



May 13, 2019

Ms. Sarah Wieder
Senior Planner
City of Aurora
15151 East Alameda Parkway, 2nd Floor
Aurora, CO 80012

Dear Sarah,

Thank you for the pre-application meeting regarding the Painted Prairie FDP Amendment and the comments provided by Development Review Team. We have reviewed and responded below to each of the comments.

Key Issues:

► **Land Use Entitlement Process:** The Planning process will entail an overall Framework Development Plan Amendment, followed by a Master Plan for the Town Center area, followed by the submittal of the individual Contextual Site Plan(s) and Subdivision Plat(s). Please see Planning comments beginning on page five for more detailed information.

[The steps in the entitlement process are acknowledged.](#)

► **Zoning for Mixed-use Town Center:** As mentioned in the meeting, staff has reviewed your proposed list of uses and is now recommending designation of the Town Center as a Community Activity Center (CAC) in the Painted Prairie FDP in order to allow mixed-use development within the current E-470 Medium Density Residential Subarea. A CAC allows a variety of uses and staff can support administrative waivers from certain code requirements to accommodate the particular vision of the Town Center as it differs from many of the more vehicular-oriented, suburban developments that typically utilize the CAC standards. When the updated zoning code is adopted citywide, staff has indicated the need to designate your Town Center as a mixed-use commercial district.

For the residential component, staff recommends designating those as Sustainable Use Neighborhoods (SUN), as has been previously strategized to accommodate the unique vision for the Painted Prairie project. Notes that any SUN overlay areas designated on the Framework Development Plan shall not be smaller than 75 contiguous areas and no larger than 200 contiguous acres.

[The FDP Amendment has designated the Town Center as a CAC as the City of Aurora has recommended. Two waivers have also been requested as referenced above related to the location and size allowed for the CAC.](#)

Proposed Lake: Aurora Water will not provide water for the aesthetic/recreational lake proposed for the development. FAA regulations may also prohibit development of this lake as proposed. We are happy to coordinate a subsequent meeting with Aurora Water's executive staff to discuss this matter further.

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The FDP Amendment does not provide details on the master plan for the town center. We acknowledge the position of Aurora Water stated here, and look forward to continue discussions with the City of Aurora regarding the proposed key features of the Town Center.

Master Engineering Studies: With the FDP Amendment, all related documents shall be updated including the Master Drainage Report, Public Improvement Plan, Master Utilities, Master Traffic Impact Studies, etc.

The FDP Amendment has included the updated documents; Master Drainage Report, Public Improvement Plan, Master Utilities, and Master Traffic Impact Study.

STEP 1 – PLANNING PHASE

Planning Department

Standards and Issues:

1. Zoning Issues

1A. *Purpose and Intent of E-470 MRES*

The E-470 Medium Density Residential Subarea is intended to encourage development of master-planned, medium-density, high-quality residential land uses. Primary emphasis is on single-family residential development (detached and duplexes), although limited amounts of attached row homes and small-scale multi-family buildings are also allowed. By-right, this subarea also allows development of neighborhood and community activity centers, which may contain limited retail, commercial, institutional/civic, and/or open space uses. Higher densities are allowed primarily when residential development is adjacent to a neighborhood or commercial activity center.

The FDP Amendment proposes the use of the Sustainable Use Neighborhood (SUN) overlay districts to allow for increased density, broad variety of housing types and a higher design-oriented community. In addition to SUN districts, the FDP Amendment identifies four Neighborhood Activity Centers (NAC) and one Community Activity Center (CAC) to provide for a vibrant mixed use community.

1B. *Community Activity Center*

Staff recommends designating the Town Center as a Community Activity Center (CAC) in the Painted Prairie Framework Development Plan in order to allow the construction of a mixed-use development within the E-470 Medium Density Residential Subarea. A CAC allows a variety of uses as outlined in [Section 146-903](#), Table 9.3. When you amend the Framework Development Plan, the CAC location should be designated on the Land Use Map in Tab 8.

