

August 21, 2018

Brandon Cammarata - Planner
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Re: Second Submission Review – Pomeroy FDP Amendment
Application Number: **DA-1670-01**
Case Numbers: **2002-7004-01**

Dear Brandon Cammarata,

We received your comments dated May 29, 2018. Please see our responses below:

Second Submission Review Responses:

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

Naming Conventions

- Per City naming convention standards, please revise the title of the FDP to be Pomeroy (Pomeroy) Framework Development Plan. The original and historic name of Pomeroy must be retained to ensure proper tracking.
Response: Acknowledged, the naming convention has been changed from Pronghorn to Pomeroy.

Street Standards

- The required through-street within the multi-family planning area should be a Local Type I street in order to provide on-street parking. Parking needs should be met through the provision of on-street parking in order to reduce the amount and visibility of surface parking with the regional activity center.
Response: The sections have been revised to reflect what has been agreed to by the City.
- Similarly, the commercial street should accommodate on-street parking as well. Off street bike access is preferred and can be accommodated with 10' minimum sidewalks instead of on street bike lanes. Pending the review of the Traffic Report, a larger cross section may be required. Commercial areas utilize the Local Type 3 section with 40' flowline to flowline. As shown, the 26' cross section may not be sufficient.
Response: The roadway section has been modified to 40' FL-FL, including 12' two-way left turn lane.
- The Circulation Plan must identify the provision of a modified private street within the multi-family planning area.
Response: Acknowledged, a modified private street will be identified at time of CSP.
- Improvements to South Aurora Parkway must be detailed in the Public Improvements Plan and a cross section must be included.
Response: A section reflecting the roadway shown in plan view has been added to the PIP.

Commercial and Mixed-Use Site Layout

- The next submittal must illustrate a conceptual site layout for the proposed mixed-use commercial and commercial planning areas. Please acknowledge the complexity of these planning areas in these conceptual site layouts. There is a 100' pipeline right-of-way located adjacent to South Aurora Parkway. Furthermore, Code Section 146-912 dictates that "no more than 60 percent of the frontage on arterial streets to a depth of 80 feet shall be occupied by parking." Consider required programmatic elements in the design of these planning areas such as the required plaza.

Response: Applicant acknowledges code section 146-912. The applicant has worked closely with city staff to provide additional imagery and standards regarding the commercial and mixed-use commercial planning area.

Public Improvements Plan

- The Planning Areas shown in the PIP and described in the Narrative must be revised. There are two logical planning areas, the multi-family west of Tollgate Creek and the commercial/mixed-use east of Tollgate Creek. The pedestrian bridge spanning Tollgate Creek must be tied to a certificate of occupancy.

Response: The Lane Use Map & PIP have been revised to show one multi-family planning area (PA-2), a mixed-commercial planning area (PA-5a), and a commercial planning area (PA-5b). Acknowledged.

- Please combine the information in the PIP Notes and Narrative to be a single narrative document. The notes should be removed on the PIP.

Response: The PIP Plans and Narrative will be combined into the Narrative document. Notes will be removed from the PIP.

- Urban Drainage and Flood Control District (UDFCD) “generally agree with the concept and approach of the design team.” See attached letter for details. Please be aware that the Master Drainage Report will also inform these strategies.

Response: Acknowledged. The concept is to provide buffer to the Tollgate Creek channel in its existing stable condition; we have met with COA and UDFCD regarding the design approach, with UDFCD favoring this approach. Further discussion and a riprap calculation for the detention pond outfalls will be included with the final version of the report, and these are intended to be placed on the downstream end of the property at the location of two existing drop structures.

Percent Residential

- Code Section 146-922 (F) 2 requires that “no more than 25% of the gross land area in a RAC Subarea shall be devoted to residential land uses.” If the commercial mixed-use land use area is developed with assisted living, it will be in exceedance of the maximum amount of residential allowed. Please remove Note 18 on the FDP Standard Notes regarding this scenario.

Response: Sara Ullman previously requested a chart be created and added to the standard notes section of the FDP amendment detailing the residential acreage in the event planning area 5a is developed into a residential use (assisted living). In the event this occurs, it was mutually agreed that the waiver request would have to be submitted along with the CSP.

Parks, Open Space, and Bicycle and Pedestrian Circulation

- Code Section 146-910 (D3) outlines locational criteria for dedicated open spaces. This criteria establishes that open spaces “shall be adjacent to or visible from at least one dedicated public street or public site, and shall be accessible to all residents of the development. The majority of open area shall not be located in isolated corners of the development, in peripheral strips along the borders of the subdivision, or in unconnected patterns unless such a location is necessary to achieve one of the connections or visibility requirements set forth in this subsection.” The locations of proposed open spaces are on the periphery of the FDP and do not meet this locational criteria. Consultation with PROS is required to ensure these planning areas are acceptable in land area and configuration.

Response: The applicant has worked closely with PROS to provide a revised Open Space, Circulation, and Neighborhood Map and Exhibit E: Pomeroy Open Space Enlargement Plan for reference.

- As required by code, a plaza area should be provided within the mixed-use commercial/commercial area. There are certain locational and design criteria for which this plaza must meet.

Response: The applicant has worked closely with city staff to provide additional imagery and standards regarding the commercial and mixed-use commercial planning area and plaza.

- Per the first review, a pedestrian connection to Southlands Mall is required east of Tollgate Creek. This connection must be described in the PIP. The applicant must coordinate with the abutting Southlands Mall

property to obtain cross access. Improvements may be required to the Southlands property to connect the proposed pedestrian path to the existing pedestrian infrastructure in the mall.

Response: We have determined this connection to be impractical for two reasons. This connection would require a stairway to make up the difference in elevation between the parcels, thereby limiting the types of access. The connection point also would result in pedestrians entering the Southlands property in the back of the lot, behind "big box" stores where large truck traffic and loading and unloading occurs. We are very concerned about safety in that situation.

