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September 6, 2023

David Carro
Clayton Properties Group II
4908 Tower Road
Denver, CO 80249

Re: Fourth Submission Review – Green Valley Ranch Master Plan Amendment No 2 - Comprehensive Plan Amendment, Zoning Map Amendments and Master Plan Amendment

Application Number: **DA-1662-25**

Case Numbers: **2002-1001-00; 2005-2018-01; 2005-2018-02; 2005-7006-02**

Dear Mr. Carro:

Thank you for your submission. 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.

Your Planning and Zoning Commission date is tentatively set for October 25, 2023. Please remember that all abutter notices must be sent, and the site notices posted at least 10 days prior to the approval date. These notifications are your responsibility, and the lack of proper notification will cause the decision 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.

Please revise the Comprehensive Plan and Zoning Map Amendment request, Narrative, Land Use Matrix and return them to me no later than October 1, 2023. A full technical corrections submittal is required following the Planning and Zoning hearing to address all outstanding redline comments. 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.

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 let me know. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: MP Land Use Categories and Codes, Metro District Art Guidelines

cc: Mike Weiher - Terracina Design 10200 E Girard Ave, Ste A-314 Denver, CO 80231
Cesarina Dancy, ODA
Filed: K:\SDA\1662-25rev4



Fourth Submission Review

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

- 1A. Format the Comprehensive Plan Amendment and Zoning Map Amendment request as a letter.
- 1B. Reorganize the request per the redline suggestions. Try to eliminate redundant statements.
- 1C. Describe the acreage of the areas rezoned without additional acreage references. It is very confusing.
- 1D. Reference “residential” with Active Adult.
- 1E. Add exhibit references to the maps and include the references in your discussion.
- 1F. Revise the map exhibits per the redlines. Increase the size of the street labels so they add context to the written discussion.

2. Completeness and Clarity of the Application

Tab #1 Letter of Introduction

- 2A. Revise two minor edits.

Tab #3 Context Map

- 2B. There is a statement that 12.3 acres west of E-470 is being removed from the Master Plan. This is not itemized in other narratives. Please clarify if it is the area taken for E-470 right-of-way.

Tab #4 Site Analysis

- 2C. Provide more detail about the location(s) of wet ponds and the location of the existing spring.
- 2D. Address minor edits.

Tab #6 Narrative

- 2E. See redlines for comments and suggestions to clarify statements. Revise accordingly.
- 2F. Item 7 references street cross sections in Tab 10. Please review all sections in Tab 10 and the Public Improvement Plan (PIP) for consistency in dimensions and labels.

Tab #7 Public Art

- 2G. Show the locations of already provided public art.

Tab #8 Land Use Map, Matrix and Standard Notes

- 2H. List the proposed uses within the Mixed-Use areas. Reference the categories provided in the Master Plan Manual.
- 2I. Identify all Active Adult Planning Areas. The residential in PAs 47-48 is included in the Active Adult section of the Land Use Summary.

Tab #9 Open Space, Circulation, and Neighborhood Plan

- 2J. No comments at this time.

Tab #10 Urban Design Standards

- 2K. The street sections should be consistent with the Public Improvements Plan. Revise so the names, dimensions and right-of-way widths match.
- 2L. Revise tree lawn references to “landscape” in the street sections.
- 2M. Address miscellaneous redline comments and questions.

Tab #11 Landscape Standards

- 2N. Revise the curbside landscape section as noted. All new Site Plans will have to conform to the UDO and water-wise landscape design.



- 2O. Include urban streetscape design standards in Item 6. This will be applicable to the “Main Street” area. Add an illustration for the urban design that includes a section that identifies the zones.
- 2P. Verify the location of the E-470 Multi-Use easement is accurate north of 38th Avenue.

Tab #12 Architecture Standards

- 2Q. Revise one minor spelling error.

