

4.2 Form B: FDP Narrative

1. General Description 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?

- 1.1 The overall goal of the proposed development is to create a vibrant, industrial urban employment center.
- 1.2 The predominate land uses will be light industrial/flex office uses.
- 1.3 The market segment that the proposed development will serve will be light industrial/flex office users.
- 1.4 The proposed Majestic Commercenter II development will include internal sidewalks that will connect to the existing Majestic Commercenter sidewalks to the west.
- 1.5 The proposed development will include an open space spine along an improved storm water channel that can be used for walking, jogging, cycling, lunch breaks, etc.

2. Defining Character of the FDP

Describe how your proposed FDP 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?

- 2.1 The character and sense of place will build upon the successes of the Majestic Commercenter neighborhood to the west. Richly planted streetscapes, well designed architecture, and passively programmed open space will distinguish the uniqueness of this project.

3. Zoning Conformance

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

- 3.1 The proposed development is consistent with the E-470 Light Industrial/Flex office land uses including high-quality distribution, industrial, technology, and assembly land uses, with a full complement and mix of supporting land uses.

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 you propose to resolve them?

- 4.1 There are no conflicts between FDP design ordinance requirements and the terms of any existing annexation agreements or agreements with other jurisdictions or interest groups.

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 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.)

- 5.1 Maximum Building Height (Section 146-913): E-470 zone districts, the maximum height of principal and accessory structures in all zones except the Airport Corporate Zone shall be 60 feet.
 - a. Existing MPIP maximum allowable building height is 75 feet inclusive of all rooftop mechanical equipment and screens.
 - b. The waiver requests that the maximum height of principal and accessory structures shall be 120 feet.
 - c. Reasoning: Due to technological advances in material handling equipment, automation and robotics, warehouse heights are no longer limited to the reach of a forklift. As such, some buildings are being designed upwards of 120' to take advantage of those advances and cubic height capacity, whereby limiting the footprint of a building.
 - d. Mitigation: The building setback on 38th Avenue between Majestic Commercenter and Green Valley Ranch East is being increased to 100', well beyond the Code requirement to

help minimize any potential height increases. Building height increases within the Majestic Commercenter should have no effect outside of the industrial park.

5.2 Living Material Requirements (Section 146-1431): In general, each area within a site shall be landscape with not less than 50 percent living landscape material unless otherwise required in this article.

- a. Current MPIP requires a minimum range of 8 -15 percent of a developable parcel be landscaped depending on the buildings orientation to the street
- b. The waiver requests that the on-site landscaping required per site shall be determined by the landscape setback requirements described herein.
- c. Reasoning: To focus the landscaping along street frontages
- d. Mitigation: Majestic Commercenter provides a “Regional” detention basin system which has already provided approximately 100 acres of open space, or 10% of the land area within the business park. Majestic Commercenter II will dedicate approximately 100 acres of open space in its 538-acre area, or nearly 20%, through existing flood plain areas, enhancement of the first creek channel that traverses the site, as well as the “regional” detention being provided for on-site.

5.3 Public Art – We are no longer seeking a waiver on this item

5.4 Parking Area Design (Section 146-1509): A minimum of five percent of the area required to provide the minimum number of parking spaces shall be landscaped. Landscaped islands shall be placed in parking rows at an overall average of one island per 10 spaces or portion of 10 parking spaces.

- a. Current MPIP requires a minimum of 5% of any parking lot, exclusive of perimeter landscaping, to be provided as landscape islands and medians
- b. The waiver requests no parking islands in parking rows or tractor trailer parking lots.
- c. Reasoning: Parking islands negatively impact the availability of car parking in the typical double row design. Further, we work very hard to keep water and irrigation from the building envelop due to expansive soils. Further parking islands in the tractor trailer parking lots adversely affects the maneuverability, circulation, turning radius, and operations of tractor trailers. In both of these instances, parking islands are a hindrance and not a benefit to the industrial park.
- d. Mitigation: Thoughtful and robust landscaping is provided for along the streetscape and view corridors in order to create an aesthetic landscape while driving or walking through the site. In addition, the landscape setback is being increased to 50’ along 38th Avenue, east of Picadilly Road. Finally, Majestic Commercenter II will dedicate approximately 100 acres of open space in its 538-acre area, or nearly 20%, through existing flood plain areas, enhancement of the first creek channel that traverses the site, as well as the “regional” detention being provided for on-site.