E-470 Frontage

- The required 8 foot high decorative masonry wall must meet City standards regarding allowable materials and the required landscape buffer must be located on the west side of the wall.

Response: An 8-foot high masonry wall is proposed within Pomeroy. The E-470 Zone District states "In all residential developments adjacent to E-470, a minimum 8-foot high decorative masonry sound wall shall be constructed along the development's E-470 frontage. It also states that fences and walls shall conform to Article 17. Article 17, Chapter 146 of the Aurora Municipal Code does not define decorative masonry. However, Figure 17-3 provides Sample Fence Types and Section 146-1743 for arterial road states "Pre-cast concrete fences shall be composed of integrally colored concrete and convincingly replicate the appearance of brick, stone, and CMU fences as shown in Figure 17-3a. The plan will be revised to meet this standard.

The required landscaping will be provided on the E-470 side of the wall.

Urban Design and Architectural Design

- Further discussion should be had regarding the proposed architectural style of "Transitional Suburban Infill". Zoning code seeks to ensure timeless architectural styles to ensure that buildings do not become outdated and unusable in a short period of time. The purpose of this intent is to create continually active developments that sustain for many years. The language currently proposed does not meet the intent of zoning code.

Response: The applicant has worked closely with Brandon Cammarata to provide additional imagery and standards regarding the commercial and mixed-use commercial planning area and plaza.

- In the next submittal, the applicant must determine whether a Design Review Committee will be established to regulate architectural design within the FDP. If this is the applicant's intent, the process of the formation of this committee must be described along with the referral process for future Contextual Site Plans.

Response: No Design Review Committee will be established; the FDP and city standards will govern all architecture proposed.

- The submitted FDP Narrative does not meet the requirements of the FDP Manual and must be revised to ONLY answer the required questions. The content of this document should be relocated to the relevant sections of this FDP submittal. As a reminder, FDP design standards should meet and exceed code requirements. As submitted, there are NUMEROUS deviations for code which must be addressed.

Response: Acknowledged, the FDP narrative has been reformatted.

Public Art Plan

- The applicant should be aware that a Public Art Plan is a required element of the Framework Development Plan as outlined in Code Section 146-411. Per the FDP manual, if a Public Art Plan is not processed concurrently with the FDP submittal, it shall be required upon submittal of the first associated Contextual Site Plan. Please see Section 5.6 of the FDP manual and coordinate with the Library, Recreation, and Cultural Services Department for additional details.

Response: Acknowledged, a public art plan will be submitted at time of CSP. The Applicant will also meet with the Library, Recreation, and Cultural Services Department for additional guidance. The preliminary design concept intended to satisfy the public art is a cluster of wind sculptures located in the park at the southwest corner of the site. The proposal will be discussed with Roberta Bloom.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

No comments have been received as of 5/24/2018.

Response: Acknowledged.

2. Completeness and Clarity of the Application

Letter of Introduction

- See minor redlines.

Response: Acknowledged.

Site Analysis Narrative

- See minor redlines.

Response: Acknowledged.

Form F-2: Neighborhood Character Matrix

- Per the first review, Form F-2 must "include language regarding proposed building forms, architectural detailing, and building materials". The bulk of these distinguishing characteristics for the proposed neighborhoods needs to be housed in this Form F-2, not the FDP Narrative.

Response: Acknowledged, the narrative and form F-2 have been reformatted.

- Per the first review, please ensure the verbiage of distinguishing characteristics is unique to each land use as the landscape design should be distinct for the residential and mixed use/commercial.

Response: Acknowledged.

- Consider using the phrase "complete community" to describe the intent of the proposed neighborhood design.

Response: Acknowledged.

FDP Narrative

- Per the FDP Manual, the FDP Narrative CANNOT EXCEED 6 PAGES. Please reduce the number of pages. Please adhere the FDP Manual (see pages 22-24 of the manual) to ensure the structure of this document meets City requirements. Much of this content does not answer the required questions for the FDP Narrative and should be located elsewhere in the FDP submittal. Furthermore, much of the content and standards described in this document do not meet zoning code provisions and will need to be revised.

Response: Acknowledged, the FDP narrative has been reformatted.

3. Zoning and Land Use Comments

Landuse Map and Matrix

Formatting

- See redline comments regarding FDP Standard Notes, legend symbology, and the Inset Map. Please see the FDP Manual for instruction and include more information about phasing and triggers for each planning area. Please ensure consistency with the Public Improvements Plan.

Response: Acknowledged.

Land Use Areas

- Please combine Planning Area 2a and 2b into a single planning area. The street should not be its own planning area. Ensure all calculations are revised so the land area of the proposed street is captured within the single MF planning area. Furthermore, planning areas should be conceptual in nature. The Land Use Map should indicate land uses with conceptual "bubbles". In the chart, please break out the mixed use/commercial and commercial planning areas. Please include anticipated density if the mixed use/commercial parcel develops with residential.

Response: Planning Areas 2a and 2b have been combined into a single planning area. The public access easement has been included in the acreage of the Multi-Family Planning Area. The ROW has also been included within Planning Area PA-5b. Anticipated density will be included at time of CSP.

Land Use Formula

- The persons per unit formula does not match the FDP manual's land use formula. The applicant must explain the rationale for these calculations.

Response: According to page 19 of the Aurora Parks and Open Space Dedication and Development Criteria Manual, 2.5 persons per unit is used for a multi-family unit and 2.65 persons per unit is used for a single-family unit. Chris Ricciardiello advised using this formula.

- Existing and Proposed Streets

- Per the FDP manual, the land area of right-of-way, whether public or private, should NOT be called out as separate planning areas on the map or in the table. Their acreages must be captured in the larger planning areas. The table does however need to identify street classifications and right-of-way widths. Please include the Existing and Proposed Streets in the chart per the manual.

