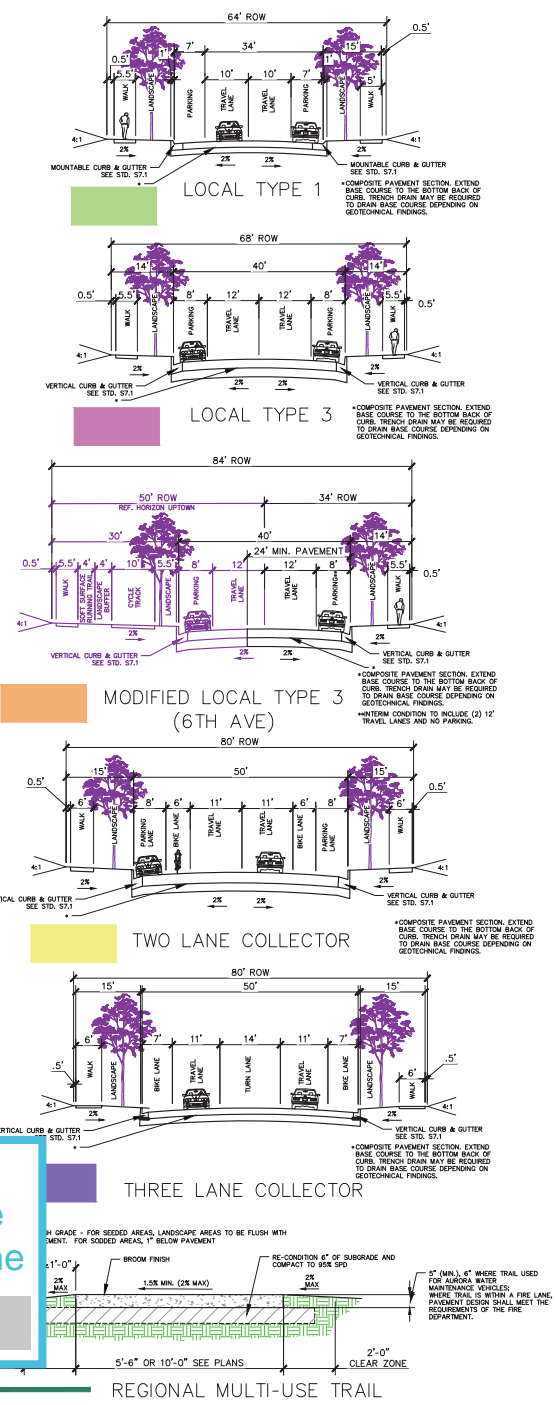
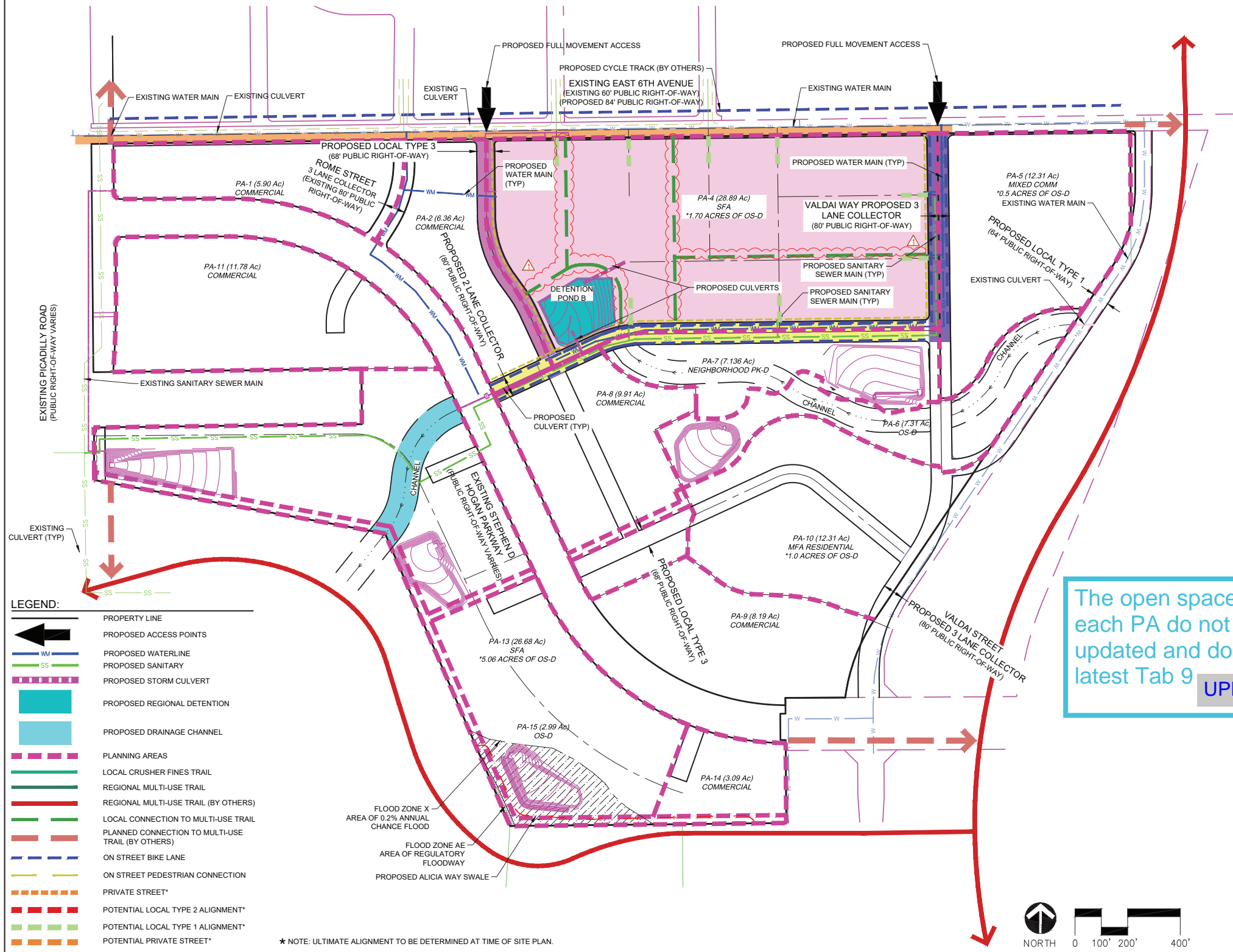
**AURORA ONE
PUBLIC IMPROVEMENT PLAN (PIP)**
A PORTION OF THE NORTH HALF QUARTER OF SECTION 12, TOWNSHIP
4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



