



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

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March 8, 2023

John Werkman
Washington Prime Group
180 E Broad Street
Columbus OH 43215

Re: Third Submission Review – Town Center at Aurora Phase 2 – Site Plan Amendment and Plat
Application Number: **DA-1105-17**
Case Numbers: **1985-6028-27**

Dear Mr. Werkman:

Thank you for your third submission, which we started to process recently. We have reviewed your plans 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 several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission when feasible.

Note that all our comments are numbered. When you resubmit, include a comment response 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.

Your Planning Commission hearing date will be determined based on your resubmittal. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at (303) 739-7186 or srodrigu@auroragov.org.

Sincerely,

Stephen Rodriguez - Planning Supervisor

cc: Bryce Christiansen/Danielle Prescott, Kimley Horn 4582 S Ulster St Suite 1500 Denver, CO 80237
Jacob Cox, ODA
Filed: K:\SDA\1105-17rev3.rtf



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Planning – Shared Parking, Adjustments, pedestrian connectivity, ring road sidewalks, and Building Design and Materials.
- Public Art – See attachment for requirements.
- Landscape – Key Map, cross-section, and parking lot screening
- Engineering – Accessible ramps
- Traffic Engineering – Need to update TIS.
- Life Safety – Knox Boxes, Handicap Ramps, and Parking Detail
- Aurora Water – Sanitary Sewer Study, Site Plan, and Plat redlines
- Forestry – Tree Mitigation
- Land Development Services – Easements and Site Plan and Plat redlines
- Aurora Public Schools – See attachment regarding school land dedication

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No additional community comments were received.

2. Completeness and Clarity of the Application

- 2A. For the hotel and multi-family, please provide site plan-level detail drawings of amenity areas. Such as the patio and pool area for the hotel and the amenity deck for the multi-family.
- 2B. In your resubmittal of the PIP, please indicate the timing of public improvements and include a narrative of which improvements are going to be provided with each building or phase.
- 2C. Delete all easement references on the “overall” site plan.
- 2D. Show all accessible routes with a thick dashed line from the proposed buildings to the adjacent private and/or public streets. City code requires providing a safe, convenient, and accessible pedestrian connection from the main entrance of a building to a public sidewalk or internal walkway that connects to a public sidewalk.
- 2E. Please provide a set of design standards that will ensure a unified theme and approach for the overall development. This may include, building design/architecture and materials, lighting, street furnishings, and similar, above and beyond what is required by city code. This can be a separate attachment.
- 2F. On the overall site plan, please *ghost back* the existing Hobby Lobby and the In-N-Out along the ring road. This will provide staff with better context and provides a complete and more accurate layout of existing conditions.
- 2G. Provide a separate easement sheet/attachment that includes easements, fire lanes, cross-access, and shared access.
- 2H. Sable Boulevard is arterial, please correct the plan set wherever it is labeled incorrectly.
- 2I. Label building setbacks on the site plan and include the building length.
- 2J. Adjustments:
- Retail/Restaurant
- Roof Form - No additional information needed.
- Horizontal Articulation - No additional information is needed.
- Hotel
- Primary Building Materials - EIFS is a “not-permitted” building material per city code. Staff will not support this adjustment request based on the justification provided.
- Multi-Family
- Parking Reduction – Once staff receives the additional information referenced under *Parking (3C and 3D)*, an analysis will be undertaken regarding whether or not a parking adjustment is required based on shared parking and parking reduction methods available.
- Street Frontage Buffer – Sable Boulevard and E Centerpoint Drive. One adjustment is required for both street frontage buffers.
- Primary Building Materials (?) - EIFS is a “not-permitted” building material per city code. Staff will not support this adjustment request if required.



3. Zoning and Land Use Comments

- 3A. Pedestrian Connectivity – Why does the sidewalk terminate on the east side of the roundabout along Crystal Street and not connect to Alameda Parkway? Please extend this sidewalk connection to Alameda Parkway.
- 3B. Staff has concerns with the proposed access for the Hobby Lobby loading zone and area shown on the north side of the multi-family. How will semi-trucks load and unload? How will those trucks address conflicts with the multi-family loading area?

Parking

- 3C. Shared Parking Agreement – Provide a single *shared parking and access agreement* that is summarized on a single sheet of this site plan that shows the entire mall site.
- 3D. In order for staff to accurately examine the required parking for the proposal, provide the current total amount of square footage on the Mall site.