The CAC design standards in [Section 146-921](#) contain specific location and maximum size requirements that the proposed Town Center would not comply with. Staff can support administrative waivers from these requirements to accommodate the vision of the Town Center as it differs from many of the vehicular-oriented, suburban developments that typically utilize the CAC standards. When the Unified Development Ordinance is adopted citywide, staff has also indicated the need to designate your Town Center as a mixed-use commercial district.

The FDP Amendment has designated the Town Center as a CAC as the City of Aurora has recommended. Two waivers have also been requested as referenced above related to the location (146-921 – C) and size (146-921 – D) allowed for the CAC.

1C. Sustainable Use Neighborhood

Staff recommends designating the residential portions of Painted Prairie as Sustainable Use Neighborhoods (SUN). The intent of a SUN is to promote neighborhoods that emphasize and reward:

- A highly integrated, fine grain mix of uses and diverse housing types to meet the needs of a variety of households and incomes;
- Higher density, to aid in preserving natural resources, and lowering infrastructure and maintenance costs citywide;
- Pedestrian-oriented, walkable streets and neighborhood connections that encourage walking and bicycling;
- The creation of special, high quality community places and amenities easily accessible to residents and business;
- Quality, diverse urban form;
- Enhancing the natural environment and quality of life in Aurora; and
- Meeting present needs without compromising the ability of future generations to enjoy a high-value, economically vital community.

A Sustainable Use Neighborhood should meet these goals by permitting a mix of uses as well as increased residential densities in exchange for meeting the design form within [Section 146-923](#). The SUN standards supplement, but do not replace, the E-470 General Design Standards, which also apply to all development in SUN areas unless clearly inconsistent or exempted. Any SUN designated on the Framework Development Plan shall not be smaller than 75 contiguous acres and no larger than 200 contiguous acres.

The FDP Amendment proposes the use of the Sustainable Use Neighborhood (SUN) overlay districts to allow for increased density, broad variety of housing types and a higher design-oriented community. Urban Design Standards have been submitted (TABS 10, 11, and 12) to demonstrate the commitment of Painted Prairie to deliver a design-oriented community meeting the spirit of the SUN district overlay. Each of the four SUN designations are within 75 – 200 contiguous acres.

2. E-470 Requirements and General Land Use Items

2A. E-470 Residential Neighborhood Requirements

[Section 146-919](#) contains special design standards for residential neighborhoods in the E-470 corridor. All residential development shall be organized into approximately four neighborhoods per square mile section of land. Each neighborhood shall have boundaries clearly identifiable to its residents, such as a major street, dedicated park, non-dedicated landscaped area, or significant natural feature. Pedestrian, bicycle, and automobile circulation shall be continuous across boundaries.

Painted Prairie is a community that will provide a different experience than the typical suburban master planned community through thoughtful design and time tested principles of community creation. The nature of

a design-oriented, neo-traditional communities is to provide for a broad variety of housing types, community-wide design standards that promote diversity in urban design, landscape and architecture, and a highly connected 'grid' of streets, parks and open spaces for continuous circulation for vehicles, pedestrians and bicycles.

2B. Town Center Master Plan

A Master Plan is a general plan that describes development and design features on a large piece of land and includes approximate locations of buildings, potential uses, streets, and other features. It is intended to ensure that planning of the area is coordinated and comprehensive and provides for an efficiency of design and circulation on a larger, multi-lot scale. By planning generally where buildings, streets, entrances, walkways, parking, infrastructure and other features will go before small portions of the land area are developed, well-planned development will occur.

The Master Plan shall address:

1. The general arrangement of uses, parking areas, infrastructure and drainage;
2. Appropriate vehicular and pedestrian circulation systems with shared entryways from streets and shared connections to public sidewalks, parking areas and uses;
3. A plan for visually unifying the development through common architectural themes, design features, signage and materials; and
4. Phasing of development and associated infrastructure.

Acknowledged.

2C. Relationship to Gaylord Rockies Resort and Convention Center

When it opens at the end of 2018, the Gaylord Rockies Resort and Convention Center will attract thousands of visitors every day from across the country and even internationally to Aurora. The streetscape treatment, entryways and building design of Painted Prairie, especially adjacent to 64th Avenue, should be of high quality and should help to create a lasting impression on visitors and residents alike. Development should support a pedestrian-friendly environment, provide visual interest and help to create an atmosphere that supports foot traffic. Vehicular access points should also be coordinated.

