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October 27, 2017

Lawrence Jacobson
South Aurora Property Investors
4100 East Mississippi Avenue, Suite 500
Denver CO, 80246

Re: Initial Submission Review – Pomeroy FDP Amendment
Application Number: **DA-1670-01**
Case Numbers: **2002-7004-01**

Dear Mr. Jacobson:

Thank you for your initial submission, which we started to process on Monday, October 2, 2017. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since there are several important issues which must be addressed, you will need to make another submission. Staff recommends holding a meeting at your earliest convenience to discuss the comments in more detail. Please revise your previous work and send us a new submission on or before Friday, November 17, 2017.

Code Section 146-408 establishes the review procedure for major Framework Development Plan Amendments. As per code, major FDP Amendments are subject to administrative review and may be approved *administratively* if the application is found to meet approval criteria. FDP Amendments will be required to be approved by *City Council* at a public hearing when an “FDP Amendment proposes one or more waivers from design or development standards”. Code Section 146-408 (F) stipulates this condition. As submitted, your proposal **cannot** be processed administratively as the application is requesting waivers. Keep in mind that if this must be reviewed at a hearing before City Council, additional time will be required to process the application.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7249 or at sullman@auroragov.org.

Sincerely,

Sara Ullman, Planner
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
Adam Kantor – Kephart, 2555 Walnut Street Denver, CO 80205
Margee Cannon, Neighborhood Liaison
Gary Sandel, ODA
Filed: k:\\$DA\1670-01rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

Waivers Requested

- The proposed FDP Amendment is requesting twenty (20) waivers of design and development standards. Many of these waivers **cannot** be processed with this FDP Amendment and can only be processed with future Contextual Site Plans. Many of these waivers are also unnecessary as the majority of code requirements for the Regional Activity Center Subarea have been met by the adjacent Southlands development. As submitted, the proposed FDP Amendment with waivers **will require City Council approval**. Code Section 146-408 (F) stipulates that “When an FDP proposes one or more waivers from design or development standards or other development requirements, the waivers may be granted by city council. In return for the waiver, the FDP shall exceed other appropriate standards.” As per code, the applicant can elect to first request a waiver from the planning director. The next submittal should remove all waiver requests that that are processed with CSPs. Waiver requests that are unnecessary due to the provision of RAC elements from adjacent development should also be removed. In order to stay on track with an administrative review and approval process, it is strongly recommended that the FDP meet City Zoning Code requirements and refrain from waiver requests.

Relationship to Eastern Portion of the Pomeroy FDP

- Based on comprehensive park land and open space dedication and trail corridor requirements, the applicant should include the east side of the Pomeroy FDP area in the amendment review. Amendments to Framework Development Plans must be approached in a holistic manner. Code Section 146-408 (G2) establishes that Major FDP Amendments “shall be reviewed and approved in the same manner as an application for a new FDP.” Though the proposed Pomeroy FDP Amendment seeks to amend only the land-use plan for the area west of Aurora Parkway, consideration must be given to how this area relates to the portion of the FDP not being amended, which is east of Aurora Parkway. In order for the proposed Pomeroy FDP Amendment to meet approval criteria, efforts must be made to ensure the amendment is consistent with, and compatible to the land area within the FDP that is retaining its approved standards. The next submittal must clearly illustrate the eastern portion of the FDP and update the subject land use plan to reflect current conditions and to also illustrate proposed vehicular and pedestrian connections across Aurora Parkway. Verbiage should be added to all necessary documents detailing how the cohesion between the eastern and western portions of the FDP is being achieved.

Parks, Open Space, and Bicycle and Pedestrian Circulation

- Park dedications **cannot** be “deferred” until the western portion of the FDP develops. The required parks and open spaces must be provided within the amended area. Supposing the east side of the FDP is never developed, the west side must meet all city requirements. The proposed sizes and locations of the open spaces and community parks do not provide usable open space for residents. As proposed, all of these Planning Areas are located on the periphery of the FDP and in some cases within easements or buffers. Please work with PROS to locate parks of required sizes in central locations to enhance accessibility.
- There is a discrepancy between the Circulation Plan proposed for the FDP Amendment and the proposed street sections. Bicycle circulation should be provided throughout the FDP as this area connects residential neighborhoods to regional trail systems as well as retail and entertainments services associated with Southlands Mall. Please accommodate bicycle circulation by revising the proposed street sections in accordance with the recommendations provided within this letter.