4. Streets and Pedestrian Issues

- 4A. The ring road must act as a street with sidewalks on both sides. City code requires internal pedestrian connections that link adjoining properties and create an internal pedestrian circulation system within large development sites. There are several missing segments of sidewalks along the ring road.
- 4B. City code requires that pedestrian connections between internal and perimeter sidewalks at a maximum of 1,320 feet along the perimeter street (i.e. pedestrians along the perimeter sidewalks shall be able to find a sidewalk connection into the internal sidewalk system without walking more than 1,320 feet along the perimeter of such a site.) As currently proposed, hotel patrons do not have access to a public or private way and to a perimeter sidewalk.
- 4C. City Code requires that sidewalks and walkways serving a site shall align and connect with any sidewalks on adjacent properties that extend to the boundary of such properties. Multiple pedestrian connections between adjacent developments shall be provided to the maximum extent practicable.

5. Public Art Plan (Roberta Bloom / rbloom@auroragov.org)

- 5A. This project does not have an approved public art plan which is required for approval of the Master Plan. ***Please see the attached Guidelines for Developers in Transit-Oriented-Development Districts.*** The public art plan must include:
- A narrative description of what you want to achieve with the public art. What are the goals of this project? How can public art advance the goals of this development project?
 - A budget based on an estimate of 1% of construction costs and provide documentation for how that estimate has been reached. Please show your work in terms of how you are calculating the budget. Then use the model in the attached guidelines to develop a structure for your public art plan. This will identify the minimum amount that must be spent on the artwork(s) as well as additional parts of the public art budget. The budget will be considerably greater than the \$100,000 proposed in the public art plan.
 - A description of the types of artworks that might be appropriate for this site. Please note: The intent of this program is to help create a unique identity for the city of Aurora and its neighborhoods. One-of-a-kind, site-specific artworks designed and created by individual artists are what we are seeking. Artworks should be unique and designed specifically for this location. They should reflect the unique nature of the Town Center as well as the identity of the larger neighborhood and the city of Aurora. They should not have a generic or mass-produced feeling.
 - Images of artworks that are relevant to this site and your goals.
 - A Map indicating the planned locations for public art elements.
 - A timeline for implementation that is consistent with and relevant to the construction timeline for the project.
- Please contact me with your questions or concerns. (rbloom@auroragov.org)

6. Architectural and Urban Design Issues

Hotel

- 6A. This building appears to be deficient of a Building Cap for the elevations. Provide a cornice, “reveal” line, or



change in material, texture, patterning, or color (min. 24" from top).

Multi-family

- 6B. Clarify exactly what the synthetic wall finish is. EIFS is not permitted.
- 6C. Regarding the Level 2 open space exhibit, please clarify what item 9 labeled as AMENITY is.
- 6D. Provide at least one of the articulation methods for the Building Cap of the multi-family building.
- 6E. Provide a sample and warranty for the composite panels that are proposed, to allow staff to determine if this material is permitted.
- 6F. Garage Elevations – Staff will consider the proposed digital art along the Sable Boulevard east multi-family façade. Any additional garage facades must incorporate similar or other potential options listed in city code, such as a landscape wall.

Bolt-On Addition

- 6G. Provide a material/sample board for the restaurant addition.
- 6H. Label the colors and materials on the restaurant “elevations.”
- 6I. Please refer to Table 4.8-8 as a reference to assist with compliance with the UDO. Both the hotel and multi-family buildings should utilize a four-sided design and all facades are considered as primary.

7. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

7A. Site Plan comments:

Sheet PA3.200

- Provide a key map that depicts where the cross sections that are provided are taken relative to the overall site.

Sheet 22

- Add the identified hatch to the legend on all the landscape plan sheets.
- Dimension the street frontage buffer along E. Centerpoint Drive and Sable Boulevard.
- Provide a cross-section through the area as identified on the plan for E. Centerpoint Drive.
- Provide the missing utility easement linework.
- Provide a large deciduous canopy tree species in place of the Flame Maple.
- Please choose a different plant that would not pose potential harm to pedestrians. The Yucca plant has sharp leaves. Also, consider adding some color. See the example streetscape image on this sheet.

Sheet 23

- Label the hotel building.

Sheet 24

- Is there line work missing or turned off? Is this supposed to be a sidewalk?
- Show the property line as a traditional line type. A long dash and two short dashes.
- Plants used for screening of the parking lot are required to attain a mature height of between 3'-4' tall. The proposed barberry will not.