We agree that the relationship to 64th Avenue is critical to not only to Painted Prairie, but to the overall entertainment district identified in the Aurora Places comprehensive plan. Painted Prairie will address the streetscape design for 64th Avenue in detail at the submittal of the ISP, with a focus on visual interest and a pedestrian-friendly environment. Entrance monuments and building relationship to 64th will be address at submittal of the Town Center Master Plan and CSP(s) for planning areas adjacent to 64th. Vehicular access points have been coordinated with existing median breaks in 64th Avenue.

2D. School Site

Please continue discussions with Aurora Public Schools regarding the ultimate school location within Painted Prairie.

Preliminary discussions have been held with APS. The Painted Prairie team will continue coordination with APS during the FDP review and approval process.

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3. General Framework Development Plan Amendment Considerations

3A. Framework Development Plan Amendment Components

As part of the proposed Framework Development Plan Amendment, you would be required to update or submit the following components of the Painted Prairie Framework Development Plan:

- Letter of Introduction (Tab 1) - *UPDATE*
- Context Map (Tab 3) - *UPDATE*
- Site Analysis Narrative (Tab 4) - *UPDATE*
- Response to Pre-Application Notes (Tab 5) - *UPDATE*
- FDP Narrative (Tab 6) - *UPDATE*
- Public Art Plan (Tab 7) - *SUBMIT*
- FDP Land Use Map and Matrix (Tab 8) – *UPDATE*
- FDP Open Space, Circulation and Neighborhood Plan (Tab 9) - *UPDATE*
- FDP Urban Design Standards (Tab 10) - *SUBMIT*
- FDP Landscape Standards (Tab 11) - *SUBMIT*
- FDP Architectural Standards (Tab 12) - *SUBMIT*
- Public Improvements Plan (Tab 13) - *UPDATE*
- Master Utility Study - *UPDATE*
- Master Drainage Report - *UPDATE*
- Master Traffic Impact Study - *UPDATE*

The FDP Amendment has included all of the updated documents listed above.

3B. Design Standards

Urban Design, Landscape and Architectural Standards were submitted for Painted Prairie Phase One. However, these design standards only applied to the first phase and not the entire Framework Development Plan. Please submit a comprehensive set of design standards as part of the FDP Amendment and use the FDP Manual as a guide for what components should be included. Please also review the urban design, landscape design and architectural design requirements in [Article 9](#), [Article 13](#) and [Article 14](#) of the Zoning Code. The proposed design standards must meet or exceed Zoning Code requirements. Please note that the design standards for Phase One should be incorporated into this new submittal so that there is a single, inclusive set of design standards for all of Painted Prairie. This will ensure consistency in the future.

The FDP Amendment has included a comprehensive set of design standards including; Urban Design Standards, Landscape Design Standards, Architectural Standards, and a Sustainability Plan.

3C. Parks and Open Space System

Per [Section 146-910](#), all developments shall “create a continuous system of open area that provides pedestrian and bicycle linkage between all properties within the development, to adjacent developments and to adjacent components of the regional open space system, and that ensures the continuity of natural systems to protect the environment and create aesthetic amenities.” The conceptual plan appears to meet this requirement, especially with the integration of the High Line Canal into the parks and open space system. Additional discussions with PROS and Planning are needed regarding the 20-acre Community Park at the

northeast corner of Painted Prairie.

The Open Space, Circulation and Neighborhood Plan shows the extensive and highly connection parks and open space system proposed for Painted Prairie. The system is comprised of a Community Park, Neighborhood Parks and Open Space per the proposed population calculations as required within the code.

3D. Conceptual Road Circulation and Pedestrian Connectivity Plan

Please provide an updated illustrative street network plan with your Framework Development Plan Amendment submittal that generally identifies the location of all streets (including locals) in Painted Prairie. The purpose of this conceptual plan is to ensure that there is adequate connectivity within and between each Planning Area in Painted Prairie, as well as to adjacent developments. There is limited east-west connectivity in this area because of the development of Gaylord Rockies Resort and Convention Center, so creating a connected street system through the undeveloped land is essential. Staff encourages you to coordinate with the developer of High Point at DIA related to street connections along 64th Avenue.

