



# OPEN SPACE, CIRCULATION, & NEIGHBORHOOD PLAN

TAB 9

# CALCULATION OF PARKS AND OPEN SPACE DEDICATION REQUIREMENTS

Open space and park dedication acreages are based off the current City standards:

- 3 acres per 1,000 residents for neighborhood parks
- 1.1 acres per 1,000 residents for community parks
- 7.8 acres per 1,000 residents for open spaces and trails

Residential density has been calculated for all residential areas based on a gross 15 dwelling units per acre. A maximum of 25% of Aurora One development area shall be allowed for multi-family development. Park and open space dedications shall be calculated from these population assumptions.

Parks and open spaces represented show general location and size. Shifting of these amenities shall be considered a minor change. The amended location and size shall continue to meet the service radius requirements. Parks, open spaces and trails shall be developed in conjunction with the triggers listed in Form J and in the Public Improvement Plan (PIP).

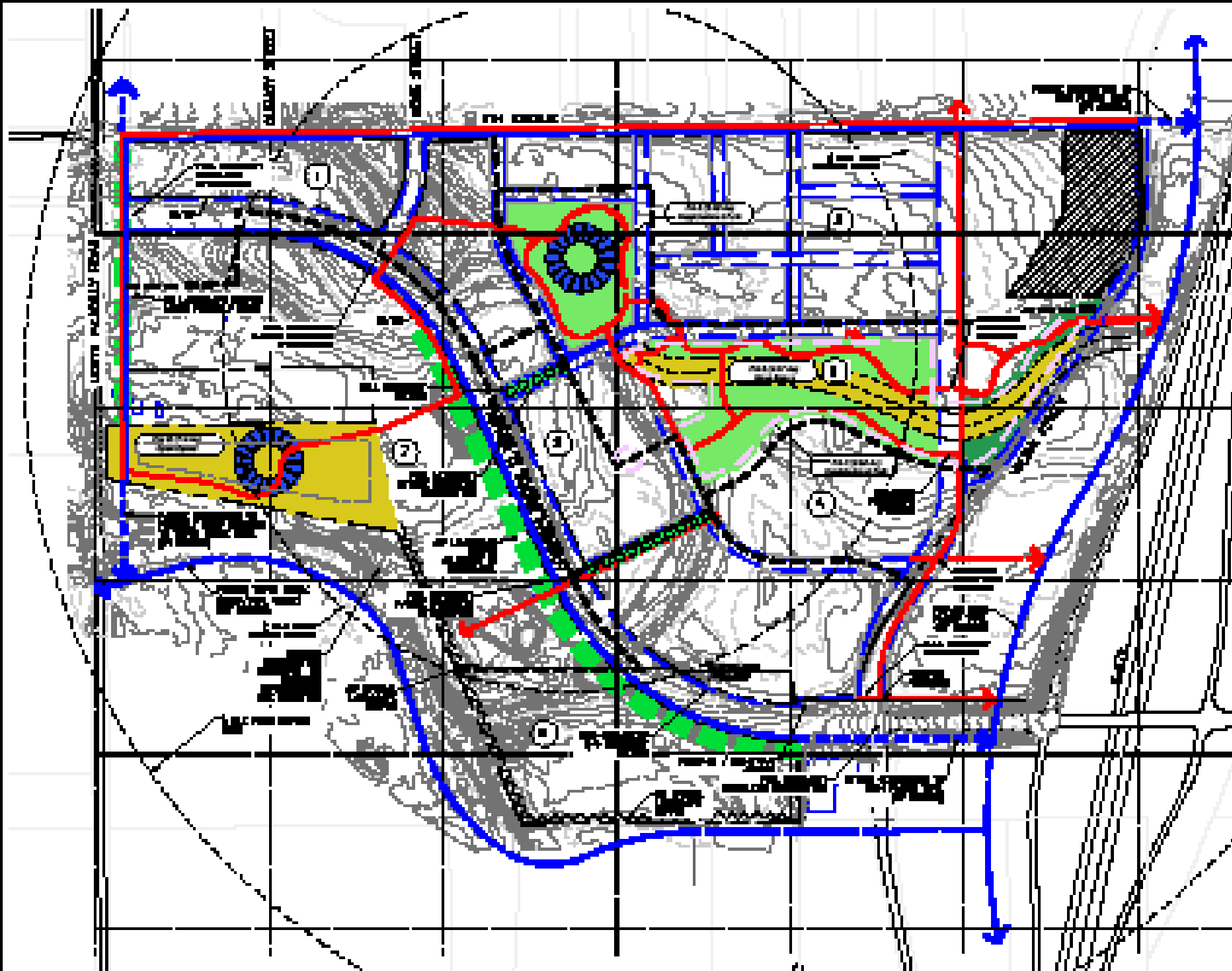
Detention areas have been integrated into park and open space areas.