Response: Planning Areas 2a and 2b have been combined into a single planning area. The public access easement has been included in the acreage of the Multi-Family Planning Area. The ROW has also been included within Planning Area PA-5b. The commercial ROW and public access easement have been labeled in the Land Use Map.

- Proposed Density Reduction

- In the comments column of the Land Use Matrix, please describe the rationale of reducing the density of the FDP land area east of South Aurora Parkway from 18 dwelling units per acre to 8 dwelling units per acre. Per Note 5 of the FDP standard notes, lower residential densities may be pursued per the process established in the note.

Response: Due to numerous site constraints, it is unrealistic to achieve 18 DUs/Ac on the east side.

Connectivity Diagram

- Formatting

- See redline comments regarding formatting and labeling. In the next submittal, please combine this Open Space/Circulation map with the Form J so that it is in a PDF sheet set together.

Response: Acknowledged, the forms have been combined.

- Street Standards.

- The required through-street within the multi-family planning area should be a Local Type I street in order to provide on-street parking. Please revise illustrations to represent this. Similarly, the commercial street should accommodate on-street parking as well. Parking needs should be met through the provision of on-street parking in order to reduce the amount and visibility of surface parking with the regional activity center.

Response: The sections have been revised to reflect what has been agreed to by the City.

- The connections to South Southlands Parkway and East Alexander Drive must be indicated visually and verbally in the next submittal. Please include cross sections of these street and information regarding required improvements and the acquisition of a cross access agreements.

Response: Acknowledged.

- Modified Private Street

- In order to meet connectivity standards, a modified private street with on-street parking should be provided within the multi-family planning area east of the through street.

Response: An exhibit has been prepared showing a Type 1 Local street with a 10' sidewalk on one side (to accommodate bikes).

- Trails

- The plan shows several locations where proposed trails appear to extend and connect to adjacent properties. Please describe this intent in the next submittal. If no connection is intended, please ensure trail systems loop back to identified streets within the site. Please identify how a connection will be achieved to Southlands on the east side of Tollgate Creek. There is significant grade in this area and strategies to overcome this grade and provide the trail system shown must be described.

Response: In the connectivity diagram, the trails shown are intended to connect with adjacent properties to the north and south. Trail connections will be further refined at time of CSP submittal. The applicant has worked closely with PROS to provide a revised Open Space, Circulation, and Neighborhood Map, Exhibit E: Pomeroy Open Space Enlargement Plan, and Exhibit J: Connectivity Diagram for reference.

- **Notes**

- Please ensure the language of the notes and triggers are consistent with the Public Improvements Plan. These notes should refer back to the PIP.

Response: Acknowledged.

4. Open Space and Recreational Amenities

Form J: Parks, Recreation, and Open Space Matrix

- **Formatting.** In the next submittal, please combine this Form J with the Open Space/ Circulation Map.

Response: Acknowledged, the forms have been combined.

- **Open Space Locational Criteria.** Code Section 146-910 (D3) outlines locational criteria for dedicated open spaces. This criteria establishes that open spaces “shall be adjacent to or visible from at least one dedicated public street or public site, and shall be accessible to all residents of the development. The majority of open area shall not be located in isolated corners of the development, in peripheral strips along the borders of the subdivision, or in unconnected patterns unless such a location is necessary to achieve one of the connections or visibility requirements set forth in this subsection.” The locations of proposed open spaces are on the periphery of the FDP and do not meet this locational criteria

Response: The applicant has worked closely with PROS to provide a revised Open Space, Circulation, and Neighborhood Map, Exhibit E: Pomeroy Open Space Enlargement Plan, and Exhibit J: Connectivity Diagram for reference.

- **Connection to Southlands.** Per the first review, it appeared a staircase would be required for the connection to Southlands Mall. Please indicate in the chart how the connection will be made with respect to grade.
Response: We have determined this connection to be impractical for two reasons. This connection would require a stairway to make up the difference in elevation between the parcels. The connection point also would result in pedestrians entering the southlands property behind “big box” stores where truck loading and unloading occurs.
- **E-470 Soundwall.** Please see comments from Landscaping regarding the required landscape buffer along the E-470 frontage. This landscape buffer must be located on the west side of the wall.
Response: The required landscaping will be provided on the west or the E-470 side of the wall.
- **Floodplain.** The master drainage report will discuss necessary improvements to Tollgate Creek based on City of Aurora and Urban Drainage Flood Control District criteria and detention pond outfalls.
Response: Acknowledged.
- **Trigger for Each Phase.** This column will need to be revised in conjunction with the revisions to the Public Improvements Plan. Improvements for these open space areas must be tied to the planning areas not phases. See the PIP and PIP Narrative for redlines.
Response: Acknowledged.

5. Architectural and Urban Design Issues

Form G: Landscape Standards Matrix

- Please include information in the chart regarding landscape treatments for the proposed round-about within the multi-family planning area.
Response: We have come to an agreement with Victor Rachael and Traffic Engineering that given the new layout and roadway configuration, a T intersection (and not a mini roundabout) will be utilized.
- Faux stone is not permitted for the required eight-foot high decorative masonry sound attenuation wall. Per code, this wall must meet the standards outline in Table 17.2 for fences along arterial streets. Article 20 of the

zoning code defines “masonry wall” as “faced with integrally colored decorative masonry block, stucco, or brick to match or blend with the materials used on other site buildings, signs, or fence columns.”

Response: An 8-foot high masonry wall is proposed within Pomeroy. The E-470 Zone District states, “In all residential developments adjacent to E-470, a minimum 8-foot high decorative masonry sound wall shall be constructed along the development’s E-470 frontage. It also states that fences and walls shall conform to Article 17. Figure 17-3 provides Sample Fence Types and Section 146-1743 for arterial road states “Pre-cast concrete fences shall be composed of integrally colored concrete and convincingly replicate the appearance of brick, stone, and CMU fences as shown in Figure 17-3a. The plan will be revised to meet this standard.

- Monumentation should be provided at the connection to South Southlands Parkway.