AURORA ONE PUBLIC IMPROVEMENT PLAN (PIP) PLANNING AREAS PA-6, PA-7 AND PA-15 EXHIBIT PARKS, AND OPEN SPACE IMPROVEMENTS



**AURORA ONE
PUBLIC IMPROVEMENT PLAN (PIP)
PLANNING AREAS PA-4 EXHIBIT**



The open space acreages in each PA do not appear to be updated and do not match the latest Tab 9

UPDATED.

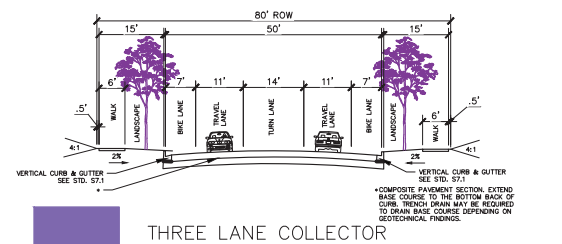
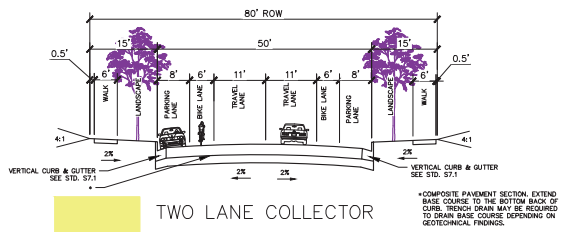
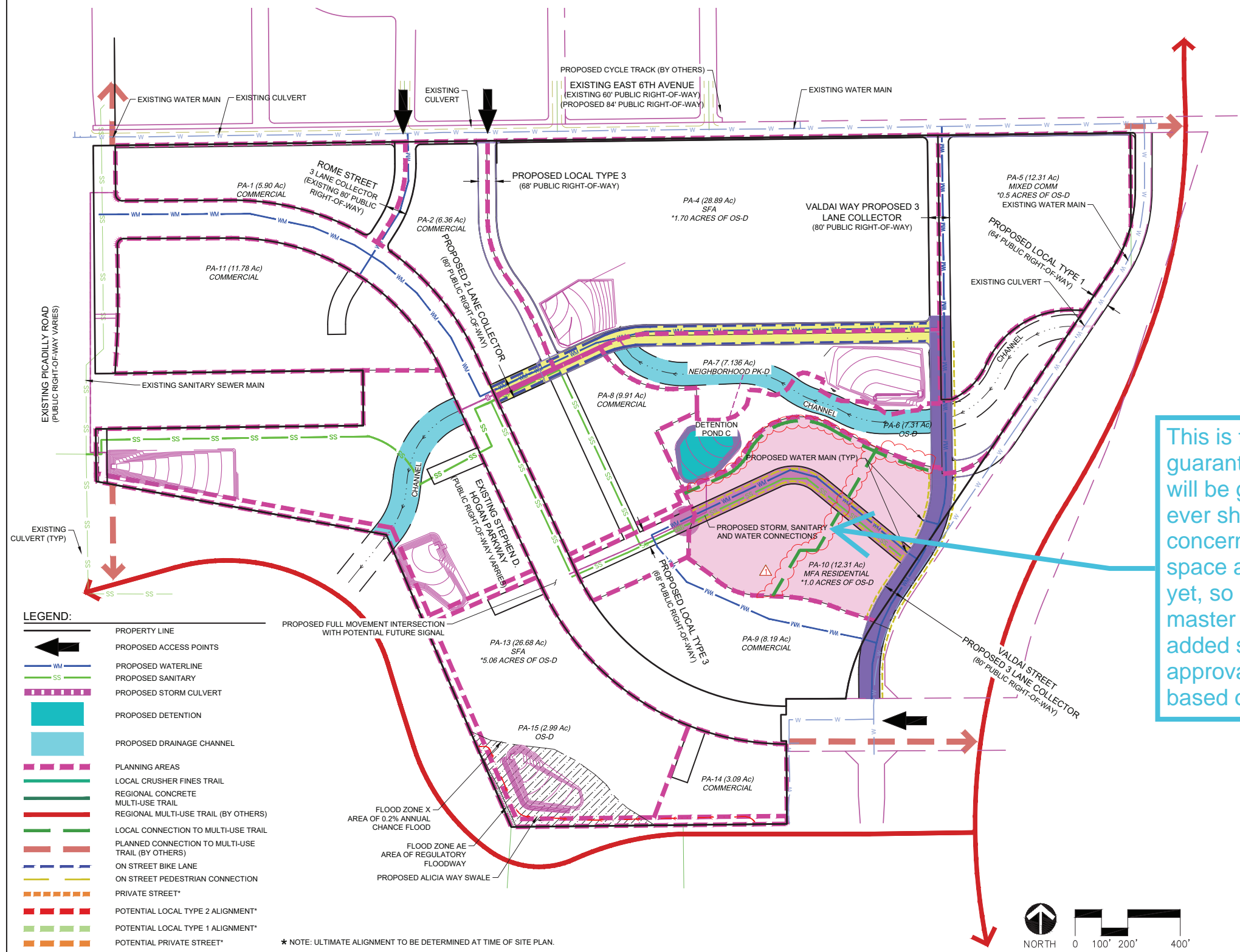
NOTES:

SOME OR ALL OF THE PLANNING AREAS 2, 4, 5, 7, 8, 9, AND 10 LOCATED NORTH OF STEPHEN D. HOGAN PARKWAY (SDH PKWY) MAY BE DEVELOPED FIRST AND SERVED BY STORMWATER INFRASTRUCTURE (CHANNELS, DETENTION, WATER QUALITY, ETC.) LOCATED IN PAs 3, 6, AND 12, AS SHOWN ON THIS MD AND PIP. PROVIDING THE PROPOSED STORMWATER INFRASTRUCTURE CAN SUPPORT THE DEVELOPMENT(S) AS APPROVED IN THE REQUIRED PRELIMINARY AND FINAL DRAINAGE REPORTS TO BE SUBMITTED FOR THE FILINGS. THE DESIGN OF THE OUTFALL TO COAL CREEK SHALL BE COORDINATED AND APPROVED BY MHFD AND THE CITY. SOME ADDITIONAL PLANNING AREAS NORTH AND SOUTH OF SDH PKWY MAY BE DEVELOPED WITH INSTALLATION OF INTERIM STORMWATER INFRASTRUCTURE THAT MEET WATER QUALITY AND DETENTION REQUIREMENTS, AS APPROVED BY THE CITY OF AURORA IN A MASTER DRAINAGE AMENDMENT, PRELIMINARY DRAINAGE REPORT, AND FINAL CIVIL AND DRAINAGE PLANS. ANY INTERIM FACILITIES SHALL BE CONSTRUCTED TO THE CITY AND MHFD CRITERIA AND STANDARDS. FINAL DEVELOPMENT OF THE REMAINING PLANNING AREAS NORTH AND SOUTH OF SDH PKWY SHALL BE CONTINGENT UPON MASTER DRAINAGE AMENDMENT, PRELIMINARY DRAINAGE, FINAL DRAINAGE AND CIVIL PLANS APPROVED BY THE CITY OF AURORA AND MILE HIGH FLOOD DISTRICT.

WARE MALCOMB
2953 South Peoria Street, Ste 101
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303-770-7201 FAX 770-7132

**AURORA ONE
PIP PLANNING
AREA EXHIBITS
Sheet 6 OF 14**

**AURORA ONE
PUBLIC IMPROVEMENT PLAN (PIP)
PLANNING AREAS PA-10 EXHIBIT**

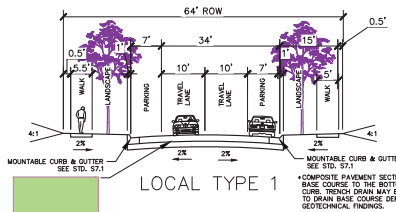
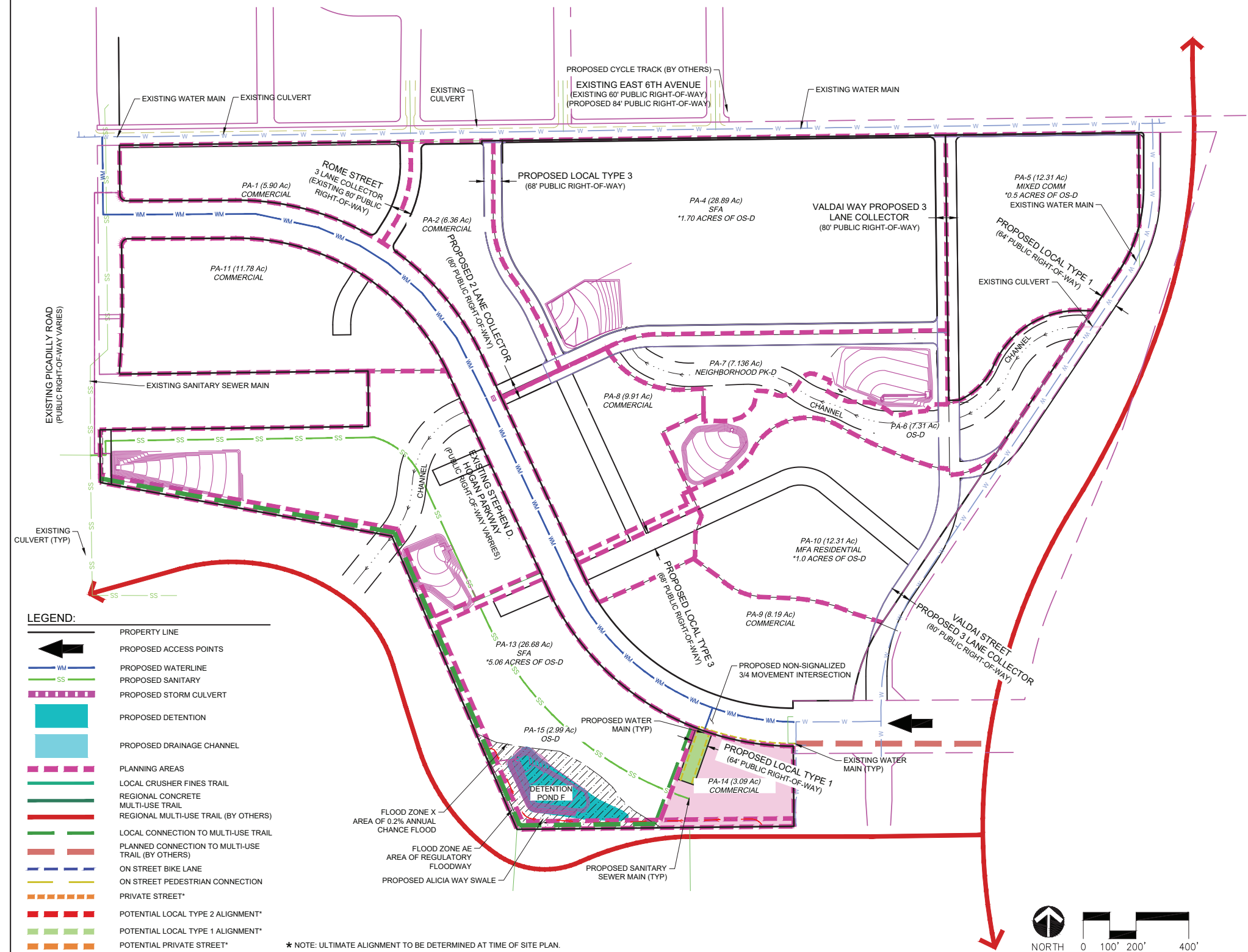


