

March 2, 2021

Ryan Loomis  
Senior Planner  
Planning and Development Services Department  
City of Aurora

Re: **Fifth Submission:** Porteos FDP Amendment No.6, Preliminary Plat and Final  
Plat  
Application Number: DA-1903-17  
Case Number: 2012-7001-06; 2020-6011-00; 2020-3016-00

Ryan and Team,

Thank you for the thoughtful review and notes for the fourth Submission for Porteos FDP Amendment No.6 and Preliminary Plat. The design team has reviewed and responded to all comments and made necessary modifications where necessary.

This represents our Fifth Submission for review. It includes the following documents: Porteos FDP Amendment No. 6, Preliminary Plat, Final Plat and response to Fourth Submission Review. Once this has been approved, we will send the Mylar set for recordation.

Please feel free to reach out to me to discuss if necessary.

Sincerely,



Chris Parezo

Principal

**Porteos PA-3  
Letter of Introduction  
FDP Amendment No. 6 and Preliminary Plat**

We are submitting FDP Amendment No. 6 for Porteos Planning Area 3. All documents identified in the Mylar checklist (attached) are submitted.

**Site Context**

Porteos PA-3 comprises 58.8 acres and is governed by the Porteos Framework Development Plan (FDP). PA-3 is bounded by Park DIA property to the north, 64<sup>th</sup> Avenue to the south, Jackson Gap Street to the west, and undeveloped Aurora to the east. It is zoned Airport District AD under the new UDO. Anticipated land uses identified in PA-3 are uses by right under the UDO.

Porteos PA-3 is envisioned as predominately hotel uses and supporting restaurant and/or retail uses. Serving both business travelers and tourists, the development intent of PA-3 is to provide a range of hotel price points and experiences connected to a variety of retail and restaurant uses in a walkable environment that can be phased over time, and will connect to future mixed-use development west of Jackson Gap Street. The framework plan anticipates a series of hotels sited along the north eastern edge of PA-3 with retail uses along Jackson Gap. A new pedestrian scale, local street network connects hotels and retail/restaurant sites of in a manner that creates an address and destination in proximity to DIA.

PA-3 will be divided into six lots based upon platting of new streets. Potential lot access points are depicted for planning purposes. At such time that specific users and site requirements are determined, lots may require subdivision through a plat amendment and actual site access points will be verified.

**FDP Amendment**

FDP Amendment No.6 is specifically for the PA-3 Planning Area. As such, we are titling this “FDP PA-3 Amendment” anticipating that future amendments of this nature will be necessary for other planning areas. The FDP PA-3 Amendment will consist of 5 new sheets that will be added to the existing FDP.

The FDP PA-3 Amendment is intended to hone design standards specific to Planning Area 3 for open space, landscape, pedestrian relationships, lighting, furnishings and art. Any design standards not specifically addressed in the FDP PA-3 Amendment will be governed by the existing overarching FDP Design Standards.

## Summary of Changes in FDP Amendment NO. 6

- **Sheet 1** of 27: add all 6<sup>th</sup> amendment sheet index. Update submittal status of amendments #5 and #6.
- **Sheet 2** of 27: add all 6<sup>th</sup> amendment sheet index. Update submittal status of Amendments #5 and #6.
- **Sheet 8** of 27: updated all street cross sections and land use based upon the amendments #5.
- **Sheet 9** of 27: updated all street cross sections and land use based upon the amendments #5.
- **Sheet 10** of 27: added notes in the table of form F-1.
- **Sheet 16** of 27: added notes in the table of form F-1.
- **Page 1** (sheet 23 of 27): added footnote and legend.
- **Page 1 (sheet 23 of 27): updated overall land use plan**
- **Page 2** (sheet 23 of 27): added fire station boundaries and drive access.
- **Page 3** (sheet 23 of 27): added fire station boundaries.
- **Page 4** (sheet 23 of 27): added language for a secondary monument signage. added fire station boundaries, revised the languages for a public arts and open spaces.
- **Page 5** (sheet 24 of 27): modified diagram, move footnote to the street section.
- **Page 6** (sheet 24 of 27): added labels.
- **Page 7** (sheet 25 of 27): added fire station boundaries.
- **Page 9** (sheet 25 of 27): added fire station boundaries.
- **Page 16** (sheet 27 of 27): revised title.

### Preliminary Plat

The Preliminary Plat for PA-3 in the FDP will include street rights-of-way, lots, and also the details on grading, drainage, utility easements as required by Public Works.

The Final Plat is included in this submittal

### Grading and Drainage

The Porteos PA-3 Filing No. 1 development is located at Porteos Planning Area 3 and is a part of the overall Porteos Development in Aurora, Colorado. The site will follow existing drainage basins within the development. The majority of the site will drain to the northwest of through the site. Storm water will be captured via on grade and sump inlets. The storm drain system will outfall on the west side of Jackson Gap Street into a water detention facility. This water detention pond will serve as water quality and detention for the developed portion of the PA-3 Filing No. 1. The pond

will outfall at historic rates to the west eventually ending up in Gopher Gulch. There is a small basin that naturally flows to the east. There is no planned development for this area at this time. Currently, storm water flows east to Third Creek. At the time when this portion of the PA-3 Filing No. 1 is developed, a water quality + EURV pond will be required. All grading being done on the PA-3 Filing No. 1 site will be for the development of the site and keeping to historic basin boundaries.

### **UDO Approval Criteria**

The PA-3 FDP Amendment complies with the UDO approval criteria governing existing FDP's and Preliminary Plat.

**146-1.9.3.** Framework Development Plans approved prior to the Effective Date do not expire, but shall be deemed to be Master Plans approved under this UDO. Permitted land uses, intensities of development, and approved waivers from development standards, and any items included in approved annexation agreements or development agreements with the City, shall continue to be governed by those previously approved plans or agreements, notwithstanding different regulations that would otherwise apply under this UDO.

### **146-5.4.2 SUBDIVISION OF LAND**

#### **A.3.b. Major Subdivision Preliminary Plat**

A Major Subdivision preliminary plat shall only be recommended for approval, and shall only be approved if:

- i. It is consistent with the Comprehensive Plan and all other adopted plans and policies of the City Council;
- ii. The application complies with the applicable standards in this UDO (including but not limited to the standards in Sections 146-4.2 (Dimensional Standards), 146-4.3 (Subdivision Standards), and 146-4.5 (Access and Connectivity)).
- iii. The application complies with other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.
- iv. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.