Response: The revised Neighborhood District monument sign will be provided at the connection at South Southlands Parkway.

- Open space programming should be elaborated upon. Per Section 146-910, required open space area “shall be designated as courtyards or internal configurations whenever possible.”

Response: The applicant has worked closely with PROS to provide a revised Open Space, Circulation, and Neighborhood Map, Exhibit E: Pomeroy Open Space Enlargement Plan, and Exhibit J: Connectivity Diagram for reference.

- See redline comments regarding chart formatting, spelling, and grammar.

Response: Acknowledged.

Form F-1: Urban Design Standards Matrix

- Fencing. Please identify specific fence styles and ensure compliance with criteria in Table 17.2 regarding fence design and allowed materials. As previously noted, the required 8 foot masonry wall may not be constructed of faux stone. Furthermore, the buffer described must be located on the west side of the wall.

Response: Alternatives for fence styles are provided. The location and exact fence type is typically the user’s preference and will be provided at time of CSP. All fencing will be in accordance with Article 17.

- Signage. Per first review comments, please identify proposed materials and colors for signage.

Response: Colors, materials and logos for signage will be developed as part of the overall marketing package. It is premature to include in this FDP. The general intent is indicated on the design details. The color and materials will be complementary with the building architecture. See Exhibit F: Pomeroy Sign and Monumentation Plan.

- Special Neighborhood Concepts. Ensure the design intent meets the intent of the E-470 RAC Subarea. The intent of the RAC Subarea as identified in Code Section 146-922 is “to accommodate large-scale economic generators while still creating a relatively small walkable core area to act as image-makers for the E-470 corridor.” Vehicular oriented development does not meet the intent of this subarea. Furthermore, the intent of the RAC Subarea is for all buildings to front onto streets. Building entrances must be oriented to the street and parking and garages must be oriented away from street or internalized within the buildings. A grid-like network of streets and drives must be provided. Please ensure the verbiage in Form F-1 enforces these required concepts.

Response: The applicant has worked closely with Brandon Cammarata to provide additional imagery and standards regarding the residential/commercial architecture and urban design.

- Clubhouse. Per first review comments, please describe the proposed design and architectural style of the clubhouse. Per the Land Use Matrix, it has been identified that over 200 dwelling units are planned west of Tollgate Creek. Please revise Form F-1 to anticipate this REQUIRED clubhouse amenity in this multi-family planning area.

Response: Complimentary architecture will abide by standards detailed in Form H, Exhibit A: Residential Design Standards and Exhibit C: Residential Materials Board.

Form H: Architectural Design Standards Matrix

- Transitional Suburban Infill. Further discussion should be had regarding the proposed architectural style of "Transitional Suburban Infill". Zoning code seeks to ensure timeless architectural styles to ensure that buildings do not become outdated and unusable in a short period of time. The purpose of this intent is to create continually active developments that sustain for many years. The language currently proposed does not meet the intent of zoning code.

Response: The applicant has worked closely with Brandon Cammarata to provide additional imagery and standards regarding the residential/commercial architecture and urban design. Please reference Exhibits A, B, C, D and Form H which describe the intent of Transitional Suburban Infill. These exhibits also provide additional imagery, materials, and standards.

- Design Review Committee. In the next submittal, the applicant must determine whether a Design Review Committee will be established to regulate architectural design within the FDP. If this is the applicant's intent, the process of the formation of this committee must be described along with the referral process for future Contextual Site Plans.

Response: No Design Review Committee will be established, the FDP and City Code will govern all architecture proposed.

- Consistent High Quality Design. The applicant's intent for "flexible" design standards is not supported. This FDP is located with a prominent regional activity center of the City. Please revise this language to ensure consistency and high quality design for all development within the FDP.

Response: The applicant has worked closely with Brandon Cammarata to provide additional imagery and standards regarding the residential/commercial architecture and urban design.

- Color Pallet. Per first review comments, please expressly call out the color pallet for residential and mixed-use commercial/commercial design. The proposed materials appear to be a "warm stone" pallet.

Response: Please refer to Form H and Exhibits A, B, C, and D which give a detailed description of residential and mixed-use commercial/commercial imagery, standards, and materials.

Design Standards Packet

- Organization. Several sheets must be removed from the Design Standards Packet as they do not belong in this document. See redline comments.

Response: Acknowledged.

- Amenity Standards Layout. As shown, this Amenity Standards Layout should not be included in the FDP as this type of detail is only applicable to Contextual Site Plans. The FDP should show the proposed layout and design of such things as trail corridors, clubhouses, plazas, and monumentation. The location of street lighting, trash receptacles, bike racks, benches, and dog amenities are determined at time of CSP. The items which *do* pertain to the FDP are the monumentation and sign locations. Please reformat and adapt this sheet to only show sign locations.

Response: Acknowledged, the Amenity Standards Layout has been removed and Exhibit I: Pomeroy Landscape Standards Layout and Exhibit F: Pomeroy Sign and Monumentation Plan detail proposed layout and design of trail corridor locations and placement of signage.

- Landscape Standards Layout.

- Required Plaza. Per Code Section 146-922, an open plaza area is required for RAC developments. This standard is written in association with the provision of a main street. It is understood and accepted that the required main street is satisfied elsewhere in this RAC Subarea in the Southlands FDP and a main street is not required within Pomeroy. That being said, in reviewing the proposed Pomeroy FDP, the provision of this plaza area will still be required in order to meet the intent of the RAC subarea. Per code, this plaza must meet the following criteria:
 - i. A minimum of one open plaza at least 5,000 square feet in size and containing public seating areas shall be created on at least one side of Main Street.

- ii. Wherever possible, the open plaza shall be located where a park, open space area (common or public), trail, or drainageway crosses or terminates Main Street and shall provide direct pedestrian connections to such park, open space, or drainageway.
- iii. Where buildings are adjacent to such plazas, they shall contain at least one of the following elements on the side of the building facing the plaza: building entries, windows facing onto plaza, arcades along plaza edges, outdoor seating areas or cafes, or a similar feature that encourages pedestrian use of the plaza.