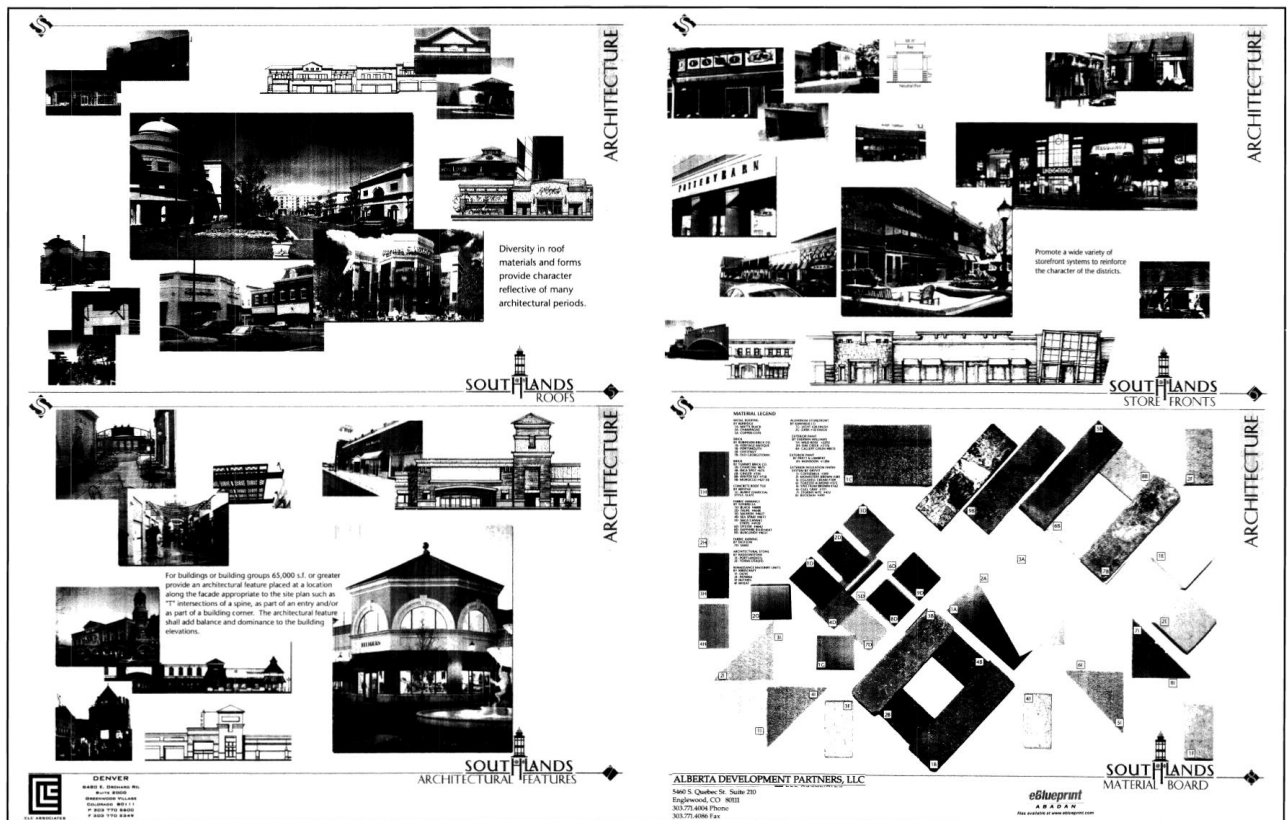
Format of Submittal

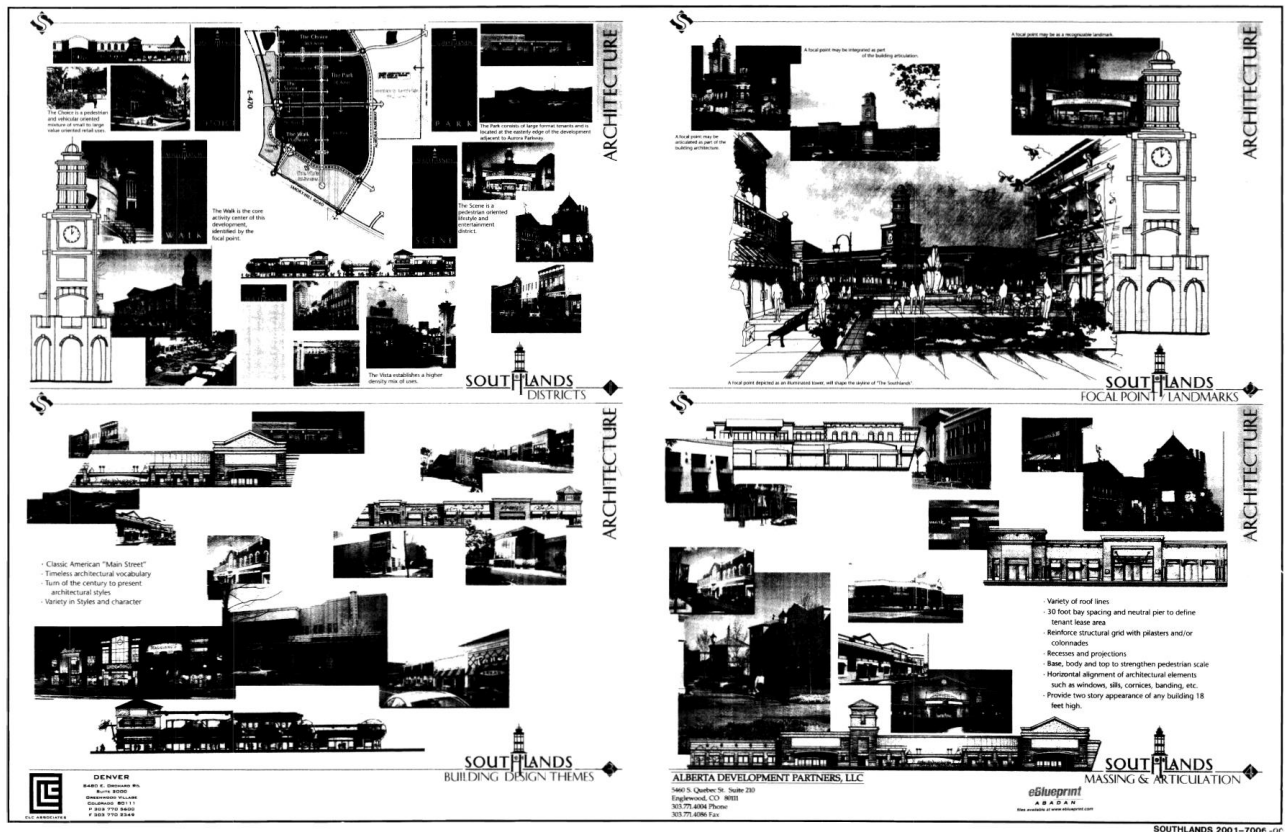
- Public Improvements Plan. As per the FDP manual, “a written narrative supplementing and describing the public improvements shall be provided as an attachment or included as notes on the plan”. The PIP that has been submitted lacks this required information. As submitted, the Public Improvements Plan is deficient regarding the explanation of triggers for roadway improvements, water improvements, trail systems, drainage etc. These triggers must be clearly explained in the narrative and also labeled on the PIP. As per Traffic comments, phase



one should include the widening of Aurora Parkway and the traffic signal at the proposed intersection of Aurora Parkway and the proposed roadway, including all necessary turn lanes / improvements. It is strongly recommended that an Infrastructure Contextual Site Plan be submitted after the Public Improvements Plan is approved or near completion.

- **Design Standards and Theming.** Are the design standards presented with this amendment intended to supersede the approved design standards for the entire FDP? Or, are the designs standards specific to the amended planning areas on the west side of Aurora Parkway. This must be clearly explained in all documents. Similarly, the documents submitted with this amendment lack strong verbiage regarding a central theme for the development. If the intent is to remain consistent with the approved theming plan for the Pomeroy FDP of a "Main Street" theme, please ensure all documents reflect this verbiage, otherwise, please elaborate on the theme and vision for the FDP Amendment. As per the FDP manual, "Do not simply restate existing code requirements, rather state each of your standards and how it compares with code minimums. Illustrate your urban design and landscape standards using text, tables, drawings, maps, and photographs to create your own specific and measurable standards that will be carried out in future Conceptual Site Plan". The next submittal should provide more visuals and language to convey the measurable design standards of the FDP. To ensure consistency, it is suggested that the architectural themes and design elements of Southlands be used in Pomeroy. Examples are shown below.





Urban Drainage

- Urban Drainage and Flood Control District encourages the application to set up a meeting to discuss opportunities for the corridor as it relates to East Toll Gate Creek. In order for this project to be maintenance eligible, UDFCD has advised that “a low maintenance stream should be incorporated into the design and that opportunities for stabilizing the active channel be considered.”

Fire Station

- Consistent with Life Safety comments from the April 21, 2017 pre-application meeting, a 1.75 acre land dedication for a future fire station is being requested to be shown in the general area on the east side of South Aurora Parkway. This fire station must be located in this approximate area in order to maintain the level of service to current and future residents.

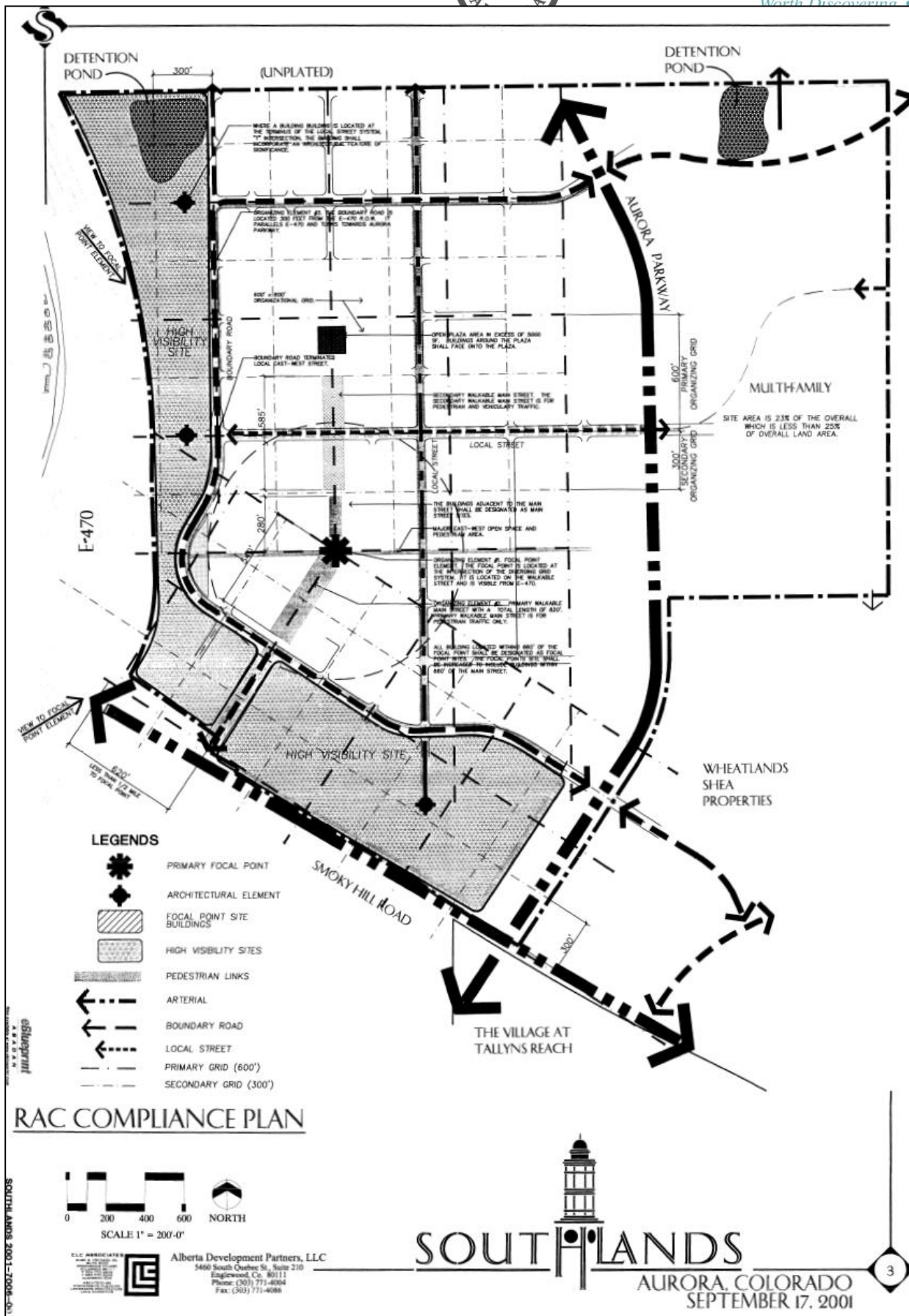
PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

No comments have been received as of 10/23/2017.

2. Completeness and Clarity of the Application

Southlands RAC Compliance. The Pomeroy FDP is just a portion of a larger E-470 RAC Subarea, comprised of the Southlands Framework Development Plan and part of the Wheatlands Framework Development. The Southlands FDP satisfies the vast majority of the required elements for the Regional Activity Center designation. As such, in reviewing the Pomeroy FDP Amendment and future Contextual Site Plan Submittals, these RAC elements will not be required of the applications.





Suggested Multi-family Configuration. Careful planning should be given to the layout of the proposed multi-family in this FDP Amendment in order to ensure future CSP submittals can meet Zoning Code. The recommended layout for the multi-family should provide an alley adjacent to the proposed street in order to allow for buildings to front the street, and also front the green space adjacent to E-470.

