

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



August 9, 2019

Chris Fellows
WF Prairie LLC
1700 Lincoln Street, Suite 200
Denver, CO 80203

Re: Initial Submission Review – Painted Prairie – FDP Amendment with Waivers
Application Number: DA-1556-06
Case Numbers: 2006-7003-03

Dear Mr. Fellows:

Thank you for your second submittal, which we received on July 18, 2019. 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 outside agencies. Staff would be happy to meet with you and your design team in the next couple weeks to discuss these comments and address any questions or issues you may have.

Since many important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Thursday, August 29, 2019.

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

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wieder, Senior Planner
City of Aurora Planning Department

cc: Brent Martin, LandDesign, 1360 Walnut Street, Suite 102, Boulder, CO 80302
Susan Barkman, Neighborhood Liaison
Jacob Cox, ODA
Filed: K:\SDA\1556-06rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Make minor adjustments to the FDP Amendment based on the upcoming adoption of the UDO (see Item 1)
- Address comments in the Urban Design Standards and Architectural Standards (see Item 1)
- Submit an avigation easement for the entire Painted Prairie development (see Item 2)
- Update the Landscape Design Standards (see Item 3)
- Review and address comments in the Public Improvements Plan (see Items 4 and 5)
- Modify the Master Traffic Impact Study per Traffic Engineering comments (see Item 5)
- Update the Master Utility Study per Aurora Water comments (see Item 6)
- Review all comments and concerns from PROS and schedule a meeting to coordinate (see Item 7)
- Include the Whelen Warning System in Tab 8 per Fire / Life Safety requirements (see Item 8)
- Update the Public Art Plan to comply with the updated guidelines (see Item 10)
- Address comments and concerns from all outside agencies, including Xcel, Denver International Airport, Aurora Public Schools, Urban Drainage and Flood Control District, and High Line Canal Conservancy (see Items 11-15)

1. Planning Issues (Sarah Wieder / 303-739-7857 / swieder@auroragov.org / Comments in teal)

1A. Since the first review of the FDP Amendment, the City Council unanimously approved the Unified Development Ordinance (UDO) at the first reading on August 5th. A second reading is scheduled for August 19th and the effective date will be September 21st. These review comments highlight the recommendations now that the UDO adoption is imminent to ensure consistency / clarity moving forward.

1B. With the adoption of the UDO, the “Community Activity Center” designation will not exist. Instead, the city is changing the zoning of the area that is depicted as the future Town Center to Mixed-Use – Regional (MU-R) District. The MU-R District is designed for regional activity centers such as the Town Center. This is beneficial because it allows more diverse land uses and has no size or location requirements like a Community Activity Center does. Please update the terminology throughout the FDP documents to reflect this change per redline comments.

1C. With the adoption of the UDO, the Sustainable Use Neighborhood (SUN) Overlay has been changed to the “Flexible Residential Lot Option.” This has the same language as the SUN Overlay in the existing code, but most of the detailed standards have been moved to a handbook instead. You can continue to designate SUNs within the FDP as currently shown, but notes should be added to clarify that this is also known as the Flexible Residential Lot Option to avoid confusion in the future.

1D. With the adoption of the UDO, the city has the ability to administratively designate an area shown as commercial / mixed-use area on a residential FDP to a different zone district at the time of CSP submittal in the future. Therefore, PA-27, which is currently identified as “Flex” on the FDP and will be in the Medium Density (R-2) District after September 21st, can be changed to the Mixed-Use Corridor (MU-C) District in the future once exact boundaries are determined at the CSP submittal. This will allow a variety of commercial, office and residential uses in PA-27. The designation of PA-27 on all documents should be changed to “Mixed-Use Commercial” or something similar instead of “Flex.”

1E. Based on the zoning change of the Town Center to MU-R and the elimination of Community Activity Centers, two of the requested waivers will not be applicable following the UDO adoption on September 21st. The remaining waiver, which is related to masonry columns for fences, can be approved administratively and is supported by staff.

1F. Many of the waivers that were approved as part of the original Painted Prairie FDP are not applicable anymore based on Zoning Code changes since 2008. Please only identify waivers in Tab 1 and Tab 6 that are still relevant to the current FDP Amendment.



1G. Please update the Context Map to show more accurate information regarding High Point at DIA, Rockies Village and Green Valley Ranch East. See redline comments in Tab 3.

1H. Make minor adjustments to the Site Analysis Narrative and FDP Narrative to account for any changes that have been requested as part of this review.

