

October 17, 2019
High Point at DIA FDP Amendment No. 4

Comprehensive Plan Amendment – Letter of Justification

As part of the High Point at DIA Framework Development Plan (FDP) Amendment No. 4, a Comprehensive Plan Amendment is requested to better align the current Aurora Places Placetype designations across the FDP with the proposed FDP land uses.

Current & Surrounding Placetypes

The area within High Point at DIA is currently comprised of two Placetypes: Emerging Neighborhood for the existing residential neighborhood located generally northeast and southeast of the E. 64th Avenue and Dunkirk Street intersection and Urban District comprising the remainder of the FDP area. Surrounding properties are currently designated as Emerging Neighborhoods, Urban District City Corridor and Industrial Hub.

Proposed Placetypes

The proposed Comprehensive Plan Amendment requests that Industry Hub be added to the Placetype designation of the site on the area east of E-470, two additional areas of Emerging Neighborhoods be added to align with the proposed single-family land use as part of the FDP Amendment, and the remainder of the site is requested to remain Urban District.

Urban District

Key areas within the FDP is proposed to fall within the Urban District Placetype; this includes the following FDP land uses across multiple Planning Areas:

- Commercial Retail
- Mixed-Use Commercial (intended to contain 25% of the Planning Area as Residential at 12 DU/AC)
- Multi-Family Residential
- Associated Neighborhood and Commercial Parks and Open Space
- School

Aurora Places describes the Urban District Placetype as follows:

“Intended to serve as the city’s most intensely developed area, the Urban District contains a variety of land uses including mixed-use, entertainment, institutional, retail, restaurant and multifamily residential as defining uses. This Placetype creates a unique mix of uses in a relatively dense urban fabric, that provides a pedestrian-friendly environment and a place to live, work, shop, dine, recreate and more. It is distinguished from other Placetypes by density, scale and the prioritization of multimodal transportation. Multifamily housing and employment opportunities abound, making Urban Districts the center of activity for Aurora. Predominantly mixed-use developments accompanied by a small amount of stand-alone commercial and multifamily uses characterize the Urban District. Public facilities and institutions may be strategically located within the Urban District to anchor or support these diverse and active places. Urban parks provide green space for residents and workers and serve as locations for community activities. This mix and intensity of uses is intended to provide around-the-clock activity. Transit, pedestrian and bike connections are essential to its development and success.

The above description aligns with the proposed FDP land uses. The Urban District designation within this FDP is intended to compose the heart of this FDP, with focus on activating E. 64th Avenue and commercial areas that are immediately adjacent and visible for the E-470 corridor.

Industry Hub

All of the Planning Areas east of the E-470 corridor is proposed to be designated as the Industry Hub Placetype; this includes the following FDP land uses across multiple Planning Areas:

- Industrial
- Commercial Retail
- Associated Commercial Parks and Open Space

Aurora Places describes the Industry Hub Placetype as follows:

“Industry Hub includes areas typically dedicated to manufacturing, warehousing, distribution, fulfillment centers, freight operations and renewable energy enterprises. This placetype plays an important role in the city’s employment base and economy but can sometimes create outdoor activity and should be appropriately buffered from residential and commercial areas. It can generate high volumes of traffic from both its employees and associated truck traffic. Adjoining roadways should accommodate traffic without negatively impacting quieter placetypes or traffic on local streets serving residential areas. Large-scale alternative energy facilities are another use that may fit this placetype. Uses permitted only in Industry Hubs are manufacturing plants, factories, large open-air operations and heavy-equipment storage. The introduction of industrial land uses within this FDP amendment provides opportunities for employers to locate new offices and/or headquarters in this region thus supporting the commercial and residential land uses proposed in the FDP.”

Emerging Neighborhood

Three distinct areas of Emerging Neighborhood are proposed Placetype designations within the FDP. First, the existing single-family detached neighborhoods located primarily northeast and southeast of the E. 64th Avenue and Dunkirk Street Intersection, second, a proposed single-family detached neighborhood located generally southeast of the E. 64th Avenue and Picadilly intersection, and third, an area northeast of the E. 65th Avenue and Liverpool Street intersection. Proposed land uses include single-family detached small/standard at an average density of 7 DU/AC and smaller areas of multi-family residential at an average density of 30 DU/AC. Also included within this designation are associated Neighborhood Parks and Open Space.

Aurora Places describes the Emerging Neighborhood Placetype as follows:

“An Emerging Neighborhood Placetype is a newer largely residential neighborhood in previously undeveloped areas. They are neighborhoods that have typically been built in the past 25 years and represent an opportunity to further diversify neighborhood choices. This Placetype is more than just an isolated residential subdivision but is instead a complete neighborhood with mixed residential housing types and pedestrian and bicycle infrastructure. This makes it walkable and well-connected throughout the neighborhood and to adjacent Placetypes, with highly accessible parks and open space integrated into the neighborhood. This Placetype is similar to Established Neighborhoods with some important differences. These neighborhoods should offer a mix of housing types at various densities within the neighborhood fabric. Restaurants, retail and commercial services are supporting uses in this Placetype and should be

conveniently connected and accessible to residents of the neighborhood. Supporting uses also include a variety of neighborhood institutions and gathering places. Commercial uses should be located along main or perimeter streets rather than within primary residential areas.”

