



JAMASO

MASTER PLAN

PREPARED MAY 2023



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LETTER OF INTRODUCTION

On behalf of Westside Investment Partners, PCS Group is pleased to present this letter of introduction for the approximately 60 acres of land located just south of Interstate 70 & east of E-470, bounded by Powhaton Road, Foxridge Farm community and Sky Ranch Subdivision.

As part of this project, we will be processing this Master Plan and rezoning the property to an MU-A designation to allow for more flexibility of commercial uses.

Master Plan

This Master Plan is proposing to develop this parcel of land as a mix of commercial uses that include self-storage facilities & commercial pad sites with planned access from Powhaton Road & future E. 12th Avenue alignment. Currently, this property provides an access easement from Powhaton Road to the COA Prairie Waters treatment facility on the north border of the property. Within the property, there is an existing oil & gas operation on the southern border. Access to these areas will be enhanced and also provide circulation to other commercial planning areas within this Master Plan. This plan proposes improvements to Powhaton Road, which includes lane widening and a signalized intersection into the JAMASO site.

The site is bisected east-to-west by E. 12th Ave, a collector, per the current NEATS plan. This roadway will provide a future connection to the bordering eastern and western properties. An additional collector runs north-to-south along the eastern property edge.

Within the site, commercial pad sites will front onto Powhaton Road and will have access from the E. 12th Avenue realignment. These commercial pad sites along Powhaton Road have potential to range from gas stations, convenience stores, fast food restaurants and other types of commercial businesses. Interior to the site, both indoor and outdoor self-storage facilities are planned for.

A component of the development of this property is largely dependent on the future availability of utilities. As of May 2023, there is no logical and cost effective way to connect this property to surrounding sanitary sewer. Per discussions with Aurora Water, the property owner would need to construct approximately 2 miles of sanitary sewer to make these utility connections. Aurora Water estimated that it may take as long as 10 years before Aurora infrastructure was extended to close proximity of this site. In the interim, the design teams plans to phase development appropriately and design wastewater solutions that will serve the site until a permanent connection becomes available.

City of Aurora parking and landscape standards will also be met to ensure capacity requirements and landscape buffer standards are satisfied. The outdoor self-storage facility anticipated on the eastern portion of this property will utilize an earth berm and landscape buffer to screen any views to the adjacent Sky Ranch Subdivision to the southwest. In addition, a landscape buffer for portions along E. 12th Avenue will screen the outdoor self-storage.

Lastly, the architecture and property identification signage is intended to match modern retail chain design and other storage facility design typical for pad sites in the Aurora area by providing a collection of angular geometric forms, mixtures of material / colors / textures, and providing a unifying horizontal connectivity through facade detailing.

Rezone

Because of the existing COA Prairie Waters treatment facility to the north and oil & gas operation on the south side of the property, this property is more conducive to commercial use and will therefore have no residential component.

As part of this, we are also pursuing a rezone request for this property currently

zoned R-2 Medium Density Residential and MU-C. This rezoning is being requested to update the property from it's current MU-C and R-2 designation to be zoned entirely MU-A. Rezoning to MU-A will better suit the JAMASO property and allow more flexibility in commercial uses such as the conditional use of outdoor self-storage. Rezoning to MU-A would also be complimentary to the other commercial uses planned for this property and more suitable to the surrounding COA Prairie Waters treatment facility / oil & gas operation adjacent to our site. With that said, a proper landscape buffer will be provided along the south and east edge of this site to screen any views of commercial usage from the adjacent Sky Ranch subdivision and along E. 12th Avenue.

A rezoning justification letter and rezone maps have been included to accompany this Master Plan.

THE DESIGN TEAM

Westside Investment Partners is a fully integrated real estate development company with projects across Colorado and has a strong presence along the Front Range and Aurora. This is a logical complimentary project to the surrounding existing & upcoming communities, providing a much needed retail service to the Harmony, Adonea and Sky Ranch communities.

PCS Group is a Land Planning and Landscape Architectural firm with extensive experience in the design and entitlement of Master Planned Communities, Mixed Use Communities, Retail and Commercial developments. PCS Group has completed several projects in the City of Aurora, and is actively working on many more. PCS has worked on several notable projects in Aurora including Harmony, Fitzsimons Village, Whispering Pines, Painted Prairie, High Point, Sun Meadow and others.

Our innovation in the planning and design of successful urban environments, master planned, and resort communities has earned us clients throughout the Western United States, Hawaii, Mexico, Panama, and Belize. Over the past several years we have been fortunate to broaden our scope of services to include site planning and entitlements for commercial, office, retail and mixed use developments. PCS has built a team dedicated to realizing the goals of our clients, while maintaining the spirit in which the group was originally created: technical expertise combined with strong management of human, financial and technical resources.

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