3. Zoning and Land Use Comments

LAND USE MAP & MATRIX

- Regarding the design and layout of this document, please use color for the map to better discern planning areas. Standard Notes should be moved to a separate page so that there is additional room to list all requested waivers. Please make all necessary revisions to the Land Use Matrix to enhance readability, cite relevant sections of zoning code, and provide required dwelling unit counts.
- As per the FDP manual "Do not include the right-of-way area of limited access highways or internal areas not under ownership or control of the applicant". Please revise the Land Use Map as well as the Matrix.
- Please label the "High Visibility Site" located adjacent to E-470.
- Please show proposed traffic movements at the intersections of Aurora Parkway.
- Provide a chart showing conformance with SECTION 146-922 (F-2) Residential Uses in the Mixed-Use Subarea. No more than 25 percent of the gross land area in a RAC subarea may be devoted to residential land uses.

Based on a preliminary analysis: the proposed amendment is within the allowed 25% multi-family residential for the entire RAC subarea (Southlands, Wheatlands, and Pomeroy)

Total RAC area between Wheatlands, Southlands, and Pomeroy is 416.3 acres

Multi-family = 100.4 acres (24% Multi-family for the entire RAC subarea)

- Southlands 69.5 acres
- Wheatlands 0 acres
- Pomeroy amendment 12.4 acres (west side) 18.5 acres (east side)

A chart should be included in the next submittal confirming these calculations and compliance with code.

- See PROS comments on form J regarding park land dedications. Planning Areas PA 7 and PA 1 do not qualify for dedication as community park land and this requirement must be fulfilled with cash in lieu. Please work closely with PROS to locate parks of required sizes in more central locations. As shown, the proposed Land Use Plan only has parks and open space areas located on the periphery of the site and are not well integrated into the residential and commercial areas.
- Provide planning area labels for Detention Ponds and label all acreages. Please revise the Land Use Map and Matrix accordingly.
- Provide a larger label for E-470.
- On all sheets where the eastern portion of the FDP is shown, please show the Land Use Plan as per the approved 2003 FDP and update the Land Use Plan and Circulation Plan as needed. Specifically, there is a remnant portion identified as an elementary school (Planning Area 6) located east of Aurora Parkway. Since the 2003 FDP, Cherry Creek School District has assessed that a school will not be located north of this planning area. The applicant is strongly encouraged to meet with Cherry Creek School District regarding the status of this land use classification and whether or not it should be retained.

PUBLIC IMPROVEMENT PLAN

- As per the FDP manual, "a written narrative supplementing and describing the public improvements shall be provided as an attachment or included as notes on the plan". Please provide this required narrative in the next submittal. It must explain the triggers for roadway improvements, water improvements, trail systems, and drainage etc. In addition, parkland dedication requirements and triggers must be detailed.
- Urban drainage has requested that the applicant schedule a meeting with them to discuss the design and treatment of Toll Gate Creek.
- As per the FDP manual, the following general note must be added, "The triggers for construction of parks and open spaces may be adjusted during subsequent PIP submittals".



- Please coordinate with Traffic regarding the proposed phasing of the intersection improvements.
- Regarding the eastern portion of the Pomeroy FDP, the PIP appears to be showing a Land Use plan which differs from the approved 2003 plan. If this area is to be amended as well, please ensure all documents are consistent. In addition, the proposed access to the eastern side from Aurora Parkway should be shown in alignment to the proposed intersection.

4. Waivers Requested or Required

The following chart provides direction regarding the proposed waivers and identifies:

- Which waivers must be removed from the FDP Amendment and requested with future CSPs;
- Which waiver requests do not pertain to the application as the requirements are fulfilled elsewhere in the RAC Subarea;
- Which waiver requests may be perused at the applicant's election. The next submittal must request these waivers in the required format citing Code Section, Requirement, Proposed Alternative, Waiver Justification, and Mitigation Techniques. Please note that waiver requests shall require City Council review.

WAIVER	CODE SECTION	DIRECTION FOR NEXT SUBMITTAL
1.	Code Section 146-917 A4 <i>Fences and Walls</i>	This is a requirement that was developed in agreement with E-470 and cannot be waived.
2.	Code Section 146-910 D3 <i>Open Areas and Amenities</i>	The FDP must provide centrally located open space areas. (FDP WAIVER)
3.	Code Section 146-913 (F-1a,b) <i>Building Height, Setbacks, and Lot Areas</i>	If any units are located on street frontages with direct unit access, the setback can be waived. (CSP WAIVER)
4.	Code Section 146-919 (C-1) <i>Special Design Standards for Residential Neighborhoods</i>	This proposal is part of an overall RAC, yet the residential areas should define their unique character. (WAIVER NOT NEEDED)
5.	Code Section 146-922 C-2 <i>RAC Major Organizing Elements</i>	This is not needed because the overall RAC extends into Southland and Wheatlands, although connectivity to Southlands Main Street is required. (WAIVER NOT NEEDED)
6.	Code Section 146-922 D-2, 3, 4 <i>RAC Street Network and Pedestrian Circulation</i>	(WAIVER NOT NEEDED)
7.	Code Section 146-922 E2 <i>RAC Location of Certain Land Uses</i>	The project has no main street, the required main street for the RAC Subarea is provided within Southlands. (WAIVER NOT NEEDED) Waivers regarding specific use requirements can only be requested with future CSPs.
8.	Code Section 146-922 F-2 <i>RAC Mix of Land Uses</i>	Not applicable because the proposal is within the required percentage for residential. Include the chart showing this compliance in the Land Use Matrix. (WAIVER NOT NEEDED)
9.	Code Section 146-922 H-3b <i>RAC Landscaped Area</i>	The project has no main street, the required main street for the RAC Subarea is provided within Southlands. (WAIVER NOT NEEDED)
10.	Code Section 146-922 I 3a <i>RAC On-Site Parking</i>	The project has no main street, the required main street for the RAC Subarea is provided within Southlands. (WAIVER NOT NEEDED)
11.	Code Section 146-922 J 3b <i>RAC Building Height, Massing, Setbacks and Build-To's</i>	As there is an easement in this location, this requirement is not applicable. (WAIVER NOT NEEDED)
12.	Code Section 146-922 J 5b <i>RAC Building Height, Massing, Setbacks and Build-To's</i>	The project has no main street, the required main street for the RAC Subarea is provided within Southlands. (WAIVER NOT NEEDED)
13.	Code Section 146-922 J k-2, 3 <i>RAC Building Height, Massing, Setbacks and Build-To's</i>	(CSP WAIVER)



14.		
15.	Code Section 146-922 L 2, 3 , 4 <i>RAC Building Orientation</i>	(CSP WAIVER)
16.	Code Section 146-922 M-2,3 <i>RAC Architectural Elements</i>	(CSP WAIVER) Consideration will be context specific.
17.	Code Section 146-912 C2 <i>On-Site Surface Parking</i>	(CSP WAIVER) Not supported
18.	Code Section 146-914 E-1b <i>Residential Building Design Standards</i>	(CSP WAIVER) This waiver will likely be supported as this requirement may be revised/removed in the updated Zoning Code which will be adopted in the coming year. In the new code, vertical structures with defined entries will be a new focus.
19.	Code Section 146-914 E-4b <i>Residential Building Design Standards</i>	(CSP WAIVER) This waiver will likely be supported as this requirement may be revised/removed in the updated Zoning Code which will be adopted in the coming year. The new code will simply require variation in roof forms without specifics.
20.	Code Section 146-914 E-8 <i>Residential Building Design Standards</i>	(CSP WAIVER)
21.	Code Section 146-914 E-12 <i>Residential Building Design Standards</i>	(CSP WAIVER) This waiver will likely be supported. The new Zoning Code will not define unit sizes or will revise these standards.

5. Open Space and Recreational Amenities

FORM J: PARKS, RECREATION, AND OPEN SPACE MATRIX

- As per the FDP manual, Tab #9 must include an Open Space/ Circulation/ Neighborhood Map as well as calculations of dedication requirements. Please ensure these elements are included in the next submittal.
- Please provide more detailed descriptions and the inventory of facilities within each planning area.
- Please explain how the ownership and facility funding will be structured for the planning areas identified as being owned and funded by "HOA/METRO DISTRICT."
- Further explanation is needed regarding the ownership and funding entities for each planning area.
- Please complete the column regarding triggers. These triggers must be consistent with the Public Improvements Plan.

Connectivity Diagram

- The applicant should coordinate with the adjacent Southlands mall to provide connections to the bicycle/pedestrian paths being proposed within Pomeroy. The provision of wayfinding signage should also be considered. Cross access agreements may be required.
- Please change the symbology of the trail on the western border to show that it terminates at the property line.
- As per the FDP manual "Do not include the right-of-way area of limited access highways or internal areas not under ownership or control of the applicant".
- Regarding the detention ponds, please provide labels shows their planning areas and acreages. Other documents have language describing trails in these detention ponds. Please illustrate these if that is indeed the intent.
- The bike circulation proposed cannot be achieved with the street section proposed. Please modify the street section as per comments from Multi-Modal Transportation Planning.
- A bicycle/pedestrian connection is being shown on the southern boundary. This connection appears to be misleading because due to the grade, it was expressed that a stairway would be the only feasible connection here. Please revise the labeling to reflect the proposed condition. If a stairway is being provided here, it should accommodate bicycles with a bike ramp.
- Please illustrate pedestrian connectivity across Aurora Parkway.



