

NARRATIVE

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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 Buckley Yard Master Plan features commercial pads along Airport Blvd (PA-1) medium-density residential uses to the east (PA-2 and PA-3), and utilizes two planning areas for detention and open space (PA-4 and PA-5). Development on this site is targeted at households looking to find attainable housing within a master planned community in an already established part of Aurora.

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?

Buckley Yard is a 40+ acre mixed-use development that unites a variety of medium density home-types with five retail pad sites as a single, cohesive place that evokes a retro-urban feel and the history of Buckley Air Force Base. This Master Plan envisions bustling sidewalks at the nearby retail pads and colorful rows of homes, classic lighting features, and inviting front porches that make a walk around the neighborhood interesting and sociable.

3. ZONING CONFORMANCE

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

This does not apply.

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?

There are no known conflicts between the Master Plan design ordinance requirements and pre-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?*

No waivers are requested with this Master Plan; however, waivers may be requested with future applications.

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?

No additional facilities will be required as the result of this Master Plan, as the site is already surrounded by developed land. This development will pay the appropriate impact fees to account for facility and service use by future residents and users.

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.

There are no proposed arterial or collector roadways within Buckley Yard. Internal streets are a combination of private alleys and local streets, all of which are built to City of Aurora standards.

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 not any off-street trails within the site.

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 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.

The site is designed to maximize connections to the future Signature Park, with multiple local roads intersecting with Quintero Way and Alameda Drive at the park. In addition to these vehicular and sidewalk connections, the landscape buffer for airport noise contour and neighborhood park are situated across the street from Signature Park, creating visual connections to and extensions of the park. The park also serves to accommodate stormwater detention in the western portion of the neighborhood. Additionally, the portion of the site impacted by floodplain has been designated as a detention area to provide additional buffer from the floodplain and accommodate on-site drainage.

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.

The Buckley Yard Master Plan area is envisioned as one cohesive neighborhood, with five planning areas: one commercial, two residential, and two for open space and detention. The neighborhood will feature commercial pads on the western border at Airport Blvd, which will share an access road with townhomes and duplexes, which stretch across the neighborhood toward the east. On the far-eastern end of the neighborhood, single-family detached homes complete the gradient of density.

Architectural styles shall be consistent throughout, and will be determined at the time of site plan.

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 the 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?

There are areas in the development plan with an existing slope of 6% or greater; they are located adjacent to an existing ditch that moves water through the site. These ditch flows will be piped and rerouted with future applications.

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.

The team has not had any consultation with these agencies yet. They are typically included in review referrals and any future communication will be included in the final submittal.