

TAB 6

MASTER PLAN NARRATIVE

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CONTENTS

General Description of the Master Plan

The project scope includes a Master Plan to allow for future Preliminary Plat development of the approximately 139-acre site. The site is currently zoned Mixed-Use Regional (MU-R), envisioned to serve as ‘image making’ areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers.

The Aurora Crossroads Master Plan is a 139-acre site zoned as Mixed-Use Regional, divided into four uses: Commercial, Hospital/Medical Office Building Use (PA-1) bordered by E-470, Gun Club Road, and E. Colfax Avenue; Commercial, Retail Uses (PA-4) along the E. Colfax Avenue frontage and south of First Creek; Commercial, Office Uses (PA-5) in the southwest portion of the site; and Detention and Flood Plain Use (PA-2 and PA-3) in the northeast portion of the site.

The Aurora Crossroads sits at the convergence of I-70, E-470, and Colfax Avenue, a true crossroads for local and interstate traffic. This development will serve as a gateway to Aurora, a convenient, memorable place to stop and refuel for the road ahead.

The Goal: Create a walkable, connected environment with a gravitational sense of place.

This site will strive to achieve a master design theme of a “Classic Roadside Stop,” inspired by classic American road trips and the iconic gas stations, cars, hotels, restaurants, postcards, and glowing advertisements at convenient stops on highways like Route 66.

This design theme positions Aurora Crossroads to focus on Modern Hospitality by providing local employees, medical campus visitors, and travelers from every direction the best of all worlds: a place to discover a good bite to eat, a place to refuel the car or the cooler, seek medical assistance, or find a comfortable bed for the night.

Defining Characteristics of the Master Plan

This Master Plan distinguishes land uses according to four distinct districts: Beacon District (PA-1), Vibe District (PA-4), Venture District (PA-5), and Oasis District (PA-2 and PA-3) (see sheet 6.4).

Located in the Vibe District, a quaint Main Street – the heartbeat of our site – is inspired by the trendsetting culture of Colfax and classic Americana such as neon signs, bold colors, geometric shapes, and other elements of a nostalgic era.

This walkable, connected environment will draw people in with fast-service

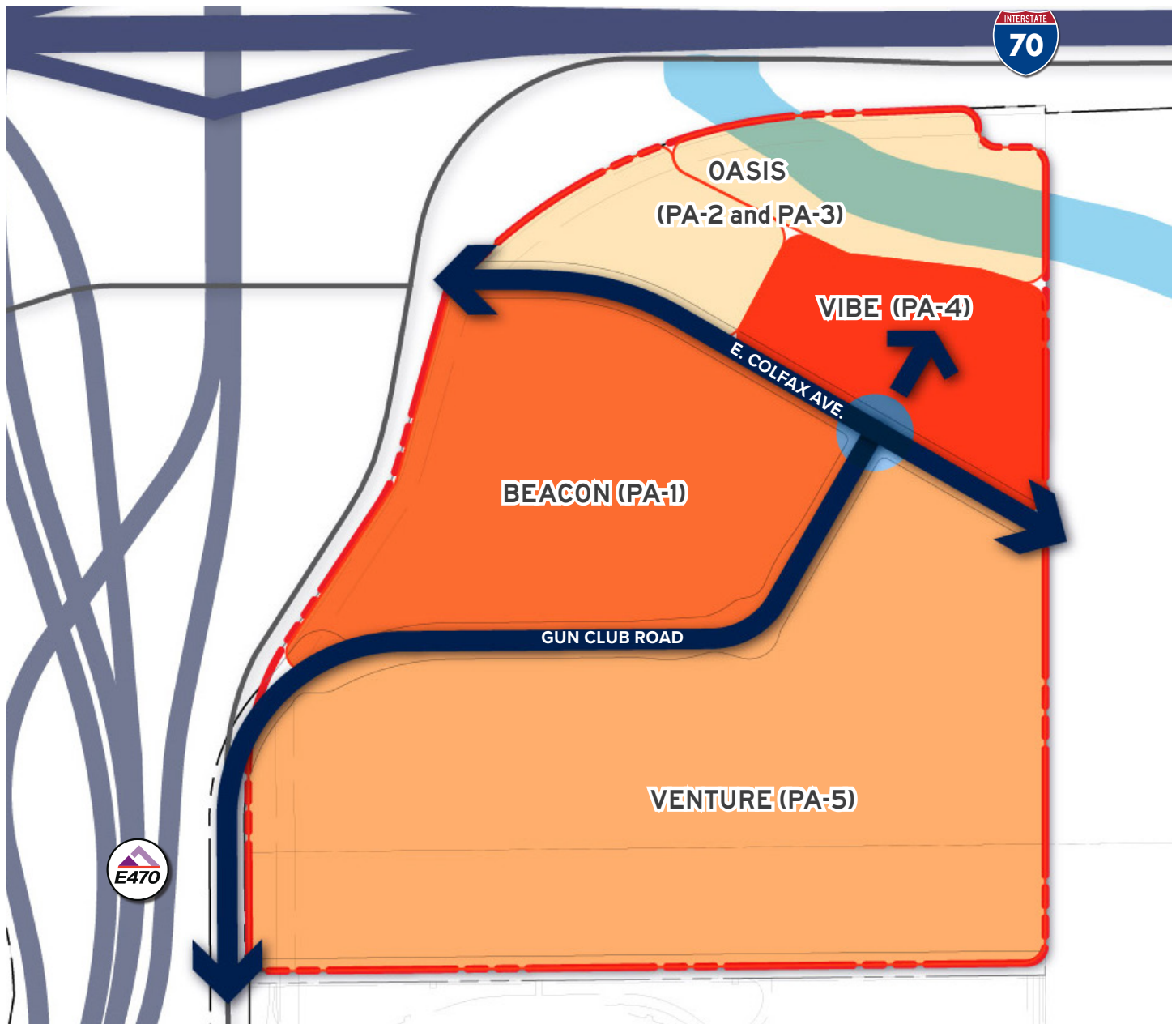
dining, outdoor seating, small shops, retro-inspired signage, active streetscapes, inviting public spaces, and easy access to local restaurants, retail, and hospitality. The corridor will terminate at a commercial park/plaza adjacent to First Creek drainage way where visitors can relax and dine.