Sheet 25

- Update the landscape table provided per the comments.

Sheet 26

- Is the intent to have hardwood mulch around the plant material and rock mulch in between or vice versa? if so, please specify.



8. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 8A. Please submit a preliminary digital addressing .shp or .dwg file ASAP. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers at a minimum: Parcels; Street lines and Building footprints. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

9. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

Site Plan comments:

- 9A. Show connecting to existing.
9B. Evaluate the existing ramps for ADA compliance. Ensure slopes and detectable warnings meet ADA standards.

PIP:

- 9C. *Repeat Comment -* To clarify the previous comment, PIPs are not specifically phasing - they specify which improvements are required as each development comes in. There are improvements that would be required regardless of whichever phase comes in first. Please provide notes specifying what SPECIFIC improvements (roundabout improvements, utility improvements, drainage improvements etc.) are required prior to each part of the development coming in (i.e. the hotel, the restaurants, multi-family).

10. Traffic Engineering (DJ Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber)

Site Plan

- 10A. Sheet 4 - Label dashed striping as previously requested.
Sheet 5 - Significant issues related to the roundabout and traffic signal at Alameda and Crystal: 1 - Minimal background growth applied to existing mall traffic in 2024, to which NO growth is anticipated to 2040, (even though the Mall site provided a “generated” amount, being well established at this time, it is expected that more trips could be generated over time to this type of facility). The site access may see many more inbound and outbound trips between the signal and projected roundabout than currently analyzed. 2 - Oct 2021 TIS shows concurrent dual left movements for Crystal in both directions. The projected alignment for these dual lefts will conflict with each other. Saw dialog that lead/lag would help alleviate this condition, but have ***not seen updated TIS with that analysis***. 3 - Oct 2021 TIS also indicates NB Crystal shared through/right lane in excess of 200', exceeding storage shown in this site plan set between Alameda & the roundabout. Roundabout not approved until an updated analysis is provided.
10B. Sheet 5 – Due to landscaping being proposed, need W2-6 (30”X30”).
10C. Sheet 6 – Add R4-7 sign. Label the dotted line. Relocate the leader to dotted line. Need STOP sign (R1-1) here for the driveway.
10D. Sheet 6 – Sheet 5 indicates a connection to the existing sidewalk , this illustration looks like curbing for ADA ramp.
10E. Sheet 6 – Add W2-6 (30”X30”) approximately 175’ from the roundabout for driver unfamiliarity.
10F. Sheet 6 – Roughly 50’ needs to be solid double yellow lane lines.
10G. Sheet 6 – Add lane dimension, ensure 12’ is provided.
10H. Sheet 6 – Where is the wheel path through the roundabout?
10I. Sheet 7 – Provide line length dimension.
10J. Sheet 7 – Are these lanes being proposed? Do not exist, and are not illustrated on the roundabout plan.



11. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

Site Plan comments:

- 11A. Sheet 3 - Show on this drawing the example of the manner in which the fire riser room, fire department connection, fire service line, and Knox box should be shown within the plan set. Add applicable symbols to the legend and show them on the drawing. TYP
- 11B. Sheet 4 - Show on this drawing the example of the manner in which the fire riser room, fire department connection, fire service line, and Knox box should be shown within the plan set. Add applicable symbols to the legend and show them on the drawing. TYP
- 11C. Sheet 4 - Add the graphic for Handicap Ramp and Parking Detail. Include curb stops and accessible parking signage located at the back of the sidewalk. TYP
- 11D. Sheet 8 - Show on this drawing the example of the manner in which the fire riser room, fire department connection, fire service line, and Knox box should be shown within the plan set. Add applicable symbols to the legend and show them on the drawing. TYP
- 11E. Sheet 9 - Show on this drawing the example of the manner in which the fire riser room, fire department connection, fire service line, and Knox box should be shown within the plan set. Add applicable symbols to the legend and show them on the drawing. TYP
- 11F. Sheet 10 - Add the graphic for Handicap Ramp and Parking Detail. Include curb stops and accessible parking signage location at the back of the sidewalk. TYP
- 11G. Sheet 12 - Show on this drawing the example of the manner in which the fire riser room, fire department connection, fire service line and Knox box should be shown within the plan set. Add applicable symbols to the legend and show on the drawing. TYP
- 11H. Sheet 14 - Show on this drawing the example of the manner in which the fire riser room, fire department connection, fire service line and Knox box should be shown within the plan set. Add applicable symbols to the legend and show on the drawing. TYP
- 11I. Sheet 15 – Add these graphics to this page. Include curb stops and accessible parking signage location at back of sidewalk.
- 11J. Sheet 21 - Show all fire hydrants on the Landscape Plans sheets for proper placement and location relative to proposed trees and plants. Also, add the fire hydrant symbol to the Landscape Plan Legend. TYP