Response: The applicant has worked closely with city staff to provide additional imagery and standards regarding the commercial and mixed-use commercial planning area and plaza.

- Pipeline Easement. Treatment for the 100' pipeline easement must be shown in the next submittal. This can be illustrated on the conceptual layout for the mixed-use/commercial and commercial planning areas. If the intent is to have surface parking on it, this is NOT supported per Code Section 146-922 which states, "Encourage the location of parking areas so that they are less dominant when viewed from E-470, the Main Street, and arterial and collector streets. Guide significant amounts of required parking areas to the side or rear of buildings, rather than in front of them, to encourage a more pedestrian-friendly street frontage." Furthermore, Code Section 146-912 dictates that "no more than 60 percent of the frontage on arterial streets to a depth of 80 feet shall be occupied by parking." Consider required programmatic elements in the design of these planning areas such as the required plaza.

Response: Please reference Exhibit E: Open Space Enlargement Plan and the landscape design matrix which details the treatment of the 100' pipeline easement.

- Trail Connections. The plan shows several locations where proposed trails appear to extend and connect to adjacent properties. Please describe this intent in the next submittal. If no connection is intended, please ensure trail systems loop back to identified streets within the site.

Response: In the connectivity diagram, the trails shown are intended to connect with adjacent properties to the north and south. The applicant has worked closely with city staff to revise the connectivity diagram and provide additional information.

- Mixed Use Commercial District Architectural Standards. Please see comments on Sheet 8 and 9 of the Design Standards Packet. In the next submittal of the Design Standards Packet, the applicant must incorporate all redline comments within the FDP Narrative pertaining to Architectural Standards. Comments pertain to building orientation and required street frontage, code requirements for roof forms, masonry percentages, and the need for consistency of building design and architectural features.

Response: Acknowledged.

- Multi-Family Residential District Architectural Standards. Please see comments on Sheet 10 and 11 of the Design Standards Packet. In the next submittal of the Design Standards Packet, the applicant must incorporate all redline comments within the FDP Narrative pertaining to Architectural Standards. Comments pertain to building orientation and required street frontage, internalization of garages and orientation away from the street, and the verbalization of the intended color palette and building entry architecture.

Response: Acknowledged.

- Urban Design Standards.

- Monumentation and Signage.

- Sign Map. Please include a map identifying locations for monumentation within the FDP. Please include the location of the proposed "design element" for the pedestrian bridge.

Response: A map has been provided as requested.

- Logo Design. Please include a detail of the proposed Pomeroy logo. In case the branding changes, please describe the brand logo using general terms to understand the materials, pallet, and method of engraving or painting the design.

Response: The logo is being developed as part of the overall marketing package. It is premature at this time. The placement of a logo is indicated on the entry monuments.

- Illumination. Proposed illumination method for the monument signs must be described in the illustrations.

Response: The intended illumination type has been added to the design detail. It is assumed if the proposed lighting changes with the CSP that it will not require an Amendment to the FDP.

- Maximum Height. Per code section 146-1610, neighborhood district identification signs are allowed a maximum height of 6', please revise the proposed residential monument sign to meet code requirements regarding height.

Response: The neighborhood sign height has been revised.

Landscape Design Standards.

- Fencing.
- Ownership and Maintenance. Fences adjacent to arterials and collectors are required to be owned and maintained by the metro district or home owners association as required by Code Section 146-1713. Such ownership shall also extend to the landscaped setback area between the sidewalk and fence or wall.

Response: Comment acknowledged.

- Organization. Please break out the perimeter fence and E-470 sound wall into two separate descriptors.

Response: Revised as requested.

- Sound Wall. The required 8 foot soundwall must meet all the requirements for fences adjacent to arterials as detailed in 17.2 of the code. As previously noted, the wall may not be constructed of faux stone. Include language regarding maximum unbroken length.

Response: Comment previously addressed. The maximum unbroken length has been provided per code. The proposed wall along E-470 is approximately 430 feet.

- Screen Walls. Include a section for the proposed design of service area screen walls. The submitted FDP Narrative describes these as being masonry or brick and must be a minimum 8-inches higher than the object being screened.

Response: A section was added to Form F-1.

• Landscape Design Standards.

- Street Standards. The required through-street within the multi-family planning area should be a Local Type I street in order to provide on-street parking. Please revise illustrations to represent this. Similarly, the commercial street should accommodate on-street parking as well. Parking needs should be met through the provision of on-street parking in order to reduce the amount and visibility of surface parking with the regional activity center.

Response: The sections have been revised to reflect what has been agreed to by the City.

• Materials Boards.

- Roof Materials. Asphalt shingles are not permitted on multi-family buildings in E-470. Per code "All sloped roof areas shall be warranted for a period of at least 25 years and all such sloped roofs visible from the ground shall be clad with either high profile composition shingles, concrete or clay tiles, or seamed architectural metals."

Response: Acknowledged, the exhibit shows a high-profile composition shingle which is allowed by code.

- Accent Colors. Please revise the proposed accent colors to be less intense and bright.

Response: The applicant has provided less intense accent colors.

6. Public Improvements Plan

Organization and Formatting

- Improvements must be broken down by planning area, not phases. This ensure that if a planning area develops out of phase, the improvements required to create a developable parcel are understood.

Response: Acknowledged.

- In the next submittal, please incorporate the narrative and to the PIP so that it is one cohesive document.

Response: These items have been combined in the next submittal.

- Regarding the PIP map, please use color to enhance legibility and describe required improvements for each planning area. Also indicate opposing access point along South Aurora Parkway for both the east and west of the FDP.

Response: Acknowledged.

