

THE OPAL

MASTER PLAN

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LETTER OF INTRODUCTION

TAB NO. 1

ON BEHALF OF THE APPLICANT, DENTON FLOYD, we are pleased to submit this Master Plan application for The Opal. The following team of professionals have been assembled to help bring this community to life.

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GENERAL OVERVIEW

The Opal Community is a 18.8-acre master planned community located adjacent to and south of Jewell Ave approximately .10 mile west of the intersection of E. Jewell Ave and S. Powhaton Ave in southeast Aurora, Arapahoe County, Colorado. The property is operating as open agricultural fields with an existing unoccupied single-family residence with access from Jewell Ave.

The area is currently transitioning from historically agricultural land to suburban development in accordance with the City's vision from Emerging Neighborhoods. These areas offer new opportunities for residential and mixed use communities through the City. Land to the north, west, and east are being considered for new residential communities, including the FOUNDRY neighborhood immediately adjacent to the west and south.

The site's terrain features two distinct topographical areas on the site; the low point of the site is in the area of the existing residence and agricultural buildings roughly occupying the northeast quadrant of the site. This portion of the site was previously graded flat in support of the residence and agricultural buildings and sits lower than the rest of the property. The remaining portion of the site sits approximately 10 to 20 feet higher than the northeast quadrant and generally rises in elevation towards the southwest corner.

The Opal is a mixed use community featuring commercial and residential uses. Commercial land uses are proposed along the northern property boundary along E. Jewell Ave. South of the commercial neighborhood is a multifamily neighborhood featuring multifamily housing, an amenity center, clubhouse, and park.

CIRCULATION & ACCESS

The Opal is accessed from the north at two locations off of E. Jewell Ave. The western most access is a new collector road that access off of E. Jewell Ave and will travel south through the site, connecting to the FOUNDRY neighborhood to the south. The eastern most access utilizes the existing access point to the property and proposes to improve the access road to a local road level to provide access to the entire site. The improved eastern most access will continue to provide access to the private properties located to the southeast of the site. Internal circulation is provided by local roadways designed to City standards. These will be further refined with future Site Plan application(s).

NEIGHBORHOOD CHARACTER

Two neighborhoods are proposed within The Opal community, generally defined by their proposed land uses. The commercial neighborhood will feature commercial pad sites situated along E. Jewell Ave. The multifamily neighborhood will feature a park, walkable private recreation spaces, connections to the larger community trail system, an amenity center and private clubhouse, and approximately 264 multifamily dwelling units.

Overall character of the community reflects a timeless legacy of the land with a flexible and contemporary design ethos. Materials, colors and patterns featured within the community inspire and seamlessly adapt to the evolving needs of its residents, ensuring a harmonious blend of timeless legacy and forward-looking innovation within Aurora's vibrant landscape.

ZONING CONFORMANCE

The community is consistent with the underlying zoning of Mixed-Use Corridor (MU-C) and Parks and Open Space (POS) within Subarea C. The MU-C zoning is aimed to provide retail goods and services to satisfy the household and personal needs of the residents of nearby residential neighborhoods, those traveling on adjacent collector and arterial corridors, and to allow for higher intensity general business and service activities. Most commercial uses are allowed in the MU-C district along with multifamily dwelling units. The POS zoning district is a special use classification intended to preserve or encourage the continuation of lands designated for park and open space uses and occupies the northeast corner of the community. The general purpose of these districts is to ensure the integration of park

and open space lands as an essential land use component of the existing and future city to benefit public health, safety, and welfare. The area zoned POS is intended to be left open and function as a part of the sites overall drainage plan.

ADJUSTMENTS

Adjustments are not requested at this time. Adjustments may be required as part of future Site Plan application(s).

Criteria for Approval. A Master Plan shall only be recommended for approval, shall only be approved, if:

a. The project proposal is consistent with the Comprehensive Plan, the purpose statement for the zone district(s) where the property is located, the use regulations in Article 146-3 for the zone district(s) where the property is located, and all other adopted plans and policies of the City Council.

- The Opal Master Plan is consistent with the City's Comprehensive Plan "Aurora Places" and is located within the Emerging Neighborhood Place Type, which is characterized by predominantly residential neighborhoods of mixed residential housing types and pedestrian and bicycle infrastructure that is walkable and well-connected throughout the neighborhood and to adjacent placetypes. The Opal Master Plan provides commercial opportunities to the larger area with strong pedestrian connections provided between the multi-family neighborhood and the commercial neighborhood.

b. It will allow future development of the property to comply with all applicable standards in this UDO;

- The community is consistent with its

underlying zoning, Mixed Use Corridor (MU-C) and Parks and Open Space (POS). The MU-C zoning is aimed to provide retail goods and services to satisfy the household and personal needs of the residents of nearby residential neighborhoods. The Opal Master Plan includes both commercial and multifamily residences and features strong pedestrian connections between the uses. The Master Plan also preserves parks and open space along the eastern portion of the site including preservation of existing mature trees, where possible.

c. It will result in a coordinated system of streets, trails, sidewalks, open spaces, and infrastructure systems that do not create significant adverse impacts on the surrounding area, or any significant adverse impacts have been mitigated to the degree practicable.

- The Master Plan will not result in any significant adverse impacts on the surrounding area.

d. It will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

- The Opal Master Plan features strong pedestrian, vehicular and bicycle transportation connections between the proposed commercial and multifamily neighborhoods, provides connections to the larger regional trail network, and provides local pedestrian, bicycle and vehicular connection to surrounding master planned communities to the south and west of the community. Through the provision of a well-connected sidewalk and trail network, residents will be able to access existing and future urban centers located off-site, primarily to the west. It is the intention of this plan to extend regional

trail infrastructure within and adjacent to the site to access the larger regional trail network. In addition, infrastructure improvements are proposed in compliance with the City's master visioning documents and this Master Plan's Public Improvement Program (PIP).

THE OPAL MASTER PLAN OFFERS THE CITY OF AURORA a planned community that aligns with the City's goals, provides a mix of land uses, and will complement the growing urban fabric of the area as surrounding communities continue to develop. The information within this Master Plan will contain design standards and guidelines outlined herein include requirements and recommendations for design and character intent in addition to the standards outlined in the City of Aurora's Unified Development Ordinance (UDO). Where this document falls silent, the UDO guidelines will govern. Where there are conflicts between this document and the UDO, the more restrictive shall apply.

We look forward to working with the City of Aurora to make this exciting new community a reality.



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