- Please remove the linework for the median as it will be removed with the installation of the full movement intersection. The map should label this intersection improvement and reference the PIP.
- Please remove "Not a Part" and show the existing approved land use plan and connectivity plan for the area east of Aurora Parkway.
- Please ensure alignment of the proposed staircase with the sidewalk to the south. A shared access agreement will likely be required. The applicant must coordinate this with the adjacent property owner.
- The E-470 Authority is not supportive of the proposed location of a community park directly adjacent to E-470.
- Trail connections should be provided to the Tollgate trail system to the north of the FDP.

6. Architectural and Urban Design Issues

FORM G: LANDSCAPE STANDARDS MATRIX

- Please verify with Real Property regarding the "final vacation of the Gun Club Road ROW". It appears this road is not dedicated.
- Code Section 146-1424 stipulates buffer treatments adjacent to E-470. Within the E-470 multi-use easement, landscaping must include a combination of dryland grasses, trees, and shrubs, and at least 50 percent of the required trees shall be evergreen species. Outside the E-470 multi-use easement, required trees must consist of large deciduous shade tree species and large evergreen tree species. At least 50 percent of required trees must be evergreen species, and shrubs may consist of tall deciduous species and evergreen species planted a minimum of five feet on center.
- For landscape standards along E-470 (#3 in the Matrix) discuss how the landscaping will mitigate the effects of the nearby highway.
- For landscape standards along arterial and collector roads (#4 in the Matrix) expressly call out which roads these are. The required buffer widths should also be included here. Please consult with COA Landscape reviewer to ensure code requirements are met.
- Landscaping along local roadways (#5 in Matrix) 1 tree per 40 linear feet. Please consult with COA Landscape reviewer to ensure code requirements are met.
- For landscape standards at detention/ retention ponds (#7 in Matrix), please verify with COA Landscape reviewer for required plant quantities and spacing's and include them in the matrix.
- For landscape buffers at parks, open space, and drainage (#8 in Matrix), please verify with COA Landscape reviewer for required buffer widths, plant quantities and spacing's and include them in the matrix.
- Will the multi-family planning areas be developed with fee-simple townhomes? If so, landscape standards for these residential lots must be provided. If multi-family dwelling units will not be on fee simple lots, please specify this in the matrix and make a note that single-family detached or single-family attached residential on fee simple lots will require future amendments to these standards.
- For landscape integration at retaining walls (#10 in Matrix), please verify with COA Landscape reviewer for required plant quantities and spacing's and include them in the matrix.
- Please specify what special facilities are proposed in the FDP amendment (#11 in Matrix). Note Code section 146-910 (E) requirements in the matrix regarding the provision of amenities for multi-family developments. Code requires "All groupings of 100 or more multi-family units shall have access to at least one of the following amenities and all groupings of 200 or more multi-family units shall have access to at least two of the following amenities:
 - 1. A recreational facility, such as a tennis court, picnic area, or volleyball court or children's play facility.
 - 2. A swimming pool.
 - 3. A paved plaza area with benches focusing on a water feature or work of art.
 - 4. Resident clubhouse space.
 - The waiver request of Code section 146-913 (F-1a,b) for a proposed reduced building setback of 10 feet, may need to be removed and requested with the CSP for this phase of development.

FORM H: ARCHITECTURAL DESIGN STANDARDS MATRIX

- Many of the requested waivers **cannot** be processed with the FDP Amendment and can only be requested with future CSP submittals. Please remove these waiver requests from the matrix.



- Please ensure the column describing the locations of the standards in the application package is updated in the next submittal as these locations will change.
- The matrix identifies that architectural themes will “emulate adjacent development”. Please provide more description regarding the architectural styles, colors, and materials of this adjacent development as it relates to the design standards for the Pomeroy FDP Amendment. Further description is needed regarding proposed building massing, relationship to the street, four-sided design etc.

FORM F-1: URBAN DESIGN STANDARDS MATRIX

This application is requesting a significant number of waivers. Many of these waivers **cannot** be processed with this FDP Amendment and can only be processed with future Contextual Site Plans. Please revise the design standards so that waivers are not requested and design standards meet city code requirements.

- Entry Monumentation
 - Please describe the proposed materials in more detail and describe sign logo and lettering style. Also explain where the main entry areas will be located in regards to streets and planning areas.
- Fence and Privacy Walls
 - Please expand on the design standards for non-residential fencing. These requirements are outlined in Code Section 146-917 (B) and require that fences and walls on any property boundary must be constructed of brick, decorative masonry, stucco, or decorative metals.
 - Please describe proposed fencing along lots adjacent to open space and detention facilities. See Code Section 146-1731 (D) for requirements.
 - A waiver is being requested of Code Section 146-917 (A4) "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." The provision of sound walls is required by code to ensure the health and safety of nearby residents. Provide the **required** masonry sound wall along the E-470 frontage for all residential development as per code.
 - The City **does not** support the use of vinyl fencing. Please revise the matrix and provide a more durable material.
 - Include Code Section 146-917 (A) requirement regarding the placement of 18"x18" masonry columns every 60 feet for all residential fencing which is adjacent to a public or private street. Also include the standard for fence staggering adjacent to arterials and collectors. This requirement is found in Table 17.2 of Code Section 146-1743.
- Lighting Standards
 - Please describe the proposed lighting design for parks, open spaces, and other amenities such as clubhouses.
 - It is recommended that building lighting design standards also be described.
- Signage Standards
 - Further elaboration is needed regarding the proposed colors and materials of signage.
 - Please differentiate between neighborhood and commercial sign standards.
- Neighborhood Concepts
 - As submitted, the description of neighborhood concepts is lacking in specific verbiage regarding the neighborhood themes and vision. Please elaborate on the proposed concepts.
- Special Facilities and Structures such as Clubhouses and Recreational Facilities
 - Please describe the proposed design and architectural style of these club houses and special facilities

FORM F-1: URBAN DESIGN STANDARDS MATRIX

This application is requesting a significant number of waivers. Many of these waivers **cannot** be processed with this FDP Amendment and can only be processed with future Contextual Site Plans. Please revise the design standards so that waivers are not requested and design standards meet city code requirements.

Residential Neighborhood

- As per the FDP manual, please describe the distinguishing characteristics of the residential neighborhood and describe the provision and placement of amenities such as the parks, clubhouses, trails, and other
-



features. As submitted, the level of detail regarding the themes and vision of residential neighborhood is insufficient.

- Please call out what type of architectural style will be pursued for residential neighborhoods. If the intent is to “emulate the traditional styles found in adjacent communities,” please describe these styles in more detail.

Commercial Neighborhood

- As submitted the descriptions for design standards for commercial neighborhoods is insufficient. Please include language regarding proposed building forms, architectural detailing, and building materials for commercial development.
- Please revise the proposed landscape standards to ensure distinct standards for commercial and residential neighborhoods.

SHEET 1 OF URBAN DESIGN & LANDSCAPE STANDARDS

The information on this sheet should be broken up so that each topic is displayed on its own 11”x17” sheet as per the FDP manual. Please note that prior to mylar recordation, these sheets will be consolidated and will not greatly affect the mylar recordation fee associated with this application. As per the FDP manual, “Do not simply restate existing code requirements, rather state each of your standards and how it compares with code minimums. Illustrate your landscape standards using text, tables, drawings, and photographs to create your own specific and measurable standards that will be carried out in future Conceptual Site Plan” Please provide more visuals and language to convey the FDP’s *measurable standards*.

Monumentation

- As per the FDP manual, please provide sample configurations for proposed multi-family neighborhoods.
- Please include a map showing the overall monumentation plan for the FDP and proposed location and classification of signs. The map should denote locations of primary entries and secondary entries for residential and commercial neighborhoods.
- Please indicate approximate heights of all signage and structures and features. Code Section 146-911 (B) requires entryway design features to be a minimum of 8 feet when located in the RAC zoning district.
- Include a visual for secondary monumentation. Please label all monumentation visuals with their intended classification.

Fence and Privacy Walls

- Code requires an 8 foot masonry sound wall for all residential areas adjacent to E-470. This requirement was developed in agreement with the E-470 Authority and cannot not be waived.
- Please remove language regarding the omission of fencing adjacent to open space areas. Further consultation with PROS will be required regarding the treatment of Open Space area boundaries. Furthermore, future CSPs should determine where fencing will be located
- Please include language from Form F-1 regarding column placement and fence staggering.
- The use of vinyl fencing is **strongly discouraged**. Please remove this proposed material from the design standards and replace with a composite fencing material.
- Expressly call out maximum fence height. As submitted, only the minimum height is shown.
- In all visuals, please label fence types, heights, and materials.

