

E470 & 6TH PARKWAY COMMERCIAL INFRASTRUCTURE SITE PLAN

Aurora, CO



LETTER OF INTRODUCTION

May 31st, 2022

Mr. Dan Osoba
City of Aurora
Planning Division
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

RE: E470 & 6th Parkway Commercial: Infrastructure Site Plan – Letter of Introduction

On behalf of Melcor, PCS is pleased to present this narrative for the first phase of the E470 & 6th Parkway commercial project.

The E470 & 6th Parkway Commercial Infrastructure Site Plan proposes development of the necessary site infrastructure within and adjacent to the proposed site needed for future commercial pad site development. The project site is bordered by E. 6th Ave Parkway to the north, undeveloped E. Bayaud Ave R.O.W. to the south, N. Gun Club to the east and E-470 Toll road and off-ramp to the west. The area being platted as part of this phase is approximately 42 acres in size and no waivers are currently being pursued as part of this Site Plan.

These plans provide roadway improvements to adjacent E. 6th Ave Parkway and N. Gun Club Road that borders the site to the north and east as well as major connections into the project boundary. Interior to the site, a boundary loop road and portion of main street will be provided which includes necessary utility connections stubbed to future pad sites. In addition to these roadway improvements, pedestrian connections are proposed, along roadways and to future PROS trailhead connection at the southwest corner of the project site. A detention pond has been provided near the southwest corner and drainage channel the runs east-to-west along the southern boundary of the site. Interior pad sites are being platted as part of this infrastructure site plan, with the intent that individual tenants will provide separate detailed site plans in the future as they develop. In addition to this, landscape design has been provided for adjacent roadways and interior to the site, including landscape buffers along the northern, western and southern boundaries. Monumentation signage is also being provided at major intersection and entrances into the site.

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Per Section 146-405(F) – Criteria for Review and Approval, the following criteria shall be considered by the planning and zoning commission and the city council in reviewing applications under this section:

1. Consistency with comprehensive plan. The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.

- The E470 & 6th Commercial Site is depicted as Innovation District on the Placetype Plan in the City of Aurora Places Comprehensive Plan. The proposed site plan is consistent with the designation, these infrastructure plans lay the ground work for bringing together site users with a variety of future commercial uses such as commercial retail, restaurants, and residential land uses. This plan also provides highly walkable pedestrian and bicycle connectivity throughout the commercial uses as well as connection to a future offsite PROS trailhead near the southwest corner of this site. These amenities that will be provided as part of this commercial development supports many of the goals of the Comprehensive Plan.

2. Impact on existing city infrastructure and public improvements. – The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.

- The proposed infrastructure site plan will not only develop the interior of the site to provide necessary infrastructure for future commercial development, but also major roadways adjacent to the site such as E. 6th Ave Parkway and N. Gun Club Road are being improved as well which will be a major asset to the City's existing roadway infrastructure in this areas.

3. Density. If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.

- Currently we are only providing infrastructure improvements as part of this site plan. As future pad sites develop, they will provide separate detailed pad site pad designs that are a consistent density commonly seen for other properties in this area with the same Placetype and Zoning designation.

4. Protection and appropriate use of environmental features and topography to enhance the development. New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings on a site incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.

- There are no significant open space or natural areas, wildlife habitat, riparian corridors, or wetlands that will be affected by the proposed site plan.

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5. Landscaped area. All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.

- The site plan includes landscape design drawings to depict how the proposal conforms to the adopted landscape standards of the City of Aurora and the approved E-470 Commercial Master Plan.

6. Internal efficiency of design. The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services, facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.

- Currently we are only providing infrastructure improvements as part of this site plan. Detailed pad site and residential design will come during separate future site plan submittals that will provide efficient connections for both pedestrians and vehicle traffic. However per the Master Plan, a boundary road with pedestrian connections have been provided as well as a portion of the Main Street walkway. As well, pedestrian connections will be provided along major roadways like E. 6th Ave and N. Gun Club Rd that lead pedestrian users into the site. In addition, a drainage channel maintenance path will parallel E. Bayaud Ave which doubles as a pedestrian & bike connection from the commercial property & N. Gun Club Road west to the future offsite trailhead being designed by PROS.

7. Control of nuisance impacts. The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety, and general welfare.

- Currently we are only providing infrastructure improvements as part of this site plan. As detailed commercial pad site design and residential components are provided, those individual areas will provide mitigation for nuisance impacts. Specifically this site plan provides improvements to adjacent roadways and traffic devices that will provide relief to traffic congestion. As well, the interior of the site has been designed with a boundary road that mitigates onsite congestion. Significant detention pond and drainage channels have been provided to provide appropriate site drainage and water quality. Landscape buffers within open space and along the property's edges will be a substantial improvement to the site aesthetically as well as buffer adjacent properties from the commercial development.

8. Urban design, building architecture, and landscape architecture. The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines. The relationship between mass and space shall

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be combined and integrated to produce aesthetic and functional buildings and landscapes.

- Currently we are only providing infrastructure improvements as part of this site plan so no detail architectural or pad site design is being provided. As detailed commercial pad site design and residential components are provided, they will adhere to the City's Standards and well as the landscape, urban and architectural standards set forth by the approved Master Plan to ensure quality and thoughtful design throughout the commercial project is provided.

9. Adequacy, accessibility, and connectivity of traffic and circulation plans. The design, efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.

- The provided site design for this infrastructure plan includes a connected street network, with access to open space, and trails for pedestrian and bicycle traffic. Most notably, a drainage channel maintenance path will parallel E. Bayaud Ave which doubles as a pedestrian & bike connection from the commercial property & N. Gun Club Road west to the future offsite trailhead being designed by PROS.

10. Street standards. Public and private streets included in the site plan shall conform with city street standards.

- The streets have been designed to conform with the City street standards as a minimum. In certain cases, the site design may exceed the minimum City standards for the benefit of creating a higher quality of urban design.

11. Past Performance. The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any site plan. The planning commission or city council may deny any approval of a site plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.

- The design team that has been assembled for this E470 & 6th Commercial project has a significant amount of experience in Aurora and throughout the Front Range of Colorado, including many award winning projects throughout the area.

We are excited to move forward with a successful commercial infrastructure site plan which lays the groundwork for future commercial development that is much needed in this region of Aurora.

Sincerely,



Garrett Graham, Associate Landscape Architect, PCS Group, Inc.

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