12. Aurora Water (Nina Khanzadeh / 303-883-2060 / nkhanzad@auroragov.org / Comments in red)

Sanitary Sewer Study

- 12A. Please also provide information on water demands. Also send all excel files or other modeling files to nkhanzad@auroragov.org.

Site Plan

- 12B. Sheet 12 – Ensure that this “private” easement is consistently listed on corresponding utility pages..
- 12C. Sheet 12 – Ensure these notes are on all utility pages. Add “and water quality/detention devises.”
- 12D. Sheet 13 – Need to identify that the proposed storm is also private.
- 12E. Sheet 13 – Note that per section 5.05 of Aurora Water standards, potholing of existing utilities when being used for connections or in crossings is required. Provide a pothole log at the time of CP review.
- 12F. Sheet 13 – FYI – for civil plans, ensure that proper casing is considered for any maintenance needed in the future.
- 12G. Sheet 13 – Label as a private utility easement.
- 12H. Sheet 13 – Hydrant to be located in landscaped area and in pocket utility easement per section 5 standards. Show and label all pocket utility easements with dimensions – TYP all utility pages 10 ft wide and 5 ft behind the hydrant.
- 12I. Sheet 13 – Downstream of where the service can be tied down to a 3”.
- 12J. Sheet 13 – Incorrect leader location? See the snip below from Fire Hydrant standards.
- 12K. Sheet 13 – Have this be a main connection – 8-inch or whatever can be sized to prevent any bottlenecking or pressure concerns downstream for the hydrant and meter.



- 12L. Sheet 13 – Fire suppression line to not come off the water service line for the meter. Have a separate connection point to the main.
- 12M. Sheet 14 – Manhole needed per section 23.05 of Aurora Water standards.
- 12N. Sheet 14 – Please note that only 1 hydrant can be off dead-end main -TYP all sheets.
- 12O. Sheet 14 – Missing lines to delineate drainage easement?
- 12P. Sheet 13 – Note that the meter is to be in landscaped areas and within pocket utility easement – show and label. Hydrants and meters to be free from any obstructions within 5 feet.
- 12Q. Sheet 13 – Meters cannot be within concrete areas.

Plat

- 12R. Sheet 3 - Ensure that the easement for private storm running under the building (see comments in plans) is labeled as a private utility easement.

13. Forestry (Rebecca Lamphear / 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

- 13A. Sheet 20 - Please identify how tree mitigation will be achieved. 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.

14. Land Development Review Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

14A. Site Plan

The easements that need to be released/vacated should be completed prior to the building permits. The easement dedications by separate documents should be done in conjunction with the site plan and Civil plan approvals. Make sure the names of the easement are the same on all documents, so there is no confusion as to the being dedicated. There are some “private easements” listed on the site plan that cannot be attached or connected to the public easements (*easements granted to the City of Aurora*), those will need to be segregated from the public easements and dedicated to the owner for their needs. There is no stipulation as to the size and configuration for the private easements and they can overlap the “public easements” and the easements will be autonomous in needs and services. Send the documents into dedicationproperty@auroragov.org and the release documents to releaseeasements@auroragov.org to start the processes.

- 14B. See and address all comment redlines on the Site Plan and Re-Plat.

15. Aurora Public Schools (Nicholas Leach / 651-470-3889 / njleach@aurorak12.org / See attachment

- 15A. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 256 proposed apartments is .8378 acres. Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at the market value of zoned land with infrastructure in place. Cash-in-lieu is due at the time of platting. See attachment.

ART AT TRANSIT ORIENTED DEVELOPMENT PROJECTS in AURORA, CO

Notes for Developers

updated 8/19/2021

What Type of Art Projects Are Appropriate?