Lighting

- Lighting should be similar in design as the Southlands FDP to ensure consistency. As per Code Section 146-918, on-site streets and parking areas must be lit with full cutoff type lighting fixtures no more than 25 feet tall. Fixtures must be downcast type.
- Regarding community banners, please specify that they will only be provided on streets lights located on designated streets. Banners are not permitted on utility poles located in parking lots.

Paving

- Please describe trail paving techniques.
- Pavers are not permitted in public rights-of-ways.
- Please ensure pavers meet ADA requirements.
- Provide labels for paving images describing what they represent.



Street Furniture

- Include language about the placement of furnishings.
- Bike racks should be provided at all parks and clubhouses within the FDP.

Typical Streetscape

- Please include a map identifying street locations and classifications.
- The proposed street sections do not meet City of Aurora street standards. Please review the Roadway Design and Construction Specifications Manual. Comments have been provided by Multi-Modal Transportation Planning regarding the recommended street sections.
- Please include fence setback standards consistent with the provisions of Article 17 of the Zoning Code.

Public Open Space and Site Elements

- Please combine the sections “Public Open Space” and “Site Element” into one section titled "Specialty Structures". Provide more details regarding site elements and the design of open space.
- Clearly explain what elements are to be provided in which parks and open spaces within the FDP.
- Please provide visuals of proposed programming for open space areas such as pavilions, shade shelters, and play equipment. Consult with PROS regarding these elements.
- Incorporate the “Tollgate Creek Crossing” section into the “Specialty Structures” section. Please consult with Public Works regarding the design and engineering of this bridge. It is recommended that Urban Drainage also be included on the conversation regarding this bridge design and the treatment of Toll Gate Creek.

Pedestrian Signage

- Please clarify what is meant by “Pedestrian Signage.” If this signage is intended to serve as Way-Finding, then expressly call this out. Please describe proposed locations for this signage. It is recommended that a map be included in this section.
- Please include sample images of proposed “Pedestrian Signage” calling out height and building material.
- Please describe the proposed materials which are to be similar to the light poles in the FDP. As written, the standards are unclear. Furthermore, light poles should be of similar design to the Southlands FDP in order to ensure consistency.

SHEET 2 OF URBAN DESIGN & LANDSCAPE STANDARDS

- Streetscape standards should be included on this sheet. These standards should be specific to each street classification. Please use maps and visuals to help convey these standards.

Landscape Buffer Adjacent to E-470

- Please remove the language regarding the responsible party being “Pomeroy” for the landscape buffer adjacent to E-470. This obligation should be outlined in the Public Improvement Plan and should include details regarding triggers and phasing.

Multi-Family Parcels

- Include a note of compliance with code requirement for 45% landscaping for multi-family developments.

SHEET 3 OF URBAN DESIGN & LANDSCAPE STANDARDS

- Many of the waivers requested here cannot be processed with the FDP and can only be requested with future CSPs. The waivers that can be requested with this FDP Amendment should be reformatted into a chart. Each waiver must cite the appropriate section of Zoning Code, the alternative standard being requested, justification for the request, and proposed mitigation techniques.

Residential Architectural Standards

- Standards must provide elaboration regarding the building’s relationship to the street, four-sided design, and the provision of architectural elements such as balconies, stoops, and porches. Furthermore, the color palette needs to be described.

Commercial Architectural Standards

- Southlands mall should clearly be referred to as the adjacent development which Pomeroy intends to emulate.
- Please include details about building massing, variations in wall plane, changes in material, glazing etc.



7. Landscape Design Issues

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

Public Improvement Plan – Sheet 1

- The public improvement plan should describe the timings and triggers for the landscape installation, i.e. street frontages, exterior buffers etc. A separate plan could be provided that highlights/colors the different landscape components and identifies when they are anticipated to go in.

Form G: Landscape Standards Matrix

- Specific plant quantities are required for both commercial and residential buffers that are more than just native seed or sod in the current landscape code, or Article 14. This should reflect that this FDP will follow these current standards unless a more urban condition is desired and if so, those design scenarios or incidents should be spelled out separately in the table as an additional line item.
- Current landscape code requires a special landscape buffer adjacent to E-470. Refer to this section of Article 14 and make sure that this design scenario meets those standards.
- Traditional street frontages need to be defined. Are these referring to local, collector, or arterial?
- Are the proposed setbacks intended to be specific to the multi-family, commercial, or both? Please clarify where the proposed 10' setbacks would occur where the 20' setback would occur?
- These standards would be easier to review if there was a plan provided with more of a definitive street network. The current drawings provided contain only one main street through the development.

Urban Design and Landscape Standards – Sheet 1

- Provide street cross sections that represent the actual conditions you propose. Is the intent to have more of an urban street section with hardscape up to the building fronts in certain areas of the development for outdoor eating or cafes??? If so, represent that in one of the cross sections and possibly provide a graphic/plan that has a slightly more detailed street layout so that Planning Staff may review where these conditions may occur.

Urban Design and Landscape Standards – Sheet 2

- This should refer to the Special Landscape Buffer requirements in the current Article 14 code.

Urban Design and Landscape Standards – Sheet 3

- Is the intent to ask for waivers from the following code sections? Many of these waivers cannot be processed with the FDP and can only be requested with future CSPs. Work with your Case Manager regarding waiver requests, their wording, and their format.

8. Multi-Modal Transportation Planning

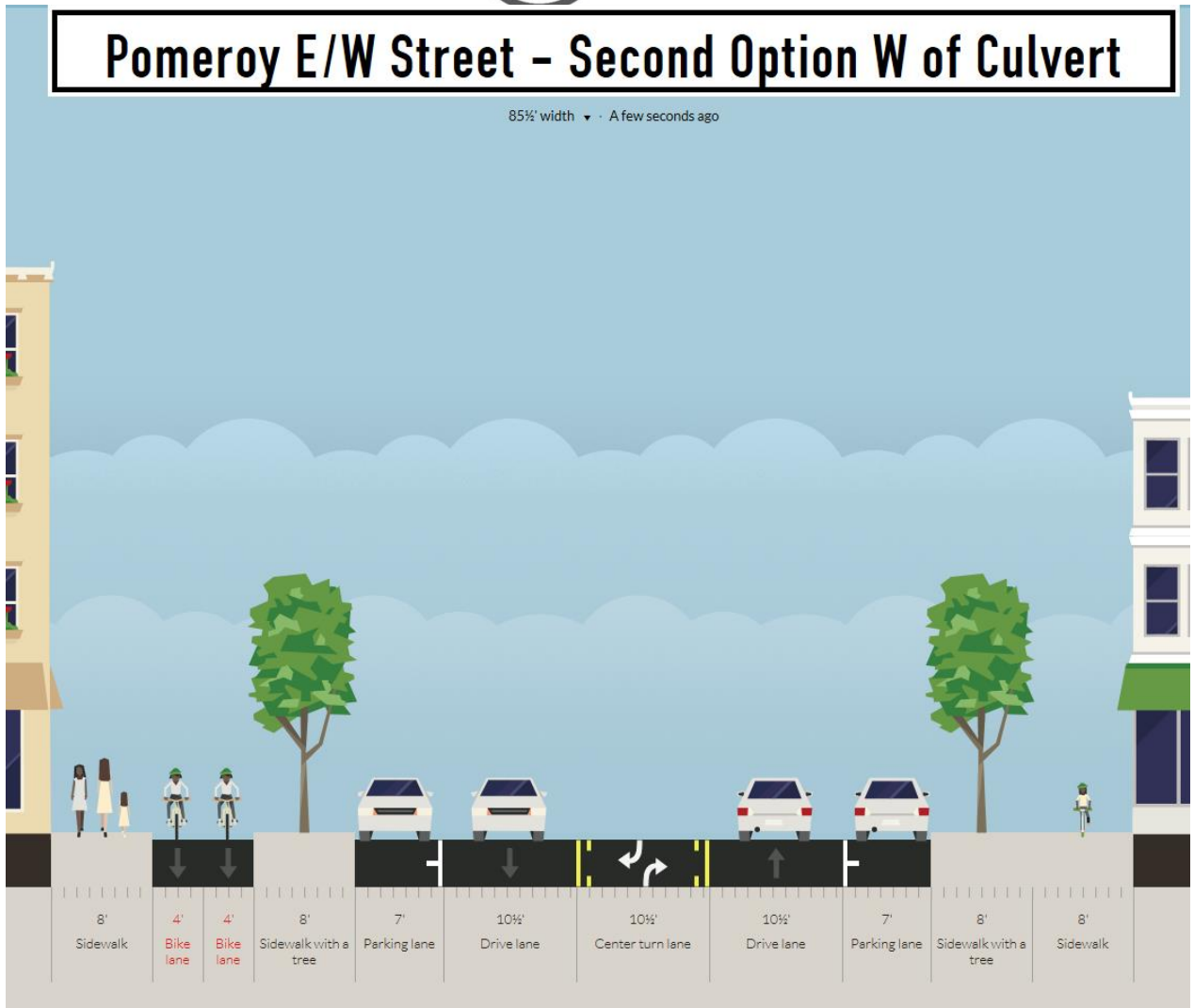
Anthony Avery/ aavery@auroragov.org/ 303-718-9537

- See redline comments on Form J for further clarification
- Due to the change in street cross section removing on-street bike facilities, alternate facilities must be provided to achieve connectivity:



Pomeroy E/W Street – Second Option W of Culvert

85% width ▾ · A few seconds ago



The preferred route is a minimum 8-foot wide multiuse trail running along the south side of the property, curving with the road to intersect at the signalized intersection. The secondary route is to provide an 8-foot wide separated, bi-directional bike facility on the south side of the street. If this option is preferred, please contact me and we can work through design specifications according to the [FHWA separated bikeway](#) guide.



