

Tab #6
FDP Narrative

Form B: Framework Development Plan Narrative

1. Defining Character 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?

Guilford Estates is approximately 17.3 acres located east of the E-470 corridor, approximately one mile southeast from the intersection of E. Arapahoe Road and S. Aurora Parkway, north of the Whispering Pines neighborhood and east of the Creekside Eagle Bend neighborhood. The development will be comprised entirely of single family lots. There are 28 lots proposed for an approximate density of 1.6 du/acre.

2. Timeframe and Phasing

What is the projected start date for development? What is estimated time frame for "build-out"? Will development occur in phases? If so, what are the projected phases and start-times? How do the phases for roads, utilities, parks, trails and public facilities relate? (The phases listed in this summary must match the phasing plans submitted in technical documents.)

Guilford Estates will be built in a single phase with one lot reserved for potential future development. The start date for development will be determined by market conditions.

3. Zoning Conformance

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

Yes, Guilford Estates is designed to meet the E-470 Medium Density Residential Subarea Zoning Standards and Requirements.

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 do you propose to solve them?

There are no potential regulatory conflicts that we are aware of at this time.

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 of 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.)

No waivers are proposed with this development application at this time.

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 fund or construct these facilities?

Drainage will be dealt with through the regional detention pond that is planned just to the northeast of the site. The extension of services includes: roadway connection to S. Sampson Gulch Way (formerly known as E. Irish Drive); water and sewer line tie into Tallyn's Reach Filing No.15; storm drainage construction; and park and recreation services and open space provision or cash in lieu. This development is also coordinating with the Whispering Pines Development for sanitary sewer service and storm drainage crossings.

The Applicant will join the Whispering Pines Metro District, the mill levy as provided for in the service plan will be assessed to provide a financing mechanism for infrastructure costs.

The development will utilize City of Aurora Fire Station No. 13, which is less than 1.5 miles southeast of the site. The site is located in District 3, Beat 26 of the Aurora Police Department. The extension and provision of municipal services to the subject site will be accomplished in accordance with the terms found in the annexation agreement.

7. Vehicular Circulation

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

There are no proposed arterial or collector roadways within Guilford Estates. The site will be accessed by S. Sampson Gulch Way, a proposed road that will tie into S. Aurora Parkway. All proposed roads will comply with City of Aurora roadway cross section Local Road Type II Alternate.

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.

Pedestrian connections can be made through the use of attached sidewalks connecting into the larger pedestrian network. No direct pedestrian connections are made to the adjacent Sampson Gulch trail, however connections are made available through the adjacent Tallyn's Reach subdivision to the north.

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 park 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 Guilford Estates Property is directly adjacent to Sampson Gulch. The original floodplain would have affected this development, but the future regional pond to be located directly northeast of the site will reconfigure the 100-year floodplain so that it is no longer a concern for this site.

The property slopes towards the Sampson Gulch drainage which is located in the northeast portion of the site.

See section 11, Black Forest Ordinance, below in regards to existing trees.

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.

Guilford Estates will be comprised of one neighborhood. The development's architectural style and design features will complement the character of the existing residential neighborhoods surrounding the site. Specific design standards will be included as part of the formal FDP submittal.

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?

There is a stand of Black Forest Pines on the site. The proposed design preserves at least 70% of these trees in a central open space. Any required mitigation will comply with the City of Aurora Tree Preservation Policy and Black Forest Ordinance, using the tree study given to us by the Forestry Department.

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 is generally moderately sloping to the northeast. There is a small ravine with steeper slopes on the northeast portion of the site associated with Sampson Gulch, this will serve as part of a water quality pond located just north of the site previously within Tallyn's Reach Filing 15.

13. Consultation 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.

Coordination with the local agencies have occurred throughout the approval process of this FDP, including City of Aurora, adjacent Homeowner Associations, and Cherry Creek School District.