Unique or limited-edition artworks created by a professional artist

- Functional elements such as gates, benches, fountains, or shade structures;
- Landscape integrated enhancements such as passageways, bridges, street lighting elements, or garden features;
- Mosaics or terrazzo walls, floors, and passageways;
- Sculpture such as freestanding, wall-supported, suspended, kinetic, or electronic;
- Neon, LED, glass, photographs, prints, and any combination of media including sound, film, video, or other interdisciplinary artwork.
- Artwork(s) situated at publicly accessible/visible locations.

What Type of Art Projects are NOT Appropriate?

- Reproductions or unlimited editions of original work;
- Art objects that are mass-produced;
- Artworks that are decorative, ornamental, or functional elements of the architecture or landscape design, except when commissioned by a professional artist;
- Architectural rehabilitation or historical preservation;
- Directional elements such as super-graphics, signage, or graphics that would already be a part of the project;
- Fountains or playground equipment that is mass-produced;
- Designs that are created by the project architect or landscape architect firms;
- Business Logos
- Artworks situated at interior locations, offices, or within other spaces that are not accessible to the public.

What Costs are Eligible to be Expensed to the Public Art Budget?

- Public Art Plan Application Fee paid to the City of Aurora's public art budget, (5% of the required 1% public art fee on construction projects in the City costing \$100,000.00 or more)
- Long-term maintenance of the artwork, up to 10% of the public art budget.
- Project Coordination Fee, up to 10% of the public art budget including artist solicitation costs including call for entries printing and mailing, artist proposal design fee, and other costs.
- Professional artist's budget (75% of the total funding), including:
 - artist fees
 - materials
 - labor costs for assistants
 - insurance
 - permits
 - taxes
 - business and legal expenses
 - operating costs
 - art dealer's fees
 - site preparation
 - fabrication

- installation
- photography of the work
- ID plaque
- artwork lighting

Calculating the Public Art Requirement in a TOD:

When applicable, the minimum amount to be spent on required public art is one percent of the total project construction cost included in any building permit application, except that the total amount to be spent by property owners who are registered non-profit corporations or on projects that are recipients of Aurora Urban Renewal Authority incentives shall be one-half of one percent (0.5 percent) of total project construction cost. If the total construction cost is not available during the planning process, an estimate must be determined and agreed upon based on the reasonable estimate of the scale of the project within the context of the project timeline.

- ***Example Project: Using a 1% Public Art Budget of \$100,000:***

75% for the Professional Artist Budget: \$75,000

5% as the Public Art Plan Application Fee (paid to City): \$ 5,000

10% for Future Maintenance & Repairs (set aside): \$ 10,000

10% for Project Coordinator or Administration Costs (up to 10%): \$ 10,000

- ***Exemption.*** The public art fee requirement of depositing one percent of the total construction costs for projects costing \$100,000.00 or more does not apply to construction projects in which an authority, such as the Aurora Housing Authority, has an ownership interest. (C.R.S. § 29-4-227). The public art fee does not apply to the total cost of any construction project that has received financial assistance from the Colorado Housing and Finance Authority (CHFA) or from Federal Housing and Urban Development (HUD) programs which have conditions that require some portion of construction project to include dwelling units to be occupied by persons at stated levels of affordability as defined by HUD's Area Median Income (AMI) levels for a stated period of time. (UDO §§- 146.2.4.6.K.1 and 146.6.2 – Affordable Housing Structure)
- The public art requirement shall not apply to any development where a district service plan or an intergovernmental agreement with the City obligates the property owner(s) to provide for public art in other ways or amounts. (UDO § 146.2.4.6.K.5)

Who is Responsible for Project Coordination and What Does that Include?

The Developer may use in-house staff, the landscape architecture firm, the architecture firm, a private consultant, or AIPP Staff to coordinate the public art project. Up to 10% of the public art budget may be used to offset this administration cost. Coordination responsibilities include:

- Meet with Developer and City to define the public art project including potential sites, themes, budget, schedule, professional artist selection process, and Public Art Plan Requirements.
 - Set communication procedures and act as liaison between the selected artist, City of Aurora, Developer, landscape architect, engineers, and architects.
 - Establish Budget Controls.
 - Implement professional artist selection process (see "What is the Artist Selection Process?")
 - Prepare the Public Art Plan for review by the Director of Library and Cultural Services via AIPP Staff.