Pomeroy E/W Street – Culvert Crossing

43' width ▾ · A few seconds ago



Both options may provide a single 10-foot mixed-use crossing of the drainage channel

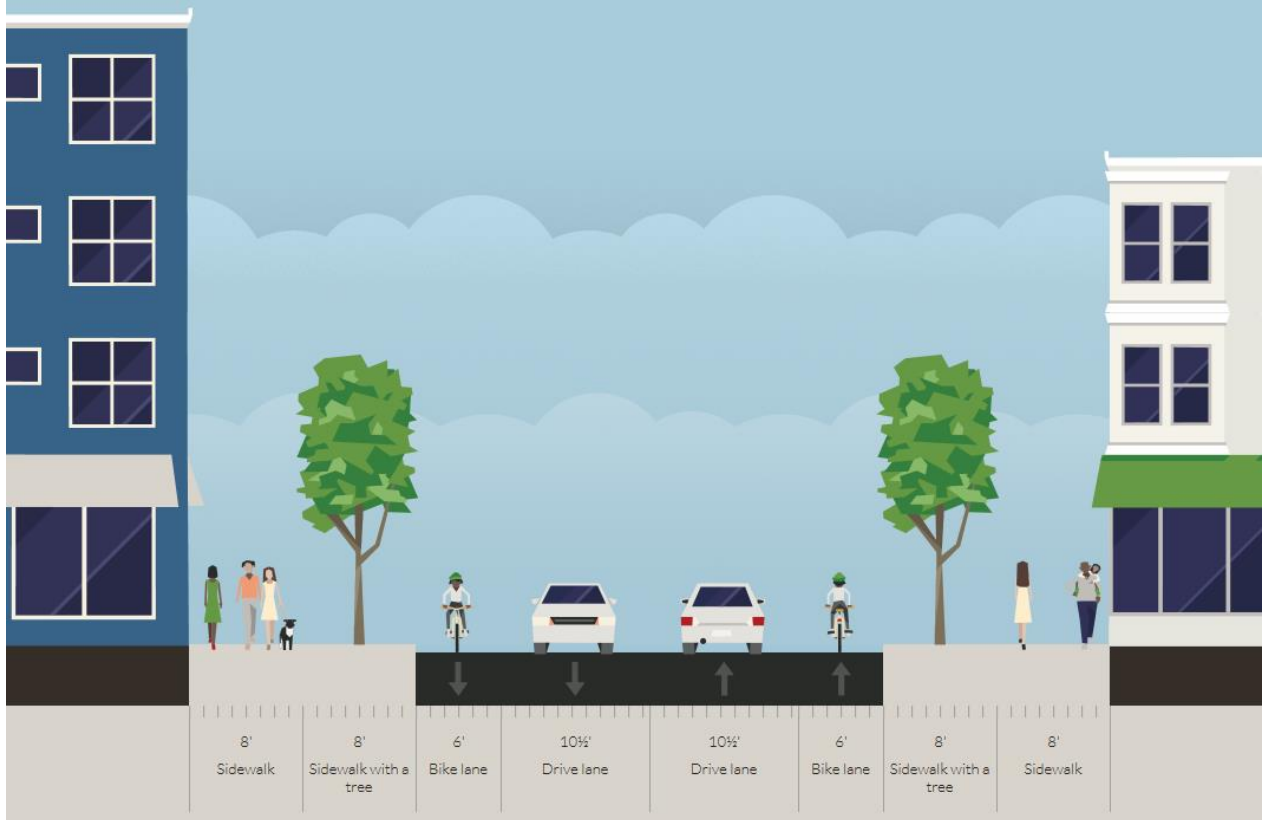


An enhanced crossing of the east/west street on the east side of the culvert is required. Consider the use of a raised intersection, [RRFB](#), and/or enhanced crosswalk treatment (see below). Ensure the crossing distance is as short as possible.



Pomery E/W Street – W of Culver Opt1

65' width ▼ - A few seconds ago



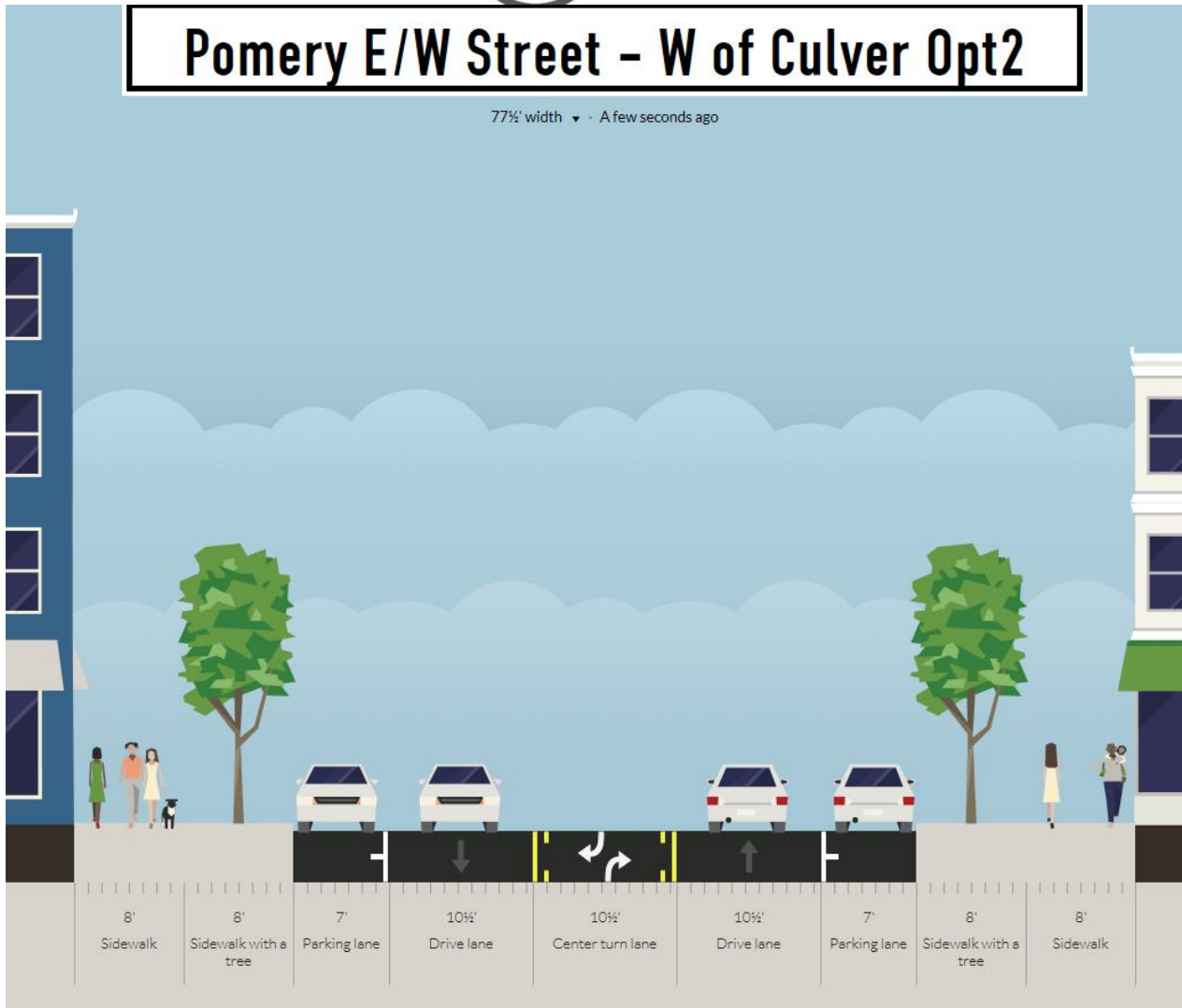
The cross section west of the culvert has a couple different opportunities to provide appropriate access for people utilizing automobiles, bikes, or walking.

- One option is to eliminate the turn lane to calm traffic and provide on-street bike lanes. With this option, more curb cuts would be allowed to provide greater residential access and give the residential properties a greater street presence, but on-street parking would be disallowed due to the frequency of the curb cuts. Therefore, providing an on-street bike lane will be possible.



