

October 2, 2018
Brandon Cammarata – Planner
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

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

Dear Mr. Cammarata,

We received your comments dated September 12, 2018. Please see our responses below:

Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

No comments have been received as of 9/12/2018.

Response: Acknowledged.

2. Completeness and Clarity of the Application

If you are able to make the corrections identified in this letter we can move on to an Administrative Approval which will include a condition to address the comments in this letter. After the Administrative Decision with conditions is complete you will make a “technical submittal” to address the changes identified in this letter. Once all the revisions are made we will need two hard copies of the FDP in the format and order specified in the FDP Manual. Mylars will also have to be produced, signed and recorded of the final document.

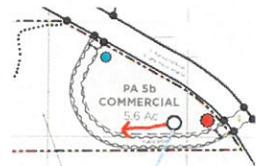
Response: Acknowledged.

3. Zoning and Land Use Comments

3A. Exhibits F & I Sign and Monumentation

- Move the Public Plaza to the west to be consistent with the node representation on other Exhibit J as well as previous discussions.

Response: The Public Plaza has been moved to the west to reflect the node representation on Exhibit J and connect numerous developments.



3B. Exhibits A-D Architectural Standards and Materials

- The proposed allowance of 40% brick appears to be a reduction from the code requirements. Please remove this option or include the request as a waiver which will require Planning Commission approval. Address this issue on Form H as well (Form H “Materials” on page 9).

Kephart Response: Acknowledged, the wording has been revised to match code.

3C. PIP Narrative

Sound wall need to be required with PA-2. Additional details may be discussed at the CSP level.

Response: We have added language to the PIP Narrative.

3D. Form H: Architectural Standards

- Attached and Detached Garages #2 - Attached garages are encouraged to absorb the site's grade WHEN THIS APPROACH ALSO CONTRIBUTES TO MINIMIZING THE VISIBILITY OF GARAGES FROM STREETS AND PUBLIC AREAS.

Response: Language has been added to Form H.

3E. Fencing

Please clarify the purpose or context of the requirement for minimum wall height of 5-feet. Also consider consolidation of this fencing section and the more detail fencing section in F1, perhaps include a reference to Form F1.

Response: Perimeter fencing shall be a maximum height of 6-feet and shall be made of masonry column with a concrete cap and metal, wood or composite fencing.

Service area screen walls shall be at least 8 inches higher than the object to be screened and shall not exceed 10-feet high.

The E-470 sound wall shall be 8-feet high and constructed of natural stone, stucco or concrete panels manufactured to resemble stone.

3F. Form F1 UD Matrix

- Section 8 Commercial buildings and primary building entries are encouraged to face S. Aurora Parkway. Parking **is encouraged to be** oriented towards S. Aurora Parkway and shall be screened from view.
- Section 8 and 13, consider consolidating the plaza discussions.

Response: Form F-1 UDS, Number 8. States that "Parking oriented towards S. Aurora Parkway shall be screened from view". Parking lot screening requirements may be found in Form G: LSM, Number 16.

3G. Exhibit E2

Sheet 2, remove the green tint from the detentions ponds. Clarify the vegetation represented in the creek.

Response: The illustration of the detention ponds has been modified to a green/yellow/taupe tint. Since each detention pond shall be planted with one tree and 10 shrubs per 4,000 SF of area around the pond, as well as the being seeded with native grasses, it is appropriate to graphically represent the detention ponds as something aesthetically pleasing.

3H. FDP Notes

- Note 18. Change note to remove the word administrative.
- Note 20. Consider removing note 20 as this should be covered by the PIP.

Response: Note 18 has been changed as requested and Note 20 has been removed.

3I. Narrative

Number 5 Waivers. Remove "Per discussions with city staff, it has been determined that Pomeroy will not be required to fulfill the RAC standards as The Southlands development has satisfied these requirements." Add "No FDP waivers are requested".

Response: Acknowledged, the FDP Narrative has been revised as requested.

4. Landscape Design Issues

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

➤ **Pomeroy Urban Design and LS Standards.**

Sheet 2

- If the detail provided is to represent an enhanced cross walk, then label it as such.

Response: Enhanced crosswalks have been labeled and will be applied only where applicable within the private street/ public access easement only.

Sheet 3

See E-470 Graphic for requested notations.

Response: The graphic now includes the requested notations.

➤ **Pomeroy Monument and Landscape Plan**

Sheet 2

- The response to the previous review comments indicated that these dots were provided on the Open Space, Circulation and Neighborhood Plan, however in reviewing that plan with this current submittal, this line type is not included in the legend nor in the enlargements.
- Add what this symbology is to the legend this sheet along with the black circles which seem to indicate nodes. Whether they are included on other sheets in the plan set, the symbology needs to be included with this legend as well.

Response: The symbology is now included in the legend and matches the enlargement. The large circles represent pedestrian nodes and are a part of the legend. The symbology now reflects various sizes of pedestrian circulation.

➤ **Form G. Landscape Standards Matrix**

Sheet 1

- Change the requirement for buffer plant material from 1 street tree.. to 1 tree.
- Correct the typo by removing the “s”.
- Add “the landscape” to Code.
- Add buffers shall be measured from back of walk.
- It appears that the Exhibit reference may have changed to E3. Please review.

Response: The buffer plant material is 1 tree and the typo has been removed. “The Landscape” has been added to the Code and the buffers are to be measured from the back of the walk. The exhibit now references the correct sheet. Refer to Exhibit E1-E3, sheets 1-3.

