



Aspen Business Park

TAB #6
MP Narrative

4.2 FORM B: MP NARRATIVE

1. General Description of the MP

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

We are proposing 3 industrial land use planning areas. The proposed development is designed to serve the industrial market segment including light manufacturing (e.g. assembly and technology centers), distribution uses (e.g. freight forwarders, warehousing/distribution), and research and development campuses.

2. Defining Character of the MP

Describe how your proposed MP 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?

Our proposed master plan will create a unique industrial community by providing quality aesthetically pleasing buildings with easy access to E-470. We have included architecture and landscape design standards to further define the character of this development.

3. Zoning Conformance

Does the MP accurately reflect adopted zone district boundaries?

Yes, the master plan matches the existing zone district boundaries. The site is zoned Airport District (AD) in subarea C. The comprehensive plan designation is Innovation District, which has Light Industrial / Business Parks as a primary land use. The proposed uses are industrial. The zone district permits storage / distribution / warehousing uses and light manufacturing uses.

4. Potential Regulatory Conflicts

Are there any existing or potential conflicts between MP 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?

Yes, there are annexation agreements on the property.

5. Adjustments

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

- What are the specific site-related characteristics of your site that have led to the adjustment request? (Do not include self-imposed hardships or constraints as a justification. Financial constraints may be considered, but only as they relate to unusual site conditions. Do not simply respond that meeting all development standards would be too costly.)
- What design alternatives have you considered to avoid the adjustment? Why weren't these alternatives chosen?
- What measures have been taken to reduce the severity or extent of the proposed adjustment?
- What compensating increases in design standards have you proposed to mitigate the adjustment's impact?

No ordinance adjustments required.

6. Required City Facilities

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

Though the city will not be installing this infrastructure as part of the Aspen Business park development / construction, public water and sanitary mains will be installed to the benefit of several surrounding properties. This will not be built by but will be maintained by the City of Aurora.

7. Vehicular Circulation

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.

Yes, they align with the future Yale Avenue alignment that is not yet approved. We will provide the future 6-lane arterial half section for Gun Club road.

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.

There are no off-street trails on adjacent properties.

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.
- Adjacent parks and public open space
- Historic or archeological sites
- Significant views of the Front Range and views from public parks and I-70 and E-470 and other collector and arterial streets

Riparian wildlife habitat

The approximate topographic form of major ridgelines and swales

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.

The following items do not exist on this site: water features, adjacent parks and public open space, historic or archaeological sites, riparian wildlife habitats, major ridge lines and swales, natural or geologic hazard areas, or the other natural features listed.

Our site does include views of the Front Range and public parks. We are planning to orient the buildings such that these views are maintained from the interior streets between buildings.

10. Neighborhood Concept

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.

We are proposing one neighborhood for the site. The architectural style and design features between buildings on the site will be similar.

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?

Not applicable.

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?

There are no excessively steep slopes on this site.

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.

We have included responses to the agency comments received from the first submittal with our second submittal. No comments received from Buckley. We have also been consulting on master drainage with MHFD.