Public Improvement Plan

- 2R. Street sections in Tab 10 should be consistent with the sections in the PIP. Review right-of-way width, angle of parking, names of sections, etc.
- 2S. Revise the urban street section to identify the frontage zones.
- 2T. Confirm with Traffic that the 56th Avenue street section is consistent with current plans.
- 2U. Explain why the 52nd Avenue section is for reference only. Green Valley Ranch is ultimately responsible for the construction of the full section.
- 2V. Revise tree lawn references to “landscape” in the street sections.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Chris Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

Public Improvement Plan

- 3A. The Master Plan Amendment will not be approved by Public Works until the Master Drainage Amendment is approved.
- 3B. Add language that states additional roadway improvements may be required for planning areas to meet life safety and traffic needs. This was supposed to be in the roadway section and not drainage improvements.

4. Traffic Engineering (Carl Harline / 303-739-7336 / charline@auroragov.org / Comments in amber)

Traffic Impact Study

- 4A. Verify the intersection configuration/control with PIP.
- 4B. Provide intersection LOS/delay summary tables for all intersections, existing, short-term, and long-term, background, and total traffic volumes. This can be included in the Appendix.
- 4C. Verify 2025 Background traffic volumes. Update volumes and analyses.
- 4D. Provide discussion for auxiliary lane needs. Should be based on SHAC.
- 4E. Northbound vehicle queues from intersection 22 would extend past upstream intersections. Mitigation or upstream intersections will need to be restricted movement.
- 4F. See comments throughout the report.

Public Improvement Plan

- 4G. The intersection on Tibet, south of 56th Avenue, is shown as full movement signalized in TIS.

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

- 6A. The formulas used for calculating are outdated. I am attaching the 2023 Guidelines for Developers where these new numbers are documented. Please use the numbers below to recalculate to total public art requirement, and then also recalculate the budget breakdown for the Professional Art, Application Fee, Maintenance/Repairs, and Project Coordinator.
 - Residential Rate is \$381.13 per acre.
 - Mixed-use is 586.35 per acre.
 - \$540 for non-residential acreage is correct.
- 6B. In the narrative on 7.2 it mentions several different kinds of possible public art locations and included in the list is “as part of a neighborhood park.” Please explain if this neighborhood park is ultimately going to stay with the Metro District or if the property is going to be returned to the city. If the sculpture is going to be placed in a neighborhood park that is going to become city property, then COA will collect the entire budget and manage the art selection process. If the public art is to be located on property that remains with



the Metro District, then the City of Aurora Public Art will only collect the Public Art Fee, and the Developer or Metro District will be responsible for implementing the public art plan.

6C. Please resubmit with the corrected budget information and clarify the nature of the public art location.

7. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

Tab #9 Open Space

- 7A. Not all northern parks can omit a playground. Please determine which of the three can be a formalized playground. Identify differences in key amenities between these three spaces noting items like a dog park in one, a community garden or other older adult-focused use in another, and a more traditional park/playground in third. PROS recommends PA-62 to be the 'traditional' since it's central in the northern area.
- 7B. PA-61 needs to be pulled out or further specified. Areas that are adjacent to roadways should be wider than the 30' standard. The precedent has been set by other projects that a 40' minimum is acceptable. Note this should also have at least an 8' walk meandering in lieu of a sidewalk.
- 7C. Nothing is specifically calling out floodplain areas. If you are requesting any floodplain for open space credit, the total must be noted of what acreage is being requested from the floodplain.
- 7D. The Windler property was dedicated for floodplain purposes. Please state that clearly so it's known that this was not intended for PROS purposes.
- 7E. The Community Park note should apply to any planning areas within the previous 310 area. Please expand to include PAs-45-54.

Tab #8

- 7F. Revise Line 22 per the comments on Form J.

9. Aurora Public Schools (Joshua Hensley / jd hensley@aurorak12.org)

- 9A. The third submittal of this development application increases the number of mixed-use planning areas that include residential land uses. The total school land requirement for the non-active adult portion of Green Valley Ranch East, including the planned housing in the mixed-use areas, is approximately 35 acres. The development plan includes an 18-acre P-8 school site. This school site is sufficient for the district to construct a P-8 school with the capacity to serve the Green Valley Ranch East community. Aurora Public Schools agreed to apply the school dedication requirement for the purposes of calculating cash-in-lieu of land as site plans are approved. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds 18 acres. Cash-in-lieu of land is required to serve high school-age students at a district location outside of Green Valley Ranch. The land value for cash-in-lieu will be based on the market value of zoned land with infrastructure in place.