The FDP Amendment has included an updated Street Type Plan to designate the overall 'grid' of streets and the designation of each street type. Street types are the currently approved sections for Painted Prairie and have not been modified from the original approval. A highly connected street system has been provided with a hierarchy of street types that allows for multiple opportunities of north-south and east-west movement through the community.

3E. View Preservation Overlay District

Per [Section 146-885](#), the "High Point Park Mountain View Preservation Overlay District" designates panoramic view preservation areas or view corridors towards the surrounding mountain ranges. Please identify this view corridor in the Framework Development Plan. No part of any structure within the panoramic view preservation area shall exceed the mean elevation above sea level indicated on the overlay district map. Whenever a structure lies partially within a designated view panoramic preservation area, only that part of the structure that lies within the preservation area shall be subject to these provisions. All tree plantings in areas within the view panoramic preservation district shall conform to the landscaping standards prescribed by the Planning Department to protect the panoramic views from encroachment.

The FDP has provided the view corridor study and will future development will comply with the overlay district regulations.

4. Environmental Issues

4A. Noise Impact Boundary Area (NIBA)

This property 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. Residential construction requirements in the NIBA can be found in [Table 22-1](#).

Acknowledged.

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4B. *DIA Airport Influence District*

The project is located within the Airport Influence District of Denver International Airport. Painted Prairie recorded an aviation easement in 2017. There is no further need to address this issue. These easements are conveyed to the city and recorded in the county by any person subdividing lands or initiating construction of any structure on lands within an airport influence area.

[Acknowledged.](#)

4C. *Additional Airport Influence District Requirements and Referral Request to DIA*

Development in the Airport Influence District should comply with height restrictions in the underlying zone district, which do not intrude into 14 CFR 77 surfaces for civil 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.

Denver International Airport and FAA will review this application for height restrictions, reflectivity, potential dust emissions and the location of proposed detention ponds or other water features. Contact Porter Ingrum with the city's Planning Department at 303-739-7227 with any additional questions regarding the Airport Influence District regulations.

[Acknowledged.](#)

5. **Landscape Design Issues**

General Landscape Plan Comments. Due to the early conceptual nature of the pre-application meeting and the fact that the landscape/aesthetic plan requirements have not yet been developed as part of the revised FDP, limited landscape review was possible. Once the applicant has prepared the landscape and aesthetic component of the FDP, it will serve as the guiding documents. These standards shall be in addition to the city's landscape code (Article 14).

Theming of the overall master development should be included as part of the FDP and will be accomplished through the thoughtful design and installation of the landscaping, retaining walls, fences, lighting, water features, entry monumentation and architecture. Specific designs for these elements shall be included within the revised FDP. Public Art should also be considered within the context of the overall master plan development.

The landscape component of the FDP should capture streetscape or street frontage landscaping including street buffers that detail proposed widths, berming, plant quantities and plant types. Street buffers should reflect the hierarchy of the street in addition to the proposed land development associated with that frontage. In addition, detention basin, building perimeter, parking lot screening, non-street frontage buffers and enhanced site entrances need to be addressed by the FDP.

[The FDP Amendment has provided Landscape Design Standards and Urban Design Standards addressing primary and secondary entrance monuments, streetscape and street trees, perimeter linear parks and](#)

landscape treatment, and the overall landscape aesthetic of Painted Prairie. Site specific designs related to these elements will be provided at the time of CSP submittals for those areas.

Irrigation. Refer to [Section 146-1430](#). All developments shall install an automatic irrigation system for landscape areas. To assess irrigation tap fees, Aurora Water requires that the applicant divide their landscape into water conserving, non-water conserving and non-irrigated areas as part of the CSP landscape submittal. A table summarizing these areas shall also be provided. Contact Timothy York at (303) 739-8819 regarding irrigation plan requirements and application fees.

Acknowledged.

6. Waivers

If any waivers are requested, you must clearly list them in your Letter of Introduction and justify them according to the criteria listed in [Section 146-405](#) of the Zoning Code. Please note that any Framework Development Plan waivers must be granted by the City Council per [Section 146-408](#).