Sheet 2

- Add as measured from the back of walk.
- Are private drive buffers to be 12 or 20 feet wide. See comment on sheet.
- Add under the required parks buffers “and may not be reduced by incentive features unless approved by the Parks, Recreation and Open Space Department.

Response: The note has been updated to include back of walk.

A Standard Buffer width of 20-feet shall be used for public street right-of-way and a 12-foot buffer width shall be used along private drives.

The buffer note has been updated to state that park buffers “may not be reduced by incentive features unless approved by the Parks, Recreation and Open Space Department.

Sheet 3

- While shrubs are called out for installation within parking islands, please reference the quantity required.
- Clarify what is to be included in the calculation for the 45% open space requirement. It appears as if detention ponds are being counted. What defines what the landscape area is that encompasses the open space area?
- Change may to “shall” where indicated.

Response: The number of shrubs shall reflect the amount as required by the City of Aurora Landscape Code. Each island shall have one shade or ornamental tree and one or more understory treatment which may include mulched shrub beds, decorative concrete or decorative pavement. Requirements are as follows- 6 shrubs/ornamentals grasses are required per 9'x19' island and 12 shrubs/ ornamentals grasses per 9'x38' island.

Response: Form G, Number 9 specifies landscape requirements for detention ponds. Additionally, Form G, Number 10 refers to Open Area and Amenities as defined in Sec. 146-910 of the Aurora Municipal Code.

Response: Shall has been included in the notes

Sheet 5

- Ornamental grasses shall not be used or considered for screening of parking lots as they are typically cut down in the winter and/or either flattened by snow and therefore do not make a good parking lot screen.

Response: Ornamental grasses have been removed from the notation. They will be replaced by evergreen and deciduous shrubs

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Xcel

5A. Public Service Company of Colorado's Right of Way & Permits Referral Desk requests comment responses to all items indicated within the first two referral response letters sent October 17, 2017 and May 22, 2018.

Response: Acknowledged.

6. Civil Engineering

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

6A. Exhibits G and H Landscape and Urban Design Standards.

- See redline informational notes relating to lighting and enhanced crossing treatments.
- Please assure the Street Section is consistent across all documents in particular this document and the PIP.

Response: Lighting Standards are now included in Exhibit H, sheet 1. Additionally, no public ROW will have enhanced crosswalks.

The illustrative street section has been adjusted to reflect the design narrated in the PIP.

6B. PIP Narrative

- Please identify what portions of the roadway (Aurora Parkway) are existing and what will be constructed with this development.

Response: The portions of existing pavement expected to remain have been shown as shaded linework and called out as "Existing".

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

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

7A. Exhibit J Connectivity –

- Break up graphic and trail designation as 6' wide local connection, 8' wide community connection, or 10' wide regional trail on this map.
- Show internal and regional trail on the east side.
- Add Form J for East side as approved. It's acceptable to break up into two separate Forms J
- Break out as separate note - "All Neighborhood and Community Park requirements will be handled with cash-in-lieu payment to the City of Aurora."
- See additional redline corrections on Form J.

Response: Connectivity diagram has been revised as requested.

7b. West side land use matrix

- It appears that total open space requirement for Pomeroy East and West will be 8.25 acres, utilizing population of 1,058 persons. Total provided open space East and West is 8.80 acres. PROS is aware the land use layout on Pomeroy East will change in the future and the FDP be amended accordingly. Park and Open Space land dedication will be amended at that time.

- See additional redlines.

Response: Acknowledged.

7c. East side land use matrix

- Based on approved FDP provided open space PROS credited acreage = 6.6 acres in PA's -7, 10, 11, & 14. Pomeroy East, with a total of 6.6 credited acres of Open Space would be over-dedicated (requirement based on population is 2.89 acres). It appears that total open space requirement for Pomeroy East and West will be 8.25 acres, utilizing population of 1,058 persons. Total provided Open Space East and West is 8.80 acres. PROS is aware the land use layout on Pomeroy East will change in the future and the FDP be amended accordingly. Park and Open Space land dedication will be amended at that time.

- See additional redlines.

Response: Acknowledged.

8. Forestry

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

9A. Approval of tree inventory needs to occur before erosion control plan and civil plans.

Response: A tree inventory will be prepared by a certified arborist at time of CSP in advance of moving forward with the erosion control plan and civil plans.

9. Real Property

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

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

Response: Acknowledged.

10. Traffic Engineering

Brianna Medema/ bmedema@auroragov.org/ 303 739 7336

10A. TIS – Please review redlines.

- 1) Propose mitigation measures for queuing beyond proposed storage for intersections 2 & 4.

Response: Intersection 2 – S. Aurora Pkwy./E. Alexander Dr. – Mitigation discussion has been added to the text. Intersection 4 – S. Aurora Pkwy./Pronghorn Valley Rd. – Since this is a new intersection additional queue storage has been recommended where required.

- 2) Provide additional discussion in report for Queuing analysis.

Response: Additional discussion has been added in the text.

- 3) Please update time of day distribution for Warrant 2.

Response: Warrant analysis has been updated – See Appendix "D".

- 4) Additional analysis is required for intersection 9. See below for more information.

Response: Additional analysis has been provided as well as discussion in the text.

5) Comments throughout.

Response: See comment responses.

11. Utilities Department

Casey Ballard / cballard@auroragov.org / 303-739-7382

11A. Master Utility Report

- Please address numerous redlines on this report. Most redlines address required additions to the report or question and clarification related to various analysis.

Response: Please see redline responses to report comments.

Sincerely,

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

Jeff Neulieb
KEPHART