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May 29, 2018

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

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

Dear Mr. Jacobson:

Thank you for your second submission, which we started to process on Monday, May 7, 2018. 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 Wednesday, June 13, 2018.

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.

If you have any comments or concerns, please give me a call. I may be reached at (303) 739-7251 or at bcammara@auroragov.org.

Attachments: Response letters from Xcel, Arapahoe County and Urban Drainage.

Sincerely,

Brandon Cammarata, 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\1670-01rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

Naming Conventions

- Per city naming convention standards, please revise the title of the FDP to be Pomeroy (Pronghorn) Framework Development Plan. The original and historic name of Pomeroy must be retained to ensure proper tracking.

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.
- 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.
- The Circulation Plan must identify the provision of a modified private street within the multi-family planning area.
- Improvements to South Aurora Parkway must be detailed in the Public Improvements Plan and a cross section must be included.

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.

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

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.



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.
- 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.
- 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.

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.

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.
- 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.
- 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.

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.



PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

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

2. Completeness and Clarity of the Application

Letter of Introduction

- See minor redlines.

Site Analysis Narrative

- See minor redlines.

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

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.

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.
- 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.
- 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.
- 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.
- 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.



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.
- 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.
 - 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.
- 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.
- 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.
- 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.

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.
- 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
- 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.
- 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.
- 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.
- 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.



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.
- 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.”
- Monumentation should be provided at the connection to 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.”
- See redline comments regarding chart formatting, spelling, and grammar.

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

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

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.
- **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.



- 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.
 - 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.
 - 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.
- 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.
- 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.
- 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.
 - Logo Design. Please include a detail of the proposed pronghorn 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.
 - Illumination. Proposed illumination method for the monument signs must be described in the illustrations.
 - 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.



- 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.
 - Organization. Please break out the perimeter fence and E-470 sound wall into two separate descriptors.
 - 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.
 - 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.
- 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.
- 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."
 - Accent Colors. Please revise the proposed accent colors to be less intense and bright.

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

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.
- Urban Drainage shall determine if 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.

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
 - Construction of commercial ring-road
 - Cross access agreement for multi-family through street to connect to South Southland's Parkway
 - There may be required improvement for Southland's Parkway to make this connection



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.
- 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.

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.
- Extend the buffer symbology along the entire property boundary.
- If the thin dashed lines are to serve as streets, they should be shown as such with sidewalks and street trees.
- The landscape buffer symbology should be on the west side of the wall.
- Add the dashed line type where indicated to the legend this sheet and call out what it is.

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.

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

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.
- Provide monumentation and/or distinctive landscaping for the entrance/extension from Southlands into the multi-family development.
- Correct the reference to the planting required for the E-470 residential buffer wall to the west side of the wall.
- Provide what the quantity of buffer plant material is to be for the buffer standards along local streets and private drives.

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.
- Define the number of shrubs for the parking lot islands and medians.
- Make sure to clearly define that the parks and open space buffers shall be 25' with no reduction options.
- Include the shrubs as part of the required buffer plant material.
- Change the note at the bottom of the chart to reference “more restrictive”.
- Correct any miscellaneous typos



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.

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.

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

Design Standards Packet

- Please remove the reference to right of way for private streets since this does not meet any standard street section.
- Commercial areas utilize the Local Type 3 section with 40' flowline to flowline. 26' may not be sufficient.

Connectivity Diagram

- Remove right of way designation from the commercial street section.
- Commercial areas utilize the Local Type 3 street section - 40' flowline to flowline. 26' may not be sufficient.

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.

Public Improvements Plan

- Please incorporate information in these notes with the narrative. Improvements shall be described and timed with planning areas rather than phasing.
- Please combine the narrative with the exhibit for future submittals.
- How does pedestrian access transition to Southlands access? See planning comments regarding the provision of a cross section.
- Offsite improvements need to be discussed and shown. What is the road section as it transitions with Southlands?
- Please ensure consistency when referencing Harvest Road (This road is no longer called Powhatten).
- Please remove the reference to right of way for private streets since this does not meet any standard street section.
- Please include a section for S Aurora Parkway to show the required improvements.
- Commercial areas utilize the Local Type 3 section with 40' flowline to flowline. 26' may not be sufficient.
- Bike lanes should be 7'. Off street bike access is preferred (10' min sidewalk instead of on street bike lanes).
- This is the PIP. Were the notes taken from another document?



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

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

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

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.

**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.

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.

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.

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.

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.

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

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

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.



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.

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.

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.

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.

21. Centurylink

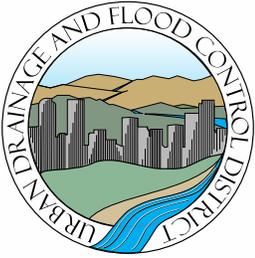
Dustin Pulciani / (720) 520-3133 / Dustin.Pulciani@centurylink.com

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.

22. Regional Transit Authority

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

The RTD has no comments for this project



URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

Ken MacKenzie, Executive Director
2480 W. 26th Avenue, Suite 156B
Denver, CO 80211-5304

Telephone 303-455-6277
Fax 303-455-7880
www.udfcd.org

May 21, 2018

UDFCD Maintenance Eligibility Program Referral Review Comments

Project: Pomeroy FDP – FDP Amendment
Stream: **East Toll Gate Creek**
UDFCD MEP Phase: **Referral**
UD MEP ID: **106938**

Dear **Ms. Sara Ullman**,

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.

Sincerely,

Urban Drainage and Flood Control District

Morgan Lynch, PE, CFM

Watershed Services Program



ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

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TDD: 720-874-6574
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publicworks@arapahoegov.com

DAVID M. SCHMIT, P.E.
Director

May 15, 2018

Sara Ullman
City of Aurora, Planning
15151 E Alameda Pkwy 2nd Fl
Aurora CO 80012
PlansReview@auroragov.org

FILE NUMBER/NAME:	DA-1670-01 / Pomeroy FDP Amendment
PROJECT TYPE:	FDP Amendment to amend the land use plan west of S Aurora Pkwy to permit a mix of multi-family and commercial uses.
LOCATION:	NW Corner of S Aurora Pkwy and E Orchard Rd
REFERRAL RECEIVED DATE:	05-08-2018
COMMENTS DUE DATE:	05-22-2018

ARAPAHOE COUNTY OUTSIDE REFERRAL CASE NO:	O18-079
PLAN REVIEWER:	Terri L Maulik, Duty Planner
REVIEW DATE:	05-15-2018
COMMENTS:	The Planning Division has no comments on this project; however, other Divisions and / or Departments in Arapahoe County may submit comments. We appreciate the opportunity to review and comment on this project.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

May 22, 2018

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Sara Ullman

Re: Pomeroy FDP – 2nd referral, Case # DA-1670-01

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral framework development plan amendment for **Pomeroy** and requests a comment response.

Per the previous referral response, PSCo has existing natural gas and electric distribution facilities along South Aurora Parkway. As the project progresses, the property owner/developer/contractor must complete the **application process** for any new gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Please also note that PSCo has existing electric transmission facilities including a substation east and south of the property. Should there be **any** off-site activities in these areas, the property owner/developer/contractor must contact **Mike Diehl**, Siting and Land Rights Manager at (303) 571-7260 for plan review.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Right of Way and Permits
Public Service Company of Colorado