Within the Beacon (PA-1) and Venture (PA-5) Districts will be commercial park/plazas for site specific users. Beacon’s commercial park/plaza will focus on creating an open welcome for hospital staff, patients, and families. Venture’s commercial park plaza will be centrally located to serve the employees on site.

The defining characteristics of our Master Plan is our approach to fusing modern style with 1950s-1990s Americana culture to create something that makes travelers want to pull off from the road and stop to enjoy the scene.

The use of expressive color, playful signage, unique lighting, and retro-inspired forms across all districts will create a strong sense of place at Aurora Crossroads, distinguished by four design principles that guide all placemaking.

DISTRICT MAP



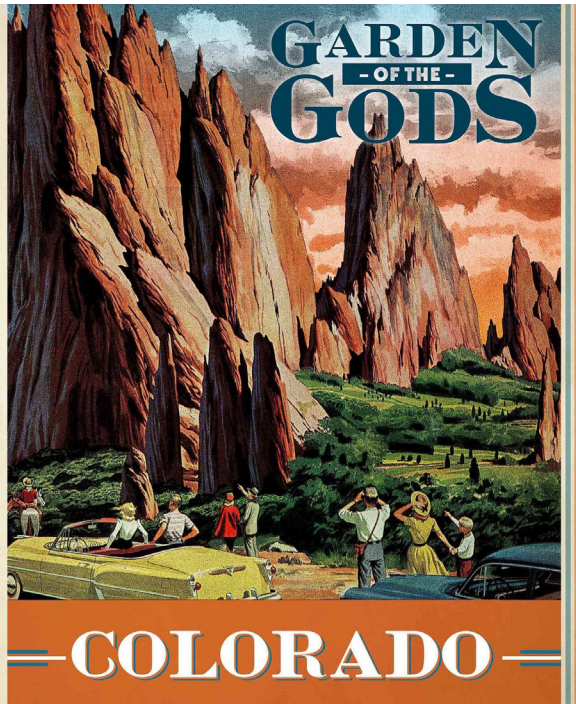
Please refer to the Urban Design Standards for more information.

- The Vibe District (PA-4), our active and vibrant heart and pulse of the site. Contains a walkable main street with a focus on pedestrian scale architecture.
- Beacon District (PA-1), our regional hospital and medical center with our primary focal point hospital tower. Focused on patients, families and healthcare providers.
- Venture District (PA-5), our high tech hub with large scale commercial/office/flex buildings. Focused on commercial office use and high-tech industry.

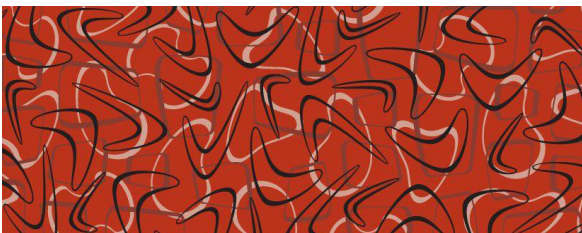
THEME INSPIRATION

The defining characteristics of our Master Plan is our approach to fusing modern style with 1950s-1990s Americana culture to create something that makes travelers want to pull off from the road and stop to enjoy the scene.

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Vintage travel posters and the classic American road trip



Vintage patterns, shapes, and forms



Nostalgic roadside restaurants



Classic American cars



Retro neon lights

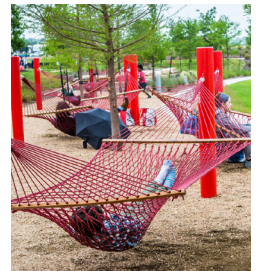


Iconic road trip landmarks

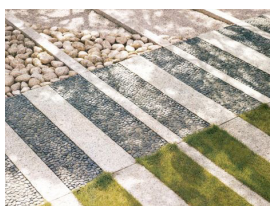
Bring the Past Forward: Create timeless site features and forms inspired by characteristics of classic roadside stops from the past.



Distinguish Variety through Color: Use vibrant lights, colors, and iconic design motifs to invite interactivity and establish clear, bold variation between districts, businesses, and visitor experiences.



Style with Simplicity: Use stark layers, shapes, and contrast in plants, art, and other simple elements to tell the story of a Classic Roadside Stop standing boldly against the backdrop of the desert and prairie as a beacon for travelers from every direction.



Zoning Conformance

The proposed site and uses meets the existing MU-R zoning and provides a unique and exciting walkable Main Street. The site will contain two focal points, the hospital tower and an art piece, architectural element, or other feature which will be highly visible from I-70, E. Colfax Avenue, and Gun Club Road.

Natural Site Features

The approximate 139-acre site is located in the central eastern area of Aurora. The site is bordered by I-70 to the north and E-470 to the east. The intersection of I-70 and E-470 is the most prominent landmark for our site. The site is also bordered by Colfax Avenue on the north, Gun Club Road on the west, and a future 8th Avenue on the south. The site is in close proximity to both Denver International Airport and Buckley Air Force Base. Along the northeast corner of our site runs the First Creek drainage corridor. In addition to First Creek, there are several smaller drainages that currently drain north across the site into First Creek. The site is generally flat other than these drainages. A CenturyLink property is also located in a parcel on the northeast corner adjacent to our site.

Potential Regulatory Conflicts

There are no known conflicts.

Adjustments

No adjustments are requested at this time.

Required City Facilities

One acre within PA-4 will be dedicated to the City for a future fire station per the existing annexation agreement. Located at the southeast corner of PA-4, this fire station will have efficient access to E. Colfax Avenue, I-70, E-470, and the future hospital site to effectively serve the overall Aurora community.

Vehicular Circulation

Within our site we have two proposed arterials: E. Colfax Avenue and Gun Club Road. We also have one collector along the southern boundary of our site, 8th Avenue. All proposed roads are proposed to align and match adjacent street alignments and cross sections.

Pedestrian and Bicycle Circulation

Within our site we are proposing detached walks that will follow E. Colfax Avenue and Gun Club Road. Those detached walks will serve as our proposed regional pedestrian circulation. Dedicated bike lanes will also be provided along both arterial roadways to provide regional bike connections. These walk and bike lane connections will serve as effective connection points through our site to adjacent regional amenities.

Protection of Natural Features, Resources, and Sensitive Areas

We plan to use best practices to address the existing drainages and site improvements. We hope to preserve the First Creek drainage way as much as possible and make only the necessary improvements to ensure the floodplain is not a risk to site users. With our walkable Main Street terminating at First Creek's drainageway we plan to provide a commercial park/plaza and outdoor seating and dining to emphasize this existing feature.

To the west of our Vibe District (PA-4) is our proposed detention (PA-2), which will serve to handle our site's storm water events and ensure that run off leaving our site is properly treated and safe to return to First Creek.

We will also incorporate adequate landscape buffering along E-470 and I-70 to minimize noise and undesirable views.

Black Forest Ordinance

Not applicable.

Steep Slope Standards

The majority of the Aurora Crossroads site consists of slopes less than six percent. Exceptions to this are two existing minor drainages that flow north towards First Creek. The existing drainages on site flowing towards First

Creek will be developed, but our site's run off will be directed to our PA-2 detention area to accommodate those adjustments. More detailed grading plans will be developed with future Preliminary Plat submittals and steep slope guidelines will be applied to necessary situations.

Consultations with Outside Jurisdictions and Agencies

Given the site's adjacency to two major highways, I-70 and E-470, both E-470 Public Highway Authority and CDOT were included as referral agencies for this Master Plan.