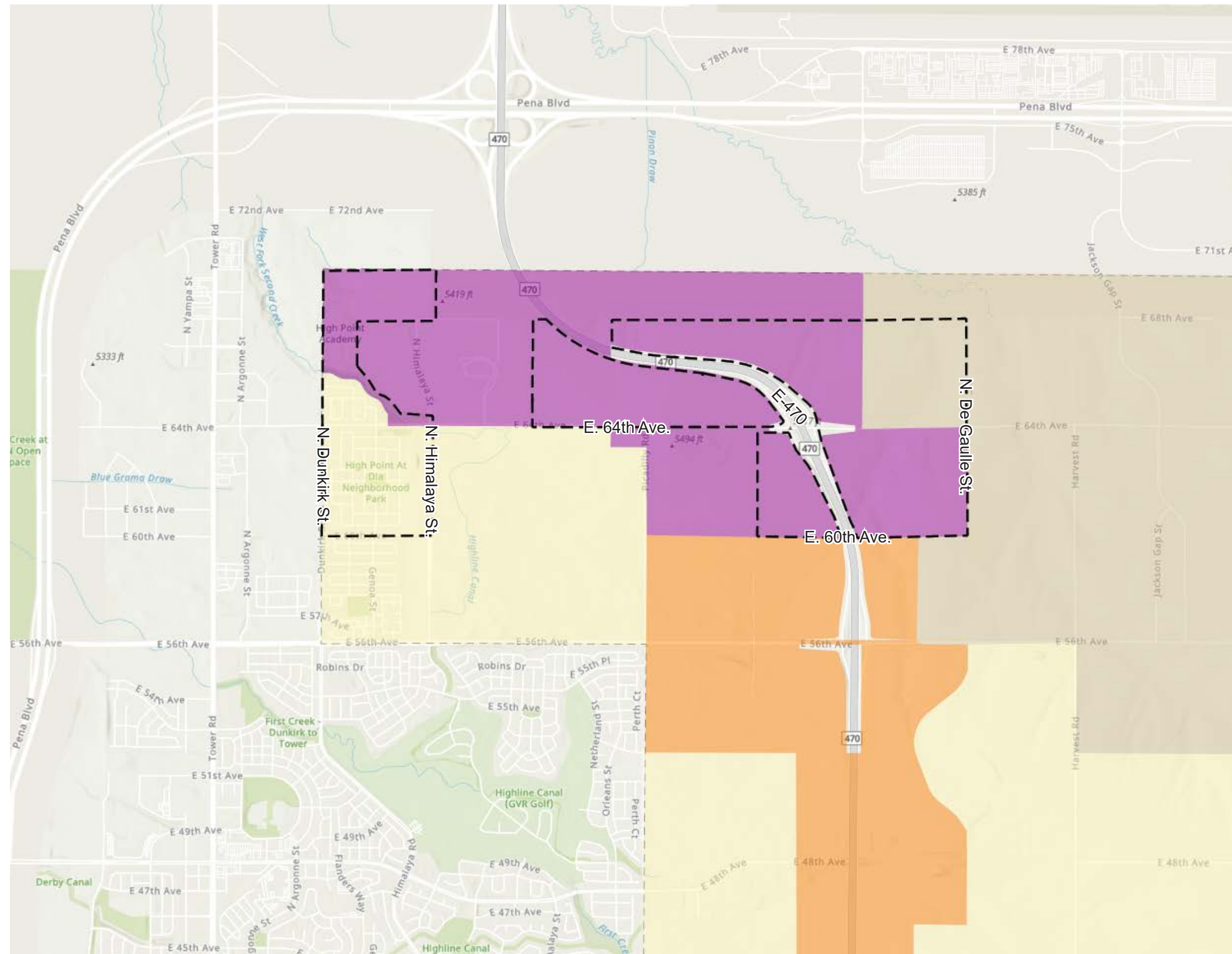
Additional rooftops equal consumers to support the commercial/retail in the area, and nearby employment centers are supported by nearby housing for employees thus lessening the burden on transportation networks in the area.

City Benefit and Compliance with Aurora Places

As northeast Aurora continues to strategically grow, a long-range vision for the area is of critical importance to ensure the appropriate land uses are implemented for the benefit of current and future residents, employers/employees and visitors. With the addition of the Gaylord Rockies located central to the High Point at DIA FDP, the proposed land uses with this amendment offer a variety of support uses to this Aurora landmark. The introduction of Industrial land uses within this amendment offers opportunities for large- and small-scale employers in this area, to bolster support of the commercial retail uses in this area. Finally, the additional residential land uses in the form of standard/small single-family detached and also multi-family, single-family attached and mixed-use residential offers a variety of housing types and price points to support this influx of employees.