Pomery E/W Street – W of Culver Opt2

77% width ▼ · A few seconds ago



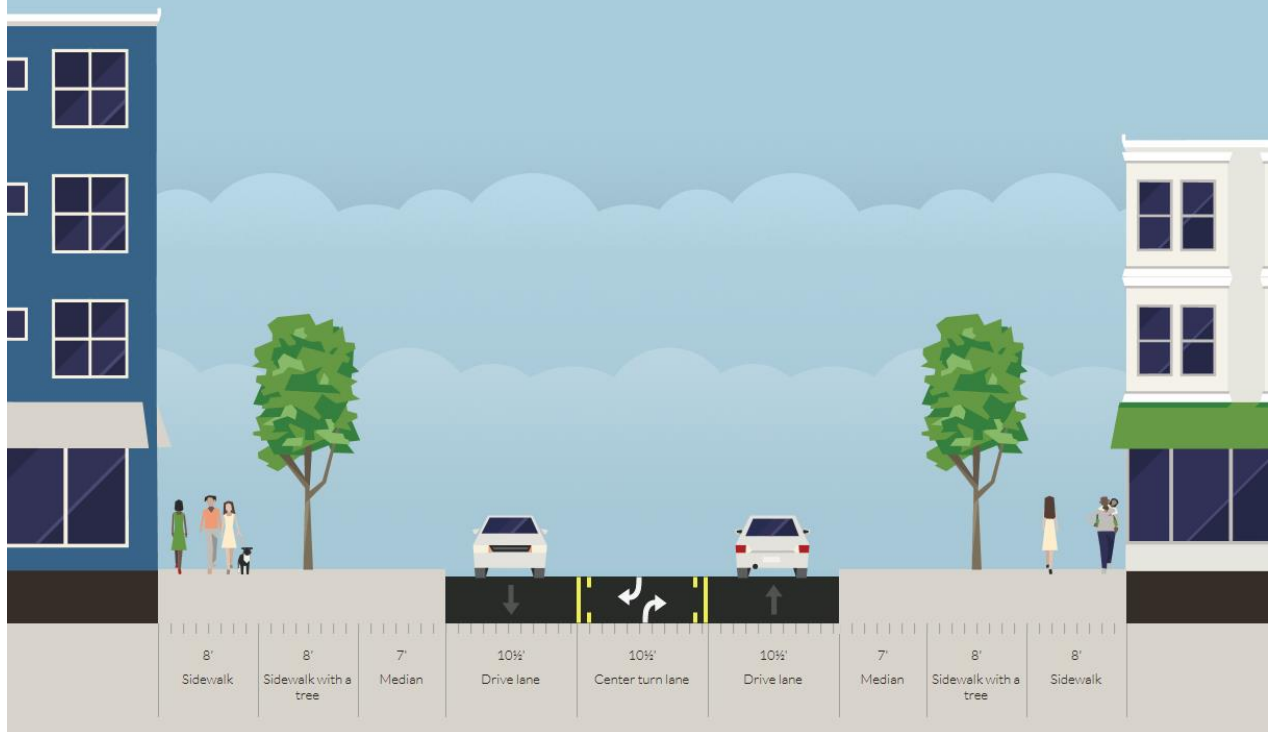
A second option is to provide a wider cross section to include on-street parking and a two way left turn lane. This will require fewer curb cuts providing access to the multifamily building. The fewer curb cuts will result in longer queues to access the residential properties, requiring the center turn lane, but on-street parking will be able to be provided between access points. In this alternative, please provide curb bulb outs at driveways and intersections to reduce the pedestrian crossing distance of the street.

The cross section depicted on the next page reflects the same cross section as “Pomeroy E/W Street – W of Culvert Opt2” but illustrates the intersection treatment. Intersections of this cross section will be lined with curb extensions to reduce the overall pedestrian crossing distance of intersections or driveways and improve sight lines for turning vehicles.



Pomery E/W Street - W of Culver Opt2 @ Intersectio...

77% width - A few seconds ago



9. Other Framework Development Plan Submittal Issues

FORM B: FDP NARRATIVE

- The section “General Description of the FDP” provides the opportunity to discuss the theme for the Pomeroy development. If the intent is to remain consistent with the approved Pomeroy FDP with a “Main Street” theme, this verbiage should be included here, otherwise, please elaborate on the theme and vision for the FDP Amendment.
- Further discussion is required regarding the twenty (20) waivers that are proposed in this FDP amendment. Many of these waivers cannot be processed with this FDP Amendment and can only be processed with future Contextual Site Plans. Many of these waivers are also unnecessary as the majority of code requirements for the Regional Activity Center Subarea have been met by the adjacent Southlands development. As submitted, the proposed FDP Amendment with waivers will require City Council approval.
- The applicant must coordinate with PROS regarding required land dedications. If parks will be dedicated to the city, these must be listed under “Required City Facilities”.
- The “Pedestrian Circulation” section must be elaborated on. Please explain in more detail pedestrian circulation as it relates to the following items:
 - Residential areas to commercial areas
 - Access to parks, open spaces, and trails both with the FDP and to adjacent land areas
 - Access to Southlands and adjacent neighborhoods
 - Access to the eastern portion of the FDP and future commercial areas, residential areas, parks, and trails.
- Please expand on the answer to #9 of the Narrative regarding the Protection of Natural Features, Resources and Sensitive Areas. Responses should be given to each of the bulleted items.
- The proposed street sections should be revised per review comments included in this letter.



- Please elaborate on the treatment for the 150' open space buffer adjacent to E-470. This area should serve as an amenity to residents.
- Regarding the consultation with the Corps of Engineers, clarify that Chelsea Draw is located on the east side of South Aurora Parkway and is not included in this amendment.
- It is encourage that Cherry Creek School District be consulted early on in the review process. There may be associated fees or land-dedication required.

FORM A SITE ANALYSIS NARRATIVE

- Please correct all spelling and organization redline comments on the document.

LETTER OF INTRODUCTION

- Please remove all language regarding the applications exemptions from E-470 Regional Activity Center (RAC) development standards. Further discussion must be had regarding the significant number of waivers requested in this application.
- Please name the existing open space/ trail system.
- The “modifications” referred to in the Letter of Introduction are waiver requests. Further discussion is required regarding the significant amount of waivers requested with this application.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

10. Public Art Plan

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

Please contact Roberta Bloom to schedule a meeting regarding the required Public Art Plan for the Pomeroy FDP.

11. Building and Life Safety

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

Master Utility Plan

Sheet 1

- Please provide the Phasing Plan referenced by this note 2.

Sheet 2

- Because you are showing a proposed water main alignment through the East Parcel, please show the proposed roadway alignment as well.
- Please provide the Phasing Plan referenced by this note 2.
- Per Life Safety pre-app meeting notes, a 1.75 acre land dedication for a future fire station is being requested to be shown in this general area on the east side of South Aurora Parkway.

Public Improvements Plan

Sheet 2

- Because you are showing a proposed water main alignment through the East Parcel, please show the proposed roadway alignment as well.
- Per Life Safety pre-app meeting notes, a 1.75 acre land dedication for a future fire station is being requested to be shown in this general area on the east side of South Aurora Parkway.

Land Use Map, Matrix, Standard Notes

- Per Life Safety pre-app meeting notes, a 1.75 acre land dedication for a future fire station is being requested to be shown in this general area on the east side of South Aurora Parkway.
- Replace Note #8 with the following:
THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT



INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.

- Please remove reference to fire stations in this note re: PA-1.
- As noted in the Pre-app, Life Safety is requesting a fire station land dedication in East Parcel, Phase 2, to be constructed on the east side Aurora Parkway within PA-3 Multi-Family residential area.

12. Civil Engineering

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

PUBLIC IMPROVEMENT PLAN

Sheet 1

- Please refer to section 3.15 of the FDP manual discussing requirements for a Public Improvement Plan including the written narrative. The next submittal must include a written narrative.
- Identify road type and include street section.
- Show width and cross section of major drainages, location and size of bridges or culverts at collectors and arterials.
- Include street sections. The street sections proposed in the Urban Design Standards are not allowed, please revise according to review comments.

Sheet 2

- Show width and cross section of major drainages, location and size of bridges or culverts at collectors and arterials.
- The existing De Gaulle Street is a collector. Please verify whether this will extend into the site as a collector. The street must be shown in the plan and it must be classified.
- Include a street section for Powhatten Road.

URBAN DESIGN AND LANDSCAPE STANDARDS

Sheet 1

- A minimum 6 foot sidewalk is required for the residential street section and a minimum 5.5 foot sidewalk is required for the commercial street section. Please also see comments from Multi-Modal Transportation Planning regarding recommended street sections.
- Pavers are not permitted in public ROW. Stamped and colored concrete may be considered. Further staff discussion is required. Please note that license agreements may be required for the installation of alternative paving materials within easements.

Sheet 2

- The Tollgate Creek crossing needs to correspond to the Public Improvement Plan and Master Drainage Study.