- Prepare and monitor artist contract.
 - Monitor art fabrication process.
 - Ensure adherence to schedules, public safety issues, permitting, and budget.
 - Assist artist in developing a maintenance and conservation plan and procedures for the artwork.
 - Coordinate site preparation and installation logistics with project architect, landscape architect, and engineers.
 - Supervise installation of artwork.
 - Prepare identification plaque and artwork documentation.
- Prepare the Closing Documents for review by AIPP Staff after the project is completed and documented.

What is included in the Public Art Plan?

The Preliminary Public Art Plan is due with the first site plan or contextual site plan for the development. Two copies of the initial plan should be submitted to the AIPP Coordinator for review and approval by the Director of Library, Recreation, and Cultural Services Department.

The Preliminary Public Art Plan must include:

- The public art budget including total budget, fee to the city, and itemized expenses as defined earlier.
- Narrative description of the intent including potential sites, themes, materials, and the relationship to the overall development project;
- Schedule/timeline
- Map with proposed location(s) or artwork(s).
- Images of artwork that are representative of the types of projects that are seen as appropriate for this plan.

After the artist is selected and the Developer has approved the artwork, the Project Coordinator prepares an addendum to the Public Art Plan and submits it (2 copies) to the AIPP Staff for review by the Director of Library, Recreation, and Cultural Services Department. This addendum should include:

- Narrative description of the proposed artwork including theme, materials, scale
- The artist's itemized budget;
- Documentation: artist drawings, plans, or other media reflecting the project;
- Artist resume and biography (including contact information);
- Maintenance plan;

What is the Artist Selection Process?

The Developer will work with the Project Coordinator and AIPP Staff at the initial meeting to decide which option works best for the project. The Developer and/or its assigns will be responsible for selecting the artwork. There are three processes to choose from:

- Open Competition
 - The Project Coordinator prepares a Request for Qualifications to be advertised.
 - A Panel (selected by the Developer) reviews the submitted professional artist application packets (not proposals), including images of past work, letters of interest, and resumes.
 - The Panel selects finalists to prepare a proposal for the site who are paid a design fee.
 - Finalists present their designs to the Panel and are interviewed.
 - The Panel recommends the most appropriate artists/proposals.

- The Project Coordinator prepares a Public Art Plan Addendum for review by the City's Director of Library, Recreation, and Cultural Services.
- Invitational Competition
 - The Panel will review slides by professional artists recommended by the AIPP Staff or Project Coordinator.
 - Professional artists are asked to submit an application packet (not proposals), including slides of past work, letters of interest, and resumes.
 - The Panel selects finalists who prepare proposals for the site and are paid a design fee.
 - The finalists present proposals to the panel during an interview process.
 - The Panel recommends the most appropriate artists/proposals.
- Direct Purchase
 - The Project Coordinator recommends existing artwork for purchase.
 - The Panel selects the artwork to purchase from the recommendations.
 - The Project Coordinator prepares a Public Art Plan for review by the City's Director of Library, Recreation, and Cultural Services.

Who Qualifies as a Professional Artist?

The criteria below are based on art industry standards of who qualifies as a professional artist. Artists who are being considered for a public art project(s) under this program must meet one or more of the criteria.

- Bachelor of Fine Art and/or Master of Fine Art from an accredited college or university;
- Exhibition experience in a professional context, i.e., galleries, museum, art centers, or other exhibit venues;
- Is recognized by his/her peers as such by way of honorable mentions, awards, prizes, scholarships, appointments, and/or grants;
- Is pursuing his/her work as a means of livelihood and/or a way to achieve the highest level of professional recognition;
- Has had his/her artwork publicly written about or discussed;
- Has his/her artwork held in public or private collections;
- Is commissioned or employed based on his/her art skills.

Public Art Staff Contact Information

Roberta Bloom, Public Art Coordinator

rbloom@auroragov.org

303 739-6747

AURORA PUBLIC SCHOOLS - STUDENT YIELD**3/2/2023****Town Center at Aurora Phase 2 (DA-1105-17) 3rd Submittal**

Dwelling Type	Units	Yield Ratio	Student Yield
SFD		0.7	0
MF-LOW		0.3	0
MF-HIGH	256	0.145	37
TOTAL	256		37

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	0	0.16	0	0	0.2	0	0
MF-LOW	0.17	0	0.08	0	0	0.05	0	0
MF-HIGH	0.075	19	0.04	10	29	0.03	8	37
TOTAL		19		10	29		8	37

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	19	0.0175	0.3360
MIDDLE	10	0.025	0.2560
HIGH	8	0.032	0.2458
TOTAL	37		0.8378