All requested waivers have been listed in the Letter of Introduction (TAB-1) and the FDP Narrative (Tab-4.)

7. Mineral Rights Notification Requirements

Please fill out the [Mineral Rights Affidavit](#) / [Severed Mineral Rights Notice](#) and supply this document to your Case Manager at the time of submittal.

Acknowledged.

8. CAD Standards

The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. Please note that a digital submission meeting the [CAD Data Submittal Standards](#) is required before your final Site Plan and Subdivision Plat mylars can be routed for signatures or recorded. Please review the CAD Data Submittal Standards and email your Case Manager the .DWG file before submitting the mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know whether the .DWG file meets or does not meet the city's CAD Data Submittal Standards.

Acknowledged.

Parks, Recreation & Open Space Department (PROS)

PROS recommends the applicant submit an amendment to the approved Painted Prairie Framework Development Plan either concurrent with or prior to the application for City Lake Town Center. Contact Aurora Planning and Development Services to initiate. PROS would be unable to approve a Contextual Site Plan for City Lake Town Center relative to the current approved FDP due to significant changes in proposed development. The following are elements to consider within an FDP amendment:

Future Framework Development Plan Amendment:

The applicant must amend the framework development plan for Painted Prairie to reframe the planning areas,

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parks, open space, and trail system in response to variations shown in current CSP and changes expected due to influence of Gaylord Rockies development to the north. Coordinate directly with PROS to work through and establish the new park, open space and trail system in accordance with COA standards.

The FDP Amendment includes an updated Open Space, Circulation and Neighborhood plan.

- **Population Calculations**

Within the FDP Amendment, the applicant must revise all residential unit counts in accordance with proposed planning areas, amended Form D data, Form J data, and related residential densities. Use current single family (2.65/DU) and multi-family (2.50/DU) multipliers to calculate comprehensive population totals.

An updated Form D with all residential unit counts and related population calculations has been provided under TAB-8. The multipliers listed above have been used as directed. Form J has been updated and provided under TAB-9.

- **Land Dedication Requirements**

Recalculate park and open space land dedication requirements based on current City of Aurora standards, amended residential unit counts, and population figures provided at the time of first submittal for the FDP amendment. Show requirements on Form D and reflect in Form J and Open Space, Circulation and Neighborhood Map.

An updated Form D with all residential unit counts and related population calculations has been provided under TAB-8. All land dedication requirements and land dedication provided calculations have been provided. Form J has been updated and provided under TAB-9.

- **Form J**

The applicant shall provide a Form J Parks, Recreation and Open Space Matrix conforming to the FDP manual Form J requirements inclusive of Planning Area Designations, Description and Inventory of Facilities, Total Acreage of Planning Areas, PROS Credited Acreage, Final Ownership and Facility Funding, and Trigger for Each Phase. Coordinate the continued development of the Painted Prairie park and open space system and associated Form J with PROS staff.

. Form J has been updated and provided under TAB-9.

- **Open Space, Circulation and Neighborhood Map**

The applicant shall provide a revised Open Space, Circulation and Neighborhood Map conforming to the FDP manual requirements. Coordinate the development of the revised Painted Prairie park and open space system and associated Open Space, Circulation and Neighborhood Map with PROS staff. Show complete trails/open space network on the plan. Ensure that trails and open spaces relate to surrounding developments, existing and proposed.

The FDP Amendment includes an updated Open Space, Circulation and Neighborhood Map under TAB-9.

▪ **Public Improvement Plan**

Include the implementation phasing for park land and open space development for Painted Prairie as part of the Public Improvements Plan.

The FDP Amendment includes an updated Public Improvement Plan under TAB-13

Service Area Analysis:

The applicant shall perform a Painted Prairie FDP park land service area analysis based on PROS standards to verify/determine the locations of all proposed neighborhood parks.

The FDP Amendment has identified all locations of proposed Neighborhood Parks per the approved FDP. No changes to the location of Neighborhood Parks are proposed.