Planning Areas and Triggers

- The Planning Areas shown in the PIP and described in the Narrative must be revised. There are two logical planning areas, the multi-family west of Tollgate Creek and the commercial/mixed-use east of Tollgate Creek. Tollgate Creek improvements, including the pedestrian bridge must be tied to a certificate of occupancy.

Response: Please reference our comments under #3 Zoning and Land Use Comments bullet point Land Use Areas on page 5. Urban Drainage has determined that no improvements are required to Tollgate Creek. The pedestrian bridge will only be required once there are developments on both sides of Tollgate creek to connect, so we will tie the bridge to the final certificate of occupancy for the latter to be developed between PA 2 and PA 5A.

- Urban Drainage shall determine if improvements are required to Tollgate Creek.

Response: Urban Drainage has determined that no improvements are required to Tollgate Creek.

Street Standards

- Regarding the proposed cross sections, the required through-street within the multi-family planning area should be a Local Type I to provide on-street parking. Similarly, the commercial street should also provide on-street parking.

Response: The sections have been revised to reflect what has been agreed to by the City.

Improvements

- The submitted Public Improvements Plan does not address several key items. Improvements which must be addressed in the next submittal of the PIP include:

- Construction of the mini-roundabout

Response: The mini roundabout will no longer be included with this submittal, per new traffic layout and agreement with Victor Rachael on 12/12/2017.

- Construction of commercial ring-road

Response: Only one through street is required per 4.04.1.04 of the Roadway Design and Technical Criteria. The PIP shows one through street required.

- Cross access agreement for multi-family through street to connect to South Southland's Parkway

Response: Please provide clarity on what we'll need to incorporate in to the PIP regarding the cross-access easement agreement.

- There may be required improvement for Southland's Parkway to make this connection

Response: Acknowledged.

7. Landscape Design Issues

Kelly K. Bish, PLA, LEED AP/ Kbish@auroragov.org/ (303) 739-7189/ PDF comments in teal.

Neighborhood Matrix - Tab 3

- Please include a description of the landscape treatment proposed adjacent to the residential along E-470.

Response: A preliminary design and description are provided.

- In accordance with the first review, the landscape concepts associated with the residential and commercial should developments should be distinct and unique to them. If the commercial is to be more urban in nature, describe that aspect as distinct from the residential.

Response: Pomeroy consists of two land-use districts that share a number of qualities and characteristics, but are distinguished by differences in emphasis on primary uses and intensity of development.

Design Standards – Tab 4

Sheet 5

- Include a note/reference to where the landscape standards for the mini round-about can be found in the Design Documents.

Response: As stated above, a mini-round about is no longer proposed.

- Extend the buffer symbology along the entire property boundary.

Response: The symbol was added where a buffer is required.

- If the thin dashed lines are to serve as streets, they should be shown as such with sidewalks and street trees.

Response: Provided on the Open Space, Circulation and Neighborhood Plan.

- The landscape buffer symbology should be on the west side of the wall.

Response: The symbol was added to the west side of the wall.

- Add the dashed line type where indicated to the legend this sheet and call out what it is.

Response: The dashed line type was added to the legend.

Sheet 14

- Update the E-470 Right of Way Buffer Cross Section so that the landscaping is provided on the west side of the wall.

Response: The buffer cross section has been revised to show the landscaping on the west side of the wall.

Form F-1 Urban Design Standards Matrix – Tab 10

Sheet 1 of 2

- For buffer plantings associated with the required retaining wall along E-470, plantings shall be located along the west or E-470 facing side of the wall.

Response: Comment previously addressed.

- Add sheet 14 to the Fence and Privacy Wall location – See comment on Sheet 1.

Response: The note was added as requested.

Sheet 1

- Add what the anticipated landscape concept will be for the mini roundabout proposed in connection with Alexander Parkway and the Multi-family planning area.

Response: The mini roundabout is no longer proposed. As previously stated, The intersection will be a T.

- Provide monumentation and/or distinctive landscaping for the entrance/extension from Southlands into the multi-family development.

Response: An entry monument was previously stated as required. Distinctive landscaping will be provided at all monuments.

- Correct the reference to the planting required for the E-470 residential buffer wall to the west side of the wall.

Response: Comment previously addressed.

Provide what the quantity of buffer plant material is to be for the buffer standards along local streets and private drives.

Response: Buffer Standards are stated in No. 5 on Form G

Sheet 2

- Add more information as to what the landscape buffers at non-right-of-way locations is referring to. See comment on the sheet.

Response: Added per code as requested.

- Define the number of shrubs for the parking lot islands and medians.

Response: Added per code as requested.

- Make sure to clearly define that the parks and open space buffers shall be 25' with no reduction options.

Response: Added as requested

- Include the shrubs as part of the required buffer plant material.

Response: Added as requested.

- Change the note at the bottom of the chart to reference "more restrictive".

Response: Note has been revised.

- Correct any miscellaneous typos

Response: Typos have been corrected.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Public Art Plan

Roberta Bloom/ rbloom@auroragov.org/ 303-739-6747

The applicant may want to contact Roberta Bloom to schedule a meeting regarding the required Public Art Plan for the Pomeroy FDP.

Response: Acknowledged, a public art plan will be submitted at time of CSP. The Applicant will also meet with the Library, Recreation, and Cultural Services Department for additional guidance. The preliminary design concept intended to satisfy the public art is a cluster of wind sculptures located in the park at the southwest corner of the site. The proposal will be discussed with Roberta Bloom.

11. Building and Life Safety

Neil Wiegert/ 303-739-7613/ nwiegert@auroragov.org See blue comments

Comments were not received from this departments as of the date of this letter. Please contact Neil Wiegert directly to identify what this departments will require.

Response: Acknowledged.

12. Civil Engineering

Kristen Tanabe/ 303-739-7306/ ktanabe@auroragov.org

PIP Narrative

- Please combine the narrative and the exhibits in the next submittal. The narrative can be in a report format with a cover sheet. Information from the phasing notes on the plan should also be incorporated into the narrative.

Response: These items have been combined.