This is too specific and it cannot be guaranteed that open space credit will be granted here. Nothing was ever shown to staff that resolved our concerns with counting this as open space and it hasn't been agreed to yet, so it shouldn't be depicted in the master plan, or a note needs to be added stating that it is subject to approval at the site plan stage based on the design.

NOTE ADDED.

NOTES:
SOME OR ALL OF THE PLANNING AREAS 2, 4, 5, 7, 8, 9, AND 10 LOCATED NORTH OF STEPHEN D. HOGAN PARKWAY (SDH PKWY) MAY BE DEVELOPED FIRST AND SERVED BY STORMWATER INFRASTRUCTURE (CHANNELS, DETENTION, WATER QUALITY, ETC., ETC.) LOCATED IN PAs 3, 6, AND 12, AS SHOWN ON THIS MAP, PROVIDING THE PROPOSED STORMWATER INFRASTRUCTURE CAN SUPPORT THE DEVELOPMENT(S) AS APPROVED IN THE REQUIRED PRELIMINARY AND FINAL DRAINAGE REPORTS TO BE SUBMITTED FOR THE FILINGS. THE DESIGN OF THE OUTFALL TO COAL CREEK SHALL BE COORDINATED AND APPROVED BY MHFD AND THE CITY. SOME ADDITIONAL PLANNING AREAS NORTH AND SOUTH OF SDH PKWY MAY BE DEVELOPED WITH INSTALLATION OF INTERIM STORMWATER INFRASTRUCTURE THAT MEET WATER QUALITY AND DETENTION REQUIREMENTS, AS APPROVED BY THE CITY OF AURORA IN A MASTER DRAINAGE AMENDMENT, PRELIMINARY DRAINAGE REPORT, AND FINAL CIVIL AND DRAINAGE PLANS. ANY INTERIM FACILITIES SHALL BE CONSTRUCTED TO THE CITY AND MHFD CRITERIA AND STANDARDS. FINAL DEVELOPMENT OF THE REMAINING PLANNING AREAS NORTH AND SOUTH OF SDH PKWY SHALL BE CONTINGENT UPON MASTER DRAINAGE AMENDMENT, PRELIMINARY DRAINAGE, FINAL DRAINAGE AND CIVIL PLANS APPROVED BY THE CITY OF AURORA AND MILE HIGH FLOOD DISTRICT.

**AURORA ONE
PUBLIC IMPROVEMENT PLAN (PIP)
PLANNING AREAS PA-14 EXHIBIT**



NOTES:

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**AURORA ONE
PIP PLANNING
AREA EXHIBITS
Sheet 14 OF 14**