Neighborhood Park(s):

A portion of the primary neighborhood park has been designed and will be constructed with Filing 1 of Painted Prairie. Neighborhood Park credit will be granted for a segment of the planning areas along the drainage directly to the west of the primary neighborhood park. The applicant shall continue to work with PROS to refine the neighborhood park system in accordance with City Code requirements, complying with the principles established in the approved FDP.

The FDP Amendment has identified all locations of proposed Neighborhood Parks per the approved FDP. No changes to the location of Neighborhood Parks are proposed.

Community Park:

The approved Framework Development Plan establishes the northeastern corner of the subdivision as a 20.0 acre community park to be designed and constructed in association with a 20.0 acre community park site opposite Picadilly Road at the Moffitt property. This park has been a requirement of the City of Aurora since early 1991 at the completion of the High Point Park View Corridor Analysis and planned since the inception of the Painted Prairie community. Exhibits submitted with the pre-application information seem to designate the community park site in question as 'Mixed Use'. Clarification is needed relative to land use intent.

Work with PROS to program the community park located in the northeast corner of the development as indicated on the approved FDP.

The FDP Amendment has identified the 20 acres Community Park at the northeast corner of Painted Prairie to be in conjunction with Civic and School uses. Painted Prairie will work with PROS and the Planning Department to refine the design, location within the planning area, and overall size based upon commitments by adjacent property east of Picadilly Road to provide their portion of the overall High Point Park.

High Line Canal Corridor:

The approved FDP reserved interconnected planning areas allowing for the recognition of the historic High Line Canal alignment. PROS granted open space credit for the High Line corridor and, pending new open space configuration and programming, is prepared to do so in the FDP amendment. Coordinate with PROS on High Line Canal open space layout and concepts.

The FDP Amendment has identified the High Line Canal as Open Space per the approved FDP. No changes to the location of the Highline Canal Park are proposed.

Aurora Public Schools

As part of the FDP approval process for Painted Prairie, APS agreed to a 16.25 acre school site dedication. APS also agreed to apply the school dedication requirement for the purposes of calculating the cash-in-lieu of the residual school land obligation above the site dedication as CSPs are platted. APS will request cash-in-lieu once the student yield and school land obligation from the cumulative number of residential units approved in Painted Prairie exceeds the school site acreage. At this time, CSP No 1 is the only section of Painted Prairie to be platted and the school land requirement for the total number of residential units approved is less than the planned school dedication.

The FDP Amendment has identified an APS K-8 school site within the Northeast Park. Painted Prairie will continue to work with APS through the review, approval and design process.

Aurora Water

Key Issues:

- ▶ Aurora Water will not provide water for the aesthetic/recreational lake proposed for the development. FAA regulations may also prohibit development of this lake as proposed.

The FDP Amendment does not provide details on the master plan for the town center. We acknowledge the position of Aurora Water stated here, and look forward to continue discussions with the City of Aurora regarding the proposed key features of the Town Center.

- ▶ The Master Utility Study must be updated to reflect the details of this planning area.

The FDP Amendment includes an updated Master Utility Study.

- ▶ Please consider ways to utilize the High Line Canal for stormwater quality, storage, or conveyance.

The FDP Amendment depicts the use of significant portions of the Highline Canal for stormwater quality, storage and conveyance.

Public Works

Key Issues:

- ▶ Updated Master Traffic Impact Study will be required. Detailed Traffic Impact Study will be required for the City Lake CSP and each CSP if detail is not analyzed in the updated Master. See below for additional information.

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The FDP Amendment includes an updated Master Traffic Impact Study.

- ▶ Head-In parking is prohibited on public streets, based on the preliminary layout, all streets in the City Lake CSP are anticipated to be private. Exterior to the CSP, the Collector and Arterial roadways are anticipated to be public.

Acknowledged.

- ▶ Signal Escrow will be required at multiple intersections, these will be identified through the traffic studies completed for the project. Funding of the escrow will be defined as the boundaries for each CSP are they are submitted.

Acknowledged.

Engineering Division

Key Issues:

- ▶ With the FDP Amendment, all related documents shall be updated including the Master Drainage Report and the Public Improvement Plan.

The FDP Amendment includes all updated documents including Master Drainage Report and Public Improvement Plan.