## FORM J AND FORM J NOTES

1. Detention area in Planning Area 3 will drain in under 24 hours and so total acreage will be dedicated.
2. Detention area in Planning Area 12 will not drain in under 24 hours. As such, 3.25 acres of the total 7.8 acres has been withheld from dedication.
3. None of the parks or open spaces currently are designated floodplain, nor is it anticipated that floodplain designation will happen in the future.

### FORM J: PARKS AND OPEN SPACE LAND DEDICATION

A. Planning Area Designation (or feature in an area)	B. Description and Inventory of Facilities	C. Total Acreage	D. Parks Dept. Credited Acreage	E. Final Ownership and Facility Funding	F. Trigger to Each Phase
PA-3	Neighborhood Park: Play equipment (2-5 or 5-12), trash receptacles, lighting, benches, landscaping, dog waste station, trails and connectivity	6.2 (drains in less than 24 hours)		City of Aurora PROS ownership	Constructed as infrastructure in the first phase
PA-6	Open Space: Benches, trails and connectivity, dog waste stations, landscaping, lighting at key locations	4.37		Private	Completion prior to 50% CO of adjacent Planning Area. Park and trail amenities to be constructed with drainage facilities
PA-7	Neighborhood Park: Play equipment (2-5 or 5-12), trash receptacles, lighting, benches, landscaping, trails and connectivity, dog waste stations, picnic shelters and tables, open turf area	9.66		City of Aurora PROS ownership	Constructed as infrastructure in the first phase
PA-12	Open Space: Benches, trails and connectivity, dog waste stations, landscaping, lighting at key locations	7.8 (3.25 acres do not drain in less than 24 hours)		City of Aurora PROS ownership	Constructed as infrastructure in the first phase
Stephen D. Hogan Pkwy	Lighting, landscaping, Xeric, PROS Standard	3,800 LF	N/A	City of Aurora ownership	Constructed as infrastructure in the first



**TABLE 2: LAND USE PERFORMANCE INDICATORS**

Indicator	Indicator Description	Indicator Value	Indicator Target	Indicator Status	Indicator Action
1A.1	Neighborhood Plan: The neighborhood is a mix of land uses, including residential, commercial, and industrial.	1.2	1.0	Good	Continue to monitor and maintain the mix of land uses.
1A.2	Neighborhood Plan: The neighborhood is a mix of land uses, including residential, commercial, and industrial.	1.2	1.0	Good	Continue to monitor and maintain the mix of land uses.
1A.3	Neighborhood Plan: The neighborhood is a mix of land uses, including residential, commercial, and industrial.	1.2	1.0	Good	Continue to monitor and maintain the mix of land uses.
1A.4	Neighborhood Plan: The neighborhood is a mix of land uses, including residential, commercial, and industrial.	1.2	1.0	Good	Continue to monitor and maintain the mix of land uses.
1A.5	Neighborhood Plan: The neighborhood is a mix of land uses, including residential, commercial, and industrial.	1.2	1.0	Good	Continue to monitor and maintain the mix of land uses.



**WHEAT MALCOLM**

**ASHCROFT CITY CENTER PLAN**

**OPEN SPACE, CIRCULATION, & NEIGHBORHOOD PLAN**

**2024-2025**