- The improvements to South Aurora Parkway need to be shown on the PIP, including a street section.

Response: A section reflecting the roadway shown in plan view will be added to the PIP.

- The section shown does not meet public street standards. Please refer to Standard Detail S1.1 and S1.2 for standard local street sections or keep the proposed section as a private street.

Response: The section through the commercial parcel has been revised to reflect a 40' FL-FL width.

- Please remove the reference to right of way for private streets since this does not meet any standard street section.

Response: The section through the commercial parcel has been revised to reflect a 40' FL-FL width with a 68' right-of-way width.

Commercial areas utilize the Local Type 3 section with 40' flowline to flowline. 26' may not be sufficient.

Response: The section through the commercial parcel has been revised to reflect a 40' FL-FL width.

Connectivity Diagram

- Remove right of way designation from the commercial street section.

Response: The ROW designation has been removed and the street section is now incorporated within Planning Area 5b.

- Commercial areas utilize the Local Type 3 street section - 40' flowline to flowline. 26' may not be sufficient.

Response: The section through the commercial parcel was previously agreed upon by the City.

Master Drainage Report

- The master drainage report needs to be resubmitted to the civil plan folder per email instructions. It will not be reviewed with the FDP/DA folder.

HKS Response: The drainage report has been resubmitted to the engineering folder, along with comment responses.

Public Improvements Plan

- Please incorporate information in these notes with the narrative. Improvements shall be described and timed with planning areas rather than phasing.

HKS Response: These items have been combined.

- Please combine the narrative with the exhibit for future submittals.

HKS Response: These items have been combined.

- How does pedestrian access transition to Southlands access? See planning comments regarding the provision of a cross section.

Response: Viewport expanded and additional linework shown to clarify offsite improvements, including pedestrian transition.

- Offsite improvements need to be discussed and shown. What is the road section as it transitions with Southlands?

Response: Viewport expanded and additional linework shown to clarify offsite improvements.

- Please ensure consistency when referencing Harvest Road (This road is no longer called Powhatten).

Response: References to Powhatten Road have been removed.

- Please remove the reference to right of way for private streets since this does not meet any standard street section.

Response: We request that we explore this matter further with City staff.

- Please include a section for S Aurora Parkway to show the required improvements.

Response: A section reflecting the roadway shown in plan view will be added to the PIP.

- Commercial areas utilize the Local Type 3 section with 40' flowline to flowline. 26' may not be sufficient.

Response: The roadway section has been modified to 40' FL-FL, including 12' two-way left turn lane.

- Bike lanes should be 7'. Off street bike access is preferred (10' min sidewalk instead of on street bike lanes).

Response: The roadway section has been modified to 40' FL-FL, including 12' two-way left turn lane.

- This is the PIP. Were the notes taken from another document?

Response: Notes have been removed from the PIP plan sheets and incorporated in to the PIP Narrative.

13. Parks, Recreation, and Open Spaces (PROS) Department

Chris Ricciardiello/ cricciar@auroragov.org/ 303-739-7154

Framework Development Plan Amendment

The applicant is proposing to amend the approved Framework Development Plan for Pomeroy in response to changes in infrastructure, planning areas, population, parks, open space, and trail system. The FDP Land Use Map shows development on only the portion of the land area west of South Aurora Parkway. The east side of the FDP area will be included unchanged as approved in September of 2003, inclusive of 148 multi-family dwelling units.

Population Calculations

The applicant shall use current City of Aurora standard population multipliers to calculate comprehensive population totals for the FDP areas. Based on data provided for residential planning areas a total of 448 multi-family dwelling units is proposed for the Pomeroy FDP area east and west sides of South Aurora Parkway.

448 Multi-Family DUs x 2.5 persons per DU = 1,120 persons

*** Show population figures on Forms D east and west.**

Response: PA-2 has been revised to show the total unit count of 275 DUs. The west side is only being amended at this time, so two matrices have been created to reduce confusion. The overall population calculation reads as follows:

423 multi-family DUs x 2.5 persons per unit = 1057.5 persons

Land Dedication Requirements

Land dedication requirements may be met on site or with an equivalent cash in lieu payment to the City for neighborhood park, community park, or open space dedication at approved City of Aurora rates. The applicant shall provide a certified appraisal to establish the land value to be used in the cash-in-lieu of land dedication.

At the time of the second FDP amendment submittal, and based on a total of 448 multi-family units proposed with associated 1,120 person population, the applicant will owe the following:

Neighborhood Park: 3.36 acres

Community Park: 1.23 acres

Open Space: 8.74 acres

Response: Based on the revised persons per unit count the applicant will owe the following:

Neighborhood Park: 3.17 acres

Community Park: 1.17 acres

Open Space: 8.25 acres

Proposed Open Space Areas

Open space areas are broken up in Form J between the west side and the east side of the FDP total area. Open space on the west side includes planning areas 1A, 1B, and 4 totaling 3.90 acres as shown. Open space on the east side includes planning areas 7, 10, 11, and 14 totaling 8.50 acres as shown. The total combined open space land area proposed for east and west amounts to 12.40 acres.

The descriptions of each east-side open space planning area indicate that all are prioritized as landscape buffers. An 8' wide trail is included within the open space parcels. The applicant has not provided enough information to allow PROS to determine the eligibility of each open space for land dedication credit. All dedicated open space must meet PROS criteria as defined in Section 7 and 8 of the Dedication and Development Criteria Manual and must provide recreational, conservation, or educational value to the overall park and open space system. Coordinate with PROS to

define the value of each of these open space parcels and enhance each with applicable design features as needed to establish planning areas eligible for land dedication credit.

It appears that some of the proposed open space parcels do not meet PROS requirements for eligibility, i.e. PA-1a and PA-1a both encompass land that would be considered “left-over” following residential development and provide very little value as trail corridors.

Response: The applicant has worked closely with PROS to provide a revised Open Space, Circulation, and Neighborhood Map and Exhibit E: Pomeroy Open Space Enlargement Plan for reference.