- ▶ A drainage report shall be submitted with the Master Plan of the Town Center as well as with each CSP.

Acknowledged.

- ▶ Dependent upon Aurora Water, a letter from DIA approving the lake concept would need to be submitted with the FDP Amendment.

Acknowledged.

Fire/Life Safety Comments – Building Division

Key Issue:

- ▶ Residential units must face a public right-of-way in order to support an emergency response by fire, police or ambulance. Primary concern is where a site proposes residential townhouses using a “greenbelt” configuration where the home fronts onto a landscape area and emergency access to the home is being shown at a garage door off of an alley. If being considered, please reconfigure your design layout to provide emergency access to the front of each home. This can be done utilizing a public street or fire lane easement.

Acknowledged. Fire access and lot configurations will be addressed at CSP submittal.

Real Property Division

Subdivision Plats:

- The property has never been platted and will be required to be subdivided at this time in order to obtain a building permit. Plats must be prepared using City of Aurora specifications given in our most current [Subdivision Plat Checklist](#). The review of the plat can run concurrently with your other Planning Dept. submittals.

Acknowledged.

- A **pre-submittal meeting** with Real Property is required on all plat submittals so that we can make sure the basic elements have been addressed before they are submitted to Planning. This 30 minute meeting is for the 1st submittal of plats only and is by appointment only. Call *Darren Akrie* at 303.739.7300 to schedule your appointment. The person preparing the plat and your project manager should attend and bring two sets of the plat.

Acknowledged.

Site Plans:

A site plan will be required by the Planning Department. Real Property has items that need to appear on that site plan above and beyond what other departments may require. These items are listed on the Real Property [Site Plan Checklist](#).

Acknowledged.

Separate Documents:

- During the Pre-application meeting no requirement for separate documents were specifically identified for your site as proposed. However, review of your actual Site Plan when submitted may identify additional conditions that may require a separate document. Following are the links to additional information if needed later in your formal review process:

- [Dedications Packet](#)
- [License Agreement Packet](#)

Acknowledged.

- **Off-site easement dedications** may be required in order to make your project work. It's up to the developer to obtain these easements for the City, pay compensation, etc. Dedication documents must be prepared using Real Property specifications which can be found in the [Dedication Packet](#). Once complete and accurate easement dedication information is submitted to Real Property, it takes about 4-6 weeks to complete the process. They must be complete and ready to record before Real Property will record the plat and/or site plan.

Acknowledged.

- If there are existing easements that are no longer needed, the City will require the developer to make application to the City to release those easements. Easement release documents must be prepared using Real Property specifications and are available in the [Easement Release Packet](#). Once complete and accurate easement release information is submitted to Real Property, it takes about 4-6 weeks to

complete the process. They must be complete and ready to record before Real Property will record the plat and/or site plan.

Acknowledged.

- You may have items that encroach into city-owned property or easements (i.e. retaining walls, medians, stairs, etc.) If allowed, these types of encroachments require a **License Agreement**. Requirements can be found in the [License Agreement Packet](#). It takes 4-6 weeks to complete the process after submittal. The License Agreement must be completed before the site plan is recorded.

Acknowledged.

STEP II – PLANNING PHASE

Building Division

Key Issue:

- It is recommended that a preliminary meeting be scheduled with your design team and the Aurora Building Division prior to formal submittal of building construction plans. This meeting gives both the applicant and city staff the ability to clarify online submittals requirements, code requirements and interpretations to ensure mutual compliance with our currently adopted codes.

Acknowledged.

STEP III – CONSTRUCTION PHASE

Building Division

Key Issue:

- Once the building permit is issued it is recommended that the General Contractor (GC) schedule a pre-construction meeting through the Office of Development Assistance Project Manager. The meeting will consist of the Public Improvement Supervisor, Building Division Inspector Supervisors and a Fire/Life Safety Supervisor. These meeting are highly beneficial to both the GC and city staff in addressing inspection requirements that assist in obtaining a TCO or CO in a timely manner.

Acknowledged.

We look forward to partnering with the City on this FDP Amendment.

Sincerely,



Brent Martin

Managing Principal
Landscape Architect

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