Aurora Places lists the following of which are supported by this FDP amendment:

- *A need to expand the types of housing and neighborhoods that Aurora offers to better meet the diverse preferences and needs of residents across the income spectrum.*
- *A need for new types of urban places and a greater variety of neighborhood experiences to attract employers and support new, higher-paid jobs and to draw the most talented workforce to fill those jobs.*
- *The spending power of Aurora households or outside visitors who shop in the city drives sales tax revenues while the type of development drives both property tax revenue and required city services. Many of the city's largest budget appropriations are directly related to the growth and development of the city, such as transportation improvements, water and wastewater utilities, police and fire services, and parks and recreation.*

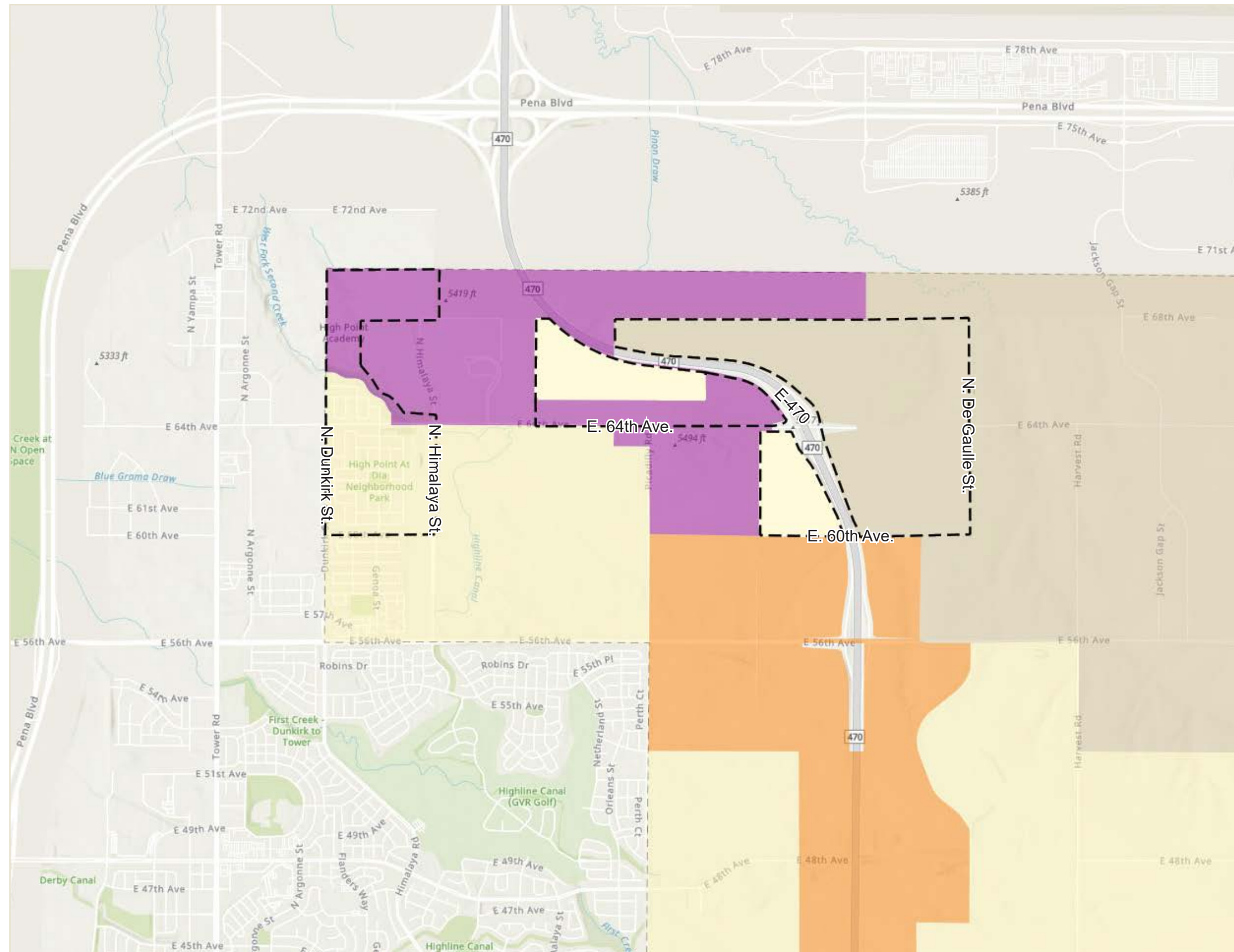


LEGEND

Comprehensive Plan Place Types

- City Corridor
- Emerging Neighborhood
- Industrial Hub
- Urban Center
- Property Line





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