1I. As previously stated, please remove all mention of specific land uses from the notes in Tab 8. Permitted uses will be determined based on the UDO at the time of CSP submittal and cannot be “vested” in an FDP.

1J. The UDO does not have the “Neighborhood Activity Center” designation, so please revise all documents to reflect the desired use(s) within PA-73 in the future.

1K. For the “Sustainability Objectives” section in Tab 10, please clarify what “minimum of 3” means. Does each CSP need to meet at least three of these objectives, or does this apply for the entire FDP? More details are needed.

1L. Although staff understands the inclusion of the masonry table in Tab 12 (Page 17), many of the percentages noted do not meet the current Zoning Code or the proposed UDO. Because any masonry waivers must be requested at the CSP level and not with the FDP, this table needs to be revised to account for code requirements. Waivers can then be requested and appropriately justified as each CSP is submitted.

1M. Please refine the design requirements for multi-family on Page 24 of Tab 12. See redline comments and add standards that require direct access to ground floor units, balcony requirements for a percentage of the units, no exterior staircases, etc.

1N. The Design Review Committee (DRC) section in Tab 12 states that there are only three members on the DRC. However, it is staff’s understanding that there are also two developers on the DRC, for a total of five members. Please clarify and revise if necessary.

1O. Please address all miscellaneous comments from the Planning Department in the Urban Design Standards, Landscape Standards and Architectural Design Standards.

2. Airport Issues (Porter Ingrum / 303-739-7227 / pingrum@auroragov.org)

2A. Because this property is located within the Airport Influence District of Denver International Airport (DEN), the applicant must assure that an avigation easement has been conveyed to the City of Aurora and DEN for this parcel and that this easement has been recorded with the Adams County Clerk and Recorder in accordance with [Section 146-822](#) prior to the FDP being recorded. To streamline this process, the City of Aurora will record the avigation easement for the applicant. The applicant is responsible for completing the easement form (found [here](#)), obtaining the property owner’s signature and notarizing the document. Please include a legal description and survey of the property. The completed easement form can be dropped off or emailed to Porter Ingrum.

2B. This parcel is located in the Noise Impact Boundary Area (NIBA) of Denver International Airport. The NIBA includes those areas located between the 55 LDN and 60 LDN contours. New residential uses or new residential structures permitted by the underlying zone must provide and include noise level reduction in the design and construction of all habitable structures.

2C. Development in the AID shall comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for military airports. Vendors of real property located within the Airport Influence District are required to provide notice to prospective purchasers in accordance with [Section 146-822](#). The notice will state that the property may be subject to some of the annoyances or inconveniences associated with proximity to an airport including noise, vibration, and odors.



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

3A. Rock is not permitted as the "only" treatment unless the tree lawn area is 3' in width or less, in which case it may be used. Living plant material is required in all tree lawns larger than 3' in width.

3B. Add rock mulch to the list of non-living landscape materials.

3C. Complete the sentence under living plant materials: "Plant materials within a sight distance triangle shall not exceed 26" in height *as measured from the roadway surface.*"

3D. Add townhomes to the exceptions and exemptions category for street frontage buffers.

3E. Add language to the street landscaping buffers that requires a buffer where the rear yards of single-family detached homes or multi-family buildings abut an arterial road. See comments in Tab 11.

3F. Further define that a single parking lot island requires 1 tree and 6 shrubs, while a double parking lot island requires 2 trees and 12 shrubs in the Parking Lot Landscaping section.

3G. Plant material installed around trash enclosures should reach a height of 4-5' tall in keeping with the fence and/or wall placed around the perimeter. Service and loading areas require the installation of plant material that will attain a height of 6'-10' tall to provide adequate screening. The 3' proposed will not screen a service and loading area.

3H. The proposed front yard landscape standards are not going to work for the lots that are under 5,000 square feet. A meeting has been scheduled for August 9th with the consultant to discuss front yard landscape standards and the submission of plans. These standards will need to reflect the results of that meeting.

3I. For the streetscape planting concepts plan, include the names of major streets.

4. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

4A. The FDP Amendment will not be recorded / finalized until the Master Drainage Study is approved.

4B. Perimeter road construction is not exclusively tied to adjacent development. Traffic demands may require perimeter roads to be constructed prior to adjacent development. Please add language to the PIP reflecting this.

4C. In the PIP, indicate the intersections that have been identified by the MTIS to be signalized in the future.

4D. Current city standards require a 6' sidewalk on collector streets such as Himalaya Road.

4E. Review redline comments in the Urban Design Standards (Tab 10).

5. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

5A. 60th Avenue is going to be extended over E-470 in the future, so additional eastbound / westbound volumes are anticipated. Please update the MTIS accordingly per redline comments.

5B. Additional elements that apply to a collector roadway may be applied to any roadway that has an ADT to require such element. For example, this could include prohibiting residential driveway connections. See redline comments in the PIP.

5C. Add the access movements (i.e. full movement, $\frac{3}{4}$ movement, or right-in, right-out) and signalization onto Sheet P1 in the PIP. Review and address redline comments.



5D. Traffic signal escrow will apply for any traffic signals. Review redline comments on Sheet 7 of the PIP.

5E. See comments regarding the 60th Avenue cross section on Sheet P11 of the PIP.

5F. Add a note to the PIP that states that “additional limitations and features for connectors or neighborhood streets may be required based on the ADT of the roadways. See the Master Traffic Impact Study for anticipated ADTs of all roadways.”

6. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

6A. Update the paragraph on Sheet 6 of the MUS regarding PRV locations.

6B. The acreages of the Development Areas in the MUS do not match the table on Sheet 23. Please update.

6C. Address additional redline comments in the MUS.

7. PROS (Chris Ricciardiello / 303-739-7154 / cricciar@auroragov.org / Comments in purple)

General Comments

7A. The City of Aurora PROS Department recognizes the importance of Painted Prairie and the developer’s commitment demonstrated towards the park and open space system, cultural, and historic resources unique to the development. The following PROS comments and redlines represented on the FDP documents provide guidance for revisions necessary for future submittals. Coordinate directly with PROS in meetings or workshops to work through each comment and redline.

Population Designation

7B. PROS will utilize the population of 10,863 stated by the applicant in Form D for park land and open space dedication.

Land Dedication

7C. Painted Prairie is responsible for providing the following park and open space land dedication calculated from the stated population of 10,863 persons: 32.59 acres of Neighborhood Park Land Dedication, 11.95 acres of Community Park Land Dedication, and 84.73 acres of Open Space Land Dedication.

Proposed Park and Open Space Acreage

7D. Form D and Form J show on-site provisions of park and open space acreage as follows: 37.09 acres of Neighborhood Park Land Dedication, 14.18 acres of Community Park Land Dedication, and 78.28 acres of Open Space Land Dedication.

7E. PROS has evaluated all Planning Areas proposed for park and open space land dedication and has recognized some potential discrepancies. All Planning Areas proposed for PROS park or open space land dedication credit must provide a conservation, education, or recreation benefit to the city’s park system. Individual Planning Areas not designed as enhanced trail corridors, pocket parks, improved outdoor gathering areas, etc. integral to the internal park or trail network will not be considered by PROS for land dedication credit. See redline comments in this regard on the Open Space, Circulation & Neighborhood Plan and Form J. Coordinate directly with PROS and revise all plans, including Form D and Form J land dedication totals.

7F. PROS is in agreement with the applicant regarding the use of residual park land acreage (acreage not utilized for other park land dedication) at a 1:1 ratio for the open space land dedication requirement. Residual acreage available for open space dedication will be calculated by PROS upon revisions / updates to the Open Space, Circulation & Neighborhood Plan and Form J as represented by the redline comments.



High Line Canal and High Line Canal Conservancy

7G. The City of Aurora PROS Department works closely with the High Line Canal Conservancy to achieve stated goals regarding the preservation and enhancement of the High Line Canal as it relates to adjacent development. The Conservancy and PROS are responsible via deed exhibit for the review and approval of the proposed High Line Canal improvements. The applicant shall include the following components within Form J and the Open Space, Circulation & Neighborhood Plan:

- The historic alignment of the High Line Canal channel as it exists physically in the landscape shall be preserved to the north of the detention pond in PA-1C into PA-1B terminating at the existing head gate. The historic alignment of the High Line Canal channel as it exists physically in the landscape shall also be preserved to the south of the detention pond in PA-1D and terminating in PA-1E at or immediately adjacent to Himalaya Road. Add narrative to this effect to all applicable Planning Areas in Form J.
- The historic head gate as it exists in the landscape shall be preserved and commemorated via interpretive signage in accordance with the High Line Canal Conservancy guidelines.
- A regional trail shall be designed and constructed in accordance with PROS and High Line Canal Conservancy standards along the entire length of the High Line Canal from PA-1E at 56th Avenue to the existing underpass at 64th Avenue where the Canal transitions to the West Fork of Second Creek. In reviewing the Open Space, Circulation & Neighborhood Plan, it appears that the applicant will provide a regional trail meeting these directives along the High Line Canal.
- The High Line Canal Conservancy would like to see the inclusion of two mile markers in accordance with Conservancy guidelines and referenced in the description and Inventory of Facilities. One mile marker would be placed in PA-1E and one would be placed in PA-1A. Precise locations can be provided upon request.
- Previous exhibits have indicated the presence of a publicly-accessible trailhead in PA-1E. The Conservancy would like to see this called out explicitly in the Description and Inventory of Facilities.
- All High Line Canal wayfinding, interpretive signage, and mile marker signage shall be coordinated with the Conservancy and consistent with the guidelines.
- All landscape proposed for the High Line Canal open space corridor shall be consistent with the guidelines.
- Add a plan graphic to Exhibit B of the High Line Canal deed showing the historic physical High Line Canal channel and the head gate to be preserved.

Form J

7H. PROS has provided detailed redline comments on the submitted Form J. Contact PROS if additional explanation is required for these comments.

Public Improvements Plan

7I. Address all comments regarding parks and open space in the Public Improvements Plan.

8. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

8A. Include “Whelen Warning System” in the land use category and include the associated acreage in Tab 8.

9. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

9A. Please submit a legal description for the FDP on an 8.5" x 11" page that shows the boundary of the site. The acreage should match the illustration.

10. Public Art (Roberta Bloom / 303-739-6747 / rbloom@auroragov.org)

10A. Update the Public Art Plan to reflect the updated guidelines that are attached to this review letter.

10B. Is the artwork to be located in a park that will be designed by the city and turned over to the city? If that is the case, then the project / public art plan will need to be managed differently.



10C. The second paragraph is very broad, almost as if you are trying to cover all possibilities. We would like to see greater clarity about the vision. Please prioritize these ideas and possibilities, and then eliminate those that are not rising to the top. Consider appropriate scale for the art as you consider the different possible locations.

10D. The total public art allocation is \$136,856 and the amount available for the professional artist's budget is only \$125,133.28. This is not a huge amount of money for high quality exterior artwork. Is there going to be one major piece or several smaller pieces?

10E. Before an artist can be selected and artwork commissioned, the Public Art Plan must be reviewed and approved by Public Art Staff, who will then take it to the Director of Library and Cultural Services for final approval. Until that step has been completed, no money can be spent on art acquisition.

10F. The public art application fee of \$8,342.22 must be paid prior to approval of the FDP Amendment.

10G. After approval of the Public Art Plan, the items listed as bullet points in the Schedule / Timeline section can be developed and provided.

11. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

11A. See the attached comment letter.

12. Denver International Airport (Tim Hester / 303-342-2391 / tim.hester@flydenver.com)

12A. See the attached comment letter.

13. Aurora Public Schools (Josh Hensley / 303-365-7812 / jd hensley@aurorak12.org)

13A. Aurora Public Schools is entitled to 37.6044 acres in school land dedication based on the residential land use proposed in this submittal and Aurora City Code. As proposed, Painted Prairie will generate 1,200 P-8 students, and an adequate school site will be required within the development to serve future students. In the approved FDP, APS agreed to a 16.25 acre P-8 school site as a portion of the dedication requirement. The district agreed to accept cash-in-lieu of school land for the remainder of the requirement.

13B. The first submittal of the FDP Amendment included the 16.25 acre school parcel. This submittal includes an 11.06 acre school parcel and a 5.19 acre APS / PROS shared facility parcel. The district remains willing to discuss the final shape and location of the school parcel along with opportunities for shared use of school district property. However, until APS completes site design for the new school, it must have flexibility to construct facilities, parking lots, playfields and other associated infrastructure on any portion of the 16.25 acres. Again, the district remains open to discussing opportunities for shared use of school parking lots, playfields and other infrastructure, but cannot commit to an exact area of green space at this point.

14. Urban Drainage and Flood Control District (Teresa Patterson / 303-455-6277 / submittals@udfcd.org)

14A. See the attached comment letter.

15. High Line Canal Conservancy (Harriet Crittenden LaMair / 720-217-2056)

15A. See the attached comment letter.

METRO DISTRICTS PUBLIC ART GUIDELINES FOR AURORA, CO

Notes for Developers

updated 2/25/19

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 publically 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 Art in Public Places, (5% of the required public art budget)
- 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

Example Project: Total Budget of \$100,000

75% Professional Artist Budget \$75,000

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

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

10% Project Coordination (up to 10%) \$ 10,000

Current Rates for Calculating the Public Art Requirement

Residential = \$330.77 per acre

Mixed Use = \$508.88 per acre

Non Residential = \$540 per acre

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

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 AIPP Staff or 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 on the basis of his/her art skills.