5.0 CHECKLISTS AND REFERENCE TABLES

This section of the manual contains several application checklists and reference tables with information needed to fill out various required forms. These items are meant to aid you in compiling your application package. Include the zoning compliance checklist in your application.

5.1 REFERENCE TABLE A: MP LAND USE CATEGORIES AND CODES AND ZONING SUB-AREA CODES

Table A-1 Land Use Categories and Codes

For Information Only—this table does not have to appear on applicant submissions

LAND USES	PLANNING AREA MAP CODE	PLANNING AREA DEFINITION
RESIDENTIAL USES		
Single Family Detached, Standard Lots	SFD-STAND	Map Area predominately composed of single family homes on single lots with over 4,500 sq. ft. and 50 ft. of lot frontage
Single Family Detached, Small Lots	SFD-SMALL	Map Area predominately composed of single family homes on single lots with less than 4,500 sq. ft. of lot area or less than 50 ft of lot frontage. Small Lot subdivisions are also subject to special regulations as described in that section 4.2.3.A.)
Two-Family Dwellings	2-FAMILY	Map Area predominately composed of two dwelling units constructed on a single lot, whether in a side-by-side or stacked configuration.
Single Family Attached Townhomes	SFA-TH	Map Area of individual dwelling units attached by one or more party walls, with the habitable spaces of different dwelling units arranged in a side-by-side, rather than a stacked configuration.
Single Family Attached Duplex Townhomes	SFA-DUPLEX	Map Area of Single Family Attached Townhomes where only two units are attached to each other, with each unit on its <u>own lot</u> . Two similar units on a <u>single lot</u> are classified as Two-Family homes.
Multi-Family Small Buildings	MF-SMALL	Multi-family buildings containing between 3 and 8 dwelling units per building intended either for sale or rent, where such dwelling units are arranged in a stacked configuration.
Multi-Family Medium Buildings	MF-MED	Multi-family buildings containing more than 8 but no more than 50 dwelling units per building, limited to three stories in height or four stories if served by an elevator, with such units intended either for sale or rent.
Multi-Family Large Buildings	MF-LARGE	Multi-family buildings with one or more elevators, having four stories containing more than 50 dwelling units per building, or five or more stories regardless of the number of units, with such units intended either for sale or rent.
COMMERCIAL USES		
Administrative Activity Center	AAC	See process and descriptions in Sec. 146-5.4.3.I and Sec. 4.2.3.A
Area of Commercial and Retail	COMMERCIAL	
Mixture of Commercial and Office Uses in the Same Planning Area	MIXED COMM	
Area of Office Uses	OFFICE	
RECREATION & OPEN SPACE		
Private recreation facility provided by the developer	REC FACILITY	
PUBLIC, CIVIC & INSTITUTIONAL USES		
Cemetery	CEMETARY	
Community Park Land Required by Ordinance	COMMUNITY PK-D	Normally a required land dedication
Private Educational Institutions other than Child Care or Kindergarten through High School	EDUCATIONAL	

Flood Plain Area	FLOODPL	
Municipal Buildings and Facilities	MUNICIPAL	Fire and police stations, libraries, city recreation centers, and other public facilities operated by the City of Aurora
Neighborhood Park Land Required by Ordinance	NEIGHBRHD PK-D	Normally a required land dedication
Open Space Land Required by Ordinance	OS-D	Normally a required land dedication
Elementary School	SCHOOL-ELE	
Middle School	SCHOOL-MID	
High School	SCHOOL-HI	
Minor Utilities	UTIL-MINOR	
Major Utilities	UTIL-MAJOR	
INDUSTRIAL		
Industrial Uses (Select specific category listed in the ordinance.)	IND-XXX	
AGRICULTURAL		
Agricultural Uses	AGRICULTURAL	

METRO DISTRICTS PUBLIC ART GUIDELINES FOR AURORA, CO

Notes for Developers

updated 1/17/2023

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 = \$381.13 per acre

Mixed Use = \$586.35 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