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

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

Approved FDP – September 25, 2003

The original FDP for the Pomeroy property received approval from the City of Aurora in 2003. The 56-acre proposed multi-family residential and commercial development included property on both sides of South Aurora Parkway, from the E-470 right of way on the west to the Xcel power line right of way adjacent to Section 17 on the east. The FDP was approved for 556 multi-family residential dwelling units necessitating 3.67 acres of neighborhood park dedication, 1.35 acres of community park dedication, and 9.54 acres of open space dedication. The approved FDP provided on site land dedication for neighborhood park and open space/trails totaling 13.20 acres, the combined acreage required by City Code for neighborhood park and open space dedication. A substantial network of trails established north/south and east/west pedestrian connections through the entire FDP land area linking major regional trail corridors with internal park and open space planning areas on both sides of South Aurora Parkway.



Framework Development Plan Amendment

The applicant must amend the Framework Development Plan for Pomeroy in response to proposed changes in infrastructure, planning areas, population, parks, open space, and trail system. The FDP Land Use Plan shows development on only the portion of the land area west of South Aurora Parkway. Based on comprehensive park land and open space dedication and trail corridor requirements, the applicant should include the east side of the Pomeroy FDP area in the amendment review.

In general, within a greenfield development such as Pomeroy, all required neighborhood park and open space dedication must be provided on-site in accordance with PROS standards within the FDP boundary area. Community park dedication may be provided with a cash-in-lieu payment. The current FDP submittal is deficient in park, open space and trail dedications along with specific concepts, layouts, and programming for required park, open space and trail tracts. Coordinate directly with PROS to work through and establish the new park, open space and trail system in accordance with COA standards.

■ Population Calculations

The applicant must revise all residential unit counts for all proposed residential planning areas within the Pomeroy FDP Amendment in accordance with City of Aurora standards. Use current City of Aurora standard population multipliers to calculate comprehensive population totals for the FDP areas.

Single Family Detached = 2.65 persons per DU

Single Family Attached = 2.65 persons per DU

Multi-Family = 2.5 persons per DU

■ Land Dedication Requirements

Recalculate park and open space land dedication requirements based on current City of Aurora standards, amended residential unit counts, service area assessment, and population figures provided at the time of first submittal for the FDP amendment. Show requirements on Form D and reflect in Form J and Open Space, Circulation and Neighborhood Map.

Neighborhood Park land dedication = 3.0 acres per 1,000 persons population

Community Park land dedication = 1.1 acres per 1,000 persons population

Open Space land dedication = 7.8 acres per 1,000 persons population

Both neighborhood park and open space land dedication requirements must be provided on site within the Pomeroy development. Community park land dedication may be provided via cash-in-lieu payment. The applicant shall provide a certified appraisal to establish the land value to be used in the cash-in-lieu of land dedication.

■ Form J

The applicant shall provide a revised Form J conforming to the FDP manual Form J requirements. Coordinate the development of the revised Pomeroy parks and open space system and associated Form J with PROS staff.

Provide triggers for all park and open space development in Form J for review.

■ Open Space, Circulation and Neighborhood Map

The applicant shall provide a revised Open Space, Circulation, and Neighborhood Map conforming to the FDP manual requirements. Coordinate the development of the revised Pomeroy parks and open space system and associated Open Space, Circulation and Neighborhood Map with PROS staff. Show complete parks, trails/open space network on the plan. Ensure that trails and open spaces relate to surrounding developments, existing and proposed.



All dedicated parks and open space must meet PROS criteria as defined in Section 7 and 8 of the Dedication and Development Criteria Manual. All parks and open space dedication must provide recreational, conservation, or educational value to the overall park and open space system. Open space planning areas on the current FDP amendment submittal have not been conceptualized in this way.

▪ **Community Park Dedication**

The current FDP submittal shows two distinct parcels dedicated for community park use. PA-7 and PA-1 do not meet PROS criteria for community park dedication. The dedication and Development Criteria Manual defines a community park in the following way:

- Generally community parks serve a two (2) mile radius and contain “drive-to” facilities. These include large playgrounds, large group picnic facility, restrooms, sports fields, courts, path system, security lighting, adequate bicycle and motor vehicle parking, site furniture and landscaping. In some cases, water play areas, skate parks, art elements, seating areas, fountains and other features may be added.
- Community parks shall be a minimum of forty (40) acres in size.
- The site should have sufficient level, developable spaces for fields, courts, parking and buildings.
- Existing natural features and plant communities shall be preserved and protected.

▪ **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. The applicant shall also provide a strong trail link to the Murphy Creek regional trail.

▪ **Public Improvements Plan**

Include the implementation phasing for park land and open space development for Pomeroy as part of the Public Improvements Plan.

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.

14. Forestry

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

There may be trees impacted by the development of this site. At the time of CSP, please indicate trees that will either be preserved or removed on the site. Due to the location and species of trees on the site, relocation is not an option. The use of tree equivalents is not permitted to mitigate for tree loss. And tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site should either be replaced within the landscape or be mitigated through payment to the Tree Planting Fund.

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to future Contextual Site Plans.

Also, please show a tree mitigation chart on the landscape plan taken from the Landscape Manual page 29. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.



15. Real Property

Darren Akrie, dakrie@auroragov.org and Maurice Brooks, mbrooks@auroragov.org
Comments have not been received from Real Property as of 10/27/2017.

16. Traffic Engineering

Victor Rachael/ vrachael@auroragov.org 303 739 7309

CONNECTIVITY DIAGRAM

- The diagram appears to indicate bike lanes, which doesn't match past discussions. Revise to clearly indicated connectivity (sidewalk, vs roadway, etc.)

TIS

- Confirm the land uses shown in the study are consistent with the latest site plan. Update / revise this study as necessary.
- Given the speed, volume, slope (downward), the single point of access and curve - please add a northbound right turn lane (decel) into phase 2.

PUBLIC IMPROVEMENT PLAN

- As previously discussed, the radii and stub for the east side will need to be included in the first phase, as well as the traffic signal.
- Label proposed traffic signal.

LAND USE MAP AND MATRIX

- As previously discussed, the radii and stub for the east side will need to be included in the first phase, as well as the traffic signal.
- Label proposed traffic signal. Note this will be 100% developer funded, designed, and installed.

17. Utilities Department

Edward Francis/ 303-739-7382/ efrancis@auroragov.org

AMENDMENT TO MASTER UTILITY REPORT

- Please see all minor spelling and grammar edits on the report.
- No connection to be made to the ex MH on the property line at the end of Alexander? Please clarify.
- Mention the 12" WL on De Gaulle Street that will be utilized as depicted on the Master Utility Plan.
- There are also 8" stubs (WL & SS) on Flat Rock Way that may be utilized?
- Specific authorization has to be granted by Aurora Water for such a deviation to be approved, given that what you're proposing does not conform to the City's current design criteria.
- Max allowed flow in 8" SS at 75% of max depth = 0.75 cfs. Also make a similar note, then compare to the proposed max flow.
- Regarding Sanitary – Commercial for the Western Parcel, the floor area ratio could be higher? How was it derived? Specific mention must be made of Aurora Water's consent to deviate from current criteria.
- At what velocity does the maximum hour flow total occur?
- 1.7 people per unit is the standard for multi-family. Please adjust calculations accordingly.
- Your analysis should also include at least the Max Day scenario, tabulating the various links, nodes, pipe sizes, flow and velocity.
- Include the tabulated result of max day plus fire-flow scenario as a means of verifying the adequacy of the proposed looped extension. The size of the main extension should be included.

MASTER UTILITY

Sheet 1

- Connection to the existing sanitary sewer manhole at this location is not feasible?
- Steel casing required in the locations at the Toll Gate Creek Crossing.
- 12" GV to be inserted between the two points of connection, if none exists, typ.



Sheet 2

- Both water & sanitary sewer stubs here may be utilized as well.
- 12" GV to be inserted between the two points of connection, if none exists, typ.
- Include size of SS, typ.
- Include size of proposed main, typ.
- Include the sizes of the proposed mains that were assumed in your design/ analysis.

18. Urban Drainage and Flood Control District

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

See attached letter.

20. Arapahoe County

Name: Julio Iturreria

Email: jiturreria@arapahoegov.com

Comment: Arapahoe County Planning has no comment on this project as a stand-alone. However the impacts to the existing roadways will affect the county's road system.

(Case Manager: The applicant is encouraged to proactively communicate with Arapahoe County regarding plans for future CSP's)

21. Centurylink

Name: DUSTIN PULCIANI

Organization: CENTURYLINK

Address: 700 W MINERAL AVE LITTLETON, CO 80120

Phone: 7205203133

Email: Dustin.Pulciani@centurylink.com

Comment: No Comment

22. E-470 Public Highway Authority

Peggy Davenport/ 303.537.3727/ pdavenport@E-470.com

- Occupying space for utility work, access, and any construction within the E-470 MUE and property owned in fee is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00, \$7,500 per acre for grading, and \$75,000 per acre for construction.
- The E-470 fiber optics line is not shown.
- City Code requires sound walls for noise mitigation, which is the responsibility of the developer to install.
- We do not recommend the placement of a community park directly adjacent to E-470.
- E-470 is not responsible for noise mitigation.
- We do not recommend the placement of a community park directly adjacent to E-470.
- Utility sheets should show our FO line.