5.5 Detention, Retention, and Water Quality Ponds (Section 146-1434): The area within the tract surrounding a pond shall contain a minimum of one tree and ten shrubs per 4,000 square feet

- a. Current MPIP requires one tree and 3 shrubs per 4000 square feet of landscape area.
- b. The waiver requests that detention pond landscape will be seeded native grass
- c. Reasoning: Ponds should not need tree or shrub screening if not viewable from streets, as such landscaping is better served elsewhere in an industrial park.
- d. Mitigation: Thoughtful and robust landscaping is provided for along the streetscape and view corridors in order to create an aesthetic landscape while driving or walking through the site.

5.6 Special Landscape Buffer Requirements (Section 146-1424): We are no longer seeking a waiver on this item

5.7 Permitted and Conditional Uses in E-470 Corridor Mixed-Use Subareas (Section 146-904): See permitted uses table

- a. Current MPIP allows the following which E-470 light industrial/flex office does not:
 - Animal Shelters

- Arcades and amusement centers
- Bakery and confectionery shops, tailoring establishments and similar types of facilities
- Building contractor's office/yard
- Catering services
- Express mail and delivery office
- Fabrication/assembly
- Financial offices
- Health and Fitness facilities
- Laundry and dry-cleaning services
- Processing
- Retail stores, including large off-price/discount centers, outlet stores, convenience stores and regional shopping malls
- Studios, including television and radio broadcasting station and associated antennas and towers
- Telegraph and/or telephone and/or cellular and other low power communications and/or cable television facilities, offices and associated antennas/towers
- Theater
- Tractor/trailer parking
- Truck stops

b. The waiver requests keeping these currently permitted uses

c. Reasoning: 1,000 of the 1,500 acres of land that are being incorporated into this FDP are the existing Majestic Commercenter MPIP. This MPIP has been successful in developing over 7.5 million square feet through over 50 companies and over 3,000 employees. We want to maintain the uses pursuant to the MPIP.

5.8 Pedestrian Circulation (Section 146-909): All sidewalks shall be a minimum of 5 feet wide or 7 feet where there is adjacent perpendicular head-in parking.

a. Current MPIP requires an 8 foot wide bicycle path on the north or east sides of the streets and a 4.5 foot detached walk on the other side

b. The waiver requests keeping the sidewalk streetscape standards from the MPIP

c. Reasoning: Reasoning: 1,000 of the 1,500 acres of land that are being incorporated into this FDP are the existing Majestic Commercenter MPIP. This MPIP has been successful in developing over 7.5 million square feet through over 50 companies and over 3,000 employees. We want to maintain the current design standards pursuant to the MPIP as it has contributed to the success of the Majestic Commercenter and, such design has been acceptable to the city in the past.

d. Mitigation: Not Applicable

5.9 Fencing Materials (Section 146-917): Fences and walls on any property boundary shall be constructed of brick, decorative masonry, stucco or decorative metal. Fences and walls shall be constructed of materials consistent with those used on primary structures.

a. Current MPIP requires service or delivery areas shall be screened by a durable, high quality wall or fence which is at least the same height as the object being screened

b. The waiver requests allowing composite wood or concrete fencing

c. Reasoning: Composite lumber is a renewable resource composed of at least 50% recycled plastic and 50% recycled wood product. It is a long-lasting fencing alternative. Concrete is also a long-lasting fencing alternative in addition to blending into the aesthetics of the concrete buildings of the industrial park

d. Mitigation: All composite fencing will be required to include the following upgraded design elements:

i. Top cap rail

ii. Trim board

iii. Minimum 4 inch board on board picket construction

iv. Minimum 4 x 4 inch post required

v. Post caps

All Concrete fencing/privacy walls will be required to aesthetically complement the adjacent building on the property and included to include some of the following upgraded design elements:

- i. Reveal
- ii. Decorative control joints
- iii. Surface texture/relief
- iv. Integral color

- 5.10 Service and Loading Dock Areas (Section 146-1019): Loading docks, on-site storage yards, and all other service areas shall be fully screened from view from all public and private rights-of-ways by walls or fences.
- a. Current MPIP does not require screening of service areas or loading docks.
 - b. The waiver requests keeping the screening standards pursuant to the current MPIP requirements.
 - c. Reasoning: 1,000 of the 1,500 acres of land that are being incorporated into this FDP are the existing Majestic Commercenter MPIP. This MPIP has been successful in developing over 7.5 million square feet through over 50 companies and over 3,000 employees. We want to maintain the current design standards pursuant to the MPIP as it has contributed to the success of the Majestic Commercenter and, such design has been acceptable to the city in the past. Storage yards shall continue to be screened pursuant to code requirements. Additionally,

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 to fund or construct these facilities?

- 6.1 No additional City facilities are required or need to be funded/constructed in connection with the FDP.

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.

- 7.1 Based on the NEATS Refresh report and COA's support, Tibet will not be required to be constructed from 38th Avenue to 26th Drive. Developer will, however, provide a short cul-de-sac extension south of 38th Avenue to provide access to multiple properties who will benefit by the future signalized intersection at 38th and Tibet. As for internal street network, because these buildings are very large, and due to First creek that diagonals across the property, there will be no internal streets, but large buildings will be accessed from the perimeter streets of 38th Avenue, Picadilly and 26th Avenue

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.

- 8.1 The FDP includes the possible First Creek Trail and E-470 Trail. The First Creek Trail will travel adjacent to First Creek, connect to the south over 26th Avenue, and connect to the north along Picadilly Road and 38th Avenue. The potential E-470 Trail will travel within the current Multi Use Easement, the 75 foot wide easement along the eastern border of the Majestic Commercenter and the western border of E-470. The northern connections for this trail will extend into the northern property owner's parcel; the southern connection for this trail is unknown at this point because of the grade separation at 26th Avenue.
- 8.2 In accordance with the NEATS study, possible mobility hubs are shown for future consideration at the intersections of 38th Avenue and Picadilly Road.

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.*
First Creek runs diagonally through the Majestic Commercenter II property. This will be reconstructed and improved to create a pedestrian friendly place for the project.
- *Adjacent parks and public open space.*
There are no adjacent parks or open space adjacent to the Majestic Commercenter or Majestic Commercenter II projects.
- *Historic or archeological sites.*
There are no historic or archeological sites on the property.
- *Significant views of the Front Range and views from public parks and I-70 and E-470 and other collector and arterial streets.*
There are no significant views of the Front Range. The property's topography eclipses views from E-70 to the mountains along the property frontage. The project will not obscure view to the mountains from I-70.
- *Riparian wildlife habitat*
There is not a significant wildlife habitat on the property. The property is predominately treeless with short grasses and perennial vegetation.
- *The approximate topographic form of major ridgelines and swales.*
The Majestic Commercenter II site is very flat. First Creek is the most dramatic topographic landform on the site.
- *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 previous use of the property has been agriculture and grazing. Due to these uses, there are no significant rock outcropping, stands of trees, or other natural site features. First Creek has been degraded over the years due to cattle grazing.

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.

- 10.1 The Majestic Commercenter II project will not have individual neighborhoods. It will be a single master planned business park. The character will be reminiscent of the existing Majestic Commercenter development to the west.

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?

- 11.1 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?

- 12.1 Slopes steeper than 6% are limited to a few stream banks along First Creek. The remainder of the property is very flat. First Creek will be redesigned and all slopes will be re-engineered.

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.