Form D

Show population figures on Forms D east and west.

Form D East indicates dwelling unit counts in PA-2a as 25 DUs and PA-2b as 275 DUs. Combined these would total 300 DUs. Lines 11 and 12 on Form D show the total DU count as 275.

Provide a composite Form D that combines all required elements for both east and west sides of the FDP area.

Response: PA-2 has been revised to show the total unit count of 275 DUs. The west side is only being amended at this time, so two matrices have been created to reduce confusion.

Form J

Form J must be revised to aggregate all park and open space elements of the Pomeroy FDP rather than showing only the west side.

Triggers for all park and open space development documented within Form J must be associated with the number of built residential units in each planning area receiving certificates of occupancy. The PROS standard park or open space trigger for completion of construction relates to 50% of certificates of occupancy in the planning areas within the service area of the park or open space in question. Revise triggers in Form J accordingly.

Response: The applicant has worked closely with PROS to provide a revised Open Space, Circulation, and Neighborhood Map and Exhibit E: Pomeroy Open Space Enlargement Plan for reference.

Open Space, Circulation and Neighborhood Map

The applicant shall provide a revised Open Space, Circulation, and Neighborhood Map conforming to the FDP manual requirements. Within the current submittal, the applicant has provided a Connectivity Diagram. PROS is uncertain as to this non-conforming designation.

Response: The applicant has worked closely with PROS to provide a revised Open Space, Circulation, and Neighborhood Map and Exhibit E: Pomeroy Open Space Enlargement Plan for reference.

Open Space and Trail Corridors

Work with PROS to establish the boundaries and area of proposed open space and trail corridors. Coordinate the alignment and planning of all internal trails and regional trail connections with PROS. As a general requirement, the applicant shall provide strong east-west trail connections from one end of the development to the other establishing links to all neighborhoods.

Response: Acknowledged.

Public Improvements Plan

Include the implementation phasing for park land and open space development for Pomeroy as part of the Public Improvements Plan. See comment above regarding Form J triggers for park and open space development.

Response: Park and open space phasing has been included in the PIP Narrative document.

Median Landscape

All CSPs submitted for Pomeroy adjacent to the South Aurora Parkway arterial shall acknowledge responsibility to improve medians, landscape, and irrigation to current City of Aurora PROS standards. Median plans shall be submitted separately to PROS for median landscape and irrigation review and approval in accordance with department standards if the intent is to have PROS accept the medians for maintenance.

Response: Comment acknowledged. Median landscape plan will be provided at time of CSP.

14. Forestry

Becky Lamphear/ rlamphea@auroragov.org/ 303-739-7177

Approval of tree inventory needs to occur before erosion control plan and civil plans.

Response: Acknowledged.

15. Real Property

Darren Akrie, dakrie@auroragov.org and Maurice Brooks, mbrooks@auroragov.org

Subdivision Plats are required, if rights of way and easements fall outside of proposed subdivision plats then the applicant can dedicate these items by separate document. As you submit site plans I will be looking for items that may be encroaching into easements dedicated to the City, Items that are allowed will be monument signs, decorative fencing, gates and retaining walls. In order for these items to encroach into easements then a license agreement will be required.

Response: Acknowledged.

16. Traffic Engineering

Victor Rachael/ vrachael@auroragov.org/ 303 739 7309

16A. given the new layout and roadway configuration, a T intersection should be fine.

16B. revise distribution per comments within the report. Trips should be increased along Alexander with the new roadway layout.

16C. Review the need for P/P phasing at Alexander and Aurora Pkwy with the new trip distribution.

16D. Two internal intersection should be included in the analysis.

16E. See comments throughout the (TIS) report.

Response: Acknowledged and we will comply. The intersection has changed to a T intersection.

17. Utilities Department

Tony Tran/ 303-739-7376 atran@auroragov.org

Address multiple redline comments on Master Utility Plan and correct ramifications on Public Improvements Plan and any other affected sheets.

Response: Acknowledged.

18. Urban Drainage and Flood Control District

Morgan Lynch/ URBAN DRAINAGE AND FLOOD CONTROL DISTRICT / 303.455.6277 / mlynch@udfcd.org

The letter is included as an attachment in this review.

This letter is in response to the request for our comments concerning the above referenced project. We generally agree with the concept and have met with the design team regarding the design approach.

We have no comments on this referral.

The future submittals will include improvements adjacent to the floodplain for East Toll Gate Creek, we would like to review those plans. In addition, due to the proximity of the improvements to the floodplain we would encourage any runoff reducing practices on the site.

Please feel free to contact me with any questions or concerns.

Response: Acknowledged.

20. Arapahoe County Engineering Services Division

Cathleen Valencia / (720) 874-6500 / cvalencia@arapahoegov.com

Thank you for the outside referral for Pomeroy FDP. The Engineering Services Division has reviewed the referral and has the following comment:

1. We are concerned with the City of Aurora adding additional traffic to Gun Club Road, which is a 2 lane congested roadway. Please know that other Divisions within Arapahoe County may also have comments.

Response: Can the City provide clarity on how this affects our plan moving forward? We are aware that there is a \$12.5MM project related to Gun Club Road as part of the infrastructure to be financed in part by SARIA.

21. Centurylink

Dustin Pulciani / (720) 520-3133 / Dustin.Pulciani@centurylink.com

We have no comments at this time. If CenturyLink services are needed in this area, the developer will need to speak with our local engineer, Julie McMullin (phone 702-578-5147 / email Julie.McMullin@centurylink.com), to discuss cost and options to bring service to this area.

Response: Acknowledged.

22. Regional Transit Authority

Scott C. Woodruff / 303.720.2025 / Clayton.woodruff@rtd-denver.com

The RTD has no comments for this project

Response: Acknowledged.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Neulieb", written over a horizontal line.

Jeff Neulieb
KEPHART