

1. General Description of the Master Plan

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

The general character of the proposed development is designed to be a modern retail site and storage facility character. The predominant land uses within the property will be dominated by commercial retail space and indoor / outdoor self-storage facilities. This proposed development is aimed at serving the existing and proposed residential communities in the immediate surrounding areas for convenience related services.

2. Defining Character of the Master Plan

Describe how your proposed Master Plan 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.

The Jamaso Master Plan will accommodate a variety of retail tenants with a range of square footage requirements. Design standards established in this Master Plan are intended to set a high quality of design compatibility and to establish a sense of a commercial destination. Building architecture, landscaping, pedestrian pathways, signage and boundaries collectively establish a sense of place and human scale. These standards result in an attractive, comfortable environment where people can shop in a stimulating community atmosphere. The architectural character of this development is intended to reflect a sense of quality design typical this type of commercial area. Quality materials together with well thought-out designed forms will help establish this retail development. Materials and forms will be selected to achieve the following goals:

- *Create a timeless design with enduring forms and qualities.*
- *Create attractive street fronts and provide connecting walkways, while accommodating vehicular movement.*
- *Develop a sense of place that fits within the context of the area.*
- *Provide a high level of design quality.*
- *Encourage creative design.*
- *Design with a view toward the future.*
- *Design and build with maintenance in mind.*

3. Zoning Conformance

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

The entire property is identified as Northeast Plains Zoning District Subarea and our proposed Master Plan is consistent with this designation.

4. Potential Regulatory Conflicts

Are there any existing or potential conflicts between Master Plan 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?

We are not aware of any existing potential conflicts between the Master Plan design ordinance requirements and any existing agreements.

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 Master Plan waivers are listed and approved, we will always interpret the final Master Plan 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 lead to the waiver 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 waiver? Why weren't these alternatives chosen?
- What measures have been taken to reduce the severity or extent of the proposed waiver?
- What compensating increases in design standards have you proposed to mitigate the waiver's impact?

We are not currently requesting any waivers as part of Master Plan.

6. Required City Facilities

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

The Jamaso Master Plan has City facilities surrounding the property, and services such as fire and police have been anticipated with the zoning of the property. The proposal is for primarily retail commercial pad sites / self-storage units and as such will be providing valuable sales tax revenue to 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.

The property is already adjacent to and will tie into existing arterial Powhaton Road. However, there will be improvements, as part of this project, to develop the east side of this road in its ultimate condition as part of the entire commercial development. As well, the most recent NEATS Plan proposes Colfax Avenue realigned further south of I-70 than its current location. Per our initial discussions with the City, we show this realignment of Colfax Avenue running through the Jamaso property from Powhaton Road intersection to the most eastern property boundary. Commercial development will take access from Colfax Avenue via a smaller local roadway connections running north-to-south.

8. Pedestrian Circulation

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

We do not anticipate any off-street trails to connect to adjacent properties, as most properties adjacent to our are either currently undeveloped vacant land or properties that do not have a viable means of connection. However, Powhatan Road and Colfax Avenue will be built to their ultimate cross sections with bike lanes and pedestrian connections, improving and extending pedestrian circulation in an area where it is currently lacking.

9. Protection of Natural Features, Resources & 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 archaeological 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.

There are currently no floodplains, adjacent parks, archaeological sites, or other natural features that pose a design issue with the development of this site. This property is gently sloped and conducive for development. However, sufficient buffers per COA UDO will be provided along Powhatan (arterial) & Colfax Avenue (collector) to screen views of parking and commercial buildings. As well, a significant earth berm and landscape buffer along the southeast edge will be developed to screen views of commercial activity from the adjacent Sky Ranch community.

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.

As a primarily commercial retail area, we do not have distinctive individual neighborhoods within the Jamaso property.

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?

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 site has minimal areas where there are existing slopes exceed 6%, those areas are intended to be graded as part of the overall design for this commercial development. The grading would need to take place regardless of the minor area existing slopes exceeding 6%.

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 not yet contacted these agencies.