Special Circumstance

If the public art plan calls for locating the art within a park that will be turned over to the city of Aurora after it is created, and therefore the art would be turned over to the COA as well, the art selection process will be managed by COA, and all funds for project coordination, maintenance, etc. will be retained by the City of Aurora.

Public Art Staff Contact Information

Roberta Bloom, Public Art Coordinator

rbloom@auroragov.org

303 739-6747



Right of Way & Permits

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

August 3, 2019

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

Attn: Sarah Wieder

Re: Painted Prairie FDP Amendment - 2nd referral, Case # DA-1556-06

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral documentation for **Painted Prairie FDP Amendment**. If the property owner/developer/contractor has already completed the application process for any new natural gas or electric service or modification to existing facilities via xcelenergy.com/InstallAndConnect, or, the Builder's Call Line at 1-800-628-2121), they must continue to work with the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Ms. Sarah Wieder
Planning Department Case Manager
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Painted Prairie – Framework Development Plan Amendment w/ Waivers

Dear Ms. Wieder,

Denver International Airport received your referral later dated July 18, 2019 for DA-1556-06, Painted Prairie – Framework Development Plan Amendment w/ Waivers. We appreciate the opportunity to comment on the proposal and DEN provides the following comments:

- DEN re-iterates the comments previously submitted on 6/12/2019 as part of the 1st FDP review submittal.
- The 2nd submittal proposes the exact same 4,200 residential dwelling units, but the mix of SFD, SFA and MF has changed which allows an increase of estimated residents from 10,847 to 10,862. SFD units also increased from 1,540 to 1,625 and SFA units increased from 770 to 790. This change will allow for an additional 278 single family residential units within the Painted Prairie development.
- The increased residential densities proposed in PA-3 and PA-6 are the most problematic from a DEN airport operations perspective. SFD and SFA is proposed to increase by 180 dwelling units in these planning areas. These planning areas are located outside the 60 DNL noise contour, but they are located on the far north end of Painted Prairie near 64th Avenue. Even though this location is located outside the 60 DNL noise contour, it is still the closest location in Painted Prairie to DEN's future 7R-25L runway complex, and the property will be subject to overflights and single event noise exposure from airport operations. DEN recommends reducing the allowable residential densities in PA-3 and PA-6.

DEN appreciates the opportunity to review and comment on the Painted Prairie FDP and we desire to collaborate with stakeholders and surrounding municipalities to promote economic development in the region. However, we feel that increased residential development in close proximity to Denver International Airport will limit the future potential of airport operations. DEN has concerns with the proposed increase of 278 single family residential units in the 2nd submittal and recommends this additional density is not allowed as part of the FDP approval. DEN is available to meet and discuss our comments and we look forward to working together on the Painted Prairie FDP.



TIM HESTER, AICP
SENIOR AIRPORT PLANNER

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AURORA PUBLIC SCHOOLS - STUDENT YIELD
8/2/2019

Painted Prairie - FDP Amendment 2nd Submittal - August 2019

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	1,625	0.7	1,138
MF-LOW	790	0.3	237
MF-HIGH	1,785	0.145	259
TOTAL	4,200		1,633

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	TOTAL
SF	0.34	553	0.16	260	813	0.2	325	1,138
MF-LOW	0.17	134	0.08	63	198	0.05	40	237
MF-HIGH	0.075	134	0.04	71	205	0.03	54	259
TOTAL		821		395	1,215		418	1,633

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	821	0.0175	14.3618
MIDDLE	395	0.025	9.8650
HIGH	418	0.032	13.3776
TOTAL	1,633		37.6044



URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

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

Telephone 303-455-6277
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August 6, 2019

UDFCD Maintenance Eligibility Program Referral Review Comments

Project: **Painted Prairie – FDP Amendment**
Stream: **Blue Grama Draw and West Fork of Second Creek**
UDFCD MEP Phase: **Referral**
UD MEP ID: **107728**

Dear **Sarah**,

This letter is a copy of the response sent on June 21, 2019. It is in response to the request for our comments concerning the referenced project. We appreciate the opportunity to review this proposal. We have reviewed this proposal only as it relates to major drainage features, in this case:

- Blue Grama Draw
- West Fork of Second Creek

The following comments, originally provided in a comment letter sent by UDFCD on June 21, was not included in the comment response letter from LandDesign. As such, we have the following comments to offer:

1. A portion of the Blue Grama Draw drainage system associated with Painted Prairie Filing 1 have been issued Design Approval for UDFCD Maintenance Eligibility Program (October 15, 2018, Project #107019). These include the regional detention basin “Pond 816” and the open channels from the center of the site to the western boundary. (See attached approval exhibit). These improvements are currently under construction.
2. The remaining major drainage elements include conveyance of Blue Grama Draw along the southern boundary of the site and conveyance of the West Fork of Second Creek through the northern third of the site. These are our areas of interest for UDFCD review for maintenance eligibility.
3. It appears from the documents provided that the development is proposing to pipe the remainder of the unimproved sections of Blue Grama Draw and the West Fork of Second Creek. **It is UDFCD’s policy that major stormwater runoff is conveyed in open channels and not closed conduits.** We do not support piping major drainageways for the convenience of development.

In April 2018 we commented our disapproval of the proposal to pipe Blue Grama Draw between the eastern boundary (Picadilly Road) and the regional detention basin (Pond 816). We have a similar concern with the West Fork of Second Creek through Development Area G, which is shown to be piped to the northwestern corner of the site.

We still disagree with enclosing the major drainageways in closed conduits. For the major drainage system, using open channels rather than closed conduits has significant advantages in regard to costs, capacity, multi-use potential, aesthetic purposes, environmental protection/enhancement, and potential for detention storage.

We would like to work with the development team to find an open channel solution.

4. The detention basin proposed in the northwest corner has a tributary large enough to be considered regional. If the West Fork of Second Creek through Development Area G will be an open channel, then the detention basin may also be considered for maintenance eligibility.

Please feel free to contact me with any questions or concerns.

Sincerely,

Urban Drainage and Flood Control District



Teresa L. Patterson, P.E., CFM

Watershed Services



TO: Aurora Parks, Recreation and Open Space
FROM: High Line Canal Conservancy, Harriet Crittenden LaMair, Executive Director
DATE: August 7, 2019
SUBJECT: Painted Prairie Final Development Plan Review

The High Line Canal Conservancy (Conservancy) is a nonprofit organization whose mission is to preserve, protect and enhance the 71-mile long High Line Canal (Canal) in partnership with the public. The Conservancy was formed in 2014 by a passionate coalition of private citizens to provide leadership and harness the region's commitment to protecting the future of the Canal--a 100-foot corridor comprising the canal channel, trail and adjacent vegetation. With support from each jurisdiction and in partnership with Denver Water, the Conservancy is working to ensure that the Canal is protected and enhanced for future generations.

Based on Denver Water's deed of sale for a portion of the High Line Canal in the future Painted Prairie development, the Conservancy has the opportunity to approve plans for this section of the Canal. This is a critical reach of the High Line Canal, as it contains the Canal's terminus as well as the last remaining head gate. The Conservancy is thrilled that Painted Prairie will be honoring the Canal in this section, preserving portions of the channel and forging a connection to the regional trail network. After reviewing Tab 9 of the second submittal of the FDP, the Conservancy would request that three additions be made to the Description and Inventory of Facilities. These additions would clarify where the Canal will be preserved in its historic condition, note the inclusion of mile markers along the Canal and reference a trailhead described in earlier planning materials. The mile markers will be funded by the Conservancy and, given they represent the final two miles of the Canal, are critical to interpreting this reach of trail.

Requested Inclusions:

1. The Conservancy requests that Painted Prairie include a description of where the Canal channel will be preserved in its original form. The Conservancy's understanding is that the channel will be preserved in portions of Planning Areas 1E and 1B. In addition, the Conservancy's understanding is that the channel will be preserved in portions of Planning Areas 1D and 1C where the Canal will not be converted to a stormwater detention facility. The Conservancy would like to see this called out explicitly in the Description and Inventory of Facilities.
2. The Conservancy would like to see the inclusion of two mile markers referenced in the Description and Inventory of Facilities. One mile marker would be placed in Planning Area 1E and one would be placed in Planning Area 1A. Precise locations can be provided upon request.
3. Previous exhibits have indicated the presence of a publicly accessible trailhead in Planning Area 1E. The Conservancy would like to see this called out explicitly in the Description and Inventory of Facilities.

Sincerely,

A handwritten signature in black ink, appearing to read "Harriet Crittenden LaMair".

Harriet Crittenden LaMair
Executive Director, High Line Canal Conservancy