Re: Stafford Logistics Center FDP Amendment (#1263713)
TAB #6: FDP Narrative (FORM B)

Submitted: December 17, 2018
2nd Submittal: March 4, 2019
3rd Submittal: April 22, 2019
4th Submittal: July 3, 2019
Final Submittal: September 30, 2019
Technical Submittal: April 2020
1st Submittal of Minor Amendment No. 1: August 2020 (*in Red)

1. General Description of the FDP

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

The property will be comprised of Industrial use within the Business / Tech District and Mixed Commercial uses within the Mixed – Use Corridor District. Approximately ¾'s of property will be dedicated to industrial and the balance of the site will be for commercial uses. Market segment for the industrial site will be for warehouse and distribution centers; while the commercial will be focused on grocery anchored retail, restaurants, gas stations, hotels and mid-box retail users for the motoring public.

***2.* Defining Character of the FDP**

Describe how your proposed FDP 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?

Northpoint Development has 5 core values in their development profile:

1. Live Generously
2. Put People First
3. Take Ownership of Every Situation
4. Do the Right Thing Every Time
5. Maintain Our Financial Discipline

The Industrial parcels of the development will create a campus or industrial park character where the architecture, signage and landscape cohesively exist. The Mixed Commercial will provide a Main Street retail design containing outdoor plazas with pedestrian linkages; such as a community trail connection along the southern end of the property. There is no other development in this area that provides retail, hotel and grocery anchored retail to the many thousand homes in this part of Aurora without significant travel distance.

3. Zoning Conformance Amendment

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

Yes, the Stafford Logistics Center (FDP) would like to proceed with the permitted uses allowed per the Unified Development Code. The Amendment will update Tab #3, Tab #8 and other relative tabs and forms to reflect this. The subject property is zoned I-1 (Business/Tech District) and MU-C (Mixed-Use Corridor District). This area is within Subarea C; as well as within the Airport Influence District (Overlay) surrounding Buckley Air Force Base.

4. Potential Regulatory Conflicts

Are there any existing or potential conflicts between FDP 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 you propose to resolve them?

There are no regulatory conflicts currently exist.

5. Waivers

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

RE: Northpoint Development LLC and its consultants do not require any ordinance waivers.

6. Required City Facilities

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

No additional city facilities will be added by the City of Aurora to provide services to the Stafford Logistics Center FDP.

7. Vehicular Circulation Amendment

Do your proposed arterial and collector roadways align with the arterials and collectors of adjacent properties? Do your roadway cross sections match adjacent cross sections? If not, explain why.

The Stafford Logistics Center FDP has convenient and efficient street network proposed to take advantage of the direct access from the adjacent highways and location. Please reference the Amended Traffic Impact Study.

- East Colfax Avenue – 160' ROW + ROW Varies (Boulevard 6-Lane Arterial)
  (Per the City of Aurora Roadway Design and Technical Criteria Manual)
- East Picadilly Road – 144' ROW + ROW Varies (Boulevard 6-Lane Arterial)
  (Per the City of Aurora Roadway Design and Technical Criteria Manual)
- Stephen D. Hogan Parkway – 144' ROW (6-Lane Arterial)
  (Per the City of Aurora Roadway Design and Technical Criteria Manual)
- Proposed Public Roadways – 68' ROW (Alternative 2-Lane Collector)
  (Per the City of Aurora Roadway Design and Technical Criteria Manual)
- Proposed Public Roadways – 80' ROW (3-Lane Collector)
  (Per the City of Aurora Roadway Design and Technical Criteria Manual)
- Proposed Private Roadways – 40' ROW

8. Pedestrian Circulation

Do off-street trails on your site connect with connect with those on adjacent properties. Do your cross sections match adjacent cross sections? If not, explain why.

Yes. A community trail is proposed along the storm water drainage channel on the south side of the property connecting the east and future Horizon Development to the trail system at the Aurora Sports Park. The channel is

approximately 150' wide at its widest dimension and details of specific locations will be proposed at time of Conceptual Site Plan.

9. **Protection of Natural Features, Resources and Sensitive Areas.**

Describe how the development will be designed to protect, use or enhance natural resources and features. In particular, describe how the design of the development will respond to:

• *Water features, such as floodplains, streams, and arroyos.*

There are no water features existing on the site; although there is a floodplain to the southwest of the site.

• *Adjacent parks and public open space*

The property is located east of the Aurora Sports Park and will have a community trail connection.

• *Historic or archeological sites*

There are no historic or archeological sites designated on the site.

• *Significant views of the Front Range and views from public parks and I-70 and E-470 and other collector and arterial streets*

All Mixed Commercial amenities and the Trail Corridor benefit from careful planning to take full advantage of view corridors.

• *Riparian wildlife habitat*

There are no defined riparian wildlife habitats on the site.

• *The approximate topographic form of major ridgelines and swales*

Please refer to the slope analysis map provided. The historically agricultural use of the property has left it relatively flat in its undeveloped stage. The site slopes are primarily less than 5% while a portion of the most southern has some areas 10% plus slopes.

• *Natural or geologic hazard areas, including unstable slopes and expansive soils*

Other natural features such as bluffs, ridges, steep slopes, stands of mature trees, rock outcroppings, or wetlands.

There are no natural or geologic hazard areas on the site.

10. **Neighborhood Concept Amendment**

Briefly describe the location of your individual neighborhoods. How have you defined the boundaries for each neighborhood? How are the architectural styles and other design features distributed among the neighborhoods? Are there any styles or other design standards that are restricted to specific areas? Also fill out Urban Design Form F-2 to more fully describe the special standards and character of each neighborhood.

There are 2 neighborhoods planned for the Stafford Logistic Center. The Business / Tech District neighborhood of approximately 301 acres of industrial and logistic uses will be located on the western 2/3rds of the site; while the balance of the property will be comprised of the Mixed – Use Corridor District of approximately 46 acres on the eastern 1/3 of the site. Within each neighborhood the planning areas are laid out for the purposes of thoughtful construction timelines, phasing sequences and land uses. Streetscapes, signage, landscape and a trail connection will thread the neighborhoods together for a well thought out planned center.

11. Black Forest Ordinance

Is the Black Forest Ordinance applicable to your site? If so where do the impacted areas show on your exhibits, and how will the requirements of the ordinance be carried out?

No. The Black Forest Ordinance is not applicable to this site.

12. Steep Slope Standards

Does your development plan include building on areas with an existing slope of 6% or greater? If so, what standards and design strategies have you adopted to deal with drainage and aesthetic issues? Have you reviewed and considered our recommended steep slope design guidelines? If not, why?

The general slope of Stafford Logistic Center is higher in the east to lower in the west. The site also slopes gently from the north and south to a high point near the center along the eastern boundary. The site will be graded for a public roadways and private developments with slopes ranging from 0.5% to 33%. Where needed retaining walls will be constructed to achieve grades in conformance with City of Aurora minimum and maximum standards.

13. Consultations with Outside Jurisdictions and Agencies

Have you consulted with representatives of your local school district, the Colorado Division of Wildlife, the Colorado Department of Public Health and Environment, or other applicable local, state or federal agencies? If so, list the dates, contact person, and results of your discussions. Include any letters you've received from these agencies as an appendix to your application.

Continued discussion have occurred when Traffic and Drainage are the topic; and we have not